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

May 18, 2021	6:00 PM	101 North Main Street Lancaster, SC 29720

LANCASTER COUNTY PLANNING COMMISSION
County Council Chambers, County Administration Building, 101 North Main Street, Lancaster, SC 29720

AGENDA

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

2. **Approval of the Agenda**

3. **Citizen's Comments**

   [While in-person Citizens Comments are not currently suspended, due to public health and safety considerations and the need for continued social distancing, the County is strongly encouraging citizen input and comments be submitted in writing prior to the meeting. Comments may be submitted via mail to ATTN: Jennifer Bryan, Post Office Box 1809, Lancaster, SC, 29721, by email to Jennifer Bryan at jbryan@lancastersc.net or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at https://www.mylancastersc.org/ Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]

4. **Approve Minutes**

   a. April 1, 2021 Workshop Minutes

   To be distributed at Meeting

   b. April 20, 2021 Regular Minutes

   To be distributed at Meeting

5. **Public Items**

   a. Lancaster County School District Impact Fee Study

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

   b. RZ-2020-2973 Pedcor Investments

   Application by Pedcor Investments, LLC to rezone a 33.10 acre parcel located at 9425 Charlotte Highway (TM# 0008-00-077.00) from General Business (GB) to Mixed Use (MX) District to develop a 216-unit workforce housing apartment development. This application is associated with the companion Master Development Plan MXU-2020-2973 and Development Agreement DA-2020-

2973.

c. MX-2020-2973 Pedcor Investments

Application by Pedcor Investments, LLC to approve a Master Development Plan and Preliminary Plat for a proposed 216-unit workforce housing apartment development, currently known as Hawthorn Apartments, located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM #'s 0008-00-077.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2973 and Development Agreement DA-2020-2973.

d. DA-2020-2973 Pedcor Investments

Application by Pedcor Investments, LLC to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 216-unit apartment development located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM #'s 0008-00-077.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2973 and Master Development Plan MXU-2020-2973.

e. RZ-2020-3013 Trinity Baptist Church

Application by Trinity Baptist Church to rezone approximately one acre of property (TM # 0025-00-034.13) located on the east side of Steel Hill Road, adjacent to Trinity Baptist Church at 1519 Steel Hill Road. The request is to rezone from Rural Neighborhood (RN) to Institutional (INS) within Lancaster County. This is a companion case to RZ-2020-3001 within the Town of Van Wyck.

f. RZ-2021-0650, Evans Road

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

g. RZ-2021-0747 1415, LLC

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

h. CU-2021-0538 Jannat Nabiev

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

i. SD-2020-2054 Provident Bayard, LLC

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

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

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

6. <u>New Business</u>

a. Overview of next month's Agenda

i. SD-2020-1750 Carolina Ventures1 LLC

Letter requesting postponement to June 15, 2021 Meeting

b. Other

i. Update on CP-2020-3057 and RZ-2020-2887

Landsdowne Corporation and Primo Holdings LLC have at this time withdrawn their

applications in the above matters.

7. Adjourn

The Planning Commission makes a recommendation to County Council on these items. Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at https://lancastersc.novusagenda.com/agendapublic/meetingsresponsive.aspx

****The Planning Commission makes the final decision on these items.***

***Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Planning Commission agendas are posted at the Lancaster County Administration Building and are available on the Website:* www.mylancastersc.org**

Meetings are live streamed and can be found by using the following link: https://www.youtube.com/channel/UCgSlMrcYjcYcu1m-e6TV54w

Agenda Item Summary

Ordinance # / Resolution #: April 1, 2021 Workshop Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 5/18/2021

Issue for Consideration:

Points to Consider:

Recommendation:

Agenda Item Summary

Ordinance # / Resolution #: April 20, 2021 Regular Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 5/18/2021

Issue for Consideration:

Points to Consider:

Recommendation:

Agenda Item Summary

Ordinance # / Resolution #: Lancaster County School District Impact Fee Study
Contact Person / Sponsor: LCSD
Department: Planning
Date Requested to be on Agenda: 5/18/2021

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

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

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

A RESOLUTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AND IT IS SO RESOLVED

Dated this 8th day of MARCH, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

(SEAL)

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

Approved as to form:

John DuBose, County Attorney

School Development Impact Fee Study and Capital Improvement Plan

Prepared for:
Lancaster County School District

March 18, 2021

TischlerBise
FISCAL | ECONOMIC | PLANNING

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EXECUTIVE SUMMARY

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

LANCASTER COUNTY SCHOOL DISTRICT SCHOOL DEVELOPMENT IMPACT FEE OVERVIEW

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

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

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

SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

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

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

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

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

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

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

Conceptual Development Impact Fee Calculation

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

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

General Methodologies

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

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

Cost Recovery (Past Improvements)

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

Incremental Expansion (Concurrent Improvements)

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

Plan-Based Fee (Future Improvements)

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

Credits

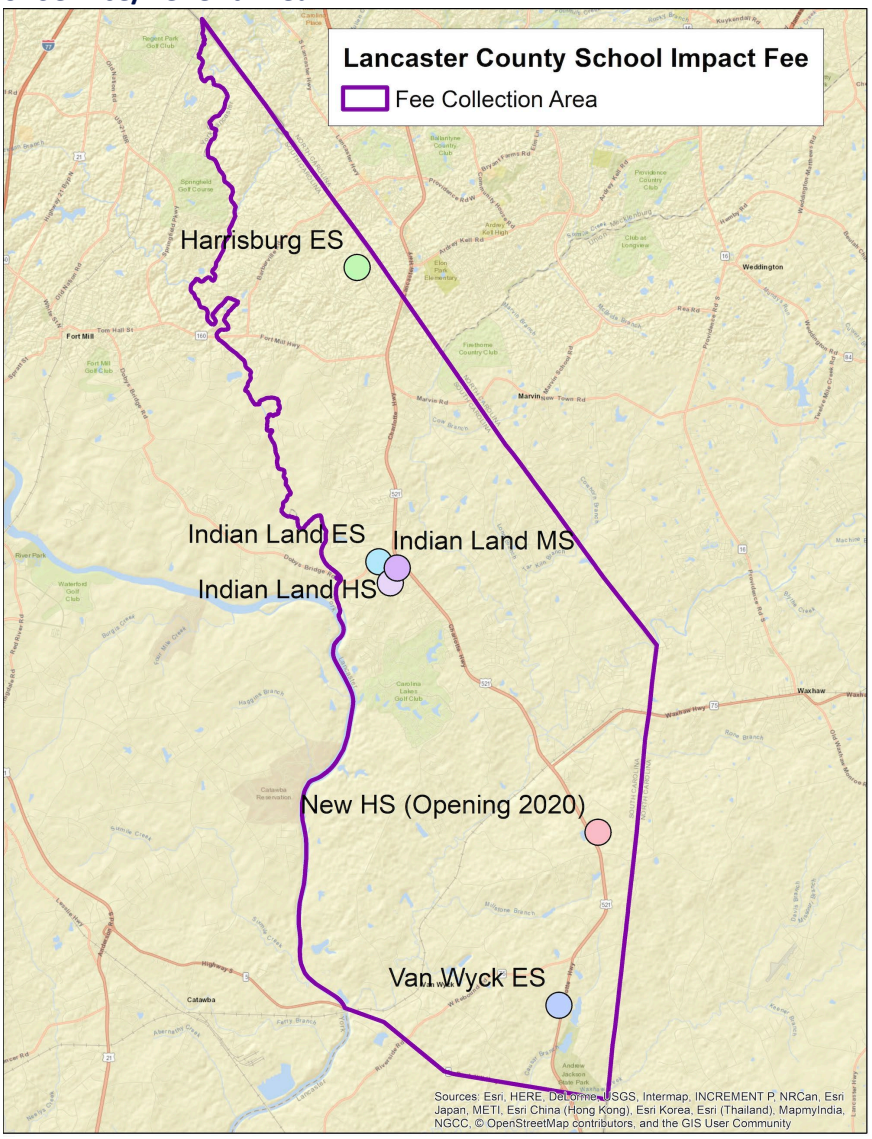
Regardless of the methodology, a consideration of "credits" is integral to the development of a legally defensible development impact fee methodology. There are two types of "credits" with specific characteristics, both of which should be addressed in development impact fee studies and ordinances.

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

SERVICE/BENEFIT AREA

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

Figure 1. Map of Service/Benefit Area



PROPOSED DEVELOPMENT IMPACT FEE SCHEDULE

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

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

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

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

Figure 2. Maximum Allowable School Development Impact Fees

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

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

STUDENT GENERATION RATES AND PROJECTED ENROLLMENT

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

STUDENT ENROLLMENT PROJECTIONS

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

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

Districtwide Enrollment Projections

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

Figure 3. Lancaster County School District Enrollment Projections

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

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

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

Indian Land Attendance Area Enrollment Projections

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

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

Figure 4. Indian Land Attendance Area Enrollment Projections

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

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

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

STUDENT GENERATION RATES

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

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

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

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

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

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

Estimated Public School Students by Housing Unit Type

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

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

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

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

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

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

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

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

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

CAPITAL IMPROVEMENT PLAN

OVERVIEW OF CURRENT SCHOOL FUNDING ARRANGEMENTS

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

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

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

SERVICE/BENEFIT AREA

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

BUILDING AND SITE LEVEL-OF-SERVICE STANDARDS

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

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

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

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

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

K-8 Schools

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

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

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

Figure 7. Indian Land Attendance Area K-8 Schools

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

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

Source: Lancaster County School District

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

PLANNED CAPACITY PROJECTS

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

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

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

Figure 8. Lancaster County School District Planned Capacity Projects

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

FUTURE CAPACITY PROJECTION

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

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

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

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

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

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

Figure 9. Forecasted Elementary School Capacity Utilization

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

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

Figure 10. Forecasted Middle School Capacity Utilization

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

SCHOOL DEVELOPMENT IMPACT FEE CALCULATION

METHODOLOGY

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

CONSTRUCTION COSTS

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

Figure 11. K-8 School Construction Cost Assumptions

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

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

LAND COSTS

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

Figure 12. Land Cost Assumptions

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

Source: Lancaster County School District

CREDITS/OFFSETS

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

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

Credits for Future Principal Payments on Existing School Capacity

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

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

Figure 13. Credit for Future Principal Payments on Existing Debt

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

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

Source: Lancaster County School District Cumulative Bond Payment Schedule

Credit for Existing and Future Debt Principal

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

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

Figure 14. Credit for Principal Payments on Future Debt

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

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

Credit for Excess Revenue

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

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

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

School Development Impact Fee Input Variables

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

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

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

Figure 15. School Development Impact Fee Input Variables

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

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

MAXIMUM ALLOWABLE SCHOOL DEVELOPMENT IMPACT FEES

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

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

Figure 16. Maximum Allowable School Development Impact Fees

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

APPENDIX A: HOUSING AFFORDABILITY ANALYSIS

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

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

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

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

South Carolina Development Impact Fee Act

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

Maximum Supportable Development Impact Fee

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

Figure 17. Maximum Supportable Development Impact Fee

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

Housing Stock

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

Figure 18. Housing Stock Characteristics

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

Vacant HU	650
Occupancy Rate	95%

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

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

Household Income

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

Figure 19. Median Household Income

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

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

Cost of Homeownership

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

The following section details the costs included.

Purchase Price

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

Mortgage Payment

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

Property Tax

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

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

Existing Lancaster County Impact Fees

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

Fire District Fee

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

Solid Waste Collection Fee

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

Water, Sewer, and Electric Utilities

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

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

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

Telephone, Cable, and Internet Utilities

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

Homeowner's Insurance

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

Monthly Payment

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

Cost of Renting

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

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

Cost Burden Analysis

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

Scenario 1: Baseline Conditions

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

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

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

Scenario 2: Baseline Condition + Proposed Development Impact Fee

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

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

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

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

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

Conclusion

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

Figure 22. Cost of Homeownership

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

Agenda Item Summary

Ordinance # / Resolution #: RZ-2020-2973 Pedcor Investments
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 5/18/2021

Issue for Consideration:
See Staff Report

Points to Consider:
See Staff Report

Recommendation:
See Staff Report

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	5/11/2021	Planning Staff Report
Ex 1: Application	5/11/2021	Exhibit
Location Map	5/3/2021	Exhibit
Tax Credit Information - from Applicant	5/11/2021	Exhibit
TIA Conclusion	5/11/2021	Exhibit
Community Meeting Notes	5/11/2021	Exhibit
B Little Support	5/11/2021	Exhibit

PROPOSAL:	Request to rezone a 33.10 acre parcel with intent to develop 216-unit workforce apartment project
PROPERTY LOCATION:	9425 Charlotte Highway (TM# 0008-00-077.00)
CURRENT ZONING DISTRICT:	General Business (GB) District
PROPOSED ZONING DISTRICT:	Mixed Use (MX) District
APPLICANT:	Pedcor Investments
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW:

Site Information
The 33.10-acre site is comprised of one parcel of land and is currently improved with one single-family house on a mostly wooded lot.

This application is associated with the companion Master Development Plan MXU-2020-2973 and Development Agreement DA-2020-2973.

Proposal
The development proposal consists of constructing 216 workforce apartment units within nine buildings as well as two office buildings intended for medical offices. According to the applicant, resident income would be limited to 60% of the annual area median income in the Lancaster County area. The DA does not explicitly state that the mixed-use development will consist of office buildings as the use in addition to the apartments. This should be memorialized within the DA. The office buildings will face US-521, while the apartment buildings will be located behind the office buildings and extend along the property.

Community Meeting
A community meeting was held via Zoom on March 2, 2021. Approximately nine members of the public attended, in addition to staff and the development team. The applicant provided an overview of the proposed development which would consist of workforce apartments through the Federal Tax Credit Program. *See attached meeting minutes and Tax Credit overview*.

Summary of Adjacent Zoning and Uses
The subject property is surrounded by LDR and GB zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR; MX	Vacant; Single-Family Residential
South	Lancaster County	GB; MX	Retail; Multifamily Residential
East	Lancaster County	GB	Retail / Restaurant
West	Lancaster County	MX	Single-Family Residential; Vacant

ANALYSIS & FINDINGS:

Zoning Districts

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

Pursuant to UDO Section 2.3, the proposed *Mixed-Use District is established as a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, stressing accessibility by automobiles, bicycles, and pedestrians. This district accommodates an active, pedestrian-friendly area of community-scale commercial, residential, office, and civic uses in both vertically mixed-use, as well as free-standing buildings. Retail should be placed at street level, with residential uses in rear or upper stories*.

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the LDR and GB Districts. This area is characterized by a mixture of vacant/wooded parcels, single-family homes on lots of varying sizes, and commercial development in close proximity.

RELATIONSHIP TO PUBLIC PLANS:

Lancaster County Comprehensive Plan Consistency

The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "*is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development*." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, beginning at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

Walkable Neighborhood: Land Use Considerations		
Church	Condominium/Apartment	Community Park / Pocket Park
Government Building	Natural Area	Neighborhood Commercial
Professional Office	Restaurant	School

Single-Family Attached Home (Townhome/Duplex)	Single-Family Detached Home	

While the requested MX District is consistent with the very generalized Neighborhood Mixed-Use Future Land Use Category, staff believes that a more thorough review of the proposal is in order due to changes in the Hwy 521 Corridor area that have occurred since adoption of the 2014 Comprehensive Plan. These changes include the diminishing supply of corridor land available for development, the abundance of recently constructed and/or entitled multifamily residential development, and the announcement of a new MUSC hospital located to the southeast of the subject property (TM # 0008-00-087.01).

Staff is of the opinion that in light of the above factors, the subject property should remain General Business to ensure its use for a more complimentary development to the future hospital campus and preserve the opportunity for it to be undertaken with the abutting 33-acre parcel to its north (TM 0008-00-076.00). This could lead to development of a larger commercial project of regional significance. Had the above factors been in place prior to adoption of the Comprehensive Plan, it likely would have recommend master planned projects where buildings are oriented to establish connections to adjacent development which result in complimentary relationships.

INFRASTRUCTURE CONSIDERATIONS:

Transportation

As part of the requested rezoning and associated Master Development Plan, the applicant commissioned a Traffic Impact Analysis (TIA) from Kimley-Horn & Associates (*see attached Conclusions*). The Analysis provided looked at two locations relevant to the project and provided the following:

Intersection	Improvements
US-521 & Northern Median Break/Access 1	▪ Construction of Access 1 to include single ingress lane and egress lane with stop control ▪ Construction of a northbound left-turn lane with a storage length of 150' ▪ Construction of a southbound right-turn lane with a storage length of 100'
US-521 & Access 2	▪ Construction of Access 2 to include a single ingress lane and single right-out egress lane with stop control
Study Area Ped & Bike Improvements	▪ Specific implications for pedestrian and bicycle accommodations along the site's US-521 frontage should be confirmed with Lancaster County staff, relative to the unfunded shared-use path proposed in the RFATS Bike Walk Plan

The County's consulting engineer initiated their review of the TIA on May 6th. Therefore, no analysis of the proposed TIA is available at this time. The TIA is required for the Development Agreement and Master Development Plan. It must be approved by the County's consulting engineer and staff prior to approval of the development project by County Council.

Public Utilities

Per Lancaster County Water and Sewer District (LCWSD), sewer is available; however downstream improvements will be required in order to serve the proposed development. Approximately 600' of existing 6" forecemain will need to be replaced with a minimum of 12" sewer forcemain and approximately 5,200' of existing 12" forcemain will need to be replaced with a minimum of 18" forcemain.

LCWSD suggested that the opportunity exists for the applicant to collaborate with other developers in the area in order to address downstream forcemain improvements. If collaboration were to occur, LCWSD would look to make other downstream improvements that are necessary, including pump station improvements.

A 20" transmission waterline is being designed for installation along US-521 which will need to cross properties to get back to Possum Hollow Road. LCWSD may seek to install the transmission line on the subject property in order to get to Possum Hollow Road. This would require coordination between LCWSD and the applicant.

Public Schools

The area impacted by the development proposal includes Indian Land Elementary, Indian Land High and Indian Land Middle, as well as the future Indian Land Intermediate. The Lancaster County School District noted that they currently have high student volume at all levels, but that they anticipate their overcrowding at Harrisburg Elementary and Indian Land Middle to get somewhat better after the opening of IL Intermediate in fall 2021.

PHOTOS OF PROJECT AREA:

Looking west at subject property from US-521

Looking directly across US-521

Looking north along US-521

Looking south along US-521

STAFF RECOMMENDATION:

Staff recommends **does not recommend approval** of the request to rezone a 33.10 acre parcel located at 9425 Charlotte Highway (TM# 0008-00-077.00) from General Business (GB) to Mixed Use (MX) District, subject to the following findings of fact:

1. That the Zoning Map Amendment consists of 33.10 acres of land located at 9425 Charlotte Highway (TM# 0008-00-077.00);
2. That the Future Land Use Category for the subject property is Neighborhood Mixed Use, and the Community Type is Walkable Neighborhood;
3. That the Zoning Map Amendment would rezone property currently zoned GB District to MX District;
4. That while the requested zoning district is generally compatible with the Future Land Use Category, staff believes a comprehensive, regional plan should be contemplated for properties within the vicinity of the hospital campus; and
5. That the proposed MX District, as intended to be developed per the companion Development Agreement (DA-2020-2973), would result in a project that is not generally consistent with the surrounding area which is comprised of LDR and GB Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Community Meeting Minutes

STAFF CONTACT:

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

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 9425 Charlotte Highway

City Fort Mill State SC Zip 29715 Tax Parcel ID 0008-00-~~07.00~~ 017.00

Current Zoning GB Current Use Single Family

Proposed Zoning MX Total Acres 33.10

Project Description 216 workforce housing multi-family units and approximately 30,000 SF of general commercial / office

Surrounding Property Description North - single family and mostly wooded, South - single family and mostly wooded, West - Wooded, East - US 521

CONTACT INFORMATION

Applicant Name Pedcor Investments

Address 770 3rd Ave SW

City Carmel State IN Zip 46032 Phone 317-218-2702

Fax Email mbryon@pedcor.net

Property Owner Name Lavinia Stephenson Lynch, RLT

Address 9425 Charlotte Highway

City Fort Mill State SC Zip 29715 Phone 757-567-3820

Fax Email dma1749@comcast.net

Name: Margaret L. Adams, Trustee

Address: 1749 W. Canning Drive, Mt. Pleasant, SC 29466

Phone: 757-567-3820 Fax: Email: dma1749@comcast.net

Applicant Signature

2/28/21
Date

Margaret L Adams, Trustee
Property Owner Signature

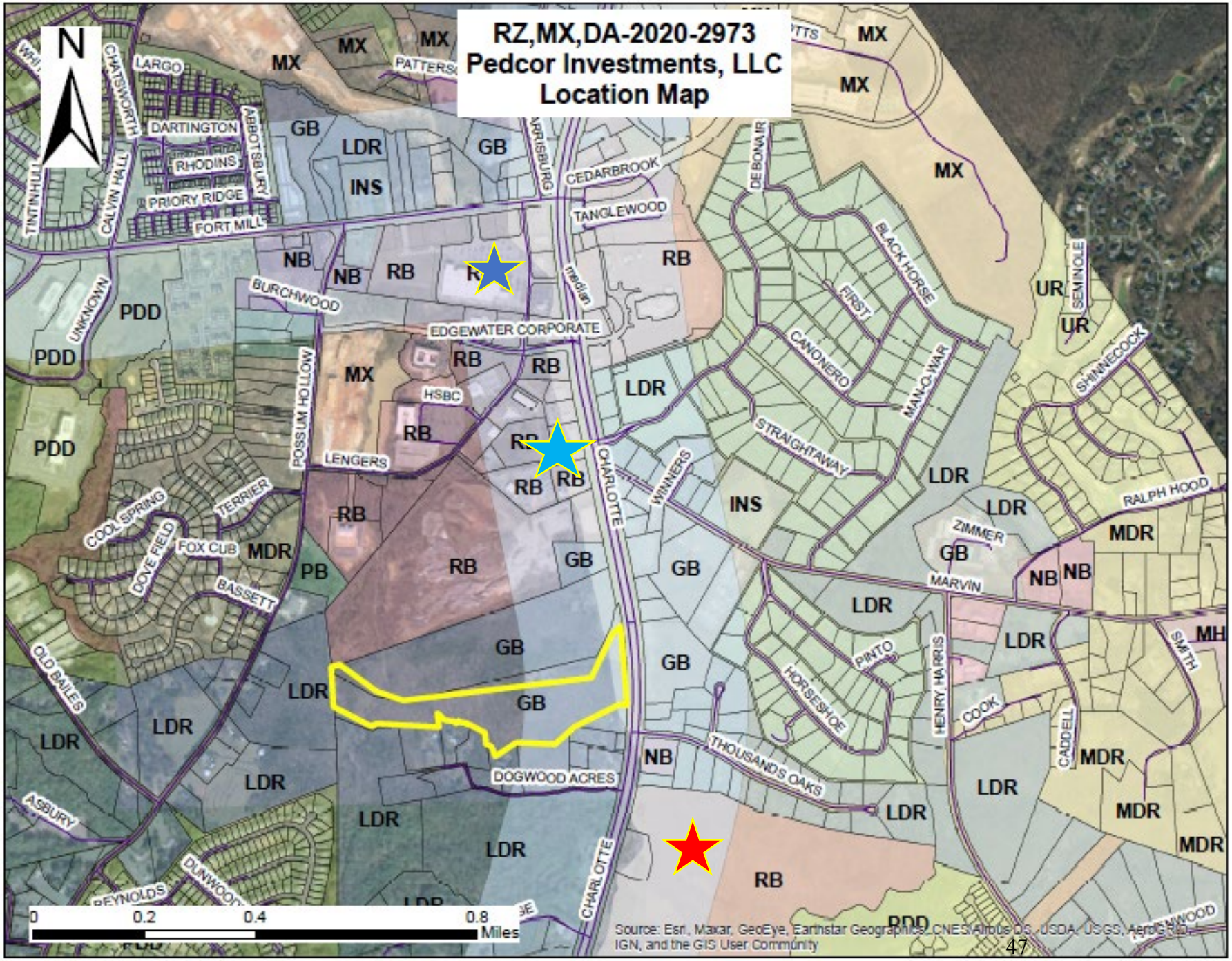
2/22/2021
Date

DORIS G. MASCARO
Notary Public, State of South Carolina
My Commission Expires 3/12/2029

Doris G Mascaro
2/22/21

CHECKLIST - USE THE CHECKLIST ITEMS BELOW TO PREPARE THE PLAT DRAWING

1. **General Information**
   a. Date, north point, and scale
   b. Name and firm address of the professional individual responsible for preparing master development plan
   c. Name and address of the property owner or applicant
   d. Location sketch
   e. Legal description of the subject property
   f. Size of subject property in acres (square feet if less than two (2) acres)
   g. Boundary survey
   h. Preparer's professional seal
2. **Existing Conditions**
   a. Existing zoning classification of subject property
   b. Property lines and required setbacks (dimensioned)
   c. Location, width and purpose of all existing easements
   d. Location and dimension of all existing structures on the subject property
   e. Location of all existing driveways, parking areas and total number of existing parking spaces on subject property
   f. Abutting street right-of-way width
   g. Location of all existing structures, driveways, and parking areas within 100 feet of the subject property's boundary
   h. Location of all existing structures, driveways, and parking areas within 300 feet of the subject property's boundary
   i. Existing water bodies (lakes, rivers, creeks, wetlands, etc.)
   j. Existing landscaping and vegetation on the subject property, including a tree survey, if required
   k. Size and location of existing utilities



Lancaster County
South Carolina

Proposal:
Rezone property from
GB to MX

Legend:

Subject Property

Lowe's

MUSC Hospital Property

Aldi

Tax credits in South Carolina.

We are pursuing this deal as a 4% Tax-Exempt bond deal. Once the site is fully rezoned to accommodate what we have planned (from GB to MX … fingers crossed) we will then apply to SC Housing for tax credits. It takes approximately 4-6 months of review by SC Housing… then after about 4-6 months, SC Housing will award tax credit to us for this deal.

Please note that when we apply for tax credits to SC Housing, we do not "compete" for the tax credits like the 9% competitively allocated deals do. For 9% deals … the higher the score the better the likelihood of an award. Competitive scoring does not really apply to 4% tax-exempt bond deals. There is a threshold score a 4% tax-exempt bond deal must have ... but "outscoring" other deals really doesn't matter on the 4% tax-exempt bond deals.

Once we get the tax credit award from SC Housing, we will also ask the local housing authority to issue bonds to support the deal. Last, we will apply for HUD 221(d)(4) financing, and then seek an equity investor to purchase the tax credits. For example, our last tax credit equity investor (the party who bought our tax credits) was Truist Bank.

For all four levels of financing (SC Housing, the local housing authority, HUD and our equity investor) we must apply and commit to what we will build (business computer center, hardiplank and brick, clubhouse, unit size, etc.). If we don't deliver what we promised (we have never done this … this has never happened with Pedcor), our financing would get yanked ... we'd lose tax credits, etc.

In essence, our deal is vetted by SC Housing, the local housing authority, HUD and our equity investor … not to mention the county, the local building codes and civil plans, rules about setbacks, density, parking, etc.

If there is anything else you need clarified, please feel free to contact me. Thanks for your time. Mike

Michael S. Byron
VP – Development
Pedcor Investments
770 Third Avenue, S.W.
Carmel, IN 46032
Office Phone - 317-218-2702
Cell Phone – 317-430-7916
mbyron@pedcor.net
www.pedcorcompanies.com

8.0 Conclusions

Based on the analyses contained herein, the following transportation improvements are recommended as developer mitigation:

US 521 and Northern Median Break/Access 1

- Construction of Access 1 to include a single ingress lane and egress lane with stop control.
- Construction of a northbound left-turn lane with a storage length of 150 feet.
- Construction of a southbound right-turn lane with a storage length of 100 feet.

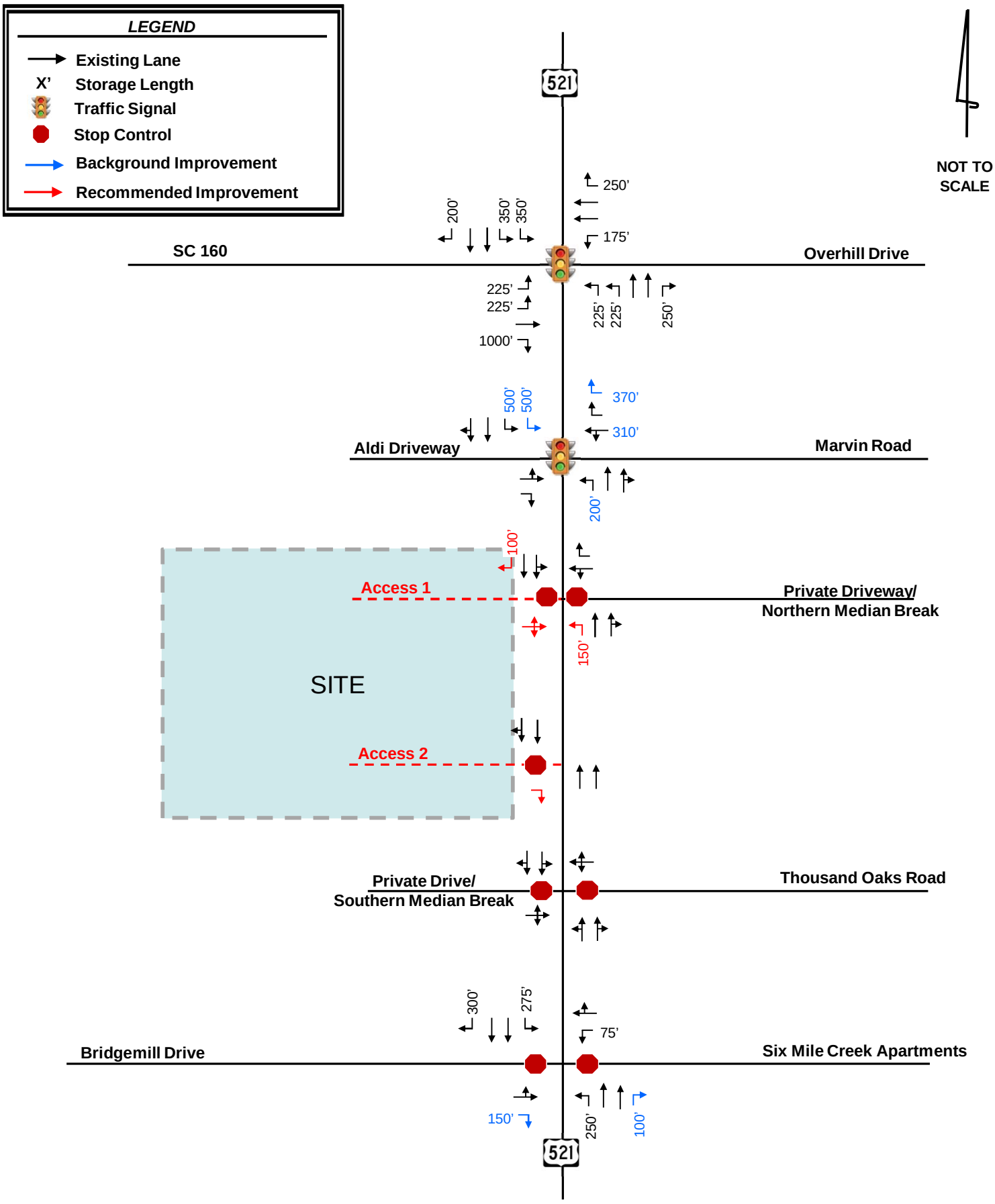
US 521 and Access 2

- Construction of Access 2 to include a single ingress lane and single right-out egress lane with stop control.

Study Area Pedestrian and Bicycle Improvements

- Specific implications for pedestrian and bicycle accommodations along the site's US 521 frontage should be confirmed with Lancaster County staff, relative to the unfunded shared-use path proposed in the RFATS Bike Walk Plan.

The recommended developer mitigation is shown in **Figure 8.1**. The transportation improvements for the study intersections are subject to agency approval. All additions and attachments to the public roadway system shall be properly permitted, designed, and constructed in conformance to agency standards maintained, depending on jurisdiction.



Kimley»Horn	US 521 Multifamily Project Traffic Impact Analysis	Recommended Roadway Laneage	Figure 8.1

NEIGHBORHOOD MEETING REPORT
March 2, 2021

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

Pedcor mailed a written notice of the date, time and location of the Neighborhood Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on February 12, 2021. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Neighborhood Meeting was held on Tuesday, March 2, 2021 at 6:00 PM via a Zoom Meeting.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Neighborhood Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B.

SUMMARY OF ISSUES DISCUSSED:

Mike Byron, Pedcor Investments, introduced himself and welcomed everyone to the call.

McKenzie Publicover, Kimley-Horn, gave a brief explanation of how the Zoom call would work and for attendees to email questions to her through the chat feature during Mike Byron's Powerpoint presentation. Questions would be addressed at the end of the presentation.

Mike Byron presented a Powerpoint presentation, a copy of which is attached hereto as Exhibit C.

Mike Byron discussed the following during his Powerpoint presentation:

Mike Byron stated that he is a Developer for Pedcor Investments. Pedcor Investments is located in Carmel, Indiana and is a vertically-integrated company with their own construction and management companies. Pedcor Investments has been in business for 34 years. Pedcor has developed over 26,000 residential units in 154 communities located in 20 states. Pedcor does currently have a development in Beaufort, South Carolina.

The 31-acre site includes two proposed 15,000 square foot office spaces which will serve as a buffer along Charlotte Highway. Mike Byron discussed all of the retail near the site as well as the nearby schools. The apartments currently available in the area are all luxury apartments with very high rents. Pedcor's development will have affordable rents for the average worker.

Mike Byron stated the current proposed development name is Hawthorn Hills. The site has to be rezoned to mixed use for Pedcor's development. The proposed 216-unit apartments are a three-story product that Pedcor has built around the Charlotte area. The development will be fully amenitized with a clubhouse, playground, business center and workout facility. Pedcor will hire five full-time employees to staff this property.

There will be 60 one bedroom units, 108 two bedroom units and 48 three bedroom units. The one bedroom units will rent for $693 per month, two bedroom units will rent for $824 per month and three bedroom units will rent for $945 per month. Rents include water and sewer.

Mike Byron shared a rendering and an arial flyover of the proposed development.

Mike Byron then described the Federal Tax Credit Program. This program is a financial incentive to developers to develop affordable workforce housing. There is a tremendous need for affordable housing in the Charlotte metropolitan area.

Resident income would be limited to 60% of the annual area median income in the Lancaster County area.

Mike Byron shared a slide that listed the proposed rent structure and slides showing the types of jobs that would qualify for this proposed community.

Mike Byron also shared pictures of some of Pedcor's other 3-story residential communities that it has developed with breezeways, brick and hardiplank construction.

Mike Byron discussed the rezoning process, meeting dates and schedule.

Mike Byron concluded his Powerpoint presentation and opened up the meeting for questions.

Following are the questions and responses from the meeting.

- When will construction begin?

Mike Byron stated once rezoning is complete in July, it will take 4-6 months for Pedcor to receive tax credits from NCHFA, then HUD financing to closing, so construction would begin approximately one year from now.

- Is the project south of State Road 160?

Mike Byron stated yes, the development is about one mile south of State Road 160.

- Becky Drozdz asked about the topography of the two buildings on the west end and, if warranted, will Pedcor build a fence?

Mike Byron stated that Pedcor would consider building a fence and retaining wall. McKenzie Publicover stated that the two west buildings will be slightly lower, and Pedcor will have a retaining wall along that portion.

- Becky Drozdz asked where Pedcor would tie into the sewer?

Mike Byron stated that there is adequate supply and capacity as long as Pedcor extends the sewer from Possum Hollow Road East to Charlotte Highway 521.

- How many entrances will there be and how will traffic be impacted?

Mike Byron stated that there will be two entrances. One entrance to the north goes north and south and one entrance to the south goes right in/right out south. Kimley Horn is completing a traffic impact analysis, and Pedcor will coordinate with the municipality to identify and implement any necessary measures to deal with traffic.

- Becky Drozdz asked about Pedcor's current occupancy rate and tenant's length of stay before moving?

Mike Byron stated that Pedcor's current occupancy rate is 93%. Phil Stoffregen stated that tenants usually stay around two years then move due to purchasing a home, getting married, changing jobs etc.

Mike Byron discussed the proposed commercial space along the frontage of Pedcor's site. There is a need for medical office space in the area especially with the new hospital going in across the street. Pedcor will handle the land planning only and will not build and own the medical offices.

Mike Byron stated that Pedcor will own and manage the Hawthorn Hills Apartment Homes for a minimum of 15 years.

Mike Byron stated he would email the Powerpoint presentation to everyone in attendance and encouraged anyone with additional questions or concerns to reach out to him by phone or email.

Mike Byron provided his contact information and thanked the attendees for attending the meeting.

The meeting adjourned.

From: Bobby/ Brenda Little
To: Jennifer Bryan
Subject: RZ-2020-2973 Pedcor Project Rezoning
Date: Wednesday, May 5, 2021 2:05:18 PM

The Systemcouldn't recognize this email as this is the first time you received an email from this sender blittle23@gmail.com

Hello Jennifer,

My name is Brenda Little, I wanted to send this email in hopes that it will make it to the meeting coming up. We really want this project to be approved. We really believe that this will be a great fit with our community for the new students that will be coming into our new MUSC. These students are going to need housing and doctors offices they can work and learn in. This will be a safe place for them to live as they can be close to their jobs and home after working long hours. This would hopefully help new school teachers just coming into our area to work at our public schools. This would be a low cost alternative until they could move into one of our beautiful communities. So I beg you all to please help Indian Land.

Thanks,

Brenda Little

Agenda Item Summary

Ordinance # / Resolution #: MX-2020-2973 Pedcor Investments
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 5/18/2021

Issue for Consideration:
See Staff Report

Points to Consider:
See Staff Report

Recommendation:
See Staff Report

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	5/11/2021	Planning Staff Report
Ex 1: Application	5/11/2021	Exhibit
B Little Support	5/11/2021	Exhibit
Pedcor Master Plan Part I	5/11/2021	Exhibit
Pedcor Master Plan Part II	5/11/2021	Exhibit
Pedcor Master Plan Part III	5/11/2021	Exhibit

PROPOSAL:	216-unit workforce housing apartment development, currently known as Hawthorn Apartments
PROPERTY LOCATION:	9425 Charlotte Highway (TM # 0008-00-077.00)
CURRENT ZONING:	General Business (GB) District
APPLICANT:	Pedcor Investments
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW:

Site Information
The 33.10-acre site is comprised of one parcel of land and is currently improved with one single-family house on a mostly wooded lot.

Proposal
The development proposal consists of constructing 216 workforce apartment units within nine buildings as well as two office buildings intended for medical offices. The office buildings will face US-521, while the apartment buildings will be located behind the office buildings and extend along the property.

This application is associated with the companion Zoning Map Amendment RZ-2020-2973 and Development Agreement DA-2020-2973.

Summary of Adjacent Zoning and Uses
The subject property is surrounded by LDR and GB zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	GB	Vacant; Single-Family Residential
South	Lancaster County	GB; LDR	Retail; Multifamily Residential
East	Lancaster County	GB; LDR	Storage Building Business; Single-Family Residential (including Thousand Oaks community)
West	Lancaster County	LDR	Vacant

ANALYSIS & FINDINGS:

Pursuant to Unified Development Ordinance (UDO) Section 9.2.9.B.8, the Planning Commission shall hold a public hearing on Master Development Plan proposals. Further, pursuant to UDO Section 9.2.9.B.9, the Planning Commission may approve, deny or approve with conditions the application for a Master Development Plan; however no Master Development Plan shall be approved unless the following "findings of fact" can be made:

a. Consistency with Comprehensive Plan*. All mixed use development shall be designed, constructed and maintained in conformance with the applicable guidelines and standards established by the Lancaster County Comprehensive Plan.*

The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "*is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development*." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, beginning at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

While the requested MX District is consistent with the Neighborhood Mixed-Use Future Land Use Category, staff believes a comprehensive, regional plan should be contemplated for properties within the vicinity of the hospital campus to be located southeast of the subject property (TM # 0008-00-087.01). The rezoning request for the hospital was approved after adoption of the Comprehensive Plan (2014) and therefore, the Comprehensive Plan does not address recommendations for compatibility with a hospital campus. If it did, it may recommend master planned projects where buildings are oriented to establish connections to adjacent development which result in a positive relationship with the hospital campus. Buildings could vary in height and parking could be provided on both small and large lots, as well as along streets. Such development should provide pedestrian and bicycle connectivity.

Accordingly, staff does not find the proposed Master Development Plan to be consistent with the adopted Comprehensive Plan.

Walkable Neighborhood: Land Use Considerations		
Church	Condominium/Apartment	Community Park / Pocket Park
Government Building	Natural Area	Neighborhood Commercial
Professional Office	Restaurant	School
Single-Family Attached Home (Townhome/Duplex)	Single-Family Detached Home	

b. Integration with Transportation System*. Mixed use developments shall be designed to integrate into the adjacent transportation system relative to:*

i. Pedestrian connections to ensure accessibility to current or future transit service, if applicable;

ii. *Connectivity to existing and future roadways, sidewalks and pathways;*
iii. *Complete streets roadway design that accommodates multiple transportation modes;*
iv. *Strategic locations of parking lots and structures;*
v. *Compatibility with the regional transportation system of arterials and collectors; and*
vi. *Access management to provide internal connections between uses and prohibit individual driveway access to perimeter roads.*

The proposed Master Development Plan consists of its own private road (designed consistent with the requirements of the UDO) which would provide the opportunity for the parcel to the north to connect in the future. The existing creek which borders the southern boundary line and extends to the west of the property pose a challenge for providing additional street stubs. The long, narrow shape of the parcel on its own, paired with the creek, limit locations for buildings and parking lots.

According to the RFATS Collector Road Study, a road is proposed to connect US-521 to Possum Hollow Road through this property. Lancaster County staff, in consultation with the applicant and their engineering team, determined that utilizing the proposed main road as a collector road would not be prudent through a multi-family development. A modification will need to be submitted to the County by the applicant requesting that the RFATS collector road shown on this property not be required. The request for modification should include the reason(s) why this is not a suitable location as well as suggested alternative(s) for a collector road.

As part of the requested rezoning and associated Master Development Plan, the applicant commissioned a Traffic Impact Analysis (TIA) from Kimley-Horn & Associates (*see attached Conclusions*). The Analysis provided looked at two locations relevant to the project and provided the following:

Intersection	Improvements
US-521 & Northern Median Break/Access 1	▪ Construction of Access 1 to include single ingress lane and egress lane with stop control ▪ Construction of a northbound left-turn lane with a storage length of 150' ▪ Construction of a southbound right-turn lane with a storage length of 100'
US-521 & Access 2	▪ Construction of Access 2 to include a single ingress lane and single right-out egress lane with stop control
Study Area Ped & Bike Improvements	▪ Specific implications for pedestrian and bicycle accommodations along the site's US-521 frontage should be confirmed with Lancaster County staff, relative to the unfunded shared-use path proposed in the RFATS Bike Walk Plan

The County's consulting engineer expects to provide comments to staff before the May 18th Planning Commission meeting. Therefore, no analysis of the proposed TIA is available at this time. Staff will provide an update at the meeting. The TIA is required for the Development Agreement and Master Development Plan. It must be approved by the County's consulting engineer and staff prior to approval of the development project by County Council.

Based upon the information provided above, at this time Staff cannot find that the proposed Master Development Plan is consistent with the required "finding of fact" pertaining to Integration with the Transportation System.

c. Impact on Infrastructure*. The development is staged in a manner that allows for and facilitates the timely provision of public utilities, facilities and services.*

According to Lancaster County Water and Sewer District (LCWSD), sewer is available; however, downstream improvements will be required in order to serve the proposed development. Approximately 600' of existing 6" force main will need to be replaced with a minimum of 12" sewer force main and approximately 5,200' of existing 12" force main will need to be replaced with a minimum of 18" force main.

LCWSD suggested that the opportunity exists for the applicant to collaborate with other developers in the area in order to address downstream force main improvements. If collaboration were to occur, LCWSD would look to make other downstream improvements that are necessary, including pump station improvements.

A 20" transmission waterline is being designed for installation along US-521 which will need to cross properties to get back to Possum Hollow Road. LCWSD may seek to install the transmission line on the subject property in order to get to Possum Hollow Road. This would require coordination between LCWSD and the applicant.

It has not been determined which option the applicant would pursue to provide sewer to the subject property. The opportunity to collaborate with other developers would be more advantageous for the LCWSD as additional improvements could be made. At this time, without knowing which option the applicant would choose to provide sewer, staff cannot find that the proposed Master Development Plan is consistent with the required "finding of fact" pertaining to the impact on infrastructure.

d. Compatibility of Uses and Structures*. The mixed use development is planned so land uses and densities create an appropriate transition to existing or planned uses and densities on adjoining properties.*

The surrounding uses to the north, south and west consist of vacant parcels or single-family residential homes on lots of various sizes. Commercial uses are located to the east, across US-521. The development of one parcel of this size (33.10 acres) limits the opportunity to create an appropriate transition within a MX zoned parcel. The LDR-zoned parcels west and south of the parcel have a maximum density of 1.5 DU/acre, while the proposed MX district would permit 15 DU/acre (7 DU/acre proposed for master development plan). Should the Master Development Plan (and companion rezoning case) be approved, there would be no transition between the surrounding uses and the proposed apartment development and office buildings. The requirement in UDO Section 9.2.9.B.9 to provide at least two types of housing could provide a better transition if the Master Development Plan were to provide a second, less dense, housing type.

Staff does not find that the proposed Master Development Plan is consistent with the required "finding of fact."

e. General Site Design*: The following characteristics shall be incorporated into the mixed-use development:*

i. Pedestrian accessibility/concentration of development (critical mass) in a compact, walkable area.
- *Uses are concentrated to promote convenient pedestrian access. Large projects concentrate uses in multiple nodes, each preferably within a quarter-mile diameter.*
- *Pedestrian circulation is clearly defined and connects all uses.*
- *Bicycle and pedestrian access are provided to adjacent developments.*
- *Sidewalks are provided on each side of rights-of-way or private streets throughout the development.*
- *Strip commercial development characterized by single story uncoordinated, unconnected buildings with large street frontage parking lots is specifically prohibited. Strip malls with uncoordinated, unconnected out parcels are prohibited. All structures are fully integrated into the mixed use project through common design themes (including, but not limited to, lighting, benches, landscaping, other decorative features but not necessarily building design), integration with a variety of uses, nonlinear arrangement, common spaces, pedestrian walkways, vehicular access connections and other features.*

ii. Plazas, courtyards and other common areas are provided for public gathering and interaction. Amenities, such as benches, planters, lighting, fountains, art and landscaping that further the design theme of the project and encourage interaction shall be provided.

iii. Mixed use projects require special attention to building design because of the relationship of land uses in close proximity. Functional integration of residential and commercial uses shall be considered during design of mixed use projects. The following standards are intended to guide development of mixed-use projects:

- *The mixed use development shall be designed and developed to provide an appropriate interrelationship between the various uses and structures within the development through the use of complementary materials, unified streetscape treatment, buffering, connectivity for vehicular and pedestrian movement, building orientation, parking location and height transition.*
- *Residential and commercial uses may be located within the same or adjoining structures, provided applicable health and safety regulations are followed.*
- *Structures shall provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Structures shall have consistent scale and massing to create a unified project. Compatibility with the immediate context is required. However, gradual transitions in scale and massing are permitted.*
  - *Blank walls shall be avoided by including ground floor windows, recesses, extensions and breaks in roof elevation.*
  - *Design shall provide differentiation between ground level spaces and upper stories. For example, bays or balconies for upper levels, and awnings, canopies or other similar treatments for lower levels can provide differentiation. Variation in building materials, trim, paint, ornamentation, windows, or other features such as public art, may also be used.*
  - *Design shall ensure privacy in residential sectors through effective window placement, soundproofing, landscape screening or orientation of outdoor living areas (e.g., balconies,*

porches and patios). Opposite facing windows at close distances should be offset vertically or horizontally, or employ appropriate materials (e.g., glazed or tinted) to protect privacy.

The Master Plan does generally propose sidewalks throughout the development and ultimately to new sidewalks proposed along US-521. The development does state that programmed open space will be provided; however, the details of the open spaces have not been established. The long, narrow shape of the subject property on its own is not conducive to orienting buildings to promote a comfortable pedestrian scale as indicated above.

The apartment building elevations submitted with the Master Development Plan do provide variation in building material and design. The office buildings, which are speculative at this time, do not reflect the requirement for building variation. Accordingly, staff cannot find that the proposed Master Plan is consistent with the required "finding of fact."

f. *Housing diversity shall be required within the district - At least two (2) different residential types (attached, detached, multiple family, or two family) with a range of prices and sizes shall be incorporated into the development. Single-family lot sizes shall be varied to provide a mixture of lot sizes.*

Only one housing type is proposed, which is an apartment. The Master Development Plan would need to provide an additional housing type or determine whether an option is available to waive the requirement for a second housing type. Staff cannot authorize deviation from the requirement that at least two different residential types be provided. Staff finds that the proposed Master Development Plan is not consistent with the required "finding of fact."

g. *Permitted flexibility in lot sizes, setbacks, street widths and landscaping shall result in a more livable development, preservation of natural features and creation of open space consistent with the policies of the comprehensive plan and this ordinance.*

No flexibility has been requested as part of this Master Development Plan.

h. *Mixed-use developments shall not be gated and shall be interconnected to surrounding developments. Mixed-use projects shall be designed as an integral part of the surrounding community and not as an isolated development.*

The proposed Master Development Plan does not propose to gate or otherwise limit access to the property. The development has one opportunity to provide for a potential future connection to the northern parcel should it ultimately be developed. However, the development of this parcel on its own does not create an opportunity for this project to become an integral part of the surrounding community.

Extending a street stub to the northern property on its own does not make it feasible for this property or the adjacent property to be interconnected in a manner that provides pedestrian-scale development, allows for transportation planning, or meets the intent of UDO Section 9.2.9.B.9. Mixed-use projects should create a true mix of uses which are connected within the proposed development and also to the adjacent community to the greatest extent possible.

Based upon the above, staff finds that the proposed Master Development Plan is not consistent with the required "finding of fact."

COMMUNITY MEETING:

A community meeting was held via Zoom on March 2, 2021. Approximately nine members of the public attended in addition to staff and the development team. The applicant provided an overview of the proposed development which would consist of workforce apartments through the Federal Tax Credit Program (s*ee attached meeting minutes and Tax Credit overview)*.

PHOTOS OF PROJECT AREA:

Looking west at subject property from US-521

Looking directly across US-521

Looking north along US-521

Looking south along US-521

STAFF RECOMMENDATION:

Staff recommends **disapproval** of the request for a Master Development Plan for the proposed 216-unit multifamily development located on approximately 33.10 acres of land, pursuant to the following findings of fact:

Findings of Fact:

1. That the subject property consists of 33.10 acres located at 9425 Charlotte Highway (TM # 0008-00-077.00);

2. That the subject property has a Future Land Use Category of Neighborhood Mixed Use with a Community Type of Walkable Neighborhood; and
3. That the proposed Master Development Plan does not meet the required "findings of fact" as set forth in UDO Section 9.2.9.B.9 with respect to the following:
    a. Consistency with Comprehensive Plan
    b. Integration with Transportation System
    c. Impact on Infrastructure
    d. Compatibility of Uses and Structures
    e. General Site Design
    f. Housing Diversity
    g. Interconnectivity to Surrounding Developments

The above notwithstanding, should the Planning Commission recommend approval of the request for a Master Development Plan, the following should be made conditions of approval:

Conditions of Approval:

1. That a modification be submitted to the County by the applicant requesting that the RFATS collector road shown on this property not be required and a suggested alternative(s) for a collector road should be provided;
2. That the Traffic Impact Analysis be approved by the County and SCDOT; and
3. That the "findings of fact" in UDO Section 9.2.9.B.9 be met.

ATTACHMENTS:

1. Application
2. Location Map/ Zoning Map
3. Master Development Plan
4. Partial TIA

STAFF CONTACT:

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

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

MASTER DEVELOPMENT PRELIMINARY PLAT
MIXED-USE DISTRICT

APPLICATION AND APPROVAL PROCESS:

1. **Know what needs to be shown on the plan.**
   a. Plans must be reviewed by Lancaster County to ensure they meet the design standards in the UDO.
   b. Check the UDO for minimum lot width, lot area, building setback, and landscape buffer width requirements.
2. **Submit the following.**
   ☐ Five (5) paper copies of Master Development Preliminary Plat and Supporting Data.
   ☐ One (1) PDF copy of Master Development Preliminary Plat and Supporting Data.
3. **After the plan is approved:**
   a. You will be notified by email or phone.
   b. Pick up the approved plan from the Planning Department.

PROJECT INFORMATION

Project Address/Location: 9425 Charlotte Highway

Tax Map ID/Parcel No.: 29715

Project Description: 216 workforce housing multi-family units and approximately 30,000 SF Commercial/ Office

Applicant Name: Pedcor Investments

Address: 770 3rd Ave SW Carmel, IN 46032

Phone: 317-218-2702 Fax: Email: mbyron@pedcor.net

Property Owner Name: Lavinia Stephenson Lynch, RLT

Address: 9425 Charlotte Highway, Fort Mill, SC 29715

Phone: Fax: Email:

Other Project Contacts: Kimley-Horn & Associates, Inc

Name: Matt Edwards

Address: 200 South Tryon Street, Suite 200, Charlotte, NC 28202

Phone: 704-954-7493 Fax: Email: matt.edwards@kimley-horn.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.

Michael D. Byrum — 2/28/2021

Applicant — Date

Margaret L. Adams, Trustee — 2/23/2021

Property Owner(s) — Date

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

DaShauna Lewis
Notary Public
South Carolina

My Commission Expires Dec. 3 2030

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.

l. Location of all existing surface water drainage facilities

3. **Proposed Development**

   a. Location and dimensions of all proposed buildings

   b. Location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks, walls, fences, signs, exterior lighting, curbing, parking areas (including dimensions of a typical parking space and the total number of spaces to be provided), and unloading areas

   c. Recreation areas, common use areas, dedicated open space and areas to be conveyed for public use

   d. Floodplain areas and basement and finished floor elevations of all buildings

   e. Landscape plan (showing location of proposed materials, size and type)

   f. Layout and typical dimensions of proposed parcels and lots

   g. Number of proposed dwelling units (by type)

   h. Number and location of affordable dwelling units

   i. All deed restrictions or covenants

   j. Brief narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces

   k. Lighting plan

4. **Engineering**

   a. Location and size of proposed utilities, including connections to sewer and water supply systems

   b. Location and type of all proposed surface water drainage facilities

   c. Grading plan at no more than two foot contour intervals[1]

   d. Proposed streets (including pavement width, materials, and easement or right-of-way dimensions)

5. **Building Details**

   a. Typical elevation views of all sides of each building type

   b. Gross and net floor area

   c. Elevation views of building additions

   d. Building height

   e. Building materials

6. **Additional Information**

   Any other information required by the Planning Director or Planning Commission to demonstrate compliance with other applicable provisions of this ordinance including, but not limited to, traffic impact analysis, environmental impact assessment and market feasibility studies.

From: Bobby/ Brenda Little
To: Katie See
Subject: Planning for Property 0008-00-077.00 (6425 Charlotte Hwy, Indian Land, SC 29707)
Date: Tuesday, April 20, 2021 11:50:26 AM

This is to all the commission conceal:

There is a company named Pedcor wanting to come into Indian Land and bring some retail and some apartments that would really help some of our residents. Not everyone that lives in Indian Land has an ideal place to call home. These apartments would bring better living conditions for some. These apartments would also bring a great place for the Doctors and Nurses that will be learning in the future hospital that is coming to our community. There are some that will not agree. BUT THERE IS A NEED FOR THIS PLACE. The problem is they want Indian Land to turn into a Ballentyne, We have a great neighborhood and everyone can't afford Ballentyne and this is our chance to show compassion to our residents and some new residents to come. Again these are the students who plan to become doctors and nurses that will stay in Indian Land. When they graduate and stay on at the new HOSPITAL or plan to stay and buy a house and give the next students a place to stay and be near the hospital. I beg of each of you to please take this into consideration when you vote for this new project. Thank you all for your time.

Sincerely,

Brenda Little

HAWTHORN HILLS APARTMENT HOMES

9425 CHARLOTTE HIGHWAY

LANCASTER COUNTY, SC 29707

UTILITY AND GOVERNING AGENCIES CONTACT LIST:

WATER
LANCASTER COUNTY WATER AND SEWER DISTRICT
1400 PAGELAND HWY, LANCASTER, SC 29720

PRIVATE SANITARY SEWER COMPANY
LANCASTER COUNTY WATER AND SEWER DISTRICT
1400 PAGELAND HWY, LANCASTER, SC 29720

NATURAL GAS
LANCASTER COUNTY NATURAL GAS
1010 KERSHAW CAMDEN HWY, LANCASTER, SC 29720

FIRE MARSHAL
LANCASTER COUNTY FIRE MARSHALL
111 COVENANT PLACE, LANCASTER, SC 29721

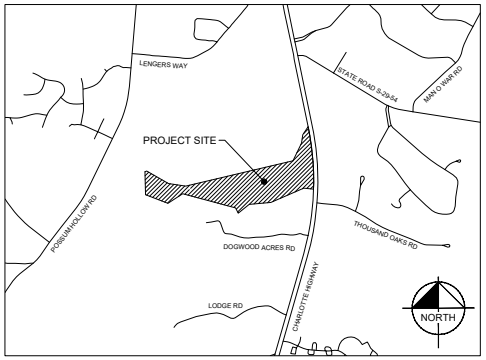
POWER
DOMINION ENERGY
121 MOORE HOPKINS LN, COLUMBIA, SC 29210

DEPARTMENT OF TRANSPORTATION
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
955 PARK ST STE 201, COLUMBIA, SC 29216

PLANNING & ZONING DEPARTMENT
LANCASTER COUNTY PLANNING AND ZONING DEPARTMENTS
101 N MAIN ST, LANCASTER, SC 29720

ENGINEERING DEPARTMENT
LANCASTER COUNTY PUBLIC WORKS DEPARTMENT
1980 PAGELAND HWY, LANCASTER, SC 29720

EROSION CONTROL
SOUTH CAROLINA DEPARTMENT OF HEALTH
AND ENVIRONMENTAL CONTROL
2600 BULL ST, COLUMBIA, SC 29201



SITE LOCATION MAP
SCALE: 1" = 1000'

NOTES:

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE FINAL CONNECTIONS OF SERVICES.

ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESS.

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Kimley»Horn

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET
SUITE 200
CHARLOTTE, NC 28202
TEL (704) 333-5131
LICENSE NO. C00166

CONTACT: MCKENZIE PUBLICOVER, P.E.

OWNER:
PEDCOR INVESTMENTS
770 THIRD AVENUE, S.W.
CARMEL, IN 46032
TEL (317) 587-0320

CONTACT: KARA STRICKLAND, P.E.

SURVEY:
JAMES MAUNEY & ASSOCIATES
6405 WILKINSON BLVD. SUITE 11
BELMONT, NC 28012
TEL (704) 829-9623
LICENSE NO. C-2373

CONTACT: J. JEFFREY COB, P.L.S.
LICENSE NO. 9667

South Carolina 811 Call 811 Before you Dig

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
SC LICENSE #C00166

NOT FOR CONSTRUCTION

KH PROJECT 017046011
DATE: 03/03/21
SCALE AS SHOWN
DESIGNED BY ES/MP
DRAWN BY ES
CHECKED BY MP

COVER SHEET

HAWTHORN HILLS APARTMENT HOMES
PREPARED FOR
PEDCOR INVESTMENTS
LANCASTER SC

SHEET NUMBER
C0-1

Plotted By:Schroeder, Teddie Sheet Set:LANCASTER Layout:C0-1 COVER SHEET March 03, 2021 01:48:43pm K:\CHL_PRJ\017046 Pedcor\011 Lancaster\02 - DWG\PlanSheets\C0-1 COVER.dwg

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GENERAL CONSTRUCTION NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. NO WORK WITHIN SCDOT OR LANCASTER COUNTY RIGHT OF WAY SHALL TAKE PLACE WITHOUT ALL PERMITS.
3. EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THE CIVIL PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION. CONTRACTOR SHALL REPAIR ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION TO THE EXISTING OR BETTER CONDITION.
5. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY JAMES MAUNEY & ASSOCIATES, P.A. ALL INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY LANCASTER COUNTY.
7. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
8. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING AND DRAINAGE PLAN WITHOUT AUTHORIZATION IS SUBJECT TO A FINE. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND THE CITY OF CHARLOTTE.
9. CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE SCDOT AND LANCASTER COUNTY.
10. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
11. THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN A UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
12. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
13. CONTRACTOR SHALL POST ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS ON BUILDING.
14. IN ROLLING OR HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
15. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY AND/OR LIGHT POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.

EROSION CONTROL NOTES

TOTAL AREA DISTURBED = ± 20.3

1. LIMITS OF GRADING SHOWN ON THE PLAN ARE MAXIMUM LIMITS FOR EROSION CONTROL PURPOSES ONLY. SURVEYOR TO DETERMINE ACTUAL LIMIT.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH LANCASTER COUNTY.
3. ALL "STD." NUMBERS REFER TO LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE AND APPENDIX C, MANUAL OF SPECIFICATION AND STANDARD DETAILS OF LANCASTER COUNTY'S UDO.
4. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
5. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
6. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
7. ALL AREAS MUST BE SEEDED AND MULCHED WITHIN 14 CALENDAR DAYS. REFER TO EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS.
8. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
9. SLOPES SHALL BE GRADED NO STEEPER THAN 3:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING.
10. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.
11. DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
12. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, HIS REPRESENTATIVE, OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
13. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SEDIMENTATION POLLUTION CONTROL ACT OF 1973, THE LOCAL JURISDICTIONAL AGENCY, THE APPROVED EROSION CONTROL PERMIT, AND THESE PLANS AND SPECIFICATIONS.
14. SUFFICIENT EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED TO RETAIN SEDIMENT WITHIN THE BOUNDARIES OF THE SITE. ALL DISTURBED AREAS SHALL BE NONEROSIVE AND SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT AND ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE. SLOPES SHALL BE STABILIZED WITHIN 7 CALENDAR DAYS.
15. THE SEDIMENT TRAPS AND DIVERSION DITCHES SHALL BE CLEANED OUT WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL SHALL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS PROPERLY.
16. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5 INCH RAINFALL EVENT, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SUBMIT WRITTEN REPORT WITH EACH INSPECTION TO THE OWNER.
17. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCING WHEN IT BECOMES 6-INCHES DEEP AT THE FENCE. THE FENCING WILL BE REPAIRED AS NECESSARY TO MAINTAIN SUFFICIENT BARRIER.
18. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO THE PLANS AND SPECIFICATIONS TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
19. ALL DRAINAGE SWALES MUST BE GRASSED AND RIP-RAP MUST BE REPLACED AS REQUIRED TO CONTROL EROSION. RIP-RAP WILL CONSIST OF 50 TO 125 POUND STONES PLACED AT ALL HEADWALLS, AND WHERE NOTED ON CONSTRUCTION DRAWINGS. (SEE DETAIL SHEET FOR OUTFALL PIPE SIZE CHART)
20. ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS DIRECTED BY THE LOCAL JURISDICTIONAL INSPECTOR.
21. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE:
    A. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOIL DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC., FROM THE DRAINAGE AREA SHOWN HEREON IN A EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
    B. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE IMMEDIATELY UPON NOTIFICATION BY THE LOCAL JURISDICTIONAL INSPECTOR AND/OR THE OWNER.
22. FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND STABILIZATION SHALL BE REQUIRED AS PER LOCAL JURISDICTIONAL EROSION CONTROL LAWS.
23. ALL TREE PROTECTION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED AND GROUND COVER IS ESTABLISHED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE.
24. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
25. INSTALL SILT FENCE ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED CUT AND FILL CONSTRUCTION AND AS INDICATED ON PLANS.
26. A TEMPORARY DIVERSION SWALE MAY BE USED IN LIEU OF SILT FENCE WHERE RUNOFF CAN BE DIRECTED TO A TEMPORARY SEDIMENT TRAP.

EROSION CONTROL NOTES - (continued)

27. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.

28. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.

29. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

30. WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.

31. CONTRACTOR TO PROTECT THE EXISTING EXPOSED SANITARY SEWER MANHOLES AT ALL TIMES DURING THE CONSTRUCTION.

32. PERFORM A FINAL DEMUCKING OF ALL SEDIMENT CONTROL DEVICES BEFORE DEMOBILIZATION.

SEDIMENT AND EROSION CONROL PROCEDURES

1. INSTALL EROSION CONTROL DEVICES SPECIFIED AND AS INDICATED ON THE DRAWINGS, AND THEN OBTAIN AN APPROVED GRADING PERMIT. DURING EACH PHASE OF SITE CONSTRUCTION THE CONTRACTOR SHALL ADJUST, RELOCATE AND/OR REINSTALL AS APPLICABLE ALL EROSION CONTROL DEVICES AND SEDIMENT DISCHARGE FROM THE SITE.
2. SILT FENCE SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL EARTHWORK AREAS TO PREVENT SEDIMENT TRANSPORT ONTO ADJACENT PROPERTIES OR OFFSITE ROADWAYS, AS APPLICABLE.
3. SILT FENCE FILTER BARRIERS SHALL BE INSTALLED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND LANDSCAPING IS INSTALLED.
4. THE CONTRACTOR SHALL IMMEDIATELY CLEANUP AND REPAIR ALL EROSION DAMAGE AFTER DISCOVERY AND REINSTALL ADEQUATE CONTROL MEASURES AS NECESSARY TO PREVENT REOCCURRENCE OF DAMAGE.
5. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5 INCH RAINFALL EVENT, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SUBMIT WRITTEN REPORT WITH EACH INSPECTION TO THE OWNER.
6. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS BEEN TEMPORARILY OR PERMANENTLY CEASED. CONTRACTOR SHALL INSTALL TEMPORARY GRAVEL DRIVEWAY AT EACH CONSTRUCTION ENTRANCE AS SHOWN ON THESE PLANS.
7. CONSTRUCTION POINT OF ACCESS TO LIMIT DEPOSITS OF EARTH AND OTHER HAULED MATERIALS ONTO THE ADJACENT LOT. THE CONTRACTOR SHALL ROUTINELY CLEAN ALL SEDIMENT DEPOSITS AND DEBRIS FROM ROADWAY AS THEY OCCUR.

SEEDBED PREPARATION NOTES

1. GRADE SLOPES AND FILLS - THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE WHICH CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED SHALL, WITHIN 14 WORKING DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.
2. GROUND COVER - WHENEVER LAND DISTURBING ACTIVITY IS UNDERTAKEN ON A TRACT COMPRISING MORE THAN ONE (1) ACRE, IF MORE THAN ONE CONTIGUOUS ACRE IS UNCOVERED, A GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE PLANTED OR OTHERWISE PROVIDED WITHIN 15 WORKING DAYS ON THAT PORTION OF THE TRACT UPON WHICH FURTHER ACTIVE CONSTRUCTION IS NOT BEING UNDERTAKEN.
3. SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO PLAN.
4. LOOSE ROCKS, ROOTS, AND OTHER OBSTRUCTION SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH ESTABLISHMENT AND MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEEDBED PREPARATION, AT FINISH GRADES SHOWN, SHALL BE REASONABLY SMOOTH AND UNIFORM.
5. IF NO SOIL TEST IS TAKEN, PROVIDE FERTILIZER AND LIME ACCORDING TO SEEDING SPECIFICATIONS.
6. IF SOIL TEST IS TAKEN, PROVIDE LIME AND FERTILIZER ACCORDING TO SOIL TEST REPORT.
7. LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.

GROUND STABILIZATION

1) SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:

i) ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND AU SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

ii) ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

2) CONDITIONS - IN MEETING THE STABILIZATION REQUIREMENTS ABOVE, THE FOLLOWING CONDITIONS OR EXEMPTIONS SHALL APPLY:

i) EXTENSIONS OF TIME MAY BE APPROVED BY THE PERMITTING AUTHORITY BASED ON WEATHER OR OTHER SITE-SPECIFIC CONDITIONS THAT MAKE COMPLIANCE IMPRACTICABLE.

ii) ALL SLOPES 50' IN LENGTH OR GREATER SHALL APPLY THE GROUND COVER WITHIN 7 DAYS EXCEPT WHEN THE SLOPE IS FLATTER THAN 4:1. SLOPES LESS THAN 50' SHALL APPLY GROUNDCOVER WITHIN 14 DAYS EXCEPT WHEN SLOPES ARE STEEPER THAN 3:1, THE 7 DAY-REQUIREMENT APPLIES.

iii) ANY SLOPED AREA FLATTER THAN 4:1 SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT.

iv) SLOPES 10' OR LESS IN LENGTH SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT EXCEPT WHEN THE SLOPE IS STEEPER THAN 2:1.

v) ALTHOUGH STABILIZATION IS USUALLY SPECIFIED AS GROUND COVER, OTHER METHODS, SUCH AS CHEMICAL STABILIZATION, MAY BE ALLOWED ON A CASE-BY-CASE BASIS.

vi) FOR PORTIONS OF PROJECTS WITHIN THE SEDIMENT CONTROL COMMISSION-DEFINED "HIGH QUALITY WATER ZONE" (I5A NCAC 04A. 0105) , STABILIZATION WITH GROUND COVER SHALL BE ACHIEVED AS SOON AS PRACTICABLE BUT IN ANY EVENT ON ALL AREAS OF THE SITE WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACT.

vii) PORTIONS OF A SITE THAT ARE LOWER IN ELEVATION THAN ADJACENT DISCHARGE LOCATIONS AND ARE NOT EXPECTED TO DISCHARGE DURING CONSTRUCTION MAY BE EXEMPT FROM THE TEMPORARY GROUND COVER REQUIREMENTS IF IDENTIFIED ON THE APPROVED E&SC PLAN OR ADDED BY THE PERMITTING AUTHORITY.

GENERAL GRADING NOTES

1. ALL NECESSARY PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST OBTAIN ALL PERMITS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED IN THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
3. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
5. CONTRACTOR SHALL REVIEW, UNDERSTAND AND IMPLEMENT ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO ANY DISTURBANCE.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLAST ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS
7. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
8. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
9. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
10. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SEEDED.
11. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.
13. FIELD ADJUSTMENTS OF RIM ELEVATIONS OF STRUCTURES MAY BE REQUIRED TO MEET FIELD CONDITIONS. MAXIMUM HEIGHT OF ADJUSTING RINGS SHALL NOT EXCEED 12-INCHES. ADJUSTMENTS OF CASTINGS WHERE THE TOTAL HEIGHT OF ADJUSTING RINGS WOULD EXCEED 12 INCHES SHALL BE MADE BY REPLACING THE CONE AND/OR BARREL SECTION OF THE STRUCTURE.
14. WHERE GRADE MODIFICATIONS ARE SHOWN ADJACENT TO EXISTING VALVE BOX COVERS AND MANHOLE CASTINGS, THE VALVE BOX COVERS AND MANHOLE CASTINGS SHALL BE ADJUSTED FLUSH WITH THE PROPOSED GRADE.
15. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
16. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
17. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
18. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DEPARTMENT OF TRANSPORTATION STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
19. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SEEDDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SEEDDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
20. ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN. THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR APPROPRIATE SLOPE STABILIZATION ON ALL SLOPES STEEPER THAN 3:1. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
21. SEED MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
22. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
23. ALL PAVEMENT SUB GRADES SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 98 PERCENT OF ASTM D-698 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS OR AS DIRECTED BY A GEOTECHNICAL ENGINEER. FILL SHALL BE PLACED AND COMPACTED IN MAXIMUM 8" LIFTS. IN AREAS WHERE ROCK IS ENCOUNTERED AT FINAL SUB GRADE ELEVATION, THE EXPOSED ROCK SHALL BE TOPPED WITH A LEVELING COURSE OF SANDY CLAY OR CLAYEY SAND (P.I. BETWEEN 4 AND 15) AS NEEDED TO PROVIDE A SMOOTH SURFACE FOR PAVING.
24. GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
25. ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
26. UNSUITABLE FILL BENEATH BUILDING PADS AND PAVED SURFACES MUST BE EXCAVATED AND REPLACED AS RECOMMENDED BY A GEOTECHNICAL ENGINEER.

GENERAL ACCESSIBILITY NOTES

1. THE CONTRACTOR SHALL REVIEW ALL APPLICABLE STATE AND LOCAL GUIDELINES AS THEY APPLY TO THE ACCESSIBILITY AND SIGNAGE.
2. ALL CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR TO BE IN COMPLIANCE WITH LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED COMPLIANT WITH THE LATEST EDITION OF THE ADA STANDARDS FOR ACCESSIBILE DESIGN AS PUBLISHED BY THE DEPARTMENT OF JUSTICE.UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR, OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
4. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON LANCASTER COUNTY DETAILS AND SPECIFICATIONS.
5. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH OF THE CURB RAMP, NOT INCLUDING FLARES.
6. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
7. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
8. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
9. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ACCESSIBLE SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.

GENERAL PAVING NOTES

1. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT, EXISTING PAVEMENT AND ANY STRUCTURES.
2. THE PROPOSED SPOT ELEVATIONS SHOWN ARE FINISHED ELEVATIONS INCLUDING ASPHALT AND CONCRETE. REFER TO PAVEMENT SECTIONS AND CURB DETAILS TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
3. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL REVIEW THE RECCOMENDATIONS OF THE GEOTECHNICAL ENGINEER PRIOR TO PAVING.
4. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
5. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONAL RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR STATE DEPT. OF TRANSPORTATION SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
6. ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
7. TRANSVERSE EXPANSION JOINTS ARE TO BE PROVIDED IN CONCRETE SIDEWALKS AND COMBINED WALKS/CURBS WHERE SHOWN AND AT INTERVALS NOT TO EXCEED 12 X THE WIDTH OF THE WALK.
8. EXPANSION JOINTS SHALL BE INSTALLED IN CONCRETE PAVEMENTS AND WALKS AT ALL LOCATIONS WHERE PAVEMENTS AND WALKS ABUT A VERTICAL SURFACE SUCH AS A CURB, WALL, COLUMN, ETC.
9. CONTRACTION JOINTS SHALL BE PROVIDED AT EQUAL INTERVALS BETWEEN EXPANSION JOINTS IN CONCRETE WALKS. INSTALL CONTRACTION JOINTS AS SHOWN BUT IN NO CASE AT INTERVALS GREATER THAN 1.5 X THE WIDTH OF THE WALK.
10. CONTRACTOR SHALL COORDINATE PAVING IMPROVEMENTS TO AVOID TIRE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY CRACKS, SCRAPES, GOUGES, TIRE MARKS, ETC. CAUSED DURING CONSTRUCTION.
11. ALL NEW CONCRETE SHALL BE DOWELED INTO ALL EXISTING CONCRETE (PAVING, SIDEWALKS, CURB, ETC.). TRANSVERSE EXPANSION JOINTS ARE TO BE PROVIDED IN CONCRETE SIDEWALKS AND COMBINED WALKS/CURBS AS SHOWN ON THE DETAILS AND AT INTERVALS NOT TO EXCEED 12 TIMES THE WIDTH OF THE WALK.
12. ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
SC LICENSE #C00166

NOT FOR CONSTRUCTION

KH PROJECT 017046011
DATE: 03/03/21
SCALE AS SHOWN
DESIGNED BY ES/MP
DRAWN BY ES
CHECKED BY MP

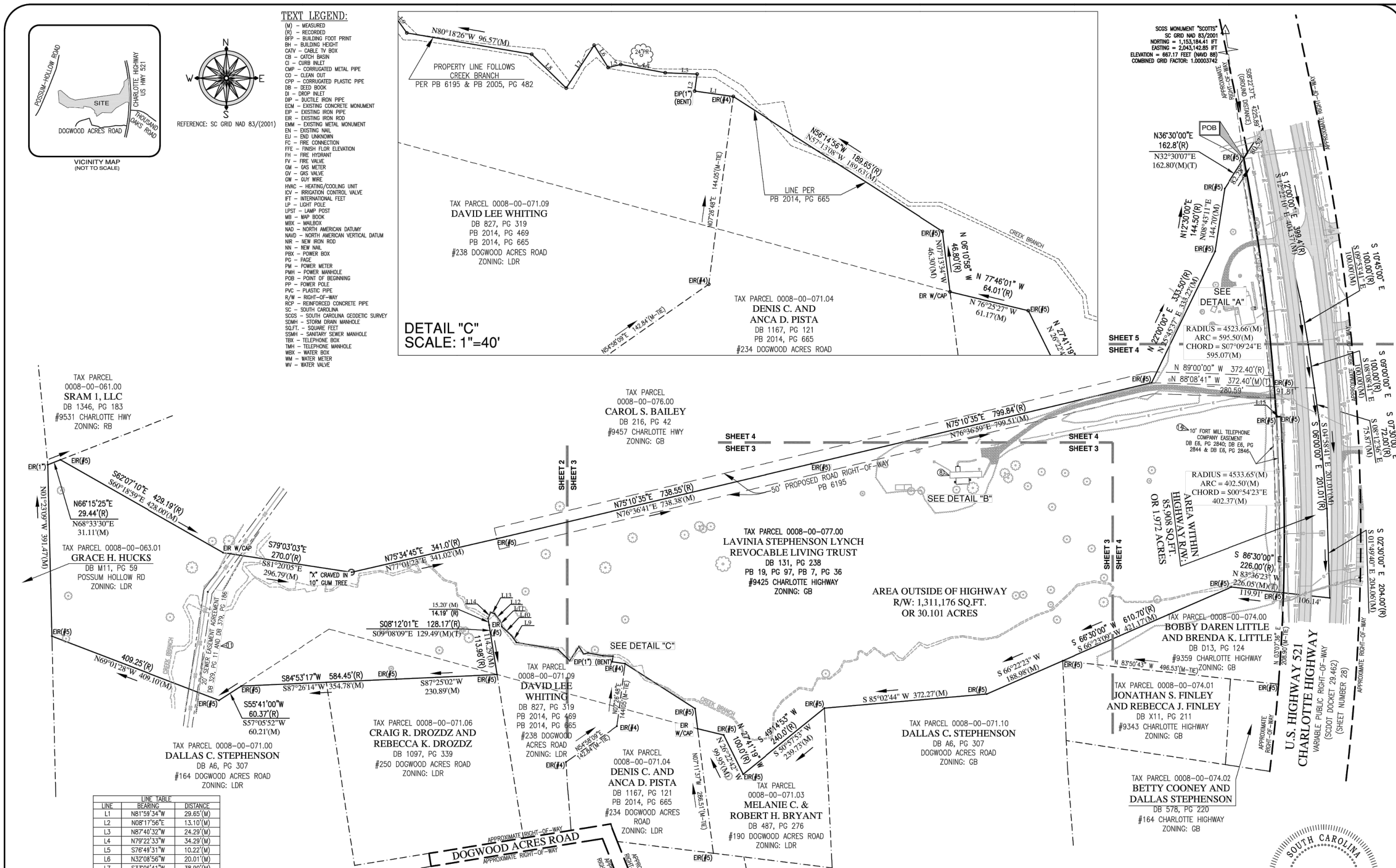
GENERAL NOTES

HAWTHORN HILLS
APARTMENT HOMES
PREPARED FOR
PEDCOR INVESTMENTS
LANCASTER SC

SHEET NUMBER
C0-2

Plotted By: Schroeder, Teddie Sheet Set: LANCASTER Layout: C0-2 GENERAL NOTES March 03, 2021 01:49:49pm K:\CHL_PRJ\017046 Pedcor\011 Lancaster\02 - DWG\PlanSheets\C0-2 GENERAL NOTES.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



TEXT LEGEND:

(M) – MEASURED
(R) – RECORDED
BFP – BUILDING FOOT PRINT
BH – BUILDING HEIGHT
CATV – CABLE TV BOX
CB – CATCH BASIN
CI – CURB INLET
CMP – CORRUGATED METAL PIPE
CO – CLEAN OUT
CPP – CORRUGATED PLASTIC PIPE
DB – DEED BOOK
DI – DROP INLET
DIP – DUCTILE IRON PIPE
ECM – EXISTING CONCRETE MONUMENT
EIP – EXISTING IRON PIPE
EIR – EXISTING IRON ROD
EMM – EXISTING METAL MONUMENT
EN – EXISTING NAIL
EU – END UNKNOWN
FC – FIRE CONNECTION
FFE – FINISH FLOR ELEVATION
FH – FIRE HYDRANT
FV – FIRE VALVE
GM – GAS METER
GV – GAS VALVE
GW – GUY WIRE
HVAC – HEATING/COOLING UNIT
ICV – IRRIGATION CONTROL VALVE
IFT – INTERNATIONAL FEET
LP – LIGHT POLE
LPST – LAMP POST
MB – MAP BOOK
MBX – MAILBOX
NAD – NORTH AMERICAN DATUMY
NAVD – NORTH AMERICAN VERTICAL DATUM
NIR – NEW IRON ROD
NN – NEW NAIL
PBX – POWER BOX
PG – PAGE
PM – POWER METER
PMH – POWER MANHOLE
POB – POINT OF BEGINNING
PP – POWER POLE
PVC – PLASTIC PIPE
R/W – RIGHT-OF-WAY
RCP – REINFORCED CONCRETE PIPE
SC – SOUTH CAROLINA
SCGS – SOUTH CAROLINA GEODETIC SURVEY
SDMH – STORM DRAIN MANHOLE
SQ.FT. – SQUARE FEET
SSMH – SANITARY SEWER MANHOLE
TBX – TELEPHONE BOX
TMH – TELEPHONE MANHOLE
WBX – WATER BOX
WM – WATER METER
WV – WATER VALVE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N81°59'34"W	29.65'(M)
L2	N08°17'56"E	13.10'(M)
L3	N87°40'32"W	24.29'(M)
L4	N79°22'33"W	34.29'(M)
L5	S76°49'31"W	10.22'(M)
L6	N32°08'56"W	20.01'(M)
L7	S33°06'41"W	38.90'(M)
L8	N45°31'45"W	36.69'(M)
L9	N35°55'52"W	19.91'(M)
L10	N47°20'00"W	29.00'(M)
L11	N18°02'18"W	15.49'(M)
L12	N37°57'22"W	19.13'(M)
L13	N71°35'13"W	9.81'(M)
L14	S21°45'34"W	15.19'(M)
L15	N86°02'38"E	10.07'(M)

LINE LEGEND:

PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
TREES/WOODLINE
WATER LINE
FENCE
R/R TRACKS

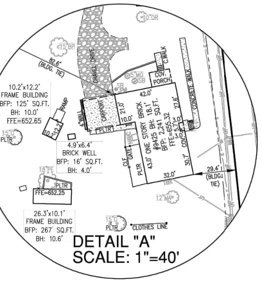
NOTES:

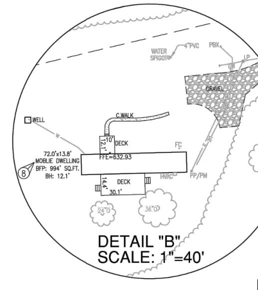
1. THIS MAP REPRESENTS A SURVEY OF AN EXISTING PARCEL OF LAND.
2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
3. THE SUBJECT PROPERTY IS CURRENTLY ZONED "GB" (GENERAL BUSINESS)
   THE FOLLOWING ZONING RESTRICTIONS AFFECT THE PROPERTY PER THE LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE:
   MIN. LOT WIDTH 100'
   MIN. PERVIOUS SURFACE 24%
   FRONT SETBACK 50'
   SIDE SETBACK 15'
   REAR SETBACK 15'
   MAX. BLDG. HEIGHT 35' OR 3 STORIES
   ZONING RESTRICTIONS BASED ON PROPOSED USE SHOULD BE VERIFIED WITH LANCASTER COUNTY DEVELOPMENT SERVICES (803) 416-9777.
4. AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE FOUND OF ANY CEMETERIES OR BURIAL GROUNDS.
5. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK AND OR CONSTRUCTION.
6. AT THE TIME OF THIS SURVEY, THE UNDERSIGNED SURVEYOR WAS NOT AWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES (COMPLETED OR PROPOSED).
7. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
8. HORIZONTAL CONTROL SHOWN ON THIS SURVEY IS REFERENCED TO SCGS CONTROL MONUMENT "SCOTTS" (NAD 83/2001).
9. VERTICAL CONTROL SHOWN ON THIS SURVEY IS REFERENCED TO SCGS CONTROL MONUMENT "SCOTTS" (NAD 83/2001). ELEVATION = 667.17 (NAVD 88).
10. THIS SURVEY IS INTENDED ONLY FOR THE NAMED PARTY OR PARTIES AS SHOWN HEREON, NO WARRANTIES ARE HEREBY IMPLIED OR GRANTED TO ANY OTHER PARTY FOR ANY PURPOSE.
11. UTILITY LOCATING SERVICE: CENTER LINE LOCATING (980)233-1364.
12. SHEET INDEX:
    SHEETS 1 BOUNDARY
    SHEETS 2–5 DETAILED SURVEY

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT *LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP.*
COMMUNITY/PANEL: 450120 / 0076 E
EFFECTIVE DATE: MAY 16, 2017 (MAP REVISED DATE)
FLOOD ZONE: "X"

SCALE IN FEET
SCALE 1"= 120 '





SOUTH CAROLINA JAMES MAUNEY & ASSOCIATES, P.A. NO. 4145 CERTIFICATE OF AUTHORIZATION

REVISIONS

12/23/20 – TO ADD LEGAL DESCRIPTIONS AND TITLE NOTES.

EXISTING CONDITIONS C1-1

LEGAL DESCRIPTIONS

Pedcor Investments
9425 Charlotte Highway
Indian Land Township, Lancaster County, SC
32.073 Acres

RECORD LEGAL DESCRIPTION:

Tract 1:
ALL that piece, parcel or tract of land, lying, being and situate on the West side of U.S. Highway No. 521 about twenty two miles North of the Town of Lancaster in Indian Land Township, Lancaster County, South Carolina, containing 3.7 acres, more or less, and is more particularly shown and described by courses and distances on a Plat of Survey made by W.C. White, Surveyor, dated August 31, 1953, recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, in Plat Book 7 at page 36, as follows, to-wit: COMMENCING at a point in the center of line of U.S. Highway No. 521 298.8 feet from the corner of Jim Rogers property and running thence with the center line of U.S. Highway No. 521 S 12 E. 399.4 feet to a point; thence S 10-3/4 E 100 feet to a point; thence S 9 E 100 feet to a point; thence at an angle N 89 W 372.4 feet to a corner; thence at an angle N 22 E 333.5 feet to a point; thence N 12 1/2 E 144.5 feet to a point; thence N 36 1/2 E 162.8 feet to the beginning point or corner; bounded on the North, South and West by other lands of Mrs. M. L. Davidson and on the East by U.S. Highway No. 521.

Tract 2:
ALL that piece, parcel or tract of land, lying, being and situate in Indian land Township, Lancaster County, South Carolina, on the West side of Highway Number 521, containing 32.8 acres, more or less, designated as Tract Number Three on a Plat of Subdivision entitled "Map of property of Mrs. M. Lavinia Davidson", dated September 17, 1957, made by W.C. White, Surveyor, recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, in Plat Book 19 at Page 97, reference to which plat is made for a more particular description.
Less and except from the above described Tracts 1 and 2 is that property conveyed by Deed of Lavinia S. Lynch to Dallas Stephenson dated January 5, 1984, and recorded January 6, 1984 in Book E6, Page 5671, of the Register of Deeds of Lancaster County, South Carolina.

Tract 3:
All that certain piece, parcel or lot of land lying, being and situate in Indian Land Township, Lancaster County, South Carolina, west of U.S. Highway 521 north of the City of Lancaster, being shown, described and designated as Lot 3 (0.78 acre) on plat of survey entitled "LAVINIA S. LYNCH" dated October 18, 1982, made by BRADFORD M. HUCKS & SON, recorded as Plat # 6195 in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is by reference made a part hereof.

AS-SURVEYED LEGAL DESCRIPTION:

That certain tract or parcel of land situated, lying and being in Indian Land Township, Lancaster County, South Carolina, and being more particularly described as follows:

BEGINNING at an existing iron rod on the westerly margin of the right-of-way of Charlotte Highway (U. S. Highway 521 – variable width public right-of-way), said iron being on the southerly line of the Carol S. Bailey property as described in Deed Book 216, Page 42 of the Lancaster County, South Carolina, Public Registry, said iron being furthermore located South 08°22'37" East a distance of 4,225.89 feet (ground distance) from South Carolina Geodetic Survey Control Monument "Scotts" (NAD 83-2011 Coordinates N: 1,153,184.41 feet; E: 2,043,142.85 feet; Combined Grid Factor: 1.00003742), and runs thence from said BEGINNING point with the southerly line of the Bailey property as referenced above North 32°30'07" East a distance of 80.52 feet to a point in Charlotte Highway; thence with a line in Charlotte Highway the following seven (7) courses and distances: 1.) South 12°22'10" East a distance of 404.37 feet to a point; 2.) South 09°53'41" East a distance of 100.00 feet to a point; 3.) South 08°08'41" East a distance of 100.00 feet to a point; 4.) South 08°12'36" East a distance of 75.87 feet to a point; 5.) South 04°58'41" East a distance of 201.01 feet to a point; 6.) South 01°49'40" East a distance of 204.06f feet to a point; 7.) North 83°36'23" West a distance of 106.14 feet to an existing iron rod on the westerly margin of the right-of-way of Charlotte Highway, said iron being the northeasterly corner of the Bobby and Brenda Little property as described in Deed Book D13, Page 124 of said Registry; thence with Little's line the following two (2) courses and distances: 1.) North 83°36'23" West a distance of 119.91 feet to an existing iron rod; 2.) South 66°23'09" West a distance of 421.17 feet to an existing iron rod at the northeasterly corner of the Dallas C. Stephenson property as described in Deed Book A6, Page 307 of said Registry; thence with Stephenson's northerly line the following two (2) courses and distances: 1.) South 66°22'23" West a distance of 188.98 feet to an existing iron rod; 2.) South 85°02'44" West a distance of 372.27 feet to an existing iron rod at the northeasterly corner of the Melanie and Robert Bryant property as described in Deed Book 487, Page 276 of said Registry; thence with Bryant's northerly line the following three (3) courses and distances: 1.) South 50°57'53" West a distance of 239.73 feet to an existing iron rod; 2.) North 26°22'42" West a distance of 99.95 feet to an existing iron rod; 3.) North 76°25'27" West a distance of 61.17 feet to a capped existing iron rod at the northeasterly corner of the Denis and Anca Pista property as described in Deed Book 1167, Page 121 of said Registry; thence with the northerly line of the Pista tract the following two (2) courses and distances: 1.) North 07°13'34" West a distance of 46.30 feet to an existing iron rod; 2.) North 57°13'08" West a distance of 189.63 feet to an existing iron rod at the northeasterly corner of the David L. Whiting property as described in Deed Book 827, Page 319 of said Registry; thence with Whiting's northerly line the following sixteen (16) courses and distances: 1.) North 81°59'34" West a distance of 29.65 feet to an existing iron pipe; 2.) North 08°17'56" East a distance of 13.10 feet to a point in a creek branch; 3.) North 87°40'32" West a distance of 24.29 feet to a point in a creek branch; 4.) North 79°22'33" West a distance of 34.29 feet to a point in a creek branch; 5.) South 76°49'31" West a distance of 10.22 feet to a point in a creek branch; 6.) North 32°08'56" West a distance of 20.01feet to a point in a creek branch; 7.) South 33°06'41" West a distance of 38.90 feet to a point in a creek branch; 8.) North 45°31'45" West a distance of 36.69 feet to a point in a creek branch; 9.) North 80°18'26" West a distance of 96.57 feet to a point in a creek branch; 10.) North 35°55'52" West a distance of 19.91 feet to a point in a creek branch; 11.) North 47°20'00" West a distance of 29.00 feet to a point in a creek branch; 12.) North 18°02'18" West a distance of 15.49 feet to a point in a creek branch; 13.) North 37°57'22" West a distance of 19.13 feet to a point in a creek branch; 14.) North 71°35'13" West a distance of 9.81 feet to a point in a creek branch; 15.) South 21°45'34" West a distance of 15.19 feet to a point in a creek branch; 16.) South 09°08'09" East, and passing an existing iron rod at 14.19 feet, for a total distance of 129.49 feet to an existing iron rod at the northeasterly corner of the Craig and Rebeca Drozdz property as described in Deed Book 1097, Page 339 of said Registry; thence with the line of the Drozdz property South 87°25'02" West a distance of 230.89 feet to an existing iron rod; thence with another line of the Drozdz property as referenced above, and continuing with the northerly line of the Dallas C. Stephenson property as described in Deed Book A6, Page 307 of said Registry, South 87°26'14" West a distance of 354.78 feet to an existing iron rod; thence continuing with the northerly line of the Dallas C. Stephenson property as referenced above the following two (2) courses and distances: 1.) South 57°05'52" West a distance of 60.21 feet to an existing iron rod; 2.) North 69°01'28" West a distance of 409.10 feet to an existing iron rod on the easterly line of the Grace H. Hucks property as described in Deed Book M11, Page 59 of said Registry; thence with Hucks' easterly line North 01°23'09" West a distance of 391.47 feet to an existing iron rod at the southwesterly corner of the SRAM 1, LLC property as described in Deed Book 1346, Page 183 of said Registry; thence with the southerly line of the SRAM1, LLC property North 68°33'30" East a distance of 31.11 feet to an existing iron rod at the corner of the Carol S. Bailey property as described in Deed Book 216, Page 42 of said Registry; thence with Bailey's line the following eight (8) courses and distances: 1.) South 60°18'59" East a distance of 428.00 feet to a capped existing iron rod; 2.) South 81°20'05" East a distance of 296.79 feet to an existing "X" in a 10" Gum tree; 3.) North 77°01'23" East a distance of 341.02 feet to an existing iron rod; 4.) North 76°36'41" East a distance of 738.38 feet to an existing iron rod; 5.) North 76°36'59" East a distance of 799.51 feet to an existing iron rod; 6.) North 25°45'37" East a distance of 333.22 feet to an existing iron rod; 7.) North 08°43'11" East a distance of 144.70 feet to an existing iron rod; 8.) North 32°30'07" East a distance of 82.28 feet to the point and place of BEGINNING; containing 1,397,084 square feet or 32.073 acres, more or less, as shown on a survey by James Mauney & Associates, P.A. dated October 14, 2020, as revised (Map File F-2116).

SCHEDULE B – SECTION 2 EXCEPTIONS

NOTES CORRESPONDING TO SCHEDULE B – PART II EXCEPTIONS
CHICAGO TITLE INSURANCE COMPANY
ORDER NUMBER: HOI609200265
COMMITMENT DATE: July 22, 2020, Version Number 1

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met. (NOT ADDRESSED ON SURVEY.)
2. Rights or claims of parties in possession not shown by the Public Records. (NOT DIRECTLY ADDRESSED ON SURVEY.)
3. Any encroachment, encumbrance, violation or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (SURVEY MATTERS ARE SHOWN.)
4. Easements, or claims of easements, not shown by the Public Records. (NOT DIRECTLY ADDRESSED ON SURVEY.)
5. Any lien, or right to a lien, for services, labor, or material heretofore furnished, imposed by law and not shown by the Public Records. (NOT ADDRESSED ON SURVEY.)
6. Taxes and assessments for the year 2020 and subsequent years, which are a lien, but are not yet due and payable. (NOT ADDRESSED ON SURVEY.)
7. Possible tax lien in favor of the State of South Carolina pursuant to § 12-54-124 of the South Carolina Code of Laws 1976. This exception will be removed upon receipt of Certificate of Tax Compliance issued by the SC Department of Revenue or a Transferor Affidavit Tax Lien Inapplicable executed by the Seller in the form prescribed by the SC Department of Revenue as set forth in the requirements section herein. (NOT ADDRESSED ON SURVEY.)
8. The Land described in Schedule A shall not include any house trailer or mobile home located on the Land. (Note: This exception will be deleted upon compliance with the requirements for an ALTA 7 endorsement as described in Schedule B-1). (THE MOBILE HOME OR DWELLING LOCATED ON THE SITE IS SHOWN.)
9. Taxes for the year 2020 and prior years due to the failure to assess the house trailer, manufactured home, mobile home or mobile dwelling on the Land. (NOT ADDRESSED ON SURVEY.)
10. No insurance is afforded as to the exact amount of acreage contained in the Land. (ACREAGE CALCULATION IS SHOWN.)
11. Sewer Easement Agreement by and between Lavinia Stephenson Lynch Living Trust and Lancaster County Economic Development Corporation as recorded in Book 329, Page 11; as affected by Assignment of Sewer Easement Agreement in favor of the Lancaster County Water and Sewer District recorded in Book 379, Page 186, all of the Lancaster County Public Records. (PERMANENT EASEMENT DESCRIBED IN DEEDS 329-11 & 379-186 IS SHOWN.)
12. Easement in favor of Duke Power Company as recorded in Book E6, Page 1938, Lancaster County Public Records. (EASEMENT DESCRIBE IN DEED E6-1938 IS GENERAL IN NATURE AND CANNOT BE SPECIFICALLY LOCATED.)
13. Easements in favor of Duke Power Company as recorded in Book E6, Page 3309 and Book F6, Page 3615, all of the Lancaster County Public Records. (EASEMENTS DESCRIBED IN DEEDS E6-3309 AND F6-3615 ARE GENERAL IN NATURE AND CANNOT BE SPECIFICALLY LOCATED.)
14. General Permit in favor of Fort Mill Telephone Company as recorded in Book E6, Pages 2840, 2844, and 2846, all of the Lancaster County Public Records. (THE 10' FORT MILL TELEPHONE COMPANY EASEMENT DESCRIBED IN DEEDS E6-2840, E6-2844 & E6-2846 IS SHOWN.)
15. Any portion of the Land lying within the Right-of-Way of U.S. Highway # 521. (THE PORTION OF THE PROPERTY WITHIN THE RIGHT-OF-WAY OF HIGHWAY 521 IS SHOWN.)

ALTA/NSPS LAND TITLE SURVEY

SURVEY PREPARED FOR:
PEDCOR INVESTMENTS
SITE: #9425 CHARLOTTE HIGHWAY
REFERENCE DEED 131, PAGE 238 & DEED E6, PAGE 5670
REFERENCE PLAT BOOK: 6195, PLAT BOOK 19, PAGE 97 AND PLAT BOOK 7, PAGE 36
INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA
TAX PARCEL: #0008-00-077.00
TOTAL AREA SURVEYED: 1,397,084 SQ.FT. OR 32.073 ACRES

TO: PEDCOR INVESTMENTS AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11, 12, 13, 16, 17, 18, 19 AND 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 2020.

DATE OF PLAT OR MAP OCTOBER 14, 2020.

I HEREBY STATE THAT TO BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SIGNED: J. JEFFREY COBB – PLS NO: 9667

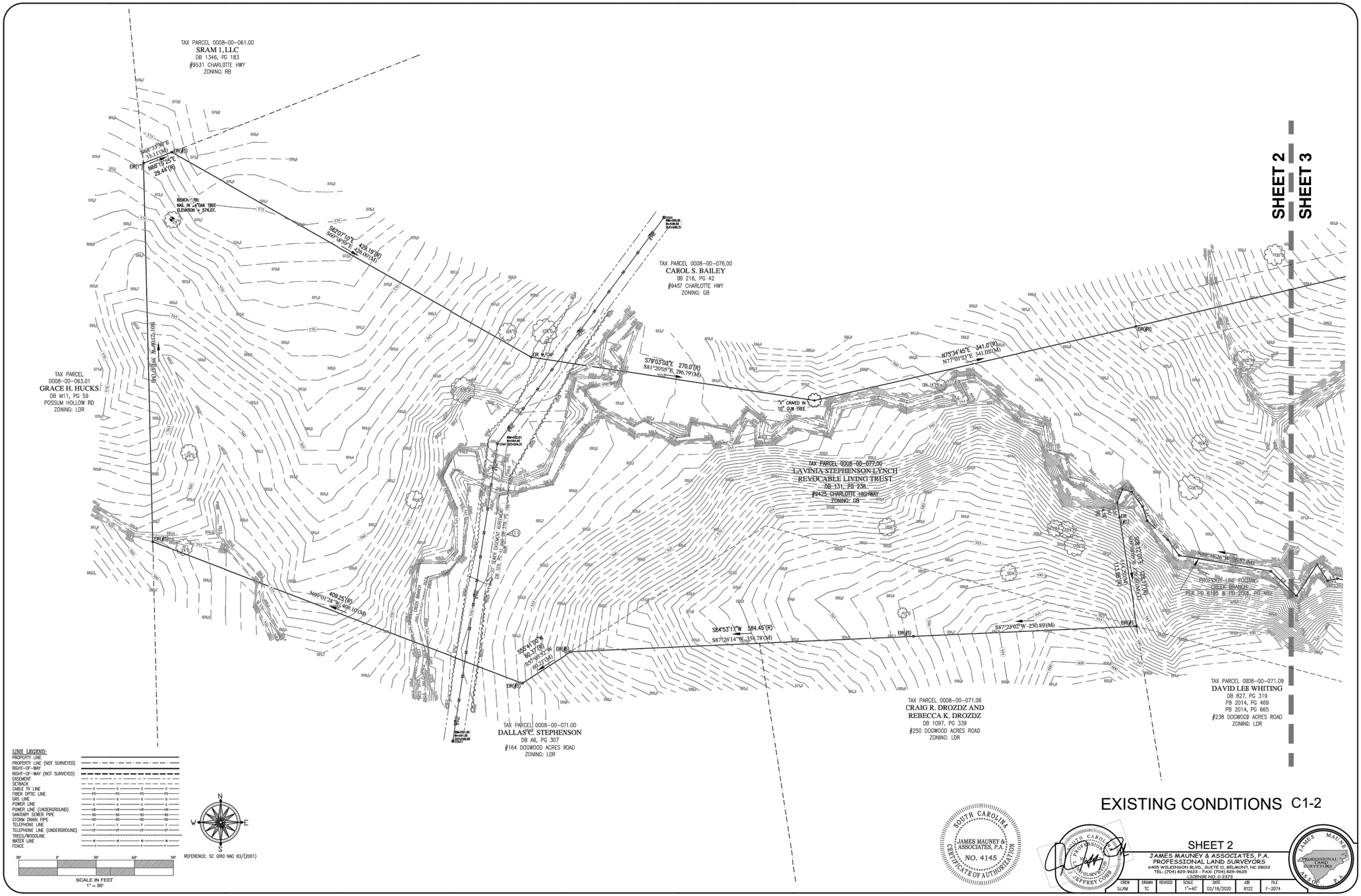
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 9667 J. JEFFREY COBB

SHEET 1

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
6405 WILKINSON BLVD., SUITE 11, BELMONT, NC 28012
TEL: (704) 829-9623 - FAX: (704) 829-9625
LICENSE NO. C-2373

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
SJ,RM	TC		1"=120'	10/14/2020	8218	F-2116

JAMES MAUNEY & ASSOC., P.A. PROFESSIONAL LAND SURVEYORS



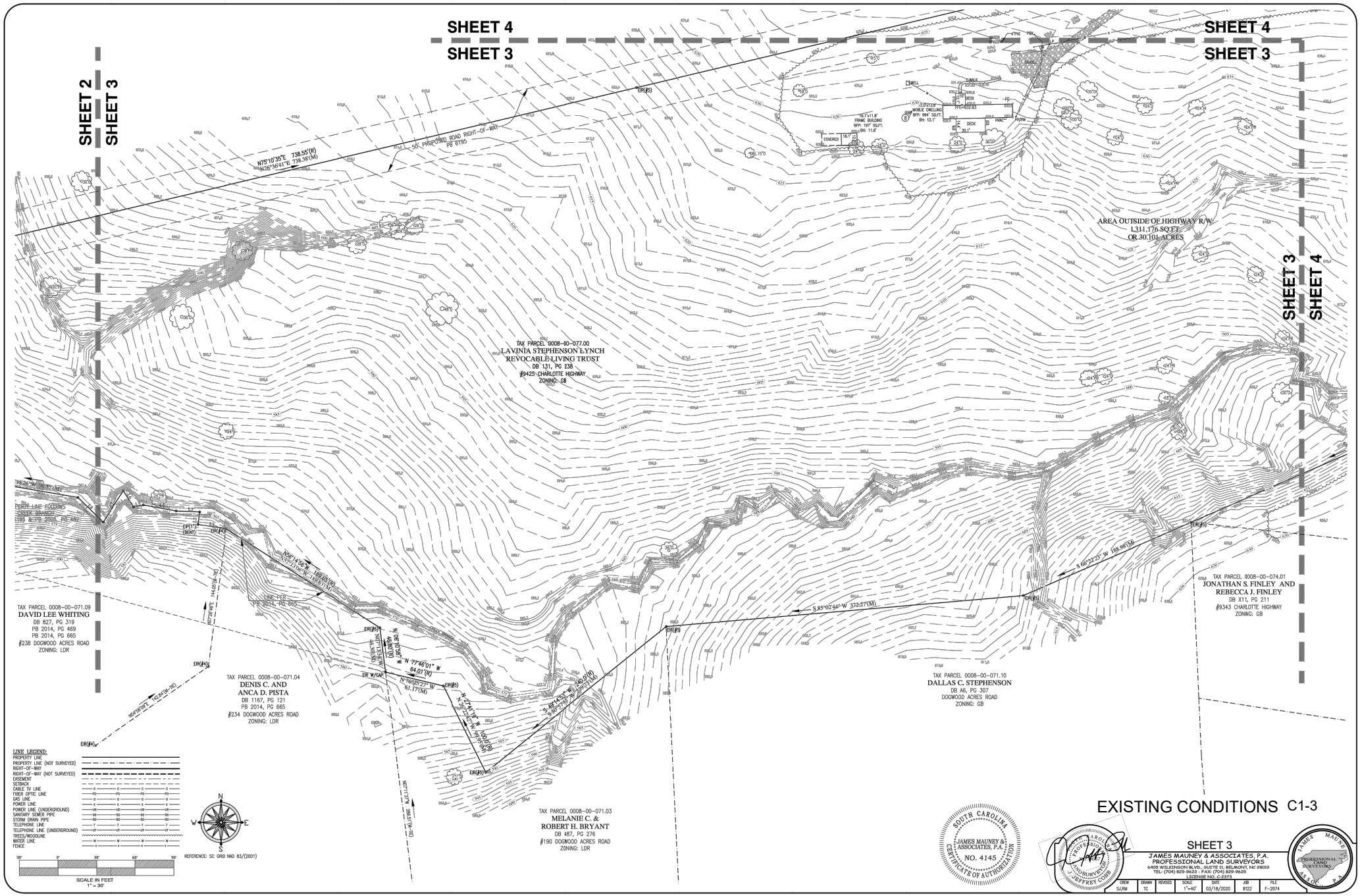
EXISTING CONDITIONS C1-2

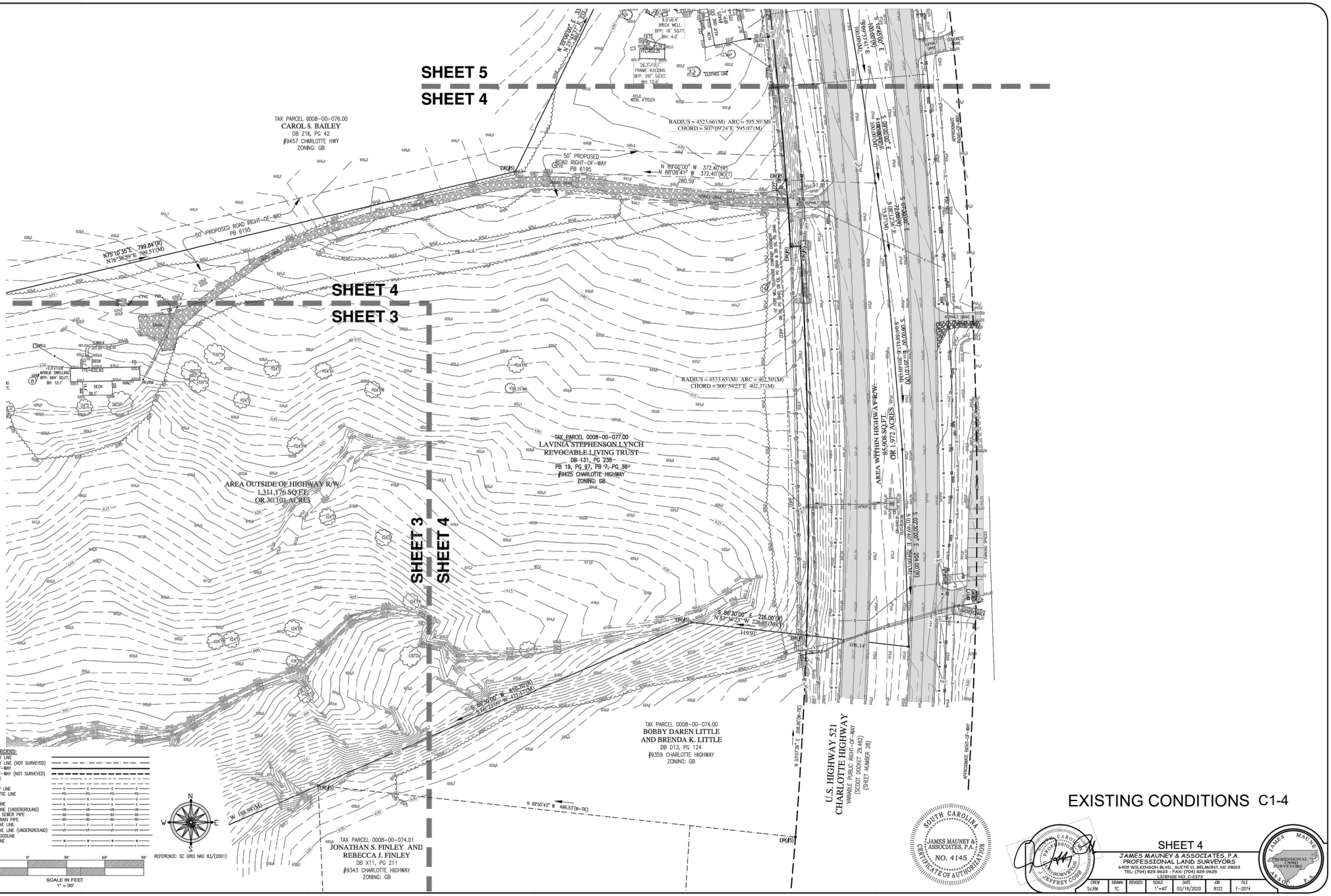
SHEET 2

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
6405 WILKINSON BLVD., SUITE 11, BELMONT, NC 28012
TEL: (704) 829-9623 - FAX: (704) 829-9625
LICENSURE NO. C-2373

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
SURM	TC		1"=40'	03/18/2020	8122	F-2074

SOUTH CAROLINA
JAMES MAUNEY & ASSOCIATES, P.A.
NO. 4145
CERTIFICATE OF AUTHORIZATION


SHEET 4
SHEET 3
SHEET 2
SHEET 3
SHEET 4
SHEET 3
SHEET 3
SHEET 4
50' PROPOSED ROAD RIGHT-OF-WAY
PB 6195
N75°10'35"E 738.55'(R)
N76°36'41"E 738.38'(M)
AREA OUTSIDE OF HIGHWAY R/W
1,311,176 SQ FT
OR 30.101 ACRES
TAX PARCEL 0008-00-077.00
LA VINIA STEPHENSON LYNCH
REVOCABLE LIVING TRUST
DB 131, PG 238
#9425 CHARLOTTE HIGHWAY
ZONING: GB
TAX PARCEL 0008-00-071.09
DAVID LEE WHITING
DB 827, PG 319
PB 2014, PG 469
PB 2014, PG 665
#238 DOGWOOD ACRES ROAD
ZONING: LDR
TAX PARCEL 0008-00-071.04
DENIS C. AND
ANCA D. PISTA
DB 1167, PG 121
PB 2014, PG 665
#234 DOGWOOD ACRES ROAD
ZONING: LDR
TAX PARCEL 0008-00-071.10
DALLAS C. STEPHENSON
DB A6, PG 307
DOGWOOD ACRES ROAD
ZONING: GB
TAX PARCEL 0008-00-074.01
JONATHAN S. FINLEY AND
REBECCA J. FINLEY
DB X11, PG 211
#9343 CHARLOTTE HIGHWAY
ZONING: GB
TAX PARCEL 0008-00-071.03
MELANIE C. &
ROBERT H. BRYANT
DB 187, PG 276
#190 DOGWOOD ACRES ROAD
ZONING: LDR
PERIT LINE FOOTHILLS
CREEK BRANCH
DB 5195 & PB 2004, PG 162
LINE PER
PB 2014, PG 665
LINE LEGEND:
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
TREES/WOODLINE
WATER LINE
FENCE
REFERENCE: SC GRID NAD 83/(2001)
SCALE IN FEET
1" = 30'
SOUTH CAROLINA
JAMES MAUNEY & ASSOCIATES, P.A.
NO. 4145
CERTIFICATE OF AUTHORIZATION
EXISTING CONDITIONS C1-3
SHEET 3
JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
6405 WILKINSON BLVD., SUITE 11, BELMONT, NC 28012
TEL: (704) 829-9623 - FAX: (704) 829-9625
LICENSE NO. C-2373
CREW: SURM
DRAWN: TC
REVISED:
SCALE: 1"=40'
DATE: 03/18/2020
JOB: 8122
FILE: F-2074

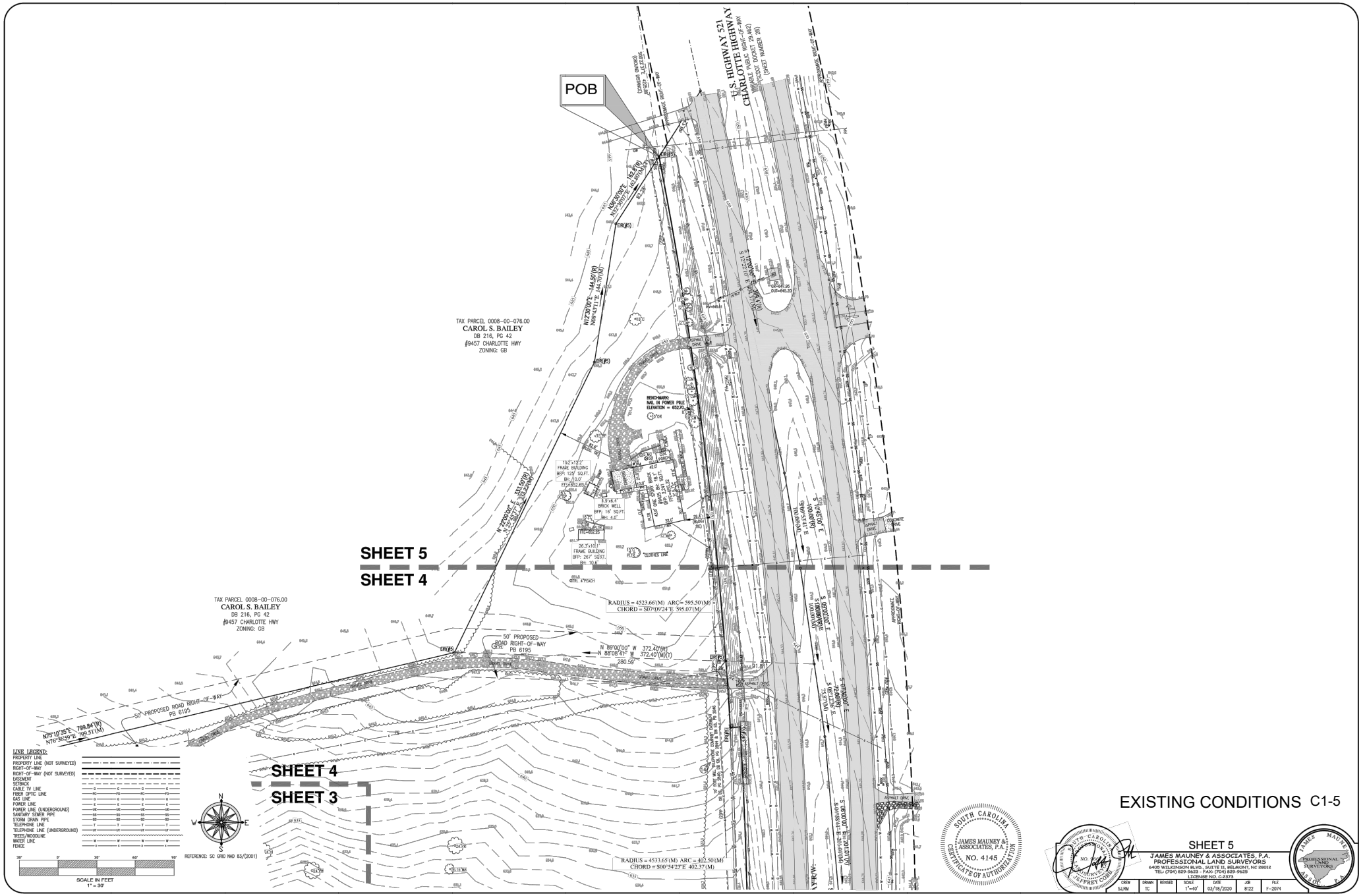


EXISTING CONDITIONS C1-4

SHEET 4

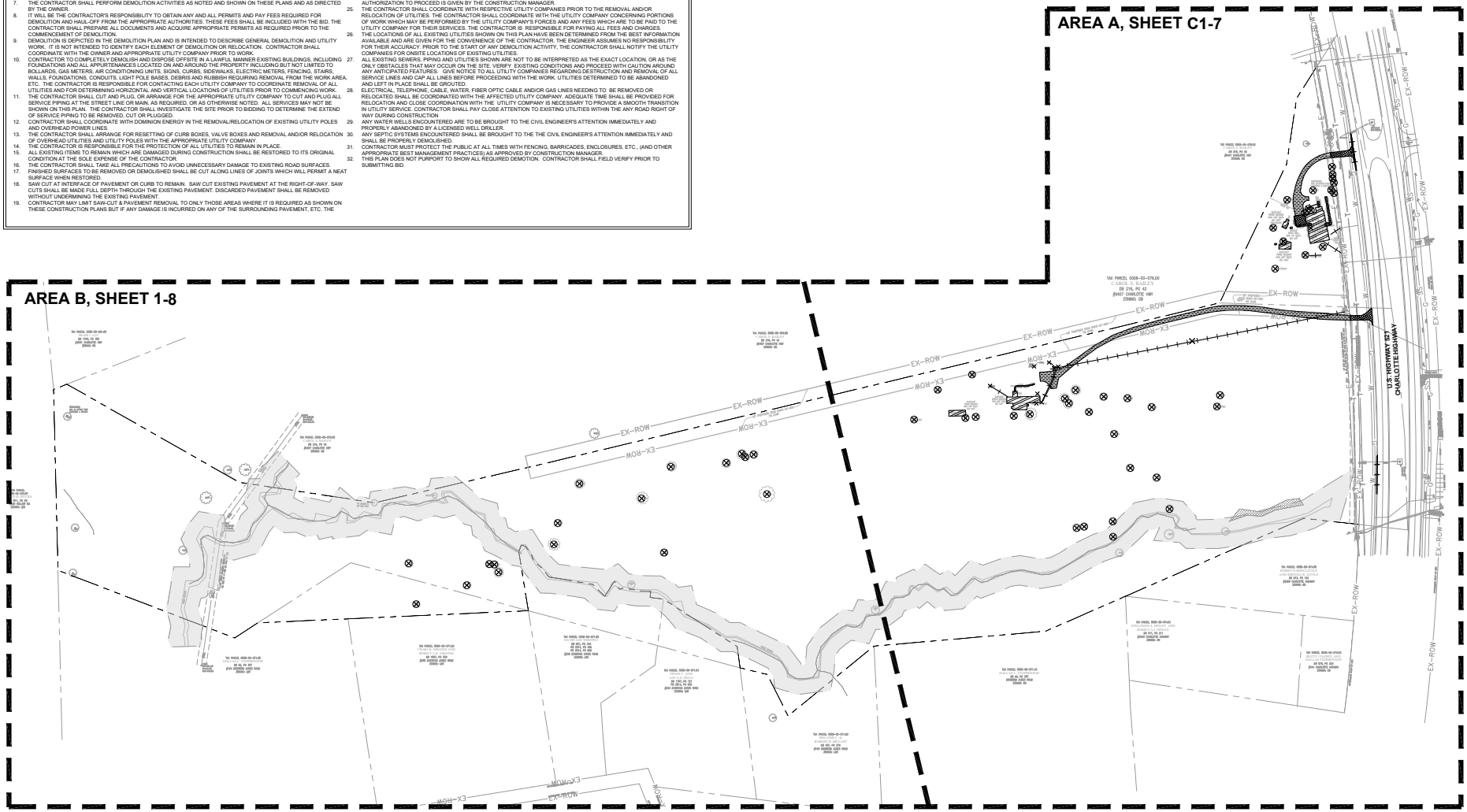
JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
6405 WILKINSON BLVD., SUITE 11, BELMONT, NC 28012
TEL: (704) 829-9623 - FAX: (704) 829-9625
LICENSURE NO. C-2373

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
SURM	TC		1"=40'	03/18/2020	8122	F-2074


POB
U.S. HIGHWAY 521
CHARLOTTE HIGHWAY
(VARIABLE PUBLIC WIDTH R/W)
(NCDOT DOCKET 28.462)
(SHEET NUMBER 28)
TAX PARCEL 0008-00-076.00
CAROL S. BAILEY
DB 216, PG 42
#9457 CHARLOTTE HWY
ZONING: GB
BENCHMARK:
NAIL IN POWER POLE
ELEVATION = 652.70'
10.2'x12.2'
FRAME BUILDING
BFP: 125' SQ.FT.
BH: 10.0'
FFE=652.65
8'x14.4'
BRICK WELL
BFP: 16' SQ.FT.
BH: 4.0'
FFE=652.25
26.3'x10.1'
FRAME BUILDING
BFP: 267' SQ.FT.
BH: 10.6'
FFE=652.25
"CLOTHES LINE
6"DIA. 4"PEACH
50' PROPOSED
ROAD RIGHT-OF-WAY
PB 6195
SHEET 5
SHEET 4
SHEET 4
SHEET 3
RADIUS = 4523.66'(M) ARC = 595.50'(M)
CHORD = S07°09'24"E 595.07'(M)
RADIUS = 4533.65'(M) ARC = 402.50'(M)
CHORD = S00°54'23"E 402.37'(M)
N 89°00'00" W 372.40'(M)
N 88°08'41" W 372.40'(M)(T)
280.59'
N75°10'35"E 799.84'(R)
N76°36'59"E 799.51'(M)
S 72°26'00" E 75.00'(M)
S 72°26'00" E 75.00'(M)
S 08°27'00" W 75.00'(M)
S 08°27'00" W 75.00'(M)
S 72°26'00" E 75.00'(M)
S 72°26'00" E 75.00'(M)
S 17°34'00" W 210.00'(M)
S 17°34'00" W 210.00'(M)
S 72°26'00" E 75.00'(M)
S 72°26'00" E 75.00'(M)
S 17°34'00" W 210.00'(M)
S 17°34'00" W 210.00'(M)
N 72°26'00" W 75.00'(M)
N 72°26'00" W 75.00'(M)
N 17°34'00" E 210.00'(M)
N 17°34'00" E

DEMOLITION NOTES

1. NO DEMOLITION SHALL OCCUR ON ADJACENT PROPERTIES
2. ADDITIONAL ONSITE STORM PIPE AND STRUCTURES MAY BE ENCOUNTERED DURING CONSTRUCTION. SHOULD ANY UNCHARTED UTILITIES BE ENCOUNTERED, CONTRACTOR TO NOTIFY OWNER AND ENGINEER PRIOR TO PROCEEDING WITH DEMOLITION.
3. NO DEMOLITION ACTIVITIES SHALL OCCUR IN THE SCDOT RIGHT-OF-WAY WITHOUT AN EXECUTED ENCROACHMENT AGREEMENT.
4. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.
5. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PER THE SEQUENCE PRIOR TO BEGINNING DEMOLITION WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
7. THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER.
8. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES. THESE FEES SHALL BE INCLUDED WITH THE BID. THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION.
9. DEMOLITION IS DEPICTED IN THE DEMOLITION PLAN AND IS INTENDED TO DESCRIBE GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORK.
10. CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING FOUNDATIONS AND ALL APPURTENANCES LOCATED ON AND AROUND THE PROPERTY INCLUDING BUT NOT LIMITED TO BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, STAIRS, WALLS, FOUNDATIONS, CONDUITS, LIGHT POLE BASES, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA, ETC. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
11. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTEND OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
12. CONTRACTOR SHALL COORDINATE WITH DOMINION ENERGY IN THE REMOVAL/RELOCATION OF EXISTING UTILITY POLES AND OVERHEAD POWER LINES.
13. THE CONTRACTOR SHALL ARRANGE FOR RESETTING OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND UTILITY POLES WITH THE APPROPRIATE UTILITY COMPANY.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
15. ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.
16. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACES.
17. FINISHED SURFACES TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
18. SAW CUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAW CUT EXISTING PAVEMENT AT THE RIGHT-OF-WAY. SAW CUTS SHALL BE MADE FULL DEPTH THROUGH THE EXISTING PAVEMENT. DISCARDED PAVEMENT SHALL BE REMOVED WITHOUT UNDERMINING THE EXISTING PAVEMENT.
19. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
20. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES THROUGHOUT CONSTRUCTION.
21. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
22. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
23. ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR ONLY AFTER NOTIFICATION OF THE CIVIL ENGINEER AND AUTHORIZATION TO PROCEED IS GIVEN BY THE CONSTRUCTION MANAGER.
24. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY AN APPROPRIATELY LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH FEDERAL AND STATE REQUIREMENTS ONLY AFTER NOTIFICATION OF THE CIVIL ENGINEER AND AUTHORIZATION TO PROCEED IS GIVEN BY THE CONSTRUCTION MANAGER.
25. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
26. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
27. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED.
28. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
29. ANY WATER WELLS ENCOUNTERED ARE TO BE BROUGHT TO THE CIVIL ENGINEER'S ATTENTION IMMEDIATELY AND PROPERLY ABANDONED BY A LICENSED WELL DRILLER.
30. ANY SEPTIC SYSTEMS ENCOUNTERED SHALL BE BROUGHT TO THE THE CIVIL ENGINEER'S ATTENTION IMMEDIATELY AND SHALL BE PROPERLY DEMOLISHED.
31. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
32. THIS PLAN DOES NOT PURPORT TO SHOW ALL REQUIRED DEMOTION. CONTRACTOR SHALL FIELD VERIFY PRIOR TO SUBMITTING BID.



No.	REVISIONS	DATE	BY

Kimley»Horn
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200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
SC LICENSE #COA01168

NOT FOR CONSTRUCTION

KH PROJECT 017046011
DATE: 03/03/21
SCALE AS SHOWN
DESIGNED BY ES/MP
DRAWN BY ES
CHECKED BY MP

OVERALL DEMOLITION PLAN

HAWTHORN HILLS APARTMENT HOMES

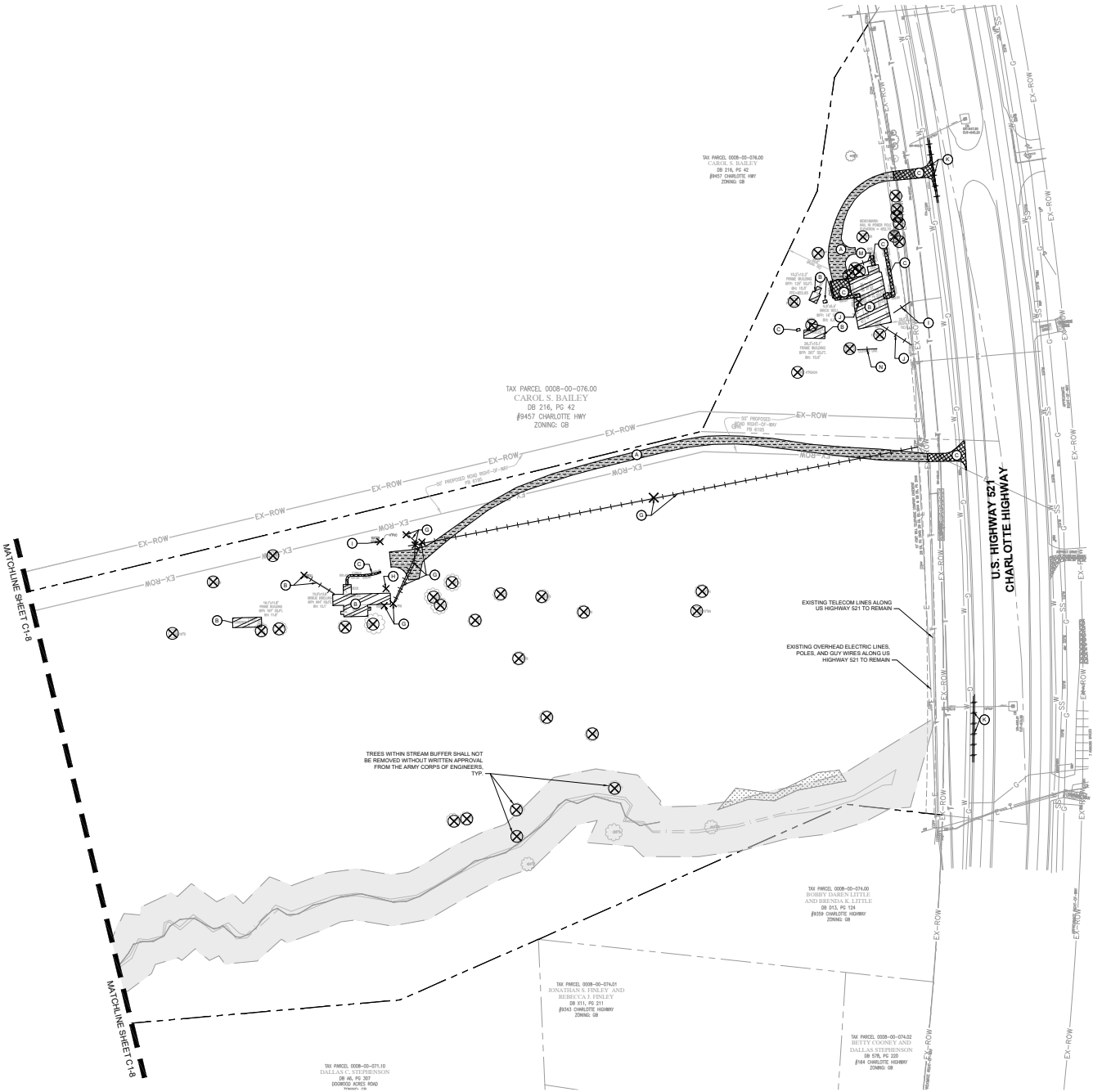
PREPARED FOR
PEDCOR INVESTMENTS

LANCASTER SC

SHEET NUMBER
C1-6

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Schroeder, Teddie Sheet Set:LANCASTER Layout:C1-6 OVERALL DEMOLITION PLAN March 03, 2021 01:50:17pm K:\CHL_PRJ\017046 Pedcor\011 Lancaster\02 - DWG\PlanSheets\C1-6 DEMOLITION PLAN.dwg



DEMOLITION LEGEND	
A	EXISTING GRAVEL TO BE REMOVED
B	EXISTING STRUCTURE TO BE REMOVED
C	EXISTING PAVEMENT TO BE REMOVED
	EXISTING TREE TO BE REMOVED
	EXISTING UTILITY STRUCTURE TO BE REMOVED
	EXISTING LINEAR UTILITY OR SITE OBJECT TO BE REMOVED
	TREE PROTECTION FENCE
D	NOT USED
E	EXISTING STORM STRUCTURE / PIPE TO BE REMOVED
F	EXISTING SANITARY SEWER STRUCTURE / PIPE TO BE REMOVED
G	EXISTING POWER STRUCTURE / LINE TO BE REMOVED
H	EXISTING GAS LINE / METER TO BE REMOVED
I	EXISTING WATER LINE / METER / VALVE TO BE REMOVED
J	EXISTING TELECOMMUNICATION LINE / BOX TO BE REMOVED
K	CURB TO BE REMOVED
L	EXISTING UTILITY TO REMAIN/TO BE PROTECTED
M	EXISTING WALL TO BE REMOVED

NOTES

1. SEE OVERALL DEMOLITION PLAN, SHEET C1-6, FOR GENERAL DEMOLITION NOTES.
2. NO DEMOLITION ACTIVITY SHALL OCCUR IN US HIGHWAY 521 RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL FROM SCDOT.

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

South Carolina 811 Call 811 Before you Dig

No.	REVISIONS	DATE	BY

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SC LICENSE #COA0168

NOT FOR CONSTRUCTION

KH PROJECT 017046011
DATE: 03/03/21
SCALE AS SHOWN
DESIGNED BY ES/MP
DRAWN BY ES
CHECKED BY MP

DEMOLITION PLAN AREA A

HAWTHORN HILLS APARTMENT HOMES

PREPARED FOR
PEDCOR INVESTMENTS

LANCASTER SC

SHEET NUMBER
C1-7

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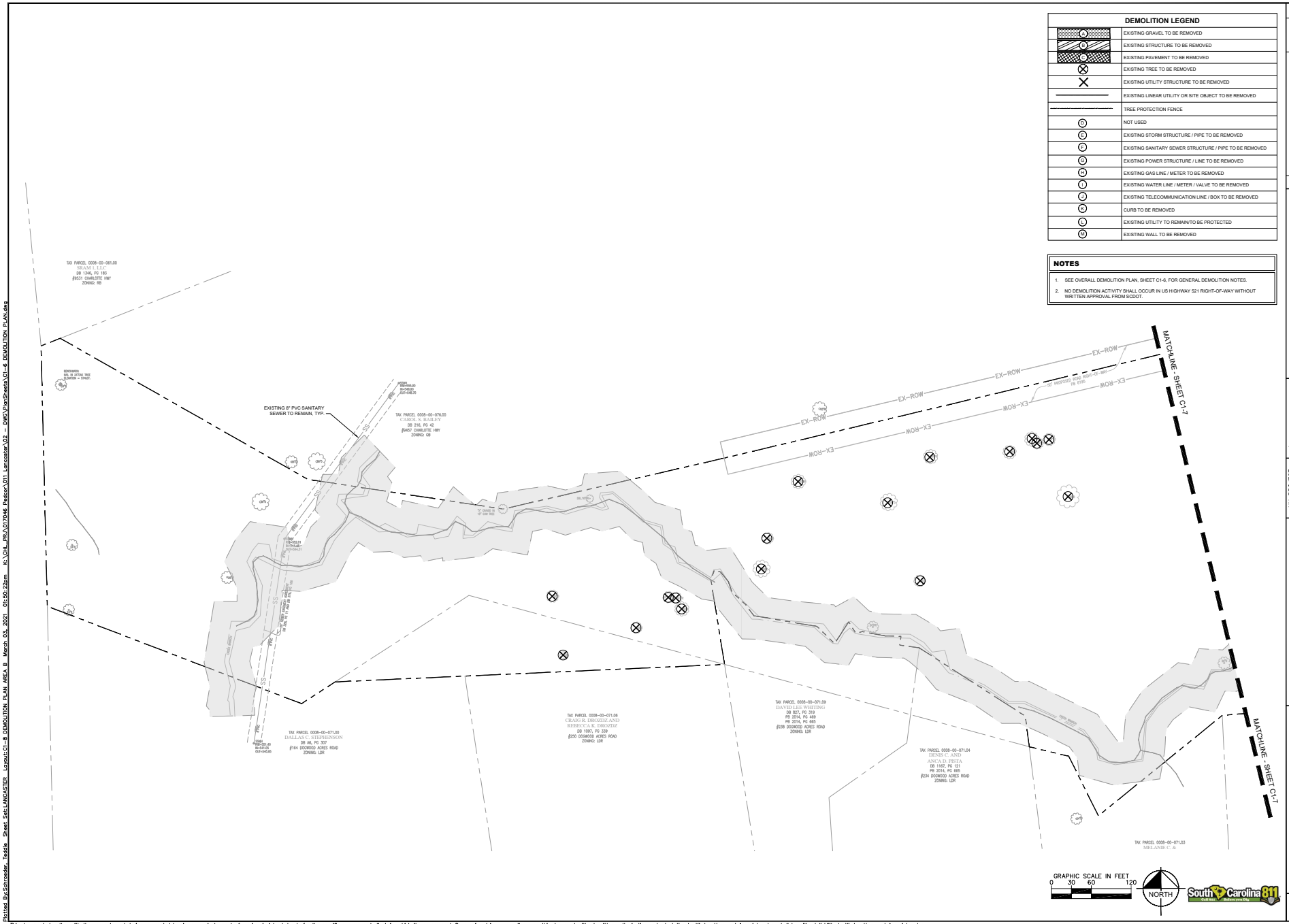

Plotted By:Schroeder, Teddie Sheet Set:LANCASTER Layout:C1-8 DEMOLITION PLAN AREA B March 03, 2021 01:50:22pm K:\CHL_PRJ\307046 Pedcor\011 Lancaster\02 - DWG\PlanSheets\C1-6 DEMOLITION PLAN.dwg

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KH PROJECT 017046011
DATE: 03/03/21
SCALE AS SHOWN
DESIGNED BY ES/MP
DRAWN BY ES
CHECKED BY MP

DEMOLITION PLAN AREA B

HAWTHORN HILLS APARTMENT HOMES

PREPARED FOR
PEDCOR INVESTMENTS

LANCASTER SC

SHEET NUMBER
C1-8

SITE DATA TABLE		
PARCEL ID	0008-00-077	
PARCEL ACREAGE	± 30.1 ACRES	
FEMA PANEL	45057C0076E	
SITE OVERLAY	HIGHWAY CORRIDOR OVERLAY	
WATERSHED	CANE CREEK CATAWBA	
CURRENT ZONING	GENERAL BUSINESS (GB)	
PROPOSED ZONING	MIXED-USE (MX)	
BUILDINGS ALLOWED		
BUILDINGS PROPOSED	12 TOTAL (9 GARDEN STYLE, 1 CLUBHOUSE, 2 GENERAL OFFICE)	
TREE PROTECTION REQUIRED		
TREE PROTECTION PROPOSED		
DENSITY ALLOWED *	15 DUA	
DENSITY PROPOSED	7 DUA	
	GARDEN STYLE BUILDINGS	**GENERAL OFFICE BUILDINGS**
TOTAL BUILDING AREA PROPOSED	99,855 SF (4,607 SF CLUBHOUSE)	28,800 SF
UNITS ALLOWED		N/A
UNITS PROPOSED	216 AFFORDABLE DWELLING UNITS	N/A
PRIMARY STREET SETBACK	10 Ft	0-FT
SECONDARY STREET SIDE SETBACK	10 Ft	0-FT
SIDE INTERIOR SETBACK	5 FT (50 FT ACCESSORY STRUCTURE)	5-FT
REAR SETBACK	20 FT (30 FT ACCESSORY STRUCTURES)	5-FT
BUILDING HEIGHT ALLOWED	3 STORIES OR 45 FT	4 STORIES, OR 60 FT
BUILDING HEIGHT PROPOSED	3 STORIES, 45 FT	3 STORIES, 45 FT
LANDSCAPE BUFFER	TYPE A (20 FT MIN. BUFFER ADJACENT TO LDR PROPERTIES	
TOTAL PARKING REQUIRED	1.5 SPACES / UNIT = 324 SPACES (ZONING)	
TOTAL PARKING PROPOSED	356 SPACES	100 SPACES
ADA PARKING PROPOSED	22 SPACES	5 SPACES
STANDARD PARKING PROPOSED	334 SPACES	95 SPACES

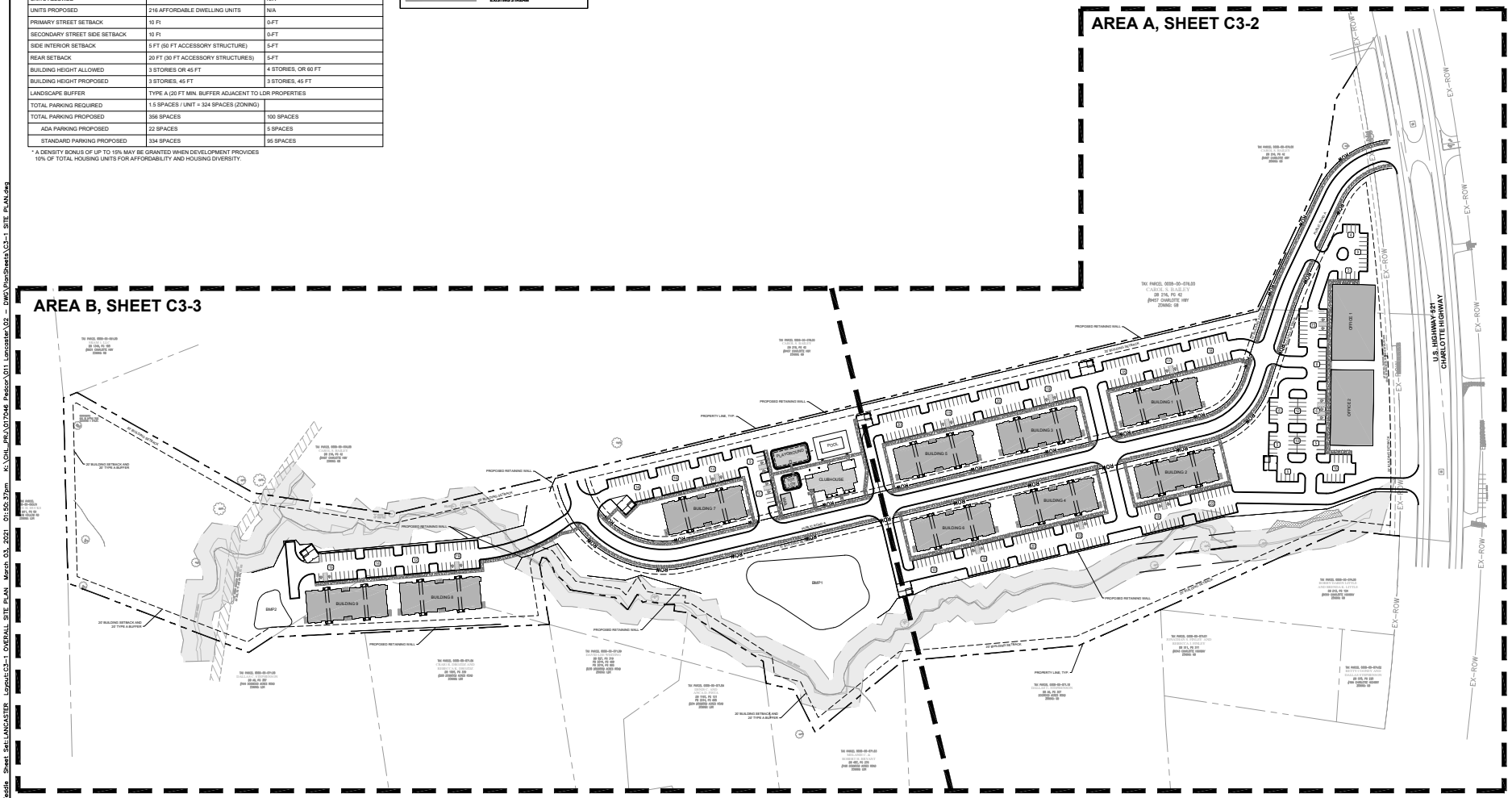
* A DENSITY BONUS OF UP TO 15% MAY BE GRANTED WHEN DEVELOPMENT PROVIDES 10% OF TOTAL HOUSING UNITS FOR AFFORDABILITY AND HOUSING DIVERSITY.

SITE LEGEND

- STANDARD DUTY PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- STREAM BUFFER
- EXISTING WETLANDS
- PROPOSED CURB AND GUTTER
- # PROPOSED PARKING COUNT
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY TO BE DEDICATED
- 50-FT STREAM BUFFER
- EXISTING STREAM

GENERAL NOTES

1. SEE "GENERAL NOTES" SHEET FOR SITE GENERAL CONSTRUCTION NOTES, PAVING, STRIPING, GRADING, AND ZONING NOTES.
2. SEE "EXISTING CONDITIONS" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING, AND USE
3. SEE "SITE DETAILS" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS
4. ALL DIMENSIONS SHOWN ARE MEASURED FORM THE FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS LABELED "EOP" ARE MEASURED FROM LIP OF GUTTER TO LIP OF GUTTER
5. ALL RADII SHALL BE 3' UNLESS OTHERWISE NOTED



GRAPHIC SCALE IN FEET 0 50 100 200

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NOT FOR CONSTRUCTION

KH PROJECT	017046011
DATE:	03/03/21
SCALE	AS SHOWN
DESIGNED BY	ES/MP
DRAWN BY	ES
CHECKED BY	MP

OVERALL SITE PLAN

HAWTHORN HILLS APARTMENT HOMES

PREPARED FOR
PEDCOR INVESTMENTS

LANCASTER SC

SHEET NUMBER
C3-1

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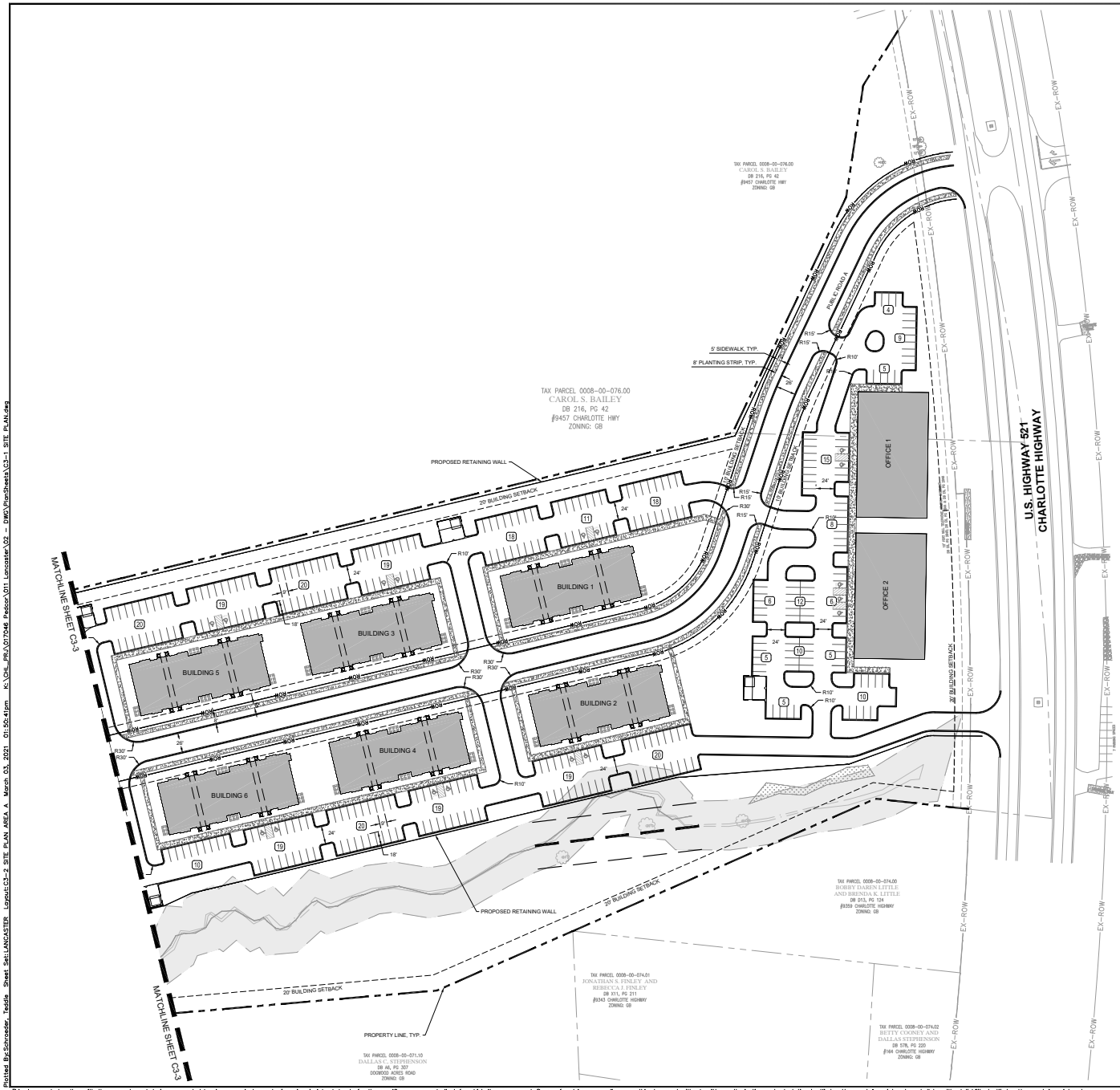

SITE DATA TABLE		
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FEMA PANEL	45057C0076E	
SITE OVERLAY	HIGHWAY CORRIDOR OVERLAY	
WATERSHED	CANE CREEK CATAWBA	
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PROPOSED ZONING	MIXED-USE (MX)	
BUILDINGS ALLOWED		
BUILDINGS PROPOSED	12 TOTAL (9 GARDEN STYLE, 1 CLUBHOUSE, 2 GENERAL OFFICE)	
TREE PROTECTION REQUIRED		
TREE PROTECTION PROPOSED		
DENSITY ALLOWED *	15 DUA	
DENSITY PROPOSED	7 DUA	
	GARDEN STYLE BUILDINGS	**GENERAL OFFICE BUILDINGS**
TOTAL BUILDING AREA PROPOSED	99,855 SF (4,607 SF CLUBHOUSE)	28,800 SF
UNITS ALLOWED		N/A
UNITS PROPOSED	216 AFFORDABLE DWELLING UNITS	N/A
PRIMARY STREET SETBACK	10 Ft	0-FT
SECONDARY STREET SIDE SETBACK	10 Ft	0-FT
SIDE INTERIOR SETBACK	5 FT (50 FT ACCESSORY STRUCTURE)	5-FT
REAR SETBACK	20 FT (30 FT ACCESSORY STRUCTURES)	5-FT
BUILDING HEIGHT ALLOWED	3 STORIES OR 45 FT	4 STORIES, OR 60 FT
BUILDING HEIGHT PROPOSED	3 STORIES, 45 FT	3 STORIES, 45 FT
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* A DENSITY BONUS OF UP TO 15% MAY BE GRANTED WHEN DEVELOPMENT PROVIDES 10% OF TOTAL HOUSING UNITS FOR AFFORDABILITY AND HOUSING DIVERSITY.

GENERAL NOTES

1. SEE "GENERAL NOTES" SHEET FOR SITE GENERAL CONSTRUCTION NOTES, PAVING, STRIPING, GRADING, AND ZONING NOTES.
2. SEE "EXISTING CONDITIONS" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING, AND USE
3. SEE "SITE DETAILS" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS
4. ALL DIMENSIONS SHOWN ARE MEASURED FORM THE FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS LABELED "EOP" ARE MEASURED FROM LIP OF GUTTER TO LIP OF GUTTER
5. ALL RADII SHALL BE 3' UNLESS OTHERWISE NOTED

SITE LEGEND

- STANDARD DUTY PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- STREAM BUFFER
- EXISTING WETLANDS
- PROPOSED CURB AND GUTTER
- (#) PROPOSED PARKING COUNT
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING RIGHT-OF-WAY
- ROW RIGHT-OF-WAY TO BE DEDICATED
- 50-FT STREAM BUFFER
- EXISTING STREAM

SITE LEGEND

A	30" CONCRETE CURB AND GUTTER, TYP.
B	STANDARD DUTY CONCRETE SIDEWALK
C	PROPOSED RETAINING WALL
D	PROPOSED FENCE
E	PROPOSED GUARDRAIL

GRAPHIC SCALE IN FEET
0 30 60 120

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KH PROJECT 017046011
DATE: 03/03/21
SCALE AS SHOWN
DESIGNED BY ES/MP
DRAWN BY ES
CHECKED BY MP

SITE PLAN AREA A

HAWTHORN HILLS APARTMENT HOMES

PREPARED FOR
PEDCOR INVESTMENTS

LANCASTER SC

SHEET NUMBER
C3-2

Plotted By:Schroeder, Teddie Sheet Set:LANCASTER Layout:C3-2 SITE PLAN AREA A March 03, 2021 01:50:41pm K:\CHL_PRJ\017046 Pedcor\011 Lancaster\02 - DWG\PlanSheets\C3-1 SITE PLAN.dwg

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SITE LEGEND

- STANDARD DUTY PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- STREAM BUFFER
- EXISTING WETLANDS
- PROPOSED CURB AND GUTTER
- (#) PROPOSED PARKING COUNT
- PROPERTY LINE
- BUILDING SETBACK
- EX-ROW — EXISTING RIGHT-OF-WAY
- ROW — RIGHT-OF-WAY TO BE DEDICATED
- 50-FT STREAM BUFFER
- EXISTING STREAM

SITE LEGEND

- (A) 30" CONCRETE CURB AND GUTTER, TYP.
- (B) STANDARD DUTY CONCRETE SIDEWALK
- (C) PROPOSED RETAINING WALL
- (D) PROPOSED FENCE
- (E) PROPOSED GUARDRAIL

SITE DATA TABLE

PARCEL ID	0008-00-077	
PARCEL ACREAGE	± 30.1 ACRES	
FEMA PANEL	45057C0076E	
SITE OVERLAY	HIGHWAY CORRIDOR OVERLAY	
WATERSHED	CANE CREEK CATAWBA	
CURRENT ZONING	GENERAL BUSINESS (GB)	
PROPOSED ZONING	MIXED-USE (MX)	
BUILDINGS ALLOWED		
BUILDINGS PROPOSED	12 TOTAL (9 GARDEN STYLE, 1 CLUBHOUSE, 2 GENERAL OFFICE)	
TREE PROTECTION REQUIRED		
TREE PROTECTION PROPOSED		
DENSITY ALLOWED *	15 DUA	
DENSITY PROPOSED	7 DUA	
	GARDEN STYLE BUILDINGS	**GENERAL OFFICE BUILDINGS**
TOTAL BUILDING AREA PROPOSED	99,855 SF (4,607 SF CLUBHOUSE)	28,800 SF
UNITS ALLOWED		N/A
UNITS PROPOSED	216 AFFORDABLE DWELLING UNITS	N/A
PRIMARY STREET SETBACK	10 Ft	0-FT
SECONDARY STREET SIDE SETBACK	10 Ft	0-FT
SIDE INTERIOR SETBACK	5 FT (50 FT ACCESSORY STRUCTURE)	5-FT
REAR SETBACK	20 FT (30 FT ACCESSORY STRUCTURES)	5-FT
BUILDING HEIGHT ALLOWED	3 STORIES OR 45 FT	4 STORIES, OR 60 FT
BUILDING HEIGHT PROPOSED	3 STORIES, 45 FT	3 STORIES, 45 FT
LANDSCAPE BUFFER	TYPE A (20 FT MIN. BUFFER ADJACENT TO LDR PROPERTIES	
TOTAL PARKING REQUIRED	1.5 SPACES / UNIT = 324 SPACES (ZONING)	
TOTAL PARKING PROPOSED	356 SPACES	100 SPACES
ADA PARKING PROPOSED	22 SPACES	5 SPACES
STANDARD PARKING PROPOSED	334 SPACES	95 SPACES

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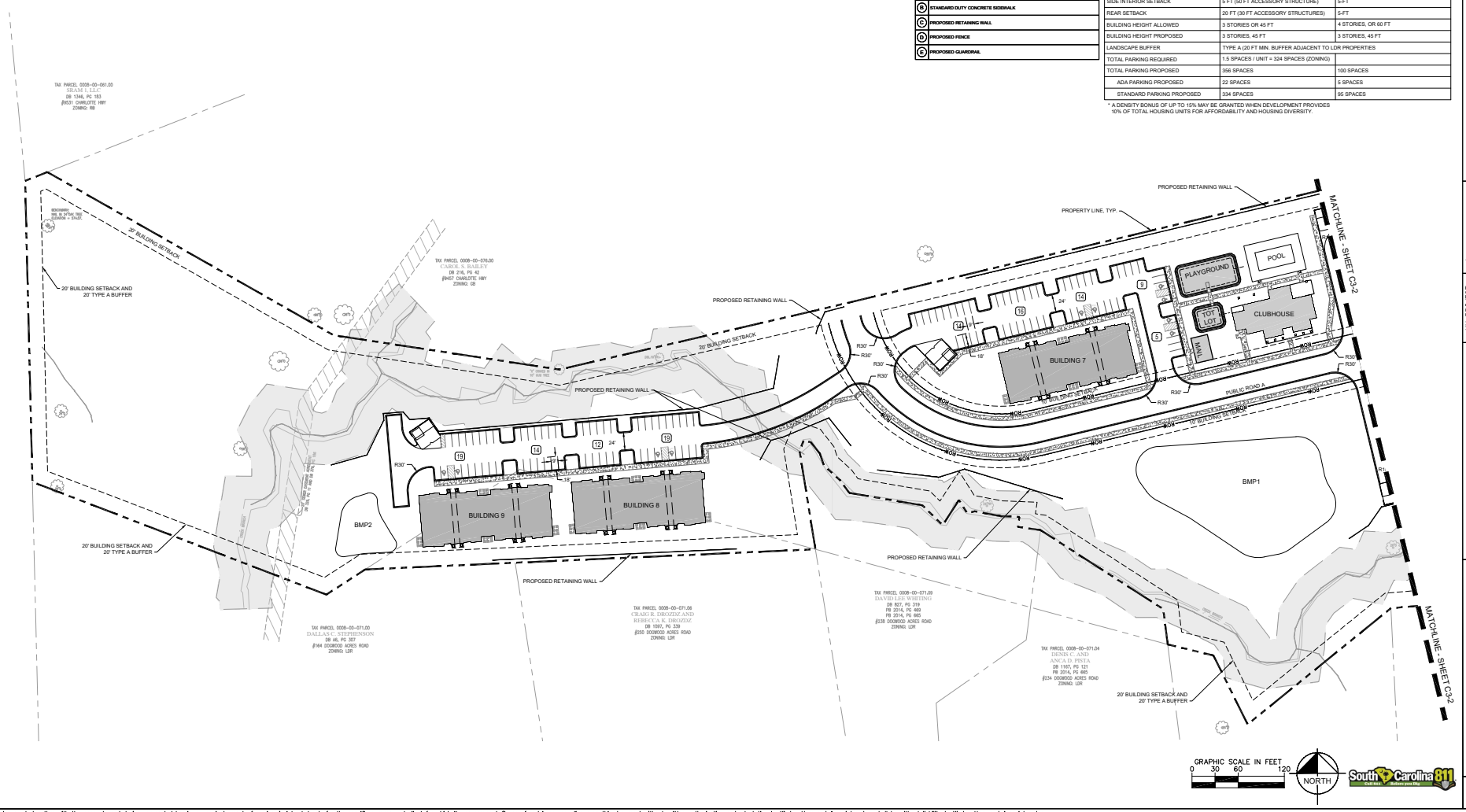

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SITE PLAN AREA B

HAWTHORN HILLS APARTMENT HOMES

PREPARED FOR
PEDCOR INVESTMENTS

LANCASTER SC

SHEET NUMBER
C3-3

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PROPOSED GRADING AND DRAINAGE LEGEND	
450	PROPOSED MAJOR CONTOUR
449	PROPOSED MINOR CONTOUR
100.00 + + 100.00	PROPOSED SPOT
H.V.	PROPOSED GRADING ARROW
	PROPOSED SWALE
	PROPOSED STORM
01-FES / 01-FES	PROPOSED STORM SYMBOL
100.XX / 100.XX	PROPOSED BUILDING SPOT
SDE / SDE	15 FT STORM DRAINAGE EASEMENT (SDE)
	PROPOSED RIP RAP
	ACCESSIBLE UNITS, SEE TO ARCH. PLANS
	ACCESSIBLE ROUTE

ABBREVIATION	
CB	CATCH BASIN - NCDOT STANDARD
CS	CONTROL STRUCTURE - NCDOT STANDARD
DI	DROP INLET - NCDOT STANDARD
FES	FLARED END SECTION - NCDOT STANDARD
HW	STANDARD HEADWALL - NCDOT STANDARD
MH	MANHOLE - NCDOT STANDARD
TW	TOP OF RETAINING WALL
BW	BOTTOM OF RETAINING WALL
LP	LOW POINT
HP	HIGH POINT
ME	MATCH EXISTING
TC	TOP OF CURB
SDE	STORM DRAIN EASEMENT

AREA A, SHEET C4-2

AREA B, SHEET C4-3

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0 50 100 200

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OVERALL GRADING PLAN

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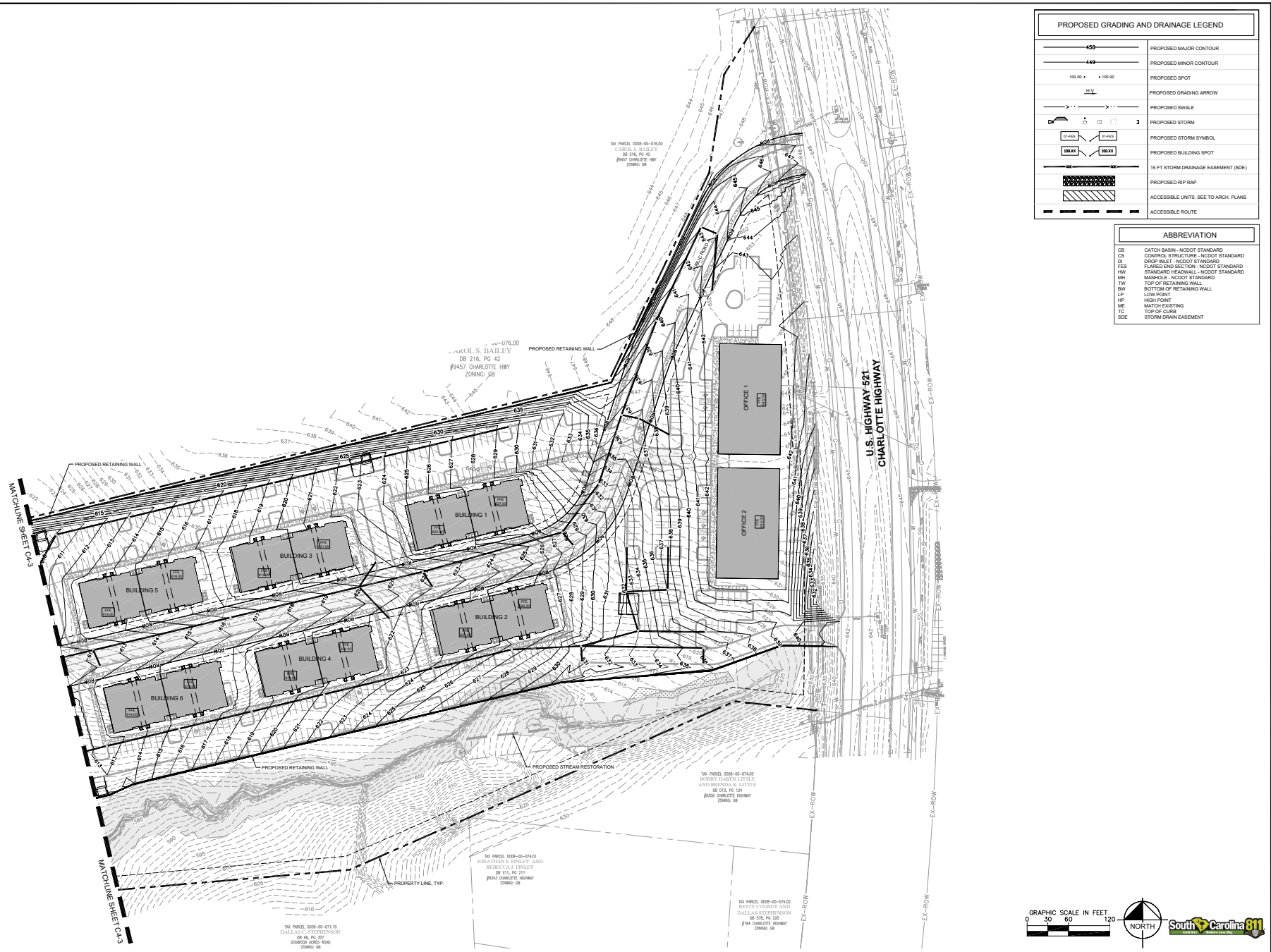

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GRADING PLAN AREA A

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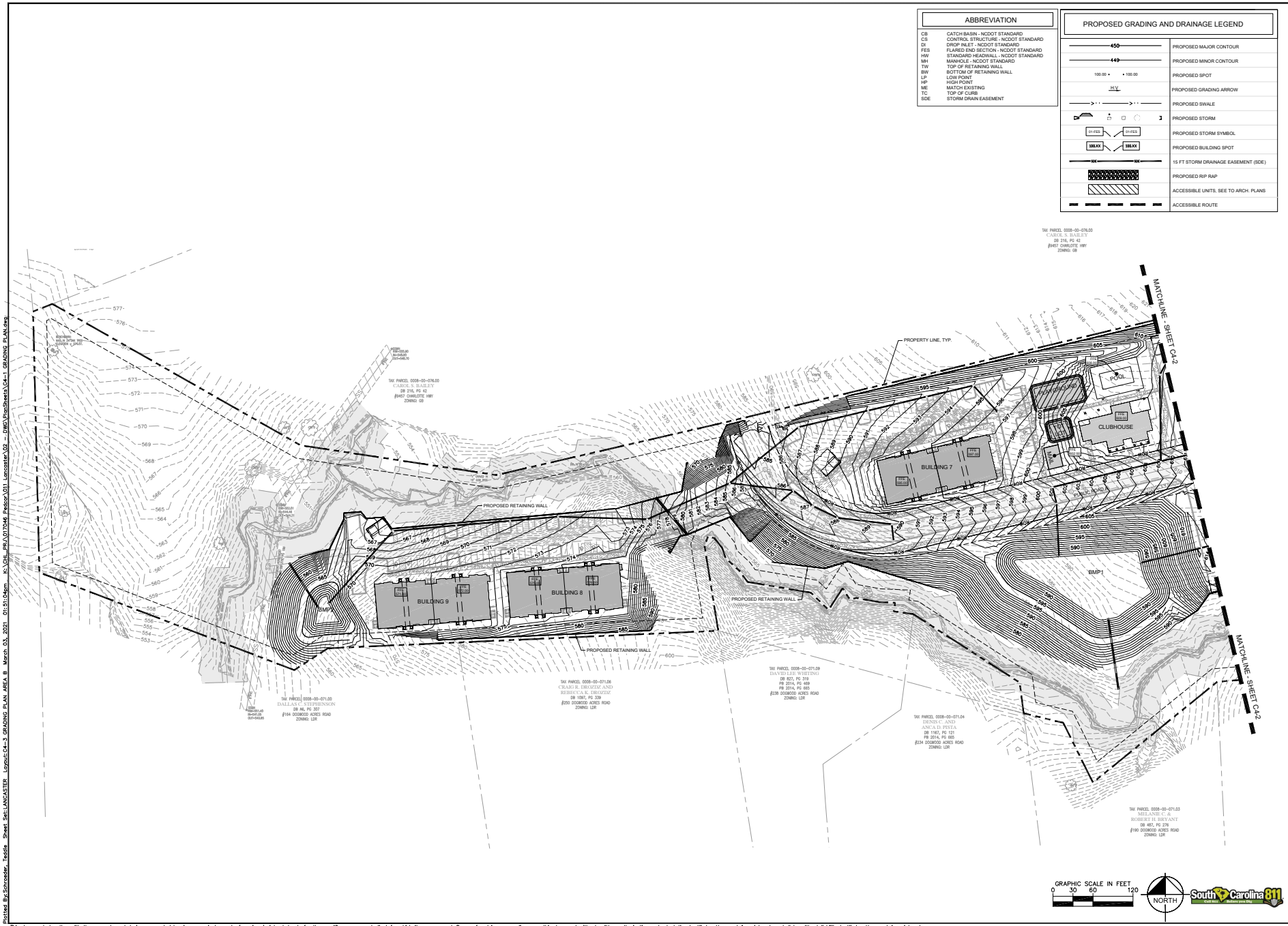

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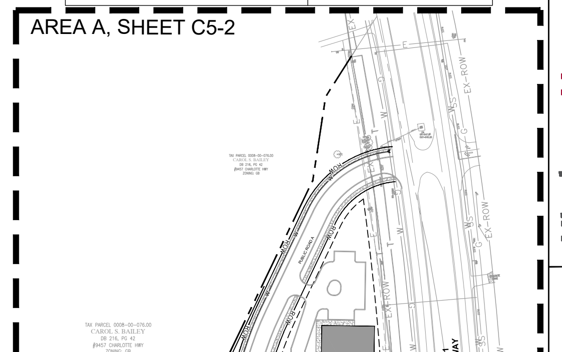
WATER AND SEWER NOTES

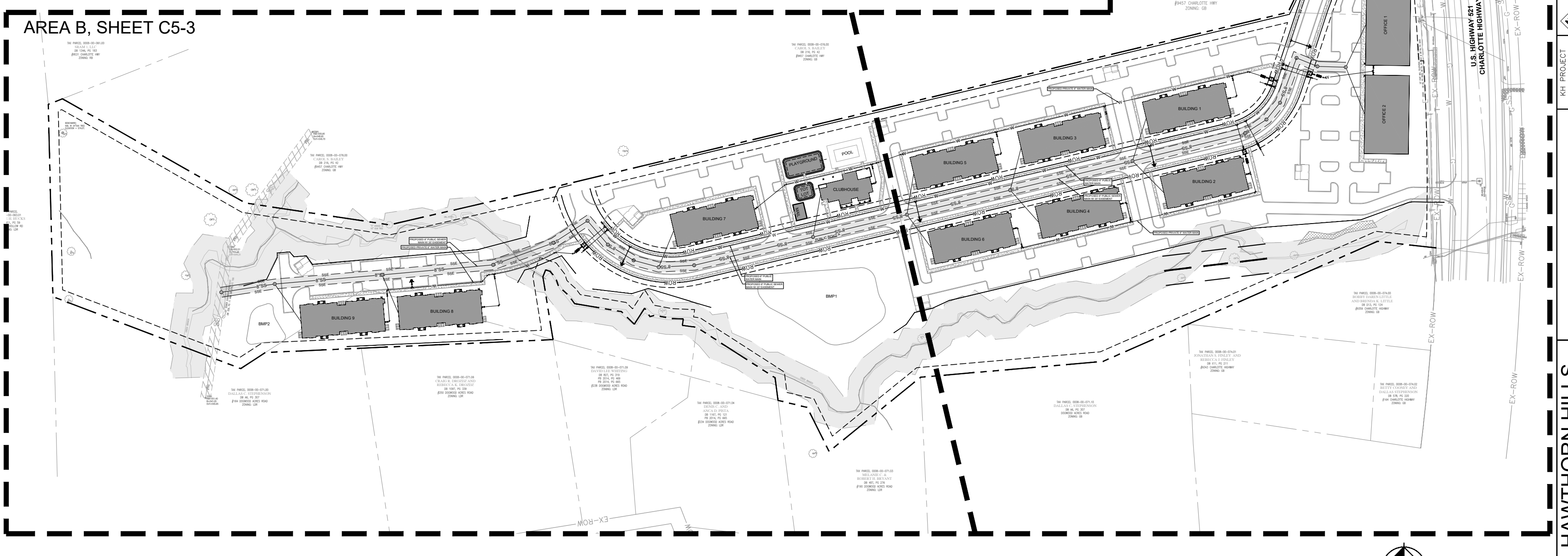
LANCASTER COUNTY WATER & SEWER DISTRICT
GENERAL SEWER AND WATER NOTES

1. THESE NOTES ARE NOT INCLUSIVE OF ALL WATER & SEWER SPECIFICATIONS; PLEASE REFER TO LANCASTER COUNTY WATER AND SEWER DISTRICT STANDARD WATER & SEWER SPECIFICATIONS FOR DETAILED INFORMATION. ALL OF THE FOLLOWING IS AT CONTRACTOR'S EXPENSE ALONG WITH ANY OTHER REQUIRED INFRASTRUCTURE AS DETERMINED BY LANCASTER COUNTY WATER AND SEWER DISTRICT (LCWSD).
2. FOR ADDITIONAL INFORMATION ON AND MOST RECENT LCWSD SEWER SPECIFICATIONS AND/OR DEVELOPER POLICY, PLEASE VISIT OUR WEB SITE WWW.LCWASD.ORG OR CONTACT LCWSD SEWER SUPERINTENDENT OR INSPECTOR.
3. ENGINEER IS TO SCHEDULE A PRE CONSTRUCTION MEETING WITH CONTRACTOR, LCWSD'S INSPECTOR(S), JOHN HUDSON (803) 804-1452 AND/OR JASON GAINER (803) 320-2138, AND ANY OTHER NECESSARY AGENCIES, WITH A REQUIRED MINIMUM OF FIVE WORKING DAYS NOTIFICATION PRIOR TO PRE-CONSTRUCTION MEETING.
4. CONTRACTOR IS TO CONTACT LCWSD'S INSPECTOR(S) 48 HOURS PRIOR TO STARTING CONSTRUCTION: JOHN HUDSON (803) 804-1452, AND/OR JASON GAINER (803) 320-2138
5. CONTRACTOR IS RESPONSIBLE AT CONTRACTOR'S EXPENSE FOR ENSURING AND OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THESE PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO; GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION SPECIAL USE, WATER AND SEWER PERMITS AND APPROVALS.
6. DEVELOPER'S ENGINEER MUST VERIFY THAT ALL LOTS ARE CAPABLE OF HAVING GRAVITY SEWER SERVICE WITH THE REQUIRED SLOPE TO THE LOT AT FRONT SET BACK TO MEET REQUIREMENTS OF GRAVITY SERVICE TO FINISHED FLOOR ELEVATION. DEVELOPER'S ENGINEER MUST MAKE A SPECIAL NOTE ON CONSTRUCTION DRAWING FOR ALL LOTS THAT WILL REQUIRE RESIDENTIAL PUMP STATIONS FOR SEWER SERVICE AT DEVELOPER'S EXPENSE. LCWSD WILL REQUIRE ALL PUMPED LOTS TO HAVE A FORCE MAIN TYING INTO THE NEAREST GRAVITY MANHOLE, APPROVED BY LCWSD.
7. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING ALL APPROPRIATE UTILITIES AND ASSURING THAT UTILITIES ARE LOCATED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AS REQUIRED BY SC LAW. CONTRACTOR SHALL VERIFY LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR REPAIR AND REPLACEMENT OF FENCES, MAILBOXES, DRIVEWAYS, AND FLOWERBEDS. AND ANY/OR ALL SIMILAR STRUCTURES DISTURBED AND/OR ALL DAMAGE TO PROPERTY AND/OR UTILITIES DURING CONSTRUCTION OR UNTIL AND PRIOR TO LCWSD APPROVAL AND ACCEPTANCE OF OWNERSHIP TO OPERATE AND MAINTAIN, AND PERMIT TO OPERATE HAS BEEN ISSUED BY SCDHEC.
9. LCWSD PROHIBITS ANY AND ALL PLANTING OF TREES AND/OR SHRUBBERY OR BUILDING OF ANY STRUCTURE ON OR WITHIN SANITARY SEWER RIGHT-OF-WAY EASEMENT AREAS.
10. ALL SANITARY SEWER RIGHTS-OF- WAYS ARE TO BE GRASSED AS DESCRIBED IN LCWSD'S STANDARD SPECIFICATIONS.
11. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE, FEDERAL AND LOCAL REGULATIONS, AND MOST RECENT LCWSD'S STANDARD SEWER SPECIFICATIONS FOR DEVELOPERS, AND SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL REGULATIONS FOR WASTEWATER FACILITY CONSTRUCTION.
12. WHEN UNDERGROUND OBSTRUCTIONS NOT SHOWN ON CONSTRUCTION DRAWINGS (ROCK, PIPING, ETC.) ARE ENCOUNTERED, THE DEVELOPER'S CONTRACTOR SHALL PROMPTLY REPORT THE CONFLICT TO THE DEVELOPER'S ENGINEER AND LCWSD'S INSPECTOR. ALL CHANGES MUST BE APPROVED IN WRITING BY THE ENGINEER AND APPROVED BY LCWSD'S INSPECTOR BEFORE CONSTRUCTION CAN PROCEED.
13. DUCTILE IRON INTERIOR COATED PIPE (H2S INDUCED CORROSION RESISTANT) IS REQUIRED FOR SEWER LINES IF THE FOLLOWING CLEARANCES ARE NOT MET. A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER MAIN(S) AT CROSSINGS, A 10'HORIZONTAL SEPARATION FOR WATER LINES RUNNING PARALLEL WITH SEWER LINES, AND 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER FORCE MAIN(S) AND 18" VERTICAL SEPARATION BETWEEN POTABLE WATER.
14. DUCTILE IRON INTERIOR COATED PIPE (H2S INDUCED CORROSION RESISTANT) IS REQUIRED FOR SEWER LINES IF THE FOLLOWING CLEARANCE IS NOT MET. A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN STORM SEWER AND SANITARY SEWER CROSSINGS.
15. ALL MANHOLES WITH FORCEMAIN CONNECTIONS SHALL HAVE INTERIOR COATINGS (H2S INDUCED CORROSION RESISTANT) IN ACCORDANCE WITH LCWSD'S STANDARD SEWER SPECIFICATIONS.
16. ALL DUCTILE IRON PIPES SHALL BE COATED WITH APPROVED COATINGS AS DESCRIBED IN LCWSD'S STANDARD SPECIFICATIONS.
17. ALL SEWER LINES IN EXCESS OF 14' IN DEPTH AND/OR WHERE LESS THAN 36" MINIMUM COVER CAN NOT BE MAINTAINED SHALL HAVE INTERIOR COATED DUCTILE IRON PIPE FOR A LENGTH NO LESS THAN THE DISTANCE OVER 14' AND/OR LESS THAN 36" COVER.
18. SANITARY SEWER LATERAL LOCATIONS MAYBE SUBJECT TO FIELD RELOCATION IF FIELD CONDITIONS REQUIRE SUCH CHANGES AND APPROVED BY LCWSD INSPECTOR, THE CONTRACTOR MAY MAKE FIELD ADJUSTMENTS TO LATERAL SERVICE BASED ON FIELD CONDITIONS IN ORDER TO MAXIMIZE OR OBTAIN THE GRAVITY SERVICE TO ANY LOT. THE CONTRACTOR WILL BE RESPONSIBLE TO VERIFY WITH ENGINEER THAT EACH HOME SITE CAN BE SERVED BY SUBJECT SEWER LATERAL.
19. ALL SANITARY SEWER SERVICE LATERALS SHALL BE LOCATED IN THE CENTER OF EACH LOT UNLESS OTHERWISE APPROVED BY LCWSD.
20. ALL 4" PVC SEWER SERVICE LINE SHOULD HAVE NO LESS THAN 1' SLOPE PER 100' OF DISTANCE. ALL 6" PVC SEWER SERVICE LINE TO HAVE NO LEES THAN 6" SLOPE PER 100' OF DISTANCE.
21. ALL SANITARY SEWER MANHOLES ARE TO BE ABOVE FLOOD PLANE AS DETERMINED BY DEVELOPER'S ENGINEER.
22. ALL MAIN GRAVITY SANITARY SEWER PIPES ARE TO BE SDR 35 PVC UNLESS OTHERWISE NOTED BY ENGINEER OR LCWSD.
23. ALL SEWER FORCE MAIN PIPE TO BE C-900 PVC UNLESS OTHERWISE NOTED BY ENGINEER OR LCWSD.
24. ALL SANITARY SEWER SERVICES ARE TO BE SCHEDULE 40 PVC.
25. CONTRACTOR SHALL ENSURE ALL COMPACTION TESTING REQUIREMENTS MEETING SCDOT STANDARDS ARE MET FOR ALL SEWER LINES AND WATER LINES INSTALLED INSIDE THE SCDOT RIGHTS-OF-WAY. TESTS MUST OCCUR EVERY 1000 FEET. PIPE MUST BE C-900 OR DUCTILE IRON PIPE WHEN INSTALLED IN SCDOT RIGHTS-OF-WAY.
26. ALL CLEAN OUTS ARE TO BE LOCATED AT PROPERTY LINE AND/OR RIGHTS OF-WAY.
27. ALL SANITARY SEWER FORCE MAINS MUST HAVE 12 GAUGE STRANDED COATED TRACER WIRE DUCT TAPED TO TOP OF FORCE MAIN PIPE, TO INSURE PROPER LOCATION OF FORCE MAINS FOR FUTURE REFERENCE.
28. IN ORDER TO PROVIDE RIGHTS-OF-WAY ACCESS ALL CREEKS, DRAINAGE DITCHES, OR TRIBUTARY'S THAT FLOW ACROSS SANITARY SEWER RIGHTS-OF-WAY ARE TO HAVE STABILIZED FORD CROSSINGS OR PLASTIC CORRUGATED TILES SIZED BY DEVELOPER'S ENGINEER TO ADEQUATELY HANDLE WATER FLOWS AS REQUIRED BY FEDERAL STATE AND/OR LOCAL REGULATIONS.
29. ALL CREEK CROSSING METHODS AND DETAIL OF WORK TO BE PERFORMED MUST BE APPROVED BY LCWSD'S INSPECTOR AND/OR SEWER SUPERINTENDENT, AND MUST HAVE PRIOR FEDERAL, STATE AND/OR LOCAL REQUIRED APPROVAL.
30. WHERE INSTALLATION OF A SEWER LINE CROSSES WETLANDS, STREAMS, OR OTHER SURFACE WATER SOURCES; THE ENGINEER SHALL EVALUATE THE REQUIREMENT FOR ANTI-SEEPAGE PLATES IF THE POTENTIAL EXISTS TO DRAIN A WETLAND, STREAM, ETC. OR TO FACILITATE EROSION DUE TO THE MOVEMENT OF GROUNDWATER ALONG THE PERIPHERY OF THE PIPE.
31. ALL SEWER EASEMENTS ARE TO BE SHADED ON PRELIMINARY/CONSTRUCTION PLANS SO AS TO BE EASILY DISTINGUISHED FROM OTHER INSTRUCTIONS ON PLANS. ACCESS ABILITY TO EASEMENTS FOR MAINTENANCE EQUIPMENT MUST BE IDENTIFIED AND MUST BE OTHER THAN BETWEEN LOTS (OR AS APPROVED BY LCWSD.) IN NO EVENT SHALL AN EASEMENT HAVE GREATER THAN A 4:1 SLOPE FOR MAINTENANCE REASONS.
32. LCWSD'S SEWER SERVICE RESPONSIBILITY ENDS AT ROAD RIGHT OF WAY PROPERTY LINE.
33. ALL AIR RELEASE VALVES MUST BE INTENDED FOR SANITARY SEWER USE ONLY AND SHOULD BE LOCATED AT HIGHEST ELEVATIONS ALONG FORCE MAIN, AS STIPULATED BY ENGINEER ON CONSTRUCTION PLANS. ALSO ENGINEER MUST SEND SHEET OF EACH AND EVERY AIR RELEASE VALVE USED ON FORCE MAIN TO LCWSD'S SEWER SUPERINTENDENT WITH, VALVE LOCATION, DATE VALVE INSTALLED, VALVE MAKE, VALVE MODEL # AND WORKING PRESSURE, VALVE SERIAL NUMBER. AIR RELEASE VALVE INFORMATION SHALL ALSO BE INCLUDED ON FINAL CORRECT AND APPROVED PROJECT AS-BUILTS FOR LCWSD.
34. GRAVITY SEWER SERVICE CONNECTIONS SHALL BE A MAXIMUM OF FIVE FEET IN DEPTH AT THE PROPERTY LINE OF EACH LOT UNLESS A GREATER DEPTH IS REQUIRED TO OBTAIN GRAVITY SEWER SERVICE. ALL SEWER SERVICE SHALL BE VISUALLY MARKED A MINIMUM OF 4 FEET ABOVE GROUND ELEVATION. MARKER CAN BE 4"X4" PRESSURE TREATED POST, 4" PVC PIPE OR OTHER APPROVED BY LCWSD AND PAINTED SEWER GREEN. ALL SEWER SERVICES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS WITH MEASUREMENTS FROM THE NEAREST DOWNSTREAM MH AND THE DISTANCE STUBBED OFF OF MAIN.
35. CORRECT PROJECT AS-BUILTS ARE REQUIRED PRIOR TO ISSUANCE OF SERVICE AUTHORIZATION LETTER PROVIDED TO ENGINEER PER (LCWSD) DEVELOPER POLICY AS-BUILT REQUIREMENTS ARE ON PAGES 30 THRU 33 IN THE DEVELOPER POLICY, DEVELOPER POLICY CAN BE FOUND AT WWW.LCWASD.ORG.
36. ALL MATERIALS AND EQUIPMENT SUBMITTALS TO BE SUBMITTED TO (LCWSD) FOR APPROVAL PRIOR TO ORDERING AND PRIOR TO PRE-CONSTRUCTION MEETING WITH (LCWSD) INSPECTOR AND BE IN ACCORDANCE WITH LCWSD STANDARDS AND SPECIFICATIONS AND SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL REGULATIONS.
37. ENGINEER TO PROVIDE (LCWSD) WITH COPY OF CERTIFICATION LETTER FOR APPROVAL BY (LCWSD) OF SYSTEM (S) WATER/SEWER ENGINEER IS REQUESTING CERTIFICATION ON PRIOR TO SENDING TO SCDHEC FOR PERMIT TO OPERATE. CERTIFICATION LETTER IS TO INCLUDE (SEWER) NUMBER OF MANHOLES, LENGTH OF PIPE ASSOCIATED WITH SIZE AND TYPE, NUMBER OF LOTS TO BE SERVED WITH LOT NUMBER (S), AND FLOW ASSOCIATED WITH NUMBER OF LOTS.
38. ANY EXISTING WATER OR SEWER INFRASTRUCTURE THAT WILL BE LOCATED UNDER PAVEMENT WITHIN SCDOT'S RIGHT-OF-WAY, AS A RESULT OF ANY ROAD IMPROVEMENTS ASSOCIATED WITH A DEVELOPMENT, MUST BE RELOCATED AT THE DEVELOPER'S EXPENSE. LCWSD SHALL APPROVE THE RELOCATION PLAN PRIOR TO IMPLEMENTATION.
39. CONSTRUCTION OF WATER SYSTEMS SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS AND THE STANDARD SPECIFICATIONS OF LCWSD. ALL MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE LCWSD.
40. SANITARY SEWER MAINS AND WATER MAINS SHALL BE LAID AT LEAST 10' (TEN FEET) APART. IF SITE CONDITIONS PRECLUDE THIS HORIZONTAL SEPARATION, THEN THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH WITH AT LEAST 18" VERTICAL SEPARATION.
41. WHERE WATER MAINS CROSS OVER SANITARY SEWER MAINS, A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED.
42. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING THE SIZE AND LOCATION OF ALL DRAINAGE PIPES AND/OR STRUCTURES, OR OTHER UNDERGROUND UTILITIES, AFFECTED BY INSTALLATION OF THE WATER.
43. EACH LOT SHALL BE SERVED BY AN INDIVIDUAL %" WATER SERVICE, LOCATED APPROXIMATELY ON LOT LINES. THE WATER SERVICE LINE SHALL BE LOCATED SUCH THAT THE WATER METER IS NOT LOCATED WITHIN THE DRIVEWAY. WATER METERS WILL NOT BE SET IF WATER METER BOXES, VALVE BOXES OR THEIR APPURTENANCES ARE DAMAGED OR IMPROPERLY POSITIONED. ALL WATER METER BOXES SHALL BE AS APPROVED BY LCWSD AND SHALL BE INSTALLED PER THE STANDARD DETAIL.
44. LCWSD APPROVED 12GA STRANDED COATED TRACER WIRE SHALL BE INSTALLED ON ALL WATER MAINS AND SERVICE CONNECTIONS. THE WIRE SHALL EXTEND INTO AND TO THE TOP OF THE METER OR VALVE BOX AT ALL LOCATIONS WITHOUT EXCEPTION.
45. THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS OF THE WATER AND SANITARY SEWER IMPROVEMENTS SPECIFIED IN THESE PLANS UPON COMPLETION OF THE RESPECTIVE PHASES OF WORK.
46. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE AND MAINTAIN AMPLE MEANS AND EQUIPMENT WITH WHICH TO REMOVE AND PROPERLY DISPOSE OF ANY AND ALL WATER ENTERING THE EXCAVATION OR OTHER PARTS OF THE WORK, AND KEEP ALL EXCAVATIONS DRY UNTIL SUCH TIME AS PIPE LAYING AND GRADING IS COMPLETED AND STRUCTURES AROUND THE PIPE IN UN-BACKFILLED TRENCHES OR OVER MASONRY TO BE BUILT ARE COMPLETED. NO WATER SHALL BE ALLOWED TO RISE UNTIL THE CONCRETE OR MORTAR HAS SET (24 HOURS MIN.). ALL WATER PUMPED OR DRAINED FROM THE WORK SHALL BE DISPOSED OF IN SUCH A MANNER AS TO PREVENT SILTATION AND/OR EROSION TO ADJACENT PROPERTY OR OTHER CONSTRUCTION.
47. TREES ARE NOT TO BE PLANTED OVER WATER MAINS, SEWER MAINS OR WITHIN THEIR EASEMENTS.
48. NO PROPOSED OR FUTURE SIDEWALKS SHALL BE INSTALLED OVER ANY WATER MAIN WITHIN THE PROJECT UNLESS APPROVED BY LCWSD. WATER METERS AND SEWER SERVICE CONNECTIONS SHALL BE LOCATED OUTSIDE OF ANY SIDEWALK.
49. THE CONTRACTOR IS TO PROVIDE A MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED ALSO LANCASTER COUNTY WATER AND SEWER DISTRICT.
50. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
51. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
52. WATER LINES UNDER ROADS WILL HAVE CONNECTIONS STUBBED OUT BEFORE ROAD IS SURFACED.
53. FIRE HYDRANTS SHALL HAVE A CLEAR SPACE OF 3 FEET FROM ANY PERMANENT STRUCTURES. HYDRANTS SHALL BE ORDERED FROM THE MANUFACTURER COLOR CODED TO MEET THE REQUIREMENTS OF LCWSD'S FIRE HYDRANT FLOW GUIDELINES.
54. REFER TO LCWSD SPECIFICATIONS AND LCWSD DEVELOPER POLICY FOR ADDITIONAL REQUIREMENTS.
55. UTILITY EASEMENTS ARE PROVIDED TO LCWSD EITHER PRIOR TO OR CONCLUDING CONSTRUCTION. ALL WATER METERS SHALL BE PLACED WITHIN THIS EASEMENT AND NOT IN THE SIDEWALK REGARDLESS OF HOW SHOWN ON THE PLAN. AT FIRE HYDRANTS THE EASEMENT SHALL BE 10 FEET IN ALL DIRECTIONS MEASURED FROM THE CENTER OF THE HYDRANT PER LCWSD STANDARD DETAILS REGARDLESS OF HOW SHOWN ON THIS PLAN.
56. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THREE SEPARATE SETS OF WATER AND SEWER MATERIALS APPROVAL LIST TO ENGINEER AND LCWSD'S ENGINEERING DEPARTMENT PRIOR TO PRE-CONSTRUCTION MEETING.
57. CONTRACTOR TO CONTACT LCWSD INSPECTOR, JOHN HUDSON (803) 804-1452 AND/OR JASON GAINER (803) 320-2138, 48 HOURS PRIOR TO STARTING CONSTRUCTION AND PUPS (PALMETTO UTILITY PROTECTIONS SERVICE: 1-888-721-7877 FOR ASSISTANCE IN LOCATING ANY EXISTING WATER AND SEWER LINES.)
58. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION AND PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
59. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE AND FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
60. EXACT LOCATIONS OF WATER SERVICE CONNECTIONS, MANHOLES, VALVES, AND ALL OTHER APPURTENANCES ARE REQUIRED FOR AS-BUILT RECORDS AS WELL AS DISTANCES FROM DOWNSTREAM MANHOLES TO ANY TEES, WYES, OR STUB-OUTS, AND THE DISTANCE OF THE SEWER SERVICE LINE STUBBED OFF OF MAIN.
61. MINIMUM COVER OF 36 INCHES IS REQUIRED FOR WATER MAINS.
62. DUCTILE IRON PIPE IS REQUIRED FOR WATER MAINS IF THE FOLLOWING CONDITIONS OCCUR:
    - LESS THAN 12 INCH CLEARANCE FROM STORM DRAINS, GAS MAINS TELEPHONE DUCT BANKS AND UNDERGROUND CABLES.
    - LESS THAN 18 INCH VERTICAL CLEARANCE FOR WATER LINE INSTALLED ABOVE SEWER LINE.
    - WATER LINE CROSSING UNDER SEWER LINE.
    - LESS THAN 10 FEET HORIZONTAL SEPARATION FOR WATER PARALLEL TO SEWER LINE.
63. SIZE AND LOCATION OF EXISTING WATER AND SEWER LINES IS TO BE VERIFIED BY THE CONTRACTOR.
64. CONTRACTOR SHALL COORDINATE THE PROPOSED WATER AND SEWER LINE WORK WITH LCWSD.
65. MATERIAL AND WORKMANSHIP REQUIREMENTS TO BE IN ACCORDANCE WITH LCWSD POLICIES, PROCEDURES, STANDARDS, AND SPECIFICATIONS.
66. CONTRACTOR SHALL REPAIR ALL FENCES, MAILBOXES, OR SIMILAR STRUCTURES OWNED BY OTHERS WHICH ARE DISTURBED DURING CONSTRUCTION.

PROPOSED UTILITY LEGEND

- PROPOSED SANITARY
- PROPOSED STORM
- PROPOSED STORM DRAIN
- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER
- PROPOSED IRRIGATION
- PROPOSED SANITARY MANHOLE





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KH PROJECT 017046011
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OVERALL UTILITY PLAN

HAWTHORN HILLS APARTMENT HOMES
PREPARED FOR
PEDCOR INVESTMENTS
LANCASTER SC

SHEET NUMBER
C5-1

Plotted By: Schroeder, Teddie Sheet Set: LANCASTER Layout: C5-1 OVERALL UTILITY PLAN March 03, 2021 01:51:18pm K:\CHL_PRJ\017046 Pedcor\011 Lancaster\02 - DWG\PlanSheets\C5-1 UTILITY PLAN.dwg

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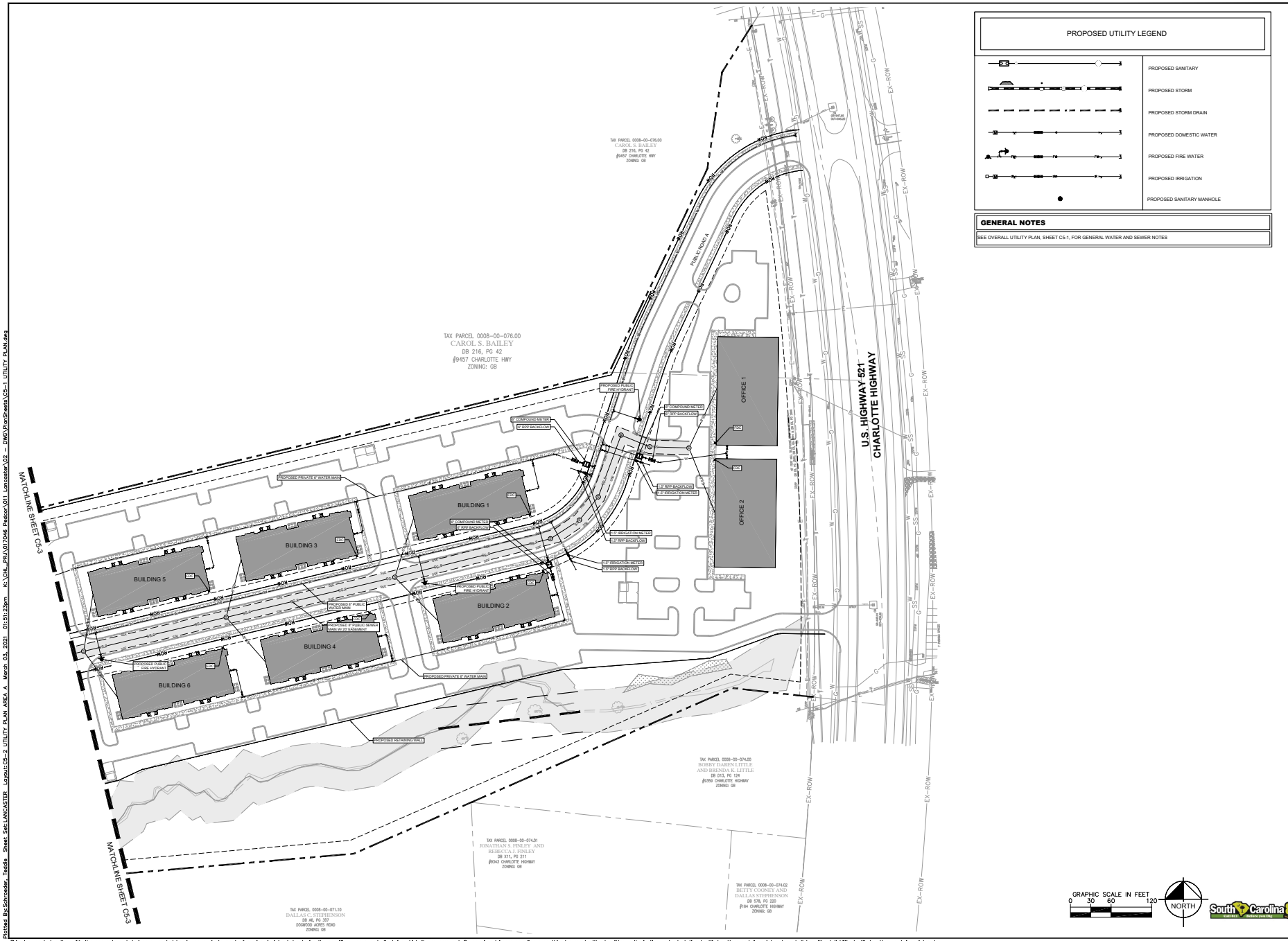

HAWTHORN HILLS
APARTMENT HOMES
PREPARED FOR
PEDCOR INVESTMENTS
LANCASTER SC

UTILITY PLAN
AREA A

SHEET NUMBER
C5-2

KH PROJECT 017046011
DATE: 03/03/21
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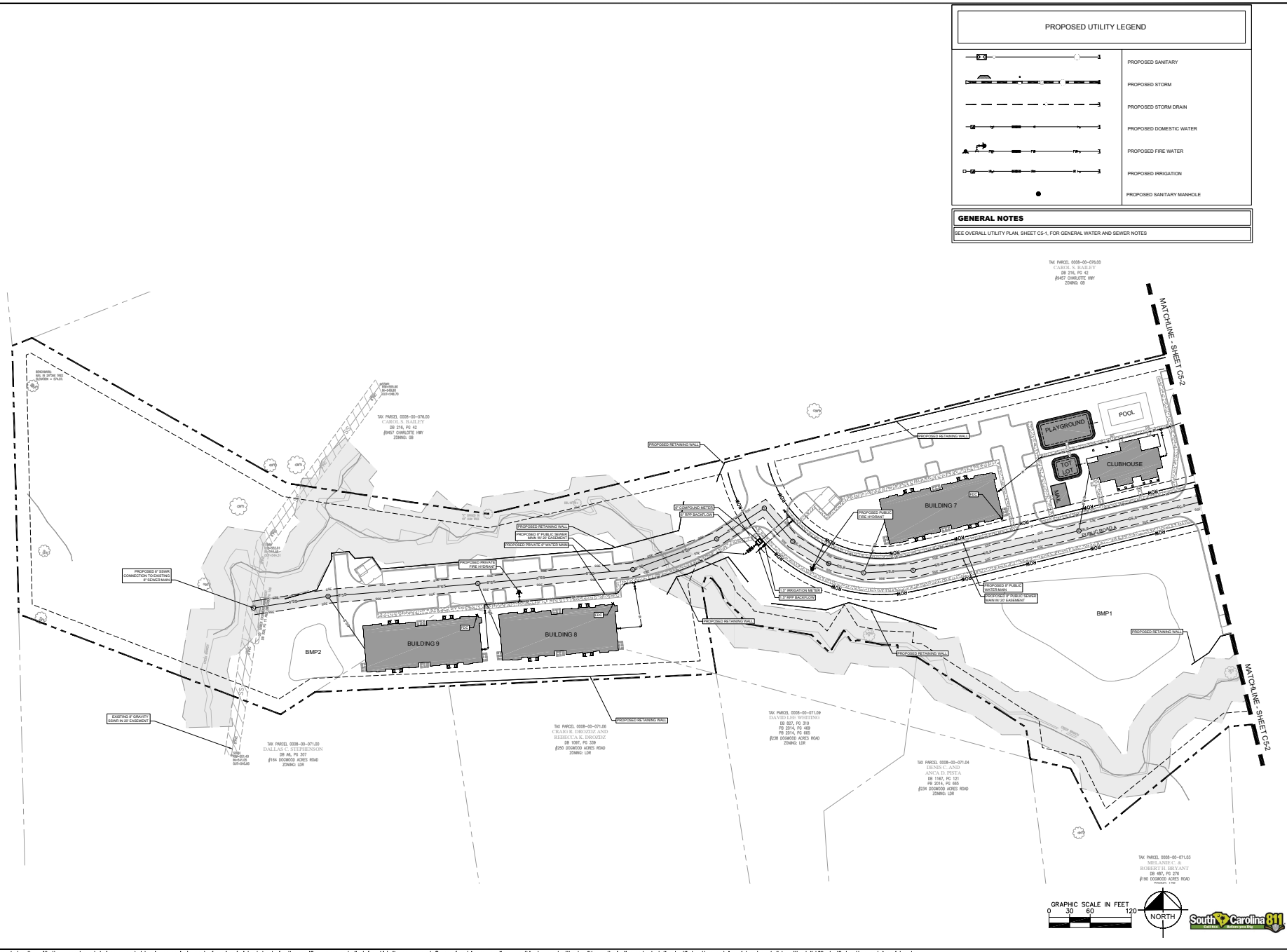

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UTILITY PLAN AREA B

HAWTHORN HILLS APARTMENT HOMES

PREPARED FOR
PEDCOR INVESTMENTS

LANCASTER SC

SHEET NUMBER
C5-3

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PLANT SCHEDULE

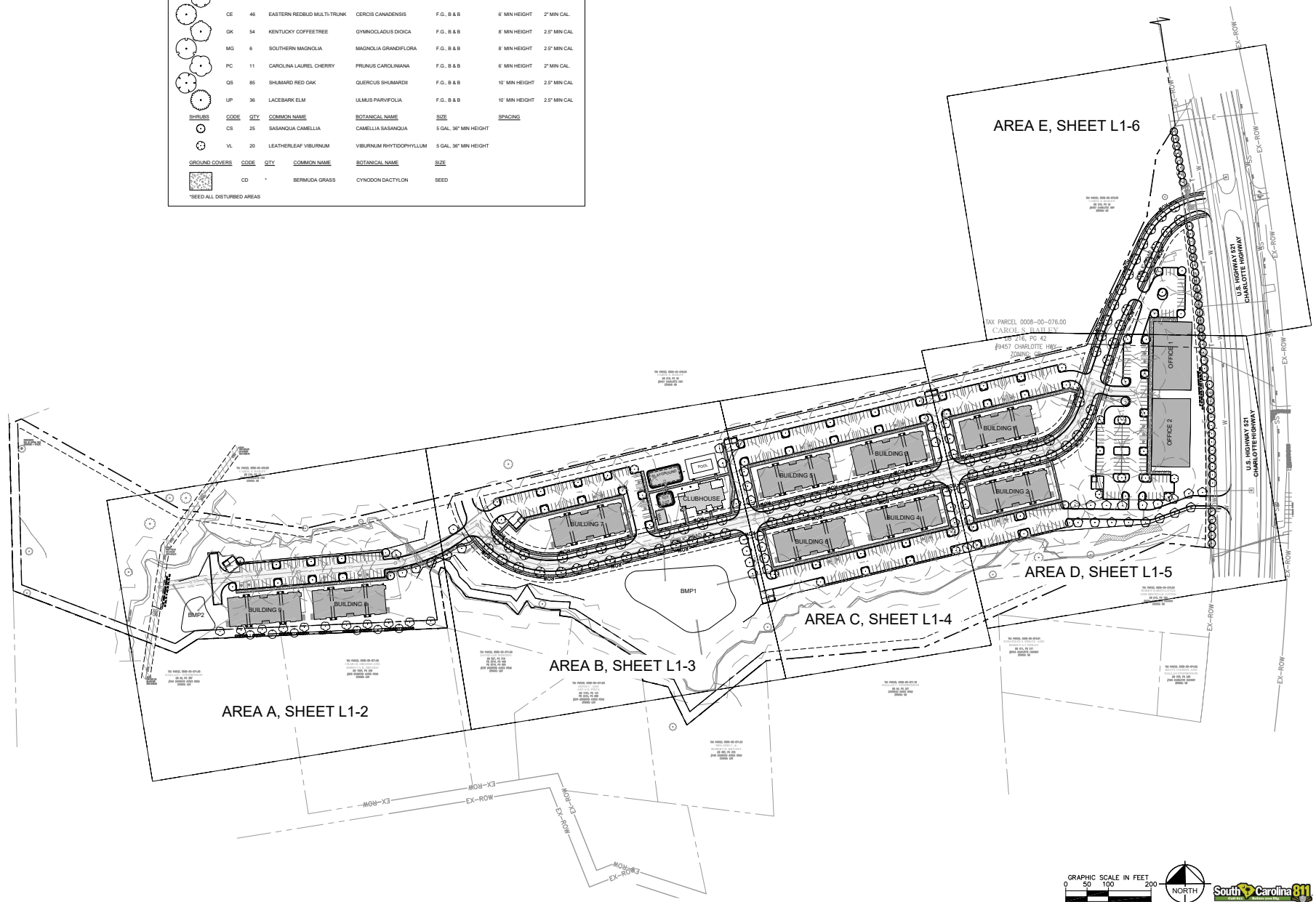
2021-02-25 14:35

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
	AS	40	SILVER MAPLE	ACER SACCHARINUM	F.G., B & B	8' MIN HEIGHT	2.5" MIN CAL
	CE	46	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	F.G., B & B	6' MIN HEIGHT	2" MIN CAL.
	GK	54	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	F.G., B & B	8' MIN HEIGHT	2.5" MIN CAL
	MG	6	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	F.G., B & B	8' MIN HEIGHT	2.5" MIN CAL
	PC	11	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA	F.G., B & B	6' MIN HEIGHT	2" MIN CAL.
	QS	85	SHUMARD RED OAK	QUERCUS SHUMARDII	F.G., B & B	10' MIN HEIGHT	2.5" MIN CAL
	UP	36	LACEBARK ELM	ULMUS PARVIFOLIA	F.G., B & B	10' MIN HEIGHT	2.5" MIN CAL

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
	CS	25	SASANQUA CAMELLIA	CAMELLIA SASANQUA	5 GAL, 36" MIN HEIGHT	
	VL	20	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	5 GAL, 36" MIN HEIGHT	

GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	CD	*	BERMUDA GRASS	CYNODON DACTYLON	SEED

*SEED ALL DISTURBED AREAS



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LANDSCAPE PLAN

HAWTHORN HILLS APARTMENT HOMES

PREPARED FOR
PEDCOR INVESTMENTS

LANCASTER SC

SHEET NUMBER
L1-1

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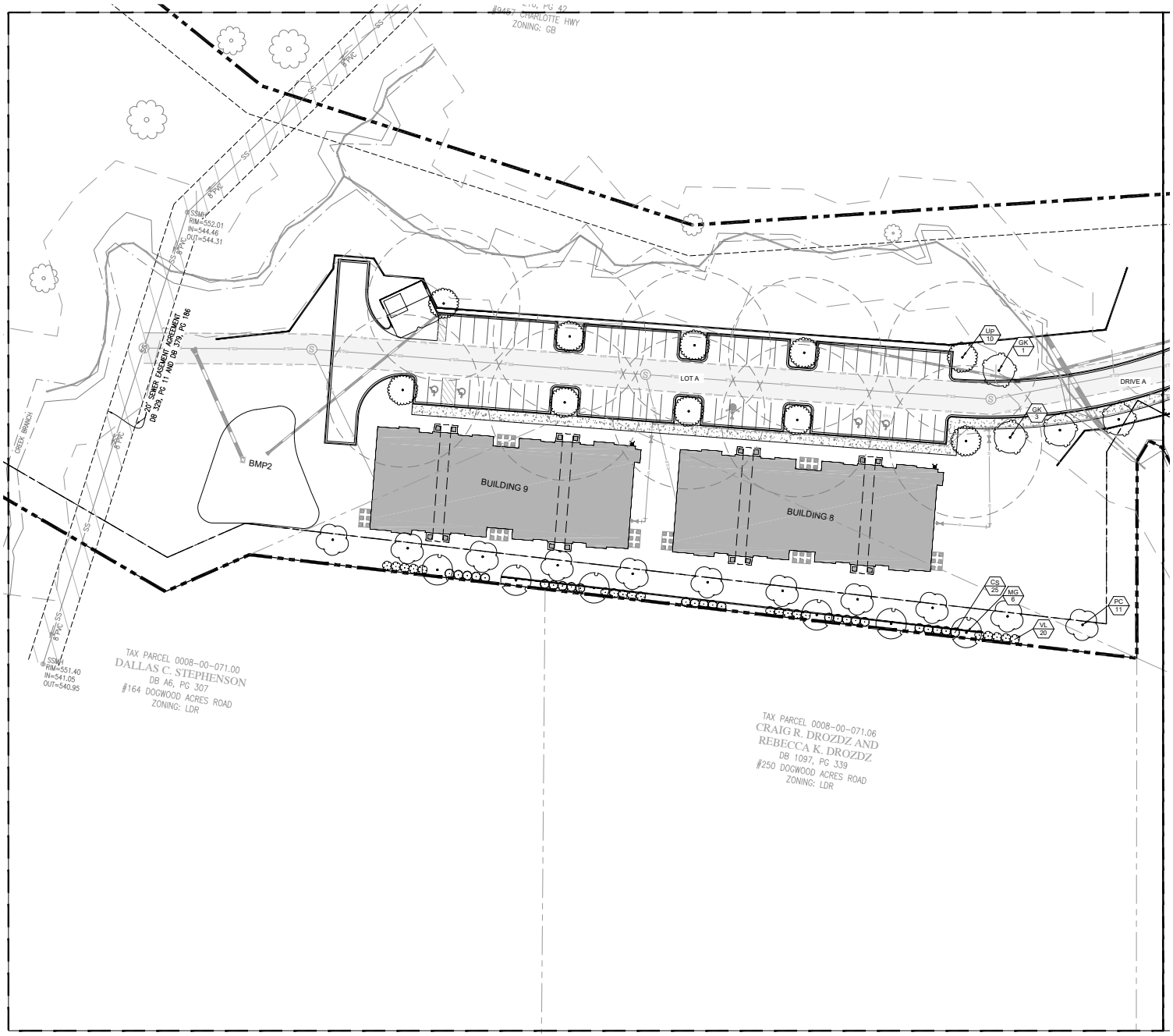

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME
	AS	40	SILVER MAPLE	ACER SACCHARINUM
	CE	46	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS
	GK	54	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA
	MG	6	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
	PC	11	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA
	QS	85	SHUMARD RED OAK	QUERCUS SHUMARDII
	UP	36	LACEBARK ELM	ULMUS PARVIFOLIA

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CS	25	SASANQUA CAMELLIA	CAMELLIA SASANQUA
	VL	20	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM

GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CD	*	BERMUDA GRASS	CYNODON DACTYLON

*SEED ALL DISTURBED AREAS

SEE SHEET L1-1 FOR FULL PLANT SCHEDULE

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LANDSCAPE PLAN

HAWTHORN HILLS
APARTMENT HOMES
PREPARED FOR
PEDCOR INVESTMENTS
LANCASTER SC

SHEET NUMBER
L1-2

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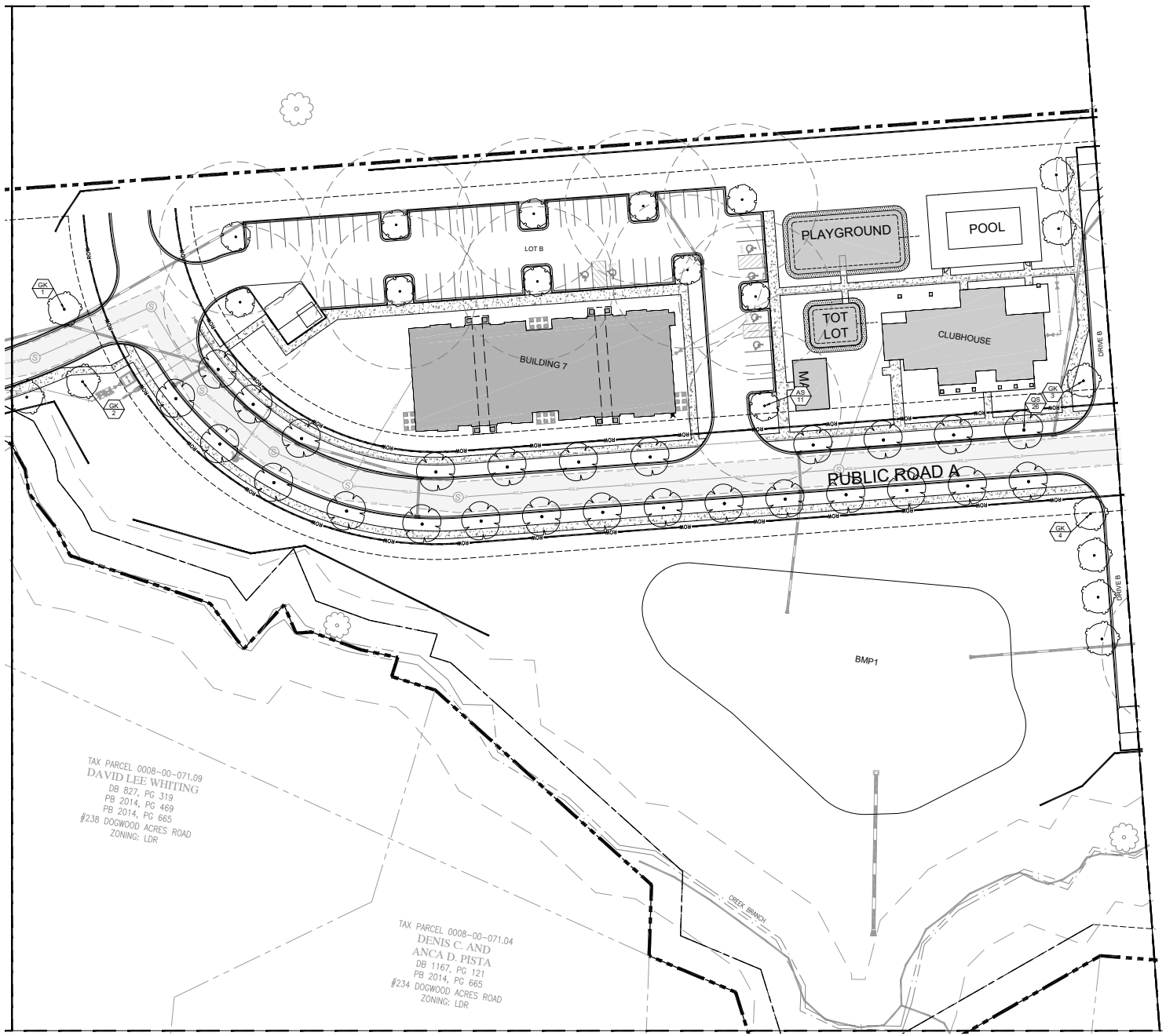

PLANT SCHEDULE

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	VL	20	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	CD	*	BERMUDA GRASS	CYNODON DACTYLON

*SEED ALL DISTURBED AREAS

SEE SHEET L1-1 FOR FULL PLANT SCHEDULE

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LANDSCAPE PLAN

HAWTHORN HILLS APARTMENT HOMES

PREPARED FOR
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LANCASTER SC

SHEET NUMBER
L1-3

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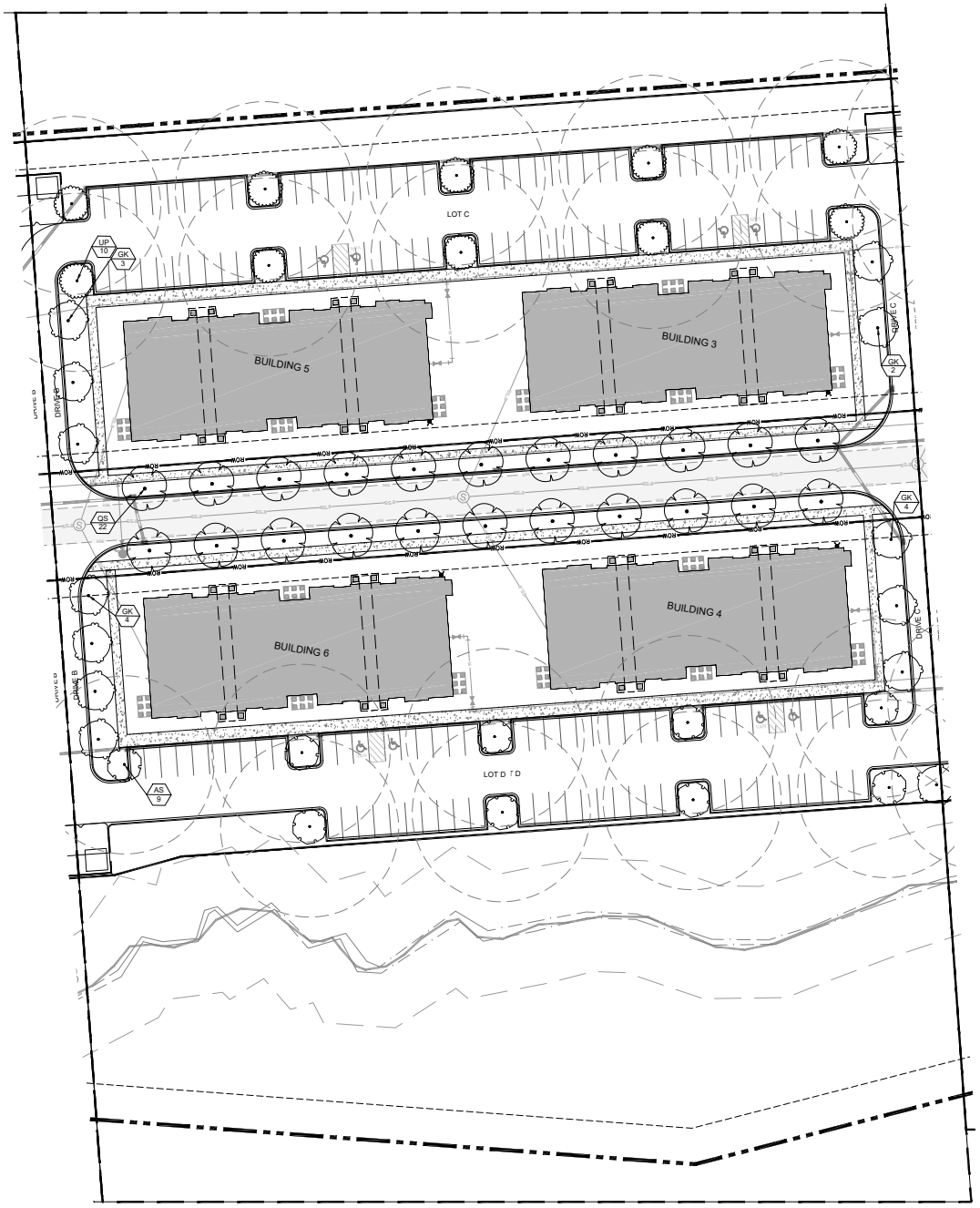

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME
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GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	CD	*	BERMUDA GRASS	CYNODON DACTYLON

*SEED ALL DISTURBED AREAS

SEE SHEET L1-1 FOR FULL PLANT SCHEDULE

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SHEET NUMBER
L1-4

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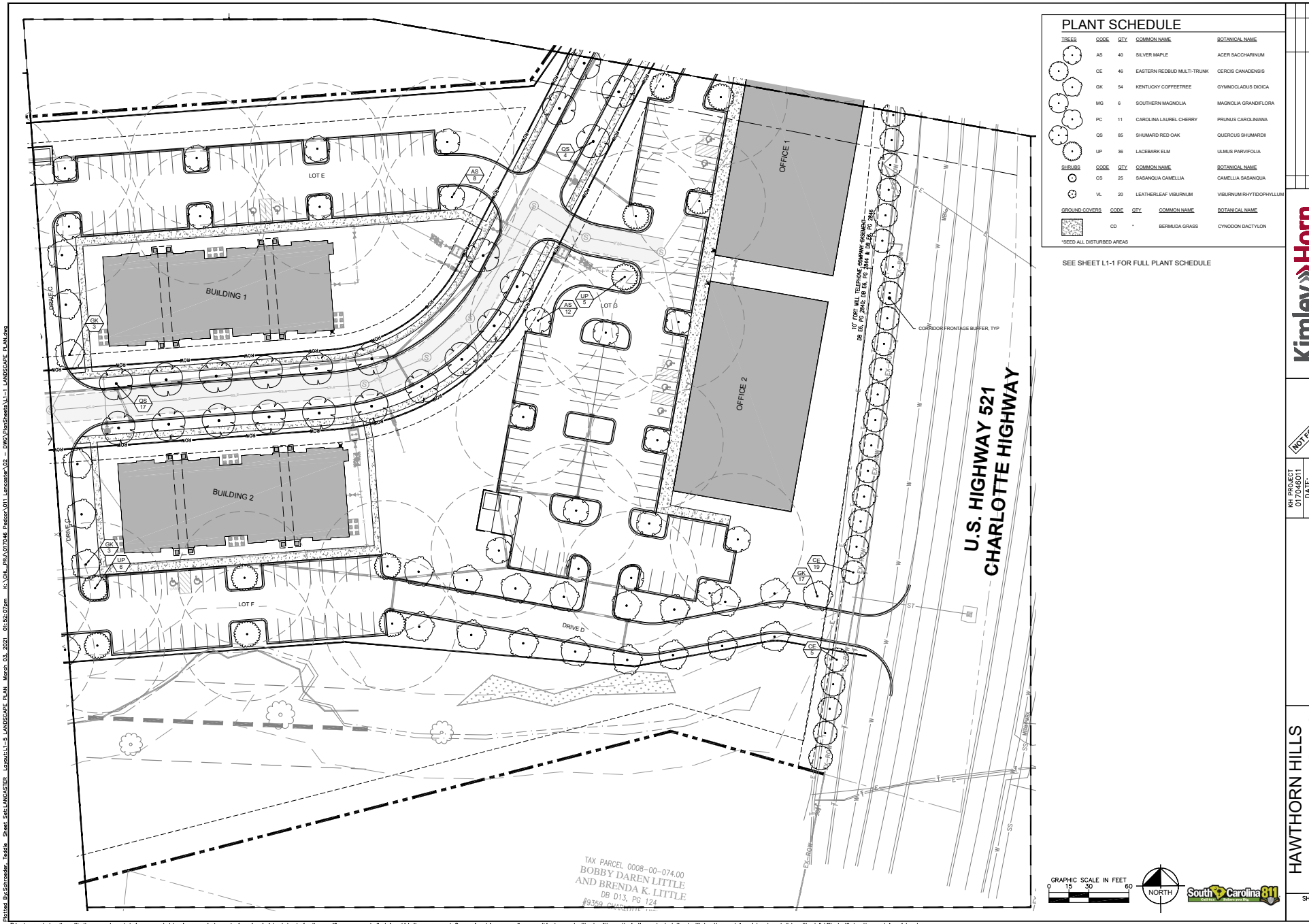

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME
	AS	40	SILVER MAPLE	ACER SACCHARINUM
	CE	46	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS
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GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	CD	*	BERMUDA GRASS	CYNODON DACTYLON

*SEED ALL DISTURBED AREAS

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LANDSCAPE PLAN

HAWTHORN HILLS
APARTMENT HOMES
PREPARED FOR
PEDCOR INVESTMENTS
LANCASTER SC

SHEET NUMBER
L1-5

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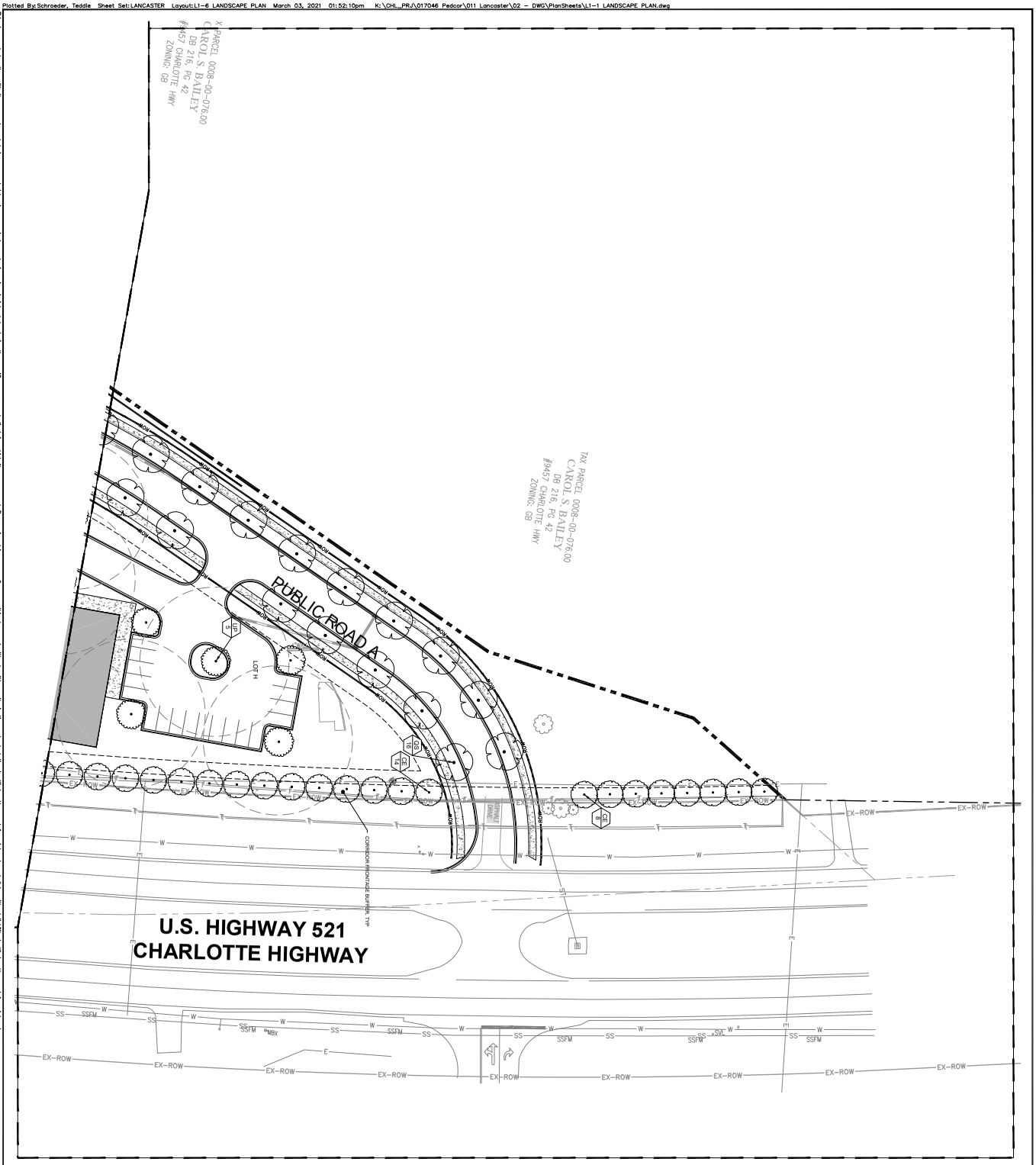


SEE SHEET L1-1 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES	AS	40	SILVER MAPLE	ACER SACCHARINUM
	CE	46	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS
	GK	54	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA
	MG	6	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
	PC	11	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA
	QB	85	SHUMARD RED OAK	QUERCUS SHUMARDII
	UP	36	LACEBARK ELM	ULMUS PARVIFOLIA
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CS	25	SASANQUA CAMELLIA	CAMELLIA SASANQUA
	VL	20	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CD	*	BERMUDA GRASS	CYNODON DACTYLON

*SEED ALL DISTURBED AREAS

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

South Carolina 811

SHEET NUMBER L1-6	HAWTHORN HILLS APARTMENT HOMES PREPARED FOR PEDCOR INVESTMENTS LANCASTER SC	LANDSCAPE PLAN	KH PROJECT 017046011 DATE: 03/03/21 SCALE AS SHOWN DESIGNED BY ES/MP DRAWN BY ES CHECKED BY MP	NOT FOR CONSTRUCTION	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM SC LICENSE #C00166	No.	REVISIONS DATE BY

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK

1.1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THESE PLANS.

1.2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

1.3. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

1.4. THE SCOPE OF WORK SHALL CONSIST OF:

2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

2.1. ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

2.3. WHERE APPLICABLE, THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCY STANDARDS UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600.

2.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UTILITIES IS APPROXIMATE. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXIST PRIOR TO PLANTING.

2.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO PLANT MATERIAL EXISTING OR OTHERWISE. THIS SHALL INCLUDE COMPACTION AND SPILLING OF ANY DELETERIOUS MATERIALS WITHIN THE DRIP-LINE OF EXISTING TREES TO REMAIN. PLANT MATERIAL KILLED OR DAMAGED THAT IS MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED WITH LIKE SIZE AND KIND TO THE SATISFACTION OF THE OWNER OR REGULATORY AGENCY AT THE COST TO THE CONTRACTOR.

2.6. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

3. SUBMITTALS

3.1. MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) GALLON PLASTIC BAG
SOIL MIXTURE	ONE (1) GALLON PLASTIC BAG
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

3.2. CONTRACTOR TO SUBMIT TESTING RESULTS OF SOIL MIXTURE AS PER SECTION 6 BELOW.

4. PLANT MATERIALS

4.1. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS INDICATED ON THE DRAWINGS AND SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT AND OWNER.

4.2. ALL TREE SPECIES INSTALLED SHALL BE MATCHED IN SIZE AND SHAPE UNLESS NOTED OTHERWISE.

4.3. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY TO THE SITE, DURING PROGRESS OF THE WORK AND/OR AFTER COMPLETION. REJECTED PLANTS SHALL BE REMOVED AND REPLACED IMMEDIATELY.

5. DIGGING AND HANDLING

5.1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. NO PLANT MATERIAL SHALL BE HANDLED BY STEMS.

6. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

6.1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

6.2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

6.3. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

6.4. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

6.5. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

7. WATER

7.1. CONTRACTOR SHALL PROVIDE WATER NECESSARY FOR PLANTING ESTABLISHMENT AND MAINTENANCE. WATER SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS.

7.2. WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

8. FERTILIZER

8.1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

8.2. FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

9. MULCH

9.1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF THREE (3) INCHES. CONTRACTOR SHALL CLEAR MULCH FROM WITHIN A SIX (6) INCH RADIUS AROUND TRUNK / STEM FLARE. MULCH SHALL BE "FLORIMULCH", EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

9.2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH PLANTING BED AND TREE RING (SIX (6) FOOT DIAMETER MINIMUM).

10. CONTAINER GROWN STOCK

10.1. CONTAINER GROWN PLANTS SHALL HAVE BEEN GROWN IN IT'S CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

10.2. INSUFFICIENT OR POORLY STRUCTURED ROOT SYSTEMS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

10.3. ROOTS PLUS GROWER (RPG) PRODUCTS SHALL BE USED WHERE SPECIFIED.

11. MATERIALS LIST

11.1. ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.

12. FINE GRADING

12.1. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING WHICH CONSISTS OF FINAL FINISHED GRADING (INCLUDING ADDITIONAL SOIL MIXTURE AS NEEDED) FOR LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. FINISH GRADE SHALL ACCOUNT FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

12.2. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

13. PLANTING PROCEDURES

13.1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

13.2. LOCATE, MAINTAIN AND PROTECT ALL UTILITIES ABOVE AND BELOW GROUND. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

13.3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING OVERHEAD POWER LINES IN ACCORDANCE WITH SETBACK REQUIREMENTS OF FPL'S "RIGHT TREE, RIGHT PLACE" PROGRAM. CONSULT THE UNIVERSITY OF FLORIDA'S "TREES AND POWER LINE" WEBSITE FOR TREE SIZE CATEGORIES.

13.4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING / PROPOSED LIGHT POLES. TREES INSTALLED IN CONFLICT WITH LIGHT POLES ARE SUBJECT TO RELOCATION AT THE EXPENSE OF THE CONTRACTOR.

13.5. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED DELETERIOUS MATERIAL AND SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE AS NEEDED WITH CLEAN SOIL MIXTURE.

13.6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

13.7. EXCAVATE ALL PLANTING PITS IN ACCORDANCE WITH LANDSCAPE DETAILS PROVIDED. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. IF POOR DRAINAGE EXISTS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL ENSURE ELIMINATION OF ALL AIR POCKETS AROUND ROOTS.

13.8. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

13.9. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM UPPER ONE THIRD (1/3) OF ROOT BALLS.

13.10. ALL SUCKER GROWTH AND BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT IN ACCORDANCE WITH ANSI A-300.

13.11. SHRUBS AND GROUND COVER PLANTS SHALL BE SPACED IN ACCORDANCE WITH THE DRAWINGS, LANDSCAPE DETAILS AND AS INDICATED ON THE PLANT LIST.

13.12. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN A PLUMB AND UPRIGHT POSITION.

13.13. FAILURE TO FOLLOW THE ABOVE PLANTING PROCEDURE SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

14. LAWN SODDING

14.1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING NECESSARY TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

14.2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS TO A MINIMUM DEPTH OF THREE (3) INCHES. PROVIDE ONE (1) INCH OF TOPSOIL ACROSS ENTIRE LAWN BED AND MIX THROUGHLY INTO TOP FOUR (4) INCHES OF SOIL TO BRING THE GROUND TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL TOPSOIL AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

14.3. HAND RAKE LAWN BED UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

14.4. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

14.5. HAND THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

14.6. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS.

14.7. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER AND THEN THOROUGHLY IRRIGATED.

14.8. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

14.9. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY EXCESSIVE HEAT AND MOISTURE.

14.10. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE AND MAINTAIN A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

15. CLEANUP

15.1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

16. PLANT MATERIAL MAINTENANCE

16.1. ALL PLANT MATERIAL SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) AS NECESSARY TO INSURE HEALTHY AND VIGOROUS GROWING CONDITIONS BY THE CONTRACTOR UPON DELIVERING TO THE SITE AND UNTIL FINAL ACCEPTANCE OF WORK.

17. FINAL INSPECTION AND ACCEPTANCE OF WORK

17.1. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE PER MANUFACTURER RECOMMENDATIONS. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

17.2. CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE FOR ALL PLANT MATERIAL TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

17.3. UPON COMPLETION OF ALL WORK, A FINAL INSPECTION SHALL BE PERFORMED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. ALL PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE SHALL BE CORRECTED AT THE COST OF THE CONTRACTOR.

18. WARRANTY

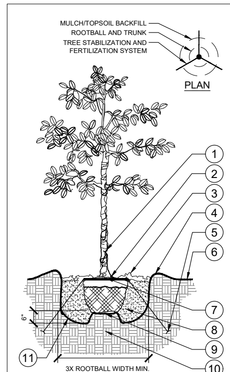
18.1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION AND ACCEPTANCE OF THE WORK BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.

18.2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER. ANY REPLACED PLANT MATERIAL SHALL BE SUBJECT TO A NEW ONE (1) YEAR WARRANTY.

18.3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

19. ABBREVIATIONS

B&B -	BALLED AND BURLAPPED
BR -	BARE ROOT
CAL -	CALIPER
CT -	CLEAR TRUNK
DBH -	DIAMETER AT BREAST HEIGHT
FG -	FIELD GROWN
FTG -	FULL TO GROUND
GW -	GREY WOOD
HO -	HARDENED OFF
OA -	OVERALL HEIGHT
RPG -	ROOTS PLUS GROWER



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

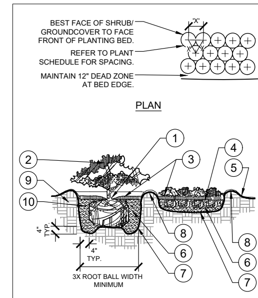
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

TREE PLANTING
SECTION / PLAN — DETAIL-FILE



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

SHRUB/GROUNDCOVER PLANTING NTS
SECTION / PLAN — DETAIL-FILE

GRAPHIC SCALE IN FEET
0 ## ## ##

NORTH

No.	REVISIONS	DATE	BY

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NOT FOR CONSTRUCTION

KH PROJECT 017046011
DATE: 03/03/21
SCALE AS SHOWN
DESIGNED BY ES/MP
DRAWN BY ES
CHECKED BY MP

LANDSCAPE NOTES AND DETAILS

HAWTHORN HILLS APARTMENT HOMES
PREPARED FOR
PEDCOR INVESTMENTS
LANCASTER SC

SHEET NUMBER
L1-7

Plotted By: Schroeder, Teddie Sheet Set: LANCASTER Layout: L1-7 LANDSCAPE NOTES AND DETAILS March 03, 2021 01:52:14pm K:\CHL_PRJ\017046 Pedcor\011 Lancaster\02 - DWG\PlanSheets\L1-1 LANDSCAPE PLAN.dwg

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4 NORTH ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"

2 EAST ELEVATION
1/8" = 1'-0"

1 WEST ELEVATION
1/8" = 1'-0"

PEDCOR COMPANIES

LANCASTER

OUT LOT OFFICE 1 & 2

1.1

4 BLDG 12B12C - WEST ELEVATION
1/8" = 1'-0"

3 BLDG 12B12C - EAST ELEVATION
1/8" = 1'-0"

2 BLDG 12B12C - NORTH ELEVATION
1/8" = 1'-0"

1 BLDG 12B12C - SOUTH ELEVATION
1/8" = 1'-0"

SHEET PRINTED: 12/7/2020 3:44:01 PM

ELEVATION LEGEND

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

N/S FACADE
WALL AREA: 3,262 SF
BRICK: 1,317 SF (40%)
SIDING: 1,945 SF (60%)

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

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

GENERAL ENVELOPE NOTES

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

GENERAL ELEVATION NOTES

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

ELEVATION KEYNOTES

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

DELV DESIGN

Pedcor Investments

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

#	DESCRIPTION	DATE
B	HUD 3rd Party Review	4/13/2020

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

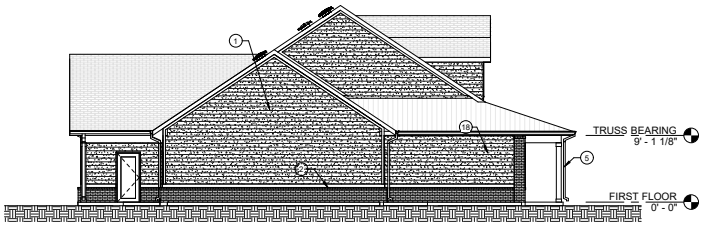
EXTERIOR ELEVATIONS - BLDG 12B12C

A201

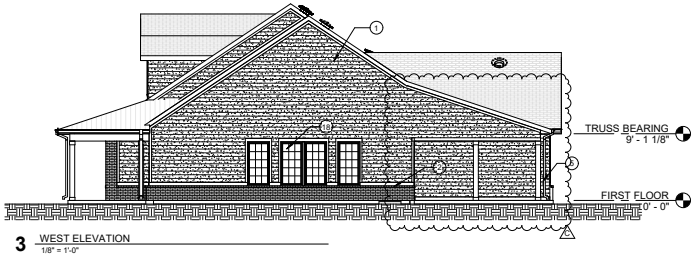
ELEVATION LEGEND

- LAP PLANK SIDING (SD1)
- BRICK (BR1)
- ARCHITECTURAL SHINGLE (RS1)

GENERAL TRIM (TR1) NOTE, UNLESS NOTED OR SHOWN OTHERWISE IN DETAILS:
- CORNERS AND TOP AND BOTTOM = 5 1/2" WIDTH
- SIZE TO MEET DETAILING INTENT WHERE WRAPS OPENINGS OR COLUMNS
- FASCIA BOARDS AND TRIM ADJACENT TO BALCONIES (TO MATCH HORIZONTAL LINES OF BALCONY FLOOR) = 7 1/2".
- WINDOWS AND DOORS = 5 1/2" HEAD TRIM; 3 1/2" SIDE AND BOTTOM TRIM

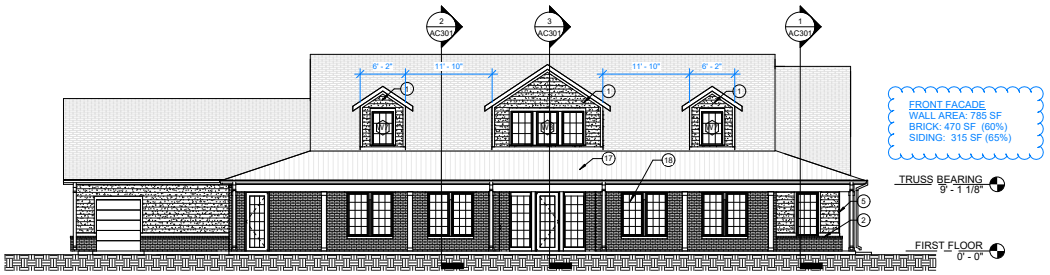


4 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

2 NORTH ELEVATION
1/8" = 1'-0"



FRONT FACADE
WALL AREA: 785 SF
BRICK: 470 SF (60%)
SIDING: 315 SF (65%)

1 SOUTH ELEVATION
1/8" = 1'-0"

GENERAL ENVELOPE NOTES

A. THESE GENERAL NOTES APPLY TO THE ENTIRE PROJECT, AS IT RELATES TO THE BUILDING ENVELOPE (INCLUDING SLAB, FLOORS, FOUNDATIONS, WALLS, ROOFS, DOORS, GLAZING, SKYLIGHTS, ANY PENETRATIONS, AND ANY JOINERY IN ANY MATERIALS).
B. ALL NOTES MAY OR MAY NOT BE APPLICABLE TO THIS PROJECT, THOSE THAT ARE APPLICABLE MUST BE MET.
C. ENSURE FACTORY-BUILT FENESTRATION AND DOORS ARE LABELED AS MEETING AIR LEAKAGE REQUIREMENTS.
D. ENSURE ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE SEALED, CAULKED, GASKETED, WEATHER STRIPPED OR WRAPPED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL TO MINIMIZE AIR LEAKAGE.
E. ENSURE WEATHERSEALS INSTALLED ON ALL EXTERIOR DOORS.
F. ENSURE FENESTRATION PRODUCTS ARE RATED IN ACCORDANCE WITH NFRC.
G. ENSURE FENESTRATION PRODUCTS ARE CERTIFIED AS TO PERFORMANCE LABELS OR CERTIFICATES PROVIDED.
H. ENSURE SLAB EDGE INSULATION IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
I. ENSURE INSULATION IN CONTACT WITH GROUND HAS <=0.3% WATER ABSORPTION RATE PER ASTM C272.
J. ENSURE ROOF INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN OR POURED LOOSE-FILL INSTALLED ONLY WHERE THE ROOF SLOPE IS <=3 /12.
K. ENSURE ABOVE-GRADE WALL INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
L. ENSURE BUILDING ENVELOPE INSULATION IS LABELED WITH R-VALUE OR INSULATION CERTIFICATE PROVIDING R-VALUE AND OTHER RELEVANT DATA.
M. ENSURE EAVES ARE BAFFLED TO DEFLECT AIR TO ABOVE THE INSULATION
N. ENSURE INSULATION IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE INSIDE SURFACE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE.
O. ENSURE RECESSED EQUIPMENT INSTALLED IN BUILDING ENVELOPE ASSEMBLIES DOES NOT COMPRESS THE ADJACENT INSULATION.
P. ENSURE EXTERIOR INSULATION IS PROTECTED FROM DAMAGE WITH A PROTECTIVE MATERIAL. VERIFICATION FOR EXPOSED FOUNDATION INSULATION SHALL OCCUR DURING FOUNDATION INSPECTION.
Q. ENSURE ATTICS AND MECHANICAL ROOMS HAVE INSULATION PROTECTED WHERE ADJACENT TO ATTIC OR EQUIPMENT ACCESS.
R. ENSURE FOUNDATION VENTS DO NOT INTERFERE WITH INSULATION.
S. ENSURE INSULATION INTENDED TO MEET THE ROOF INSULATION REQUIREMENTS ARE NOT INSTALLED ON TOP OF A SUSPENDED CEILING.
T. PLANS AND/OR SPECIFICATIONS ARE PROVIDED WITH ALL INFORMATION WITH WHICH COMPLIANCE CAN BE DETERMINED FOR THE BUILDING ENVELOPE, DOCUMENTATION IS PROVIDED WHERE EXCEPTIONS TO THE STANDARD ARE CLAIMED.

GENERAL ELEVATION NOTES

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

ELEVATION KEYNOTES

** NOT ALL NOTES NECESSARILY USED ON THIS SHEET.*

1. FIBER CEMENT TRIM
2. BRICK - ROW LOCK SILL
3. BRICK - SOLDIER COURSE
4. NOT USED
5. DOWNSPOUTS, PROVIDE SPLASH BLOCK AT ALL LOCATIONS. ANCHOR TO WALL OR COLUMN AT 48" SPACING, MAX..
6. FIBER CEMENT FASCIA.
7. COLUMN BASE AND CAPITOL. TYP. TRIM WITH MATCHING 1X6 TRIM, MITER CORNERS.
8. NOT USED
9. NOT USED
10. NOT USED
11. ROUND DOME VENT. SEE ROOF PLANS.
12. EXHAUST VENT, SEE MECHANICAL DRAWINGS.
13. MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS.
14. BUILDING LIGHTING, SEE ELECTRICAL DRAWINGS.
15. METER CENTER, SEE ELECTRICAL DRAWINGS.
16. NOT USED
17. STANDING SEAM METAL ROOF
18. ALL CLUBHOUSE WINDOWS SHALL BE FIXED EXCEPT WHERE NOTED ON FLOOR PLAN.

DELV DESIGN

PEDCOR

#	DESCRIPTION	DATE
0	Owner CK/OC Revisions	07/13/2020

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

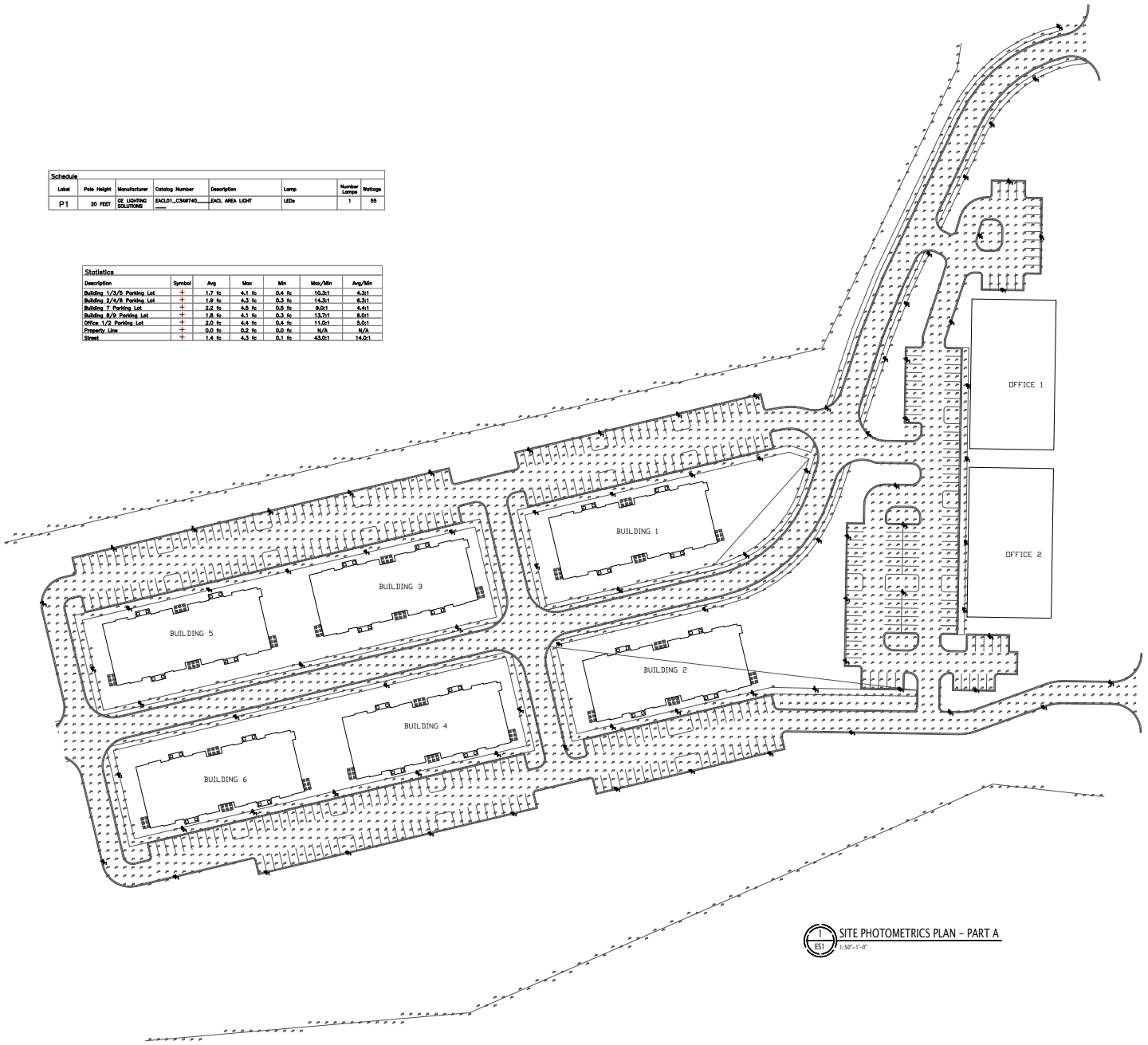
CLUBHOUSE ELEVATIONS

AC201

SHEET PRINTED: 12/7/2020 8:06:09 PM

Schedule							
Label	Pole Height	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Wattage
P1	20 FEET	GE LIGHTING SOLUTIONS	EACL01_034W740_____	EACL AREA LIGHT	LEDs	1	55

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building 1/3/5 Parking Lot	+	1.7 fc	4.1 fc	0.4 fc	10.3:1	4.3:1
Building 2/4/6 Parking Lot	+	1.9 fc	4.3 fc	0.3 fc	14.3:1	6.3:1
Building 7 Parking Lot	+	2.2 fc	4.5 fc	0.5 fc	9.0:1	4.4:1
Building 8/9 Parking Lot	+	1.8 fc	4.1 fc	0.3 fc	13.7:1	6.0:1
Office 1/2 Parking Lot	+	2.0 fc	4.4 fc	0.4 fc	11.0:1	5.0:1
Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Street	+	1.4 fc	4.3 fc	0.1 fc	43.0:1	14.0:1



1 ES1 SITE PHOTOMETRICS PLAN – PART A
1/50"=1'-0"

VP ENGINEERING
Mechanical | Electrical | Plumbing
VRETTOS PAPPAS CONSULTING ENGINEERS, P.A.
PO Box 31847, Charlotte, NC 28231
2815 Coliseum Centre Drive, Suite 180
Charlotte, NC 28217
704.372.7755
www.vpce.com

LANCASTER MULTIFAMILY

LANCASTER, SC

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22658 KOSTA J. PAPPAS 03/03/21

DISCLAIMER

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REVISION #	DATE
SITE LIGHTING - 100X PS	03/03/21

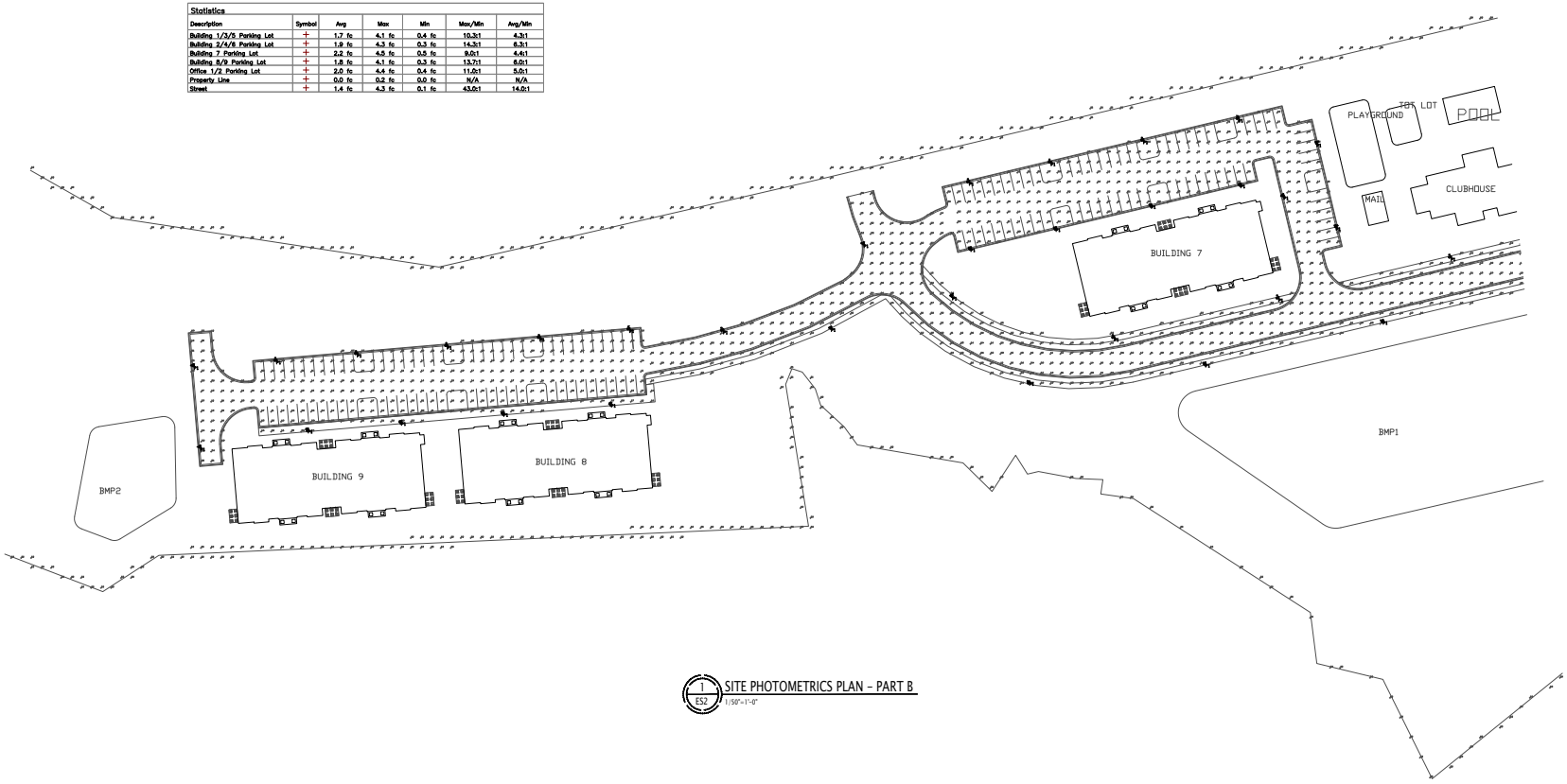
PROJECT #: 4961
DATE: 03/03/21
DRAWN BY: KA
CHECKED BY: DRP

SITE PHTOMETRICS PLAN – PART A

ES1

Schedule							
Label	Pole Height	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Wattage
P1	20 FEET	GE LIGHTING SOLUTIONS	EACL01_C34W740_____	EACL AREA LIGHT	LEDs	1	55

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building 1/3/5 Parking Lot	+	1.7 fc	4.1 fc	0.4 fc	10.3:1	4.3:1
Building 2/4/6 Parking Lot	+	1.9 fc	4.3 fc	0.3 fc	14.3:1	6.3:1
Building 7 Parking Lot	+	2.2 fc	4.5 fc	0.5 fc	9.0:1	4.4:1
Building 8/9 Parking Lot	+	1.8 fc	4.1 fc	0.3 fc	13.7:1	6.0:1
Office 1/2 Parking Lot	+	2.0 fc	4.4 fc	0.4 fc	11.0:1	5.0:1
Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Street	+	1.4 fc	4.3 fc	0.1 fc	43.0:1	14.0:1



1 ES2 SITE PHOTOMETRICS PLAN – PART B
1/50"=1'-0"

VP ENGINEERING
Mechanical | Electrical | Plumbing
VRETTOS PAPPAS CONSULTING ENGINEERS, P.A.
PO Box 31847, Charlotte, NC 28231
2815 Coliseum Centre Drive, Suite 180
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LANCASTER MULTIFAMILY

LANCASTER, SC

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22658 KOSTA J. PAPPAS 03/03/21

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REVISION #	DATE
SITE LIGHTING - 100X PS	03/03/21

PROJECT #: 4961
DATE: 03/03/21
DRAWN BY: KA
CHECKED BY: DRP

SITE PHTOMETRICS PLAN – PART B

ES2

Agenda Item Summary

Ordinance # / Resolution #: DA-2020-2973 Pedcor Investments
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 5/18/2021

Issue for Consideration:
See Staff Report

Points to Consider:
See Staff Report

Recommendation:
See Staff Report

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	5/11/2021	Planning Staff Report
Draft DA	5/11/2021	Exhibit

PROPOSAL:	Application by Pedcor Investments to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 216-unit apartment development located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM # 0008-00-077.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2973 and Master Development Plan MXU-2020-2973.
COUNCIL DISTRICT:	District 7, Brian Carnes

Pedcor Investments has requested to rezone a 33.10 acre parcel from General Business (GB) to Mixed Use (MX) District (*see Staff Report for RZ-2020-2973*). This proposal is for a 216-unit workforce apartment development with two office buildings. The DA does not explicitly state that the mixed-use development will consist of office buildings as the use in addition to the apartments.

Unified Development Ordinance (UDO) Section 9.2.18.A.3, Development Agreements (DA) are required for all land development projects that seek rezoning to a mixed-use zoning district.

The applicant submitted the proposed Development Agreement enclosed with this memo. The Development Agreement reflects the requirements of UDO Section 9.2.18 including, but not limited to: legal description, duration of agreement, description of uses, and traffic impact analysis (TIA).

The Development Agreement must first be reviewed by the Planning Commission who is required to hold one public hearing. The second and final public hearing is tentatively scheduled to occur before County Council in July, 2021 (first reading of the ordinance). The Development Agreement does not include any proposed impact fees, which will be discussed with County Council.

DRAFT

----------(Space above this line for recording use)----------

STATE OF SOUTH CAROLINA	**)**	**DEVELOPMENT AGREEMENT**
	)	
COUNTY OF LANCASTER	**)**	**_____**

This **DEVELOPMENT AGREEMENT** (the "Agreement") is made and entered into as of the _____ day of *_[DATE OF THIRD READING APPROVAL]*____, 2021 ("Agreement Date"), by and among Pedcor Investments, A Limited Liability Company, a Wyoming company ("Developer"), and the **COUNTY OF LANCASTER** (the "County"), a body politic and corporate, a political subdivision of the State of South Carolina.

R E C I T A L S

WHEREAS, Developer has obtained the right to acquire certain real property consisting of approximately 31.25 acres, more or less, located in the County and known as the Hawthorn Hills Apartment Homes development and more fully described in Section 1.04 of this Agreement ("Property") and thus has an equitable interest therein;

WHEREAS, Developer has submitted an application to the County requesting that the Property be developed under the Mixed-Use (MX) District;

WHEREAS, Developer and County have determined that it is in the best interests of the County and Developer to enter into this Agreement to set forth the terms and conditions of the development in order to achieve a well-coordinated, master planned development, reasonably mitigate any project impacts to the community and achieve predictability to the County and the Developer on the scope and terms of the development;

WHEREAS, the Developer desires to obtain from the County in connection with the development, and the County is willing to provide, assurances: (1) that the property will be zoned Mixed-Use (MX) for the duration of this Agreement; (2) that upon receipt of its development and construction permits it may proceed with the planned development and construction; and (3) that the development rights will be vested for the duration of this Agreement;

WHEREAS, in connection with the proposed development, Developer and County recognize that the scope and term of the planned development under this Agreement accomplish the statutory aims of comprehensive, orderly planning and development within the County, thus

providing benefits to the citizens of the County and providing public benefits through, among other things, the donation of funds or financing of those public facilities and services described and identified in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the terms and conditions set forth in this Agreement, the receipt and sufficiency of such consideration being acknowledged by the parties, and pursuant to the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended (the "Act") and the Development Agreement Ordinance for Lancaster County, South Carolina ("Ordinance No. 663"), the parties to this Agreement, intending to be legally bound to a development agreement in accordance with the Act and Ordinance No. 663, agree as follows:

ARTICLE I

GENERAL

Section 1.01. Incorporation. The above recitals are incorporated in this Agreement as if the recitals were set out in this Agreement in its entirety. The findings contained in the Act are incorporated into this Agreement as if it were set out in this Agreement in its entirety.

Section 1.02. Definitions. (A) As used in this Agreement:

(1) "Act" means the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended.

(2) "Agreement" means this Development Agreement.

(2A) "Agreement Date" means ___*[DATE OF THIRD READING APPROVAL]*____, 2021.

(3) "County" means the County of Lancaster, a body politic and corporate, a political subdivision of the State of South Carolina.

(4) "County Council" means the governing body of the County.

(5) "Developer" means Pedcor Investments, A Limited Liability Company, a Wyoming limited liability company, and its successors in title to the Property who undertake Development of the Property or who are transferred Development Rights.

(6) "Development Rights" means the right of the Developer to develop all or part of the Property in accordance with this Agreement.

(7) "Laws and Land Development Regulations" means the County's current applicable rules and regulations governing development of real property in force and effect as of

the Agreement Date, including the UDO as amended through the Agreement Date, as set forth on Exhibit _"D" hereto.

(8) "Ordinance No. 663" means Ordinance No. 663 of the County which is cited as the Development Agreement Ordinance for Lancaster County, South Carolina.

(9) "Ordinance No. 2021-_____" means Ordinance No. 2021-____ of the County, zoning the Property Mixed-Use (MX) District, a copy of which is attached hereto as Exhibit ___" "__.

(10) "Ordinance No. 2021-____" means Ordinance No. 2021-____ of the County approving this Agreement, a copy of which is attached hereto as Exhibit " ".

(11) "Parties" means County and Developer.

(12) "Property" means the land, and any improvements thereon, described in Section 1.04.

(13) "UDO" means Ordinance No. 309, as amended to be the most current adopted version on file with County.

(B) Unless the context clearly indicates otherwise, terms not otherwise defined in this Agreement have the meanings set forth in the Act and Ordinance No. 663 or the UDO.

Section 1.03. Parties. The parties to this Agreement are County and Developer.

Section 1.04. Property. This Agreement applies to one parcel of land identified as Tax Map Nos (0008-00-077.00) and is reflected in Exhibit A (legal descriptions), attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

Section 1.05. Zoning. The Property is currently zoned General Business (GB) and is anticipated to be rezoned Mixed-Use (MX) pursuant to Ordinance No. 2021-_____.

Section 1.06. Development Program.

(A) The UDO provides for the development uses on the Property, including population densities, building intensities and height.

(B) All lots for the Development must meet all standards contained in the most current version of the UDO as of the Agreement Date, unless otherwise modified by this Agreement. Subject to Section 3.01(D) of this Agreement, in the event of conflict between the standards contained in the UDO that is effective as of the Agreement Date of this Agreement and this Agreement, the terms of the UDO control. The Development Program is set forth in Exhibit "D".

Section 1.07. Development Schedule.

(A) The estimated development schedule for the Property is set forth on Exhibit "B", attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

(B) County and Developer acknowledge that the development schedule is an estimate. The failure of the Developer to meet a commencement or completion date does not, in and of itself, constitute a material breach of this Agreement, but must be judged based on the totality of the circumstances. The development schedule is a planning and forecasting tool only. County and Developer acknowledge that actual development is likely to take place at a different pace than set forth in the development schedule because of future market forces.

(C) County agrees that if Developer requests an adjustment to the development schedule, including commencement dates and interim completion dates, then the dates must be modified if the Developer is able to demonstrate and establish that there is good cause to modify those dates. "Good cause" includes, but is not limited to, changes in market conditions.

(D) Periodic adjustments to the development schedule do not require a formal amendment to this Agreement and are not considered a major modification. To adjust the development schedule, the Developer shall submit a proposed adjustment to the Clerk to Council who shall forward copies of the proposed adjustment to each member of County Council. The proposed adjustment must be accompanied by an explanation and justification. The proposed adjustment is effective sixty (60) days from receipt by the Clerk to Council unless the County Council has disapproved the proposed adjustment by passage of a resolution to that effect within the sixty (60) day period.

Section 1.08. Relationship of Parties. This Agreement creates a contractual relationship among the Parties. This Agreement is not intended to create, and does not create, the relationship of partnership, joint venture, or any other relationship wherein any one of the parties may be held responsible for the acts of any other party. This Agreement is not intended to create, and does not create, a relationship whereby any one of the parties may be rendered liable in any manner for the debts or obligations of any other party, to any person or entity whatsoever, whether the debt or obligation arises under this Agreement or outside of this Agreement.

Section 1.09. Benefits and Burdens.

(A) The Parties agree that the burdens of this Agreement are binding upon, and the benefits of this Agreement shall inure to, all successors in interests to the Parties to this Agreement.

(B) Except for the owners and lessees of completed residences on individual lots who are the end users and not developers thereof and the owners and lessees of individual lots, who are not developers and who intend to build a residence on the lot for the owner or lessee to occupy, any purchaser or other successor in title is responsible for performance of Developer's obligations pursuant to this Agreement as to the portion of the Property so transferred. Developer must give

notice to the County of the transfer of property to a developer in the manner prescribed in Section 3.05.

(C) Developer acknowledges and agrees that it and its successors and assigns (*i*) are responsible for the development of the Property when Developer acquires title to or development rights for the Property, and (*ii*) will develop the Property in accordance with the terms and conditions of this Agreement.

Section 1.10. Term. The term of this Agreement commences on the Agreement Date and terminates five (5) years thereafter.

Section 1.11. Required Information. Ordinance No. 663 requires a development agreement to include certain information. Exhibit C contains the required information or identifies where the information may be found in this Agreement. Exhibit C is incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.01. Representations and Warranties of County.

(A) The County has found that the development permitted by this Agreement is consistent with the County's comprehensive plan and UDO.

(B) The County has approved this Agreement by adoption of Ordinance No. 2021-____ in accordance with the procedural requirements of the Act, Ordinance No. 663 and any other applicable state law.

(C) The County represents that prior to the final reading of Ordinance No. 2021-____ that at least two public hearings were held after publication of the required notice and the publication of a notice of intent to consider a proposed development agreement.

Section 2.02. Representations and Warranties of Developer.

(A) Developer represents that the number of acres of highland contained in the Property is greater than twenty-five and that the highlands equal Twenty-Nine and one half (29.5) acres.

(B) Developer represents that, as of the Agreement Date, it has contractual rights to acquire the Property.

(C) Developer represents and warrants that the execution, delivery and performance by the respective individual or entity signing this Agreement on behalf of the party has been duly authorized and approved by all requisite action on the part of Developer.

ARTICLE III

DEVELOPMENT RIGHTS

Section 3.01. Vested Right to Develop.

(A) County agrees that the Developer, upon receipt of its development permits as identified in Section 3.04, may proceed to develop the Property according to the terms and conditions of this Agreement and the UDO. The right of Developer to develop the Property as set forth in this Agreement is deemed vested with Developer for the term of this Agreement when the Developer has complied with all of the requirements of Section 5.19 of this Agreement.

(B) County agrees that the specific Laws and Land Development Regulations in force as of the Agreement Date, including the UDO, as set forth in Exhibit D to this Agreement, attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety, shall govern all aspects of the development of the Property, according to the terms and standards as stated in this Agreement, for the term of this Agreement.

(C) The Developer has a vested right to proceed with the development of the Property in accordance with the zoning classification set forth in Ordinance No. 2021-_____, the UDO and the terms of this Agreement when the Developer has complied with all of the requirements of Section 5.19 of this Agreement.

(D) To the extent that this Agreement may contain zoning and development standards which conflict with existing zoning and development standards, including zoning and development standards contained in the UDO, the standards contained in this Agreement supersede all other standards and this Agreement is deemed controlling.

(E) The Developer acknowledges that financial guarantees will not be accepted for water, sewer and storm water infrastructure and the water, sewer and storm water infrastructure must be installed, tested and in acceptable condition before final plat approval.

Section 3.02. Effect on Vested Rights Act and County Ordinance No. 673. The Parties agree that vested rights conferred upon Developer in this Agreement are not affected by the provisions of the Vested Rights Act, codified as Sections 6-29-1510 to -1560, Code of Laws of South Carolina 1976, as amended, or the provisions of Ordinance No. 673, the County's ordinance relating to the Vested Rights Act.

Section 3.03. Applicability of Subsequently Adopted Laws and Land Development Regulations.

(A) It is recognized that laws and regulations will periodically change. County may apply laws adopted after the execution of this Agreement to the development of the Property unless said adopted laws prevent development in the manner set forth in this Agreement.

Subject to the provisions of S.C. Code § 6-31-140, the County shall not apply subsequently adopted laws or regulations to the Property or the Project unless the County has held a public hearing and has determined: (1) the proposed subsequent laws or regulations are not in conflict with the Current Regulations governing the Agreement and do not prevent the development of the Property set forth in this Agreement; (2) the proposed subsequent laws or land development regulations are essential to the public health, safety, or welfare and the proposed subsequent laws or land development regulations expressly state that they apply to a development that is subject to a development agreement; (3) the proposed subsequent laws or land development regulations are specifically anticipated and provided for in this Agreement; (4) substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement which changes, if not addressed by the County, would pose a serious threat to the public health, safety, or welfare; or (5) this Agreement is based on substantially and materially inaccurate information supplied by Developer.

(B) Notwithstanding the provisions of subsection (A) of this section, the County agrees that if County Council imposes a moratorium or other similar restriction that would curtail or hinder the rate at which development can occur, then the moratorium or other similar restriction shall not apply to the Development of the Property.

(C) Developer agrees to comply with any county-wide storm water regulations, building, housing, electrical, plumbing, fire, and gas codes adopted by County Council after the Agreement Date and in force at the time plans for buildings are submitted to the County for review. Nothing in this Agreement is intended to supersede or contravene the requirements of any storm water, building, housing, electrical, plumbing, fire, or gas code adopted by County Council.

Section 3.04. Development Permits.

(A) Developer agrees to obtain all local development permits for the development of the property. Local development permits, approvals and processes, some of which may have been obtained or complied with as of the Agreement Date, include, but are not limited to:

(1) Preliminary plan approval;
(2) Civil plan approval;
(3) Final plat approval;
(4) Zoning permits;
(5) Building permits; and
(6) Sign permits.

(B) The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developer of the necessity of complying with the law governing the permitting requirements, conditions, terms or restrictions.

Section 3.05. Transfer of Development Rights.

(A) Developer may, at its sole discretion, transfer its Development Rights to other developers. The transferring Developer must give notice to the County of the transfer of any Development Rights. The notice to the County must include the identity and address of the transferring Developer, the identity and address of the acquiring Developer, the acquiring Developer's contact person, the location and number of acres of the Property associated with the transfer and the number of residential units or commercial acreage subject to the transfer. Any Developer acquiring Development Rights is required to file with the County an acknowledgment of this Agreement and the transfer of Development Rights is effective only when the County receives a commitment from the acquiring Developer to be bound by it.

(B) This provision does not apply: (i) to the purchaser or other successor in title to Developer who is the owner or lessee of a completed residence and is the end user and not the developer thereof or who is the owner or lessee of an individual lot, who is not a developer and who intends to build a residence on the lot for the owner or lessee to occupy; (ii) to any mortgage lender either as the result of foreclosure of any mortgage secured by any portion of the Property or any other transfer in lieu of foreclosure; (iii) to any third party purchaser at such a foreclosure; or (iv) to any third party purchaser of such mortgage lender's interest subsequent to the mortgage lender's acquiring ownership of any portion of the Property as set forth above. Furthermore, nothing contained herein shall prevent, hinder or delay any transfer of any portion of the Property to any such mortgage lender or subsequent purchaser. Except as set forth herein, any such mortgage lender or subsequent purchaser shall be bound by and shall receive the benefits from this Agreement as the successor in title to Developer.

ARTICLE IV

DEDICATIONS AND FEES AND RELATED AGREEMENTS

Section 4.01. Purpose of Article. The Parties understand and agree that Development of the Property imposes certain burdens and costs on the County, including those for certain services and infrastructure improvements. Eventually, *ad valorem* taxes collected from the property may meet or exceed the burdens and costs placed upon the County, but certain initial costs and capital expenditures are now required that are not to be funded by any increase in taxes paid by existing residents of the County. The purpose of this article is to identify the matters agreed upon to be provided by the Developer to mitigate such burdens and costs.

Section 4.01A. Payment for School District. Developer agrees to pay Lancaster County _____ Thousand Dollars ($ xxxxx.xx) per planned housing unit to offset the impact of the development upon the Lancaster County School District. The school district payment shall be made in a lump sum payment of XXXXXXX and shall be paid on or before _____.

Section 4.01B. Funds for Public Safety. Developer agrees to pay Lancaster County _____ Million _____Hundred _____Thousand _____ and no/100 Dollars ($_____) at the earlier of either _____ or the closing on the sale of any of the parcel of real property that are subject to this agreement (the "Public Safety Payment").

Upon receipt of the Public Safety Fund Payment, those monies must be accounted for separate and distinct form other monies of the County. The Public Safety Payment must be used for non-recurring purposes for law enforcement, fire, and emergency medical services in the panhandle area of Lancaster County. The determination of the specific use of the Public Safety Payment is at the discretion of County Council. As used in this section "Developer" means Pedcor Investments, A Limited Liability Company and does not include its successors and assigns but does include any corporate entity related to Pedcor Investments, A Limited Liability Company that is formed for the purpose of holding title to the Property.

Section 4.01C. Public Safety or Fire District.

(A) Developer and County agree to create a special tax district or fire protection district consisting of the Property (the "District"). The purpose of the district is to provide a method for paying for enhanced public safety services or fire protection services to the Development through the imposition of rates and charges, including but not limited to, uniform charges in the District.

(B) Developer and County agree that the approving Ordinance for the district shall provide, among other things, that:

(1) Council shall annually provide for the imposition of a rate or charge within the District for the purpose of funding permanent improvements and capital expenditures, including buildings, equipment and infrastructure as needed for the services provided and to pay directly or indirectly debt service on general obligation bonds, leases or other forms of indebtedness allowed by law. If the revenue from the rate or charge exceeds the amount necessary for indebtedness purposes, then the excess revenue may be used for the operation and maintenance of the District.

(2) the maximum level of the rates or charges authorized to be levied and collected annually in the District is ninety dollars ($90.00) per equivalent residential unit (ERU). The maximum level of the rate or charge shall be increased annually by the increase in the average of the twelve-monthly consumer price indices for the most recent twelve-month period consisting of January through December of the preceding calendar year, plus the percentage increase in the previous year in the population of the District as determined by the South Carolina Revenue and Fiscal Affairs Office, or its successor entity. If the average of the twelve monthly consumer price indices experiences a negative percentage, the average is deemed to be zero. If the District experiences a reduction in population, the percentage change in population is deemed to be zero. The exact ERU amount will be set annually by the County Council. For purposes of billing and collection, the rates or charges for each parcel within the District will be certified by the County Assessor to the County Auditor, to be placed on the respective County tax bills for the affected parcels, beginning with the _____ tax bills, to be collected with and in the same manner as all other taxes and uniform service charges. For the _____ tax bills, the exact ERU amount is set at [seventy-five dollars ($75.00)]. The rates or charges are a charge against and run with the parcels of real property located

in the District. The ERU for specific properties will be determined using the following conversion table:

Lane Use	Conversion Table
Single Family Detached Housing	One Dwelling Unit per ERU
Multi-Family Housing	One Dwelling Unit per ERU
All Uses Other than Single and Multi-Family	One ERU for each 2500 square feet or fraction thereof

No annual rate or charge may be imposed on property unless the property has a structure on it. For new structures, imposition of the annual rate or charge begins when a certificate of occupancy is issued, and the structure becomes taxable for property tax purposes.

(3) Monies collected from the annual rate or charge may be used only as provided in subsection (B)(1) of this section. Revenues from the rate or charge shall be deposited in a special fund, separate and distinct from all other funds of the County. Monies in the special fund may be expended only pursuant to appropriation by the County Council and in accordance with the terms of the approving ordinance. Any unexpended balance in the special fund at the end of any fiscal year shall be carried forward into the next fiscal year and expended for the same purposes.

(C) Developer agrees to reimburse the County, within thirty (30) days of request by the County for reimbursement, for the County's reasonable actual costs incurred related to the creation of the District. The foregoing cost reimbursement is capped at five thousand dollars ($5000.00) and is limited to County payments to third-party vendors and service providers.

Section 4.02. Payment of Costs. Upon submission of appropriate documentation of the expenditure, Developer agrees to reimburse the County, not later than _____, 2021, for the County's reasonable unreimbursed actual costs related to this Agreement. The foregoing cost reimbursement is capped at ten thousand dollars ($10,000.00) and is limited to County payments to third-party vendors and service providers that have not been otherwise reimbursed from the fee paid by Developer pursuant to Section 10 of Ordinance No. 663.

Section 4.03. Other Charges or Fees.

(A) Nothing in this Agreement shall be construed as relieving Developer from the payment of any fees or charges in effect at the time of collection as may be assessed by entities other than the County.

(B) Developer is subject to the payment of any and all present or future fees enacted by the County that are of County-wide application and that relate to the County's costs of processing applications, issuing development permits, reviewing plans, conducting inspections or similar type processing costs.

Section 4.04. Infrastructure and Services.

The Parties recognize that the majority of the direct costs associated with the Development of the Property will be borne by Developer, and many necessary infrastructure improvements and services will be provided by Developer or other governmental or quasi-governmental entities, and not by the County. For clarification, the Parties make specific note of and acknowledge the following:

(A) Roads. (1)(a) Developer is responsible for the construction and costs of all roads, whether for public or private use, within the Property including but not limited to any necessary entrance and intersection improvements as required by the South Carolina Department of Transportation related to the development of the Property. All roads must be constructed in accordance with the County's road standards. The road improvements are expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development. Developer is also responsible for maintenance of all roads that are not public roads. Pursuant to Ordinance 2014-1299, Developer acknowledges that County will only accept as public roads those roads constructed in full compliance with the UDO and providing connectivity to the county road system or serving as a necessary component for the proper development of the county road system. County will not accept the roads within the Property into the County road system for any other purpose, including, but not limited to, maintenance. Developer may transfer the ownership of the roads and its obligations for the roads to a homeowners' or property owners' association or similar organization.

(b) Developer shall cause to be prepared a traffic impact analysis conducted and sealed by a licensed South Carolina professional engineer (if not already prepared at time of Agreement). Any road improvements, which are determined to be necessary, based on the results of the traffic impact analysis, shall be incorporated into the final site plan prior to County approval and the Developer is responsible for all costs of the road improvements. The traffic impact analysis shall be reviewed by the County and in conjunction with the South Carolina Department of Transportation. If a County-level traffic planner is not available to review the traffic impact analysis at the time of submittal, the County may choose to hire a third-party consultant to assist in this review. The cost of the traffic impact analysis, including any additional reviews requested by the County, shall be paid by the Developer. Improvements set forth in the traffic impact analysis may be installed based on a phasing study prepared by a licensed South Carolina professional engineer at the expense of Developer. The installation of new traffic signals or improvements to existing traffic signals shall be based on warrant studies conducted by a licensed South Carolina professional engineer at established specific times and at the expense of Developer.

(B) Potable Water, Sewage Treatment and Disposal. Potable water, sewage treatment and disposal will all be supplied to the Property by the Lancaster County Water and Sewer District. Developer will construct, or cause to be constructed, all necessary water and sewer service infrastructure within the Property and the water and sewer service infrastructure will be maintained by the provider. County is not responsible for any construction, treatment, maintenance, or costs associated with water or sewer service or water and sewer service infrastructure to or within the Property. The water and sewer service infrastructure is expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as

necessary to serve the development. Developer acknowledges that County has no authority or responsibility for providing potable water services or sewer services in the County and that the Lancaster County Water and Sewer District is a governmental entity separate and distinct from the County.

(C) Storm Water Management. Developer will construct or cause to be constructed all storm water runoff and drainage improvements within the Property required by the development of the Property and such infrastructure will be maintained by Developer or a homeowners' association. County is not responsible for any construction, maintenance or costs associated with the storm water runoff and drainage for the Property. Storm water management improvements are expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development.

(D) Solid Waste Collection. The County shall provide solid waste collection to the Property on the same basis as is provided to other residents and businesses within the County. It is understood and acknowledged that the County does not presently provide solid waste collection or disposal for single, multi-family or commercial developments. Residential units shall be served by a private waste hauling company.

(E) Fire Services. The Property is located in the Pleasant Valley Fire Department service area and fire services will be provided by the Pleasant Valley Fire Department, or its successor entities. Developer acknowledges that the Pleasant Valley Fire Department provides services by the use of volunteers.

(F) School Services. Public school services are now provided by the Lancaster County School District. Developer acknowledges that County has no authority or responsibility for providing public school services in the County.

ARTICLE V

MISCELLANEOUS

Section 5.01. Notices. Any notice, election, demand, request or other communication to be provided under this Agreement shall be in writing and shall be effective (*i*) when delivered to the party named below, (*ii*) when deposited with the United States Postal Service, certified mail, return receipt requested, postage prepaid, or (*iii*) when deposited in Federal Express (or any other reputable national "next day" delivery service) addressed as follows (or addressed to such other address as any party shall have previously furnished in writing to the other party), except where the terms hereof require receipt rather than sending of any notice, in which case such provision shall control:

To the County: County of Lancaster
Attn: County Administrator

101 N. Main St. (29720)
P.O. Box 1809 (29721)
Lancaster, SC

With a Copy to: County of Lancaster
Attn: County Attorney
101 N. Main St. (29720)
P.O. Box 1809 (29721)
Lancaster, SC

And to Developer: Pedcor Investments, A Limited Liability Company
Attn: Michael S. Byron
770 Third Avenue, S.W.
Carmel, IN 46032

With a Copy to: Pedcor Investment, A Limited Liability Company
Attn: Susan E. Krohne
770 Third Avenue, S.W.
Carmel, IN 46032

Section 5.02. Amendments.

(A) This Agreement may be amended or cancelled by mutual consent of the parties to the Agreement. An amendment to this Agreement must be in writing. No statement, action or agreement made after the Agreement Date shall be effective to change, amend, waive, modify, discharge, terminate or effect an abandonment of this Agreement in whole or in part unless such statement, action or agreement is in writing and signed by the party against whom the change, amendment, waiver, modification, discharge, termination or abandonment is sought to be enforced.

(B) An amendment to this Agreement must be processed and considered in the same manner as set forth in Ordinance No. 663 for a proposed development agreement. Any amendment to this Agreement constitutes a major modification and the major modification may occur only after public notice and a public hearing by the County Council.

(C) This Agreement must be modified or suspended as may be necessary to comply with any state or federal laws or regulations enacted after the Agreement Date which prevents or precludes compliance with one or more of the provisions of this Agreement but only to the extent necessary to effectuate compliance with the state or federal law.

(D) Anything to the contrary contained herein notwithstanding, in the event Developer or its successors or assigns elects not to or otherwise does not acquire the Property at any time, Developer may so notify the County in writing and upon such notification and written request by Developer to terminate this Agreement, this Agreement shall terminate and Developer shall not be

considered in breach of this Agreement and the parties shall have no further obligations to one another.

Section 5.03. Periodic Review. At least every twelve (12) months, the Development Services Director for the County or the designee of the Development Services Director for the County, must review compliance with this Agreement by the Developer. At the time of review the Developer must demonstrate good faith compliance with the terms of the Agreement.

Section 5.04. Breach of Agreement.

(A) If, as a result of the periodic review provided in Section 5.03 of this Agreement or at any other time, the Development Services Director for the County, or their designee, finds and determines that the Developer has committed a material breach of the terms or conditions of this Agreement, the Development Services Director for the County shall serve notice in writing, within a reasonable time after the periodic review, upon the Developer setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and providing the Developer a reasonable time in which to cure the material breach.

(B) If the Developer fails to cure the material breach within a reasonable time and is not proceeding expeditiously and with diligence to cure the breach, then the County Council may unilaterally terminate or modify this Agreement. Prior to terminating or modifying this Agreement as provided in this section, the County Council must first give the Developer the opportunity (*i*) to rebut the finding and determination, or (*ii*) to consent to amend the Agreement to meet the concerns of the County Council with respect to the findings and determinations.

Section 5.05. Enforcement. The Parties shall each have the right to enforce the terms, provisions and conditions of this Agreement, if not cured within the applicable cure period, by any remedy available at law or in equity, including specific performance, and the right to recover attorney's fees and costs associated with enforcement.

Section 5.06. No Third Party Beneficiary. The provisions of this Agreement may be enforced only by the Parties. No other persons shall have any rights hereunder.

Section 5.07. Recording of Agreement. The Parties agree that Developer shall record this Agreement with the County Register of Deeds within fourteen (14) days of the date of execution of this Agreement.

Section 5.08. Administration of Agreement. County is the only local government that is a party to this Agreement and the County is responsible for the Agreement's administration.

Section 5.09. Effect of Annexation and Incorporation. The Parties agree that this Agreement remains in effect if the Property is, in whole or in part, included in a newly-incorporated municipality or is annexed into a municipality. The Parties acknowledge that upon incorporation or annexation the application and duration of this Agreement is controlled by Section 6-31-110 of the Act. County reserves the right to enter into an agreement with the newly-incorporated

municipality or the annexing municipality for the administration and enforcement of this Agreement after the date of incorporation or annexation.

Section 5.10. Estoppel Certificate. Any of the Parties may, at any time, and from time to time, deliver written notice to the other party requesting the party to certify in writing (*i*) that this Agreement is in full force and effect, (*ii*) that this Agreement has not been amended or modified, or if so amended, identifying the amendments, and (*iii*) whether, to the knowledge of the party, the requesting party is in default or claimed default in the performance of its obligation under this Agreement, and, if so, describing the nature and amount, if any, of any such default or claimed default, and (*iv*) whether, to the knowledge of the party, any event has occurred or failed to occur which, with the passage of time or the giving of notice, or both, would constitute a default and, if so, specifying each such event.

Section 5.11. Entire Agreement. This Agreement sets forth, and incorporates by reference all of the agreements, conditions, and understandings among the Parties relative to the Property and its Development and there are no promises, agreements, conditions or understandings, oral or written, expressed or implied, among the Parties relative to the matters addressed in this Agreement other than as set forth or as referred to in this Agreement.

Section 5.12. Covenant to Sign other Documents. County and Developer acknowledge that consummation of the transactions contemplated by this Agreement may require the execution contemporaneously with the execution of this Agreement and thereafter of certain documents in addition to this Agreement and County and Developer agree to cooperate with the execution thereof.

Section 5.13. Construction of Agreement. The Parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendments or exhibits to this Agreement.

Section 5.14. Assignment. The rights, obligations, duties and responsibilities devolved by this Agreement on or to the Developer are assignable to any other person, firm, corporation or entity except that the assignment must conform to the requirements of Section 1.09 and Section 3.05. County may assign its rights, obligations, duties and responsibilities devolved by this Agreement on or to the County to any other person, firm, corporation, or entity.

Section 5.15. Governing Law; Jurisdiction; and Venue.

(A) This Agreement is governed by the laws of the State of South Carolina.

(B) The Parties agree that the jurisdiction and venue for disputes relating to this Agreement is Lancaster County, South Carolina which is within the Sixth (6th) Judicial Circuit of the State of South Carolina.

Section 5.16. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute but one and the same instrument.

Section 5.17. Eminent Domain. Nothing contained in this Agreement shall limit, impair or restrict the County's right and power of eminent domain under the laws of the State of South Carolina.

Section 5.18. Severability. If any provision in this Agreement or the application of any provision of this Agreement is held invalid, the invalidity shall apply only to the invalid provision, and the remaining provisions of this Agreement, and the application of this Agreement or any other provision of this Agreement, shall remain in full force and effect. However, if the invalid provision would prevent or materially impair Developer's right or ability to complete performance of this Agreement, the Parties agree to use their best efforts to renegotiate that provision in order for Developer to complete performance of this Agreement.

Section 5.19. When Agreement takes Effect. This Agreement is dated as of the Agreement Date and takes effect when (*i*) the County and Developer have each executed the Agreement, and (*ii*) the Developer has delivered to the County Administrator clocked-in copies, with book and page numbers, of the recorded deeds conveying the Property to Developer or any affiliate of Developer. If the County Administrator has not received clocked-in copies of the deeds conveying the Property to Developer by 5:00 p.m., _____, 2022, then this Agreement is automatically terminated without further action of either the County or Developer. The obligation of the Developer pursuant to Section 4.02 is effective on the date the last Party to sign this Agreement executes this Agreement and the obligations imposed on Developer pursuant to Section 4.02 survives the termination of this Agreement pursuant to this Section.

Section 5.20. General Terms and Conditions.

(A) Agreements to Run with the Land. This Agreement shall be recorded against the Property as described in Exhibit A. The agreements contained herein shall be deemed to run with the land.

(B) No Waiver. Failure of a Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future time said right or any other right it may have hereunder.

(C) Merger. This Agreement, coupled with its Exhibits which are incorporated herein by reference, shall state the final and complete expression of the Parties' intentions with respect to the matters set forth herein. All prior negotiations and representations are superseded and merged herein.

SIGNATURES FOLLOW ON NEXT PAGE.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date below found.

WITNESSES:

DEVELOPER:

Pedcor Investments, A Limited Liability Company, a Wyoming company

_____ By: _____
Name: Michael S. Byron
Title: V.P. – Development

_____ Date: _____

_____ By: _____

_____ Date: _____

WITNESSES:

COUNTY:

COUNTY OF LANCASTER,
SOUTH CAROLINA

_____ By: _____
Steve Harper, Chair, County Council

_____ Date: _____

_____ By: _____
Larry Honeycutt, Secretary, County Council

_____ Date: _____

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF LANCASTER)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Pedcor Investments, A Limited Liability Company, by its duly authorized officer/s sign, seal and as its act and deed deliver the within written instrument and that (s)he with the other witness above subscribed, witnessed the execution thereof.

_____
First Witness Signs Again Here

Seal

SWORN to before me this
____ day of _____, 2021

_____
Notary Public Signs AS NOTARY
Notary Public for the State of _____
My Commission Expires:_____

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF LANCASTER)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named County of Lancaster by its duly authorized officer/s sign, seal and as its act and deed deliver the within written instrument and that (s)he with the other witness above subscribed, witnessed the execution thereof.

_____
First Witness Signs Again Here

Seal

SWORN to before me this
____ day of _____, 2021.

_____
Notary Public Signs AS NOTARY
Notary Public for the State of South Carolina
My Commission Expires:_____

EXHIBIT A

Tract 1:
ALL that piece, parcel or tract of land, lying, being and situate on the West side of U.S. Highway No. 521 about twenty two miles North of the Town of Lancaster in Indian Land Township, Lancaster County, South Carolina, containing 3.7 acres, more or less, and is more particularly shown and described by courses and distances on a Plat of Survey made by W.C. White, Surveyor, dated August 31, 1953, recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, in Plat Book 7 at page 36, as follows, to-wit: COMMENCING at a point in the center of line of U.S. Highway No. 521 298.8 feet from the corner of Jim Rogers property and running thence with the center line of U.S. Highway No. 521 S 12 E. 399.4 feet to a point; thence S 10-3/4 E 100 feet to a point; thence S 9 E 100 feet to a point; thence at an angle N 89 W 372.4 feet to a corner; thence at an angle N 22 E 333.5 feet to a point; thence N 12 1/2 E 144.5 feet to a point; thence N 36 1/2 E 162.8 feet to the beginning point or corner; bounded on the North, South and West by other lands of Mrs. M. L. Davidson and on the East by U.S. Highway No. 521.

Tract 2:
ALL that piece, parcel or tract of land, lying, being and situate in Indian land Township, Lancaster County, South Carolina, on the West side of Highway Number 521, containing 32.8 acres, more or less, designated as Tract Number Three on a Plat of Subdivision entitled "Map of property of Mrs. M. Lavinia Davidson", dated September 17, 1957, made by W.C. White, Surveyor, recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, in Plat Book 19 at Page 97, reference to which plat is made for a more particular description.
Less and except from the above described Tracts 1 and 2 is that property conveyed by Deed of Lavinia S. Lynch to Dallas Stephenson dated January 5, 1984, and recorded January 6, 1984 in Book E6, Page 5671, of the Register of Deeds of Lancaster County, South Carolina.

Tract 3:
All that certain piece, parcel or lot of land lying, being and situate in Indian Land Township, Lancaster County, South Carolina, west of U.S. Highway 521 north of the City of Lancaster, being shown, described and designated as Lot 3 (0.78 acre) on plat of survey entitled "LAVINIA S. LYNCH" dated October 18, 1982, made by BRADFORD M. HUCKS & SON, recorded as Plat # 6195 in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is by reference made a part hereof.

AS-SURVEYED LEGAL DESCRIPTION:

That certain tract or parcel of land situated, lying and being in Indian Land Township, Lancaster County, South Carolina, and being more particularly described as follows:

BEGINNING at an existing iron rod on the westerly margin of the right-of-way of Charlotte Highway (U. S. Highway 521 – variable width public right-of-way), said iron being on the southerly line of the Carol S. Bailey property as described in Deed Book 216, Page 42 of the Lancaster County, South Carolina, Public Registry, said iron being furthermore located South 08°22'37" East a distance of 4,225.89 feet (ground distance) from South Carolina Geodetic Survey Control Monument “Scotts” (NAD 83-2011 Coordinates N: 1,153,184.41 feet; E: 2,043,142.85 feet; Combined Grid Factor: 1.00003742), and runs

thence from said BEGINNING point with the southerly line of the Bailey property as referenced above North 32°30'07" East a distance of 80.52 feet to a point in Charlotte Highway; thence with a line in Charlotte Highway the following seven (7) courses and distances: 1.) South 12°22'10" East a distance of 404.37 feet to a point; 2.) South 09°53'41" East a distance of 100.00 feet to a point; 3.) South 08°08'41" East a distance of 100.00 feet to a point; 4.) South 08°12'36" East a distance of 75.87 feet to a point; 5.) South 04°58'41" East a distance of 201.01 feet to a point; 6.) South 01°49'40" East a distance of 204.06f feet to a point; 7.) North 83°36'23" West a distance of 106.14 feet to an existing iron rod on the westerly margin of the right-of-way of Charlotte Highway, said iron being the northeasterly corner of the Bobby and Brenda Little property as described in Deed Book D13, Page 124 of said Registry; thence with Little's line the following two (2) courses and distances: 1.) North 83°36'23" West a distance of 119.91 feet to an existing iron rod; 2.) South 66°23'09" West a distance of 421.17 feet to an existing iron rod at the northeasterly corner of the Dallas C. Stephenson property as described in Deed Book A6, Page 307 of said Registry; thence with Stephenson's northerly line the following two (2) courses and distances: 1.) South 66°22'23" West a distance of 188.98 feet to an existing iron rod; 2.) South 85°02'44" West a distance of 372.27 feet to an existing iron rod at the northeasterly corner of the Melanie and Robert Bryant property as described in Deed Book 487, Page 276 of said Registry; thence with Bryant's northerly line the following three (3) courses and distances: 1.) South 50°57'53" West a distance of 239.73 feet to an existing iron rod; 2.) North 26°22'42" West a distance of 99.95 feet to an existing iron rod; 3.) North 76°25'27" West a distance of 61.17 feet to a capped existing iron rod at the northeasterly corner of the Denis and Anca Pista property as described in Deed Book 1167, Page 121 of said Registry; thence with the northerly line of the Pista tract the following two (2) courses and distances: 1.) North 07°13'34" West a distance of 46.30 feet to an existing iron rod; 2.) North 57°13'08" West a distance of 189.63 feet to an existing iron rod at the northeasterly corner of the David L. Whiting property as described in Deed Book 827, Page 319 of said Registry; thence with Whiting's northerly line the following sixteen (16) courses and distances: 1.) North 81°59'34" West a distance of 29.65 feet to an existing iron pipe; 2.) North 08°17'56" East a distance of 13.10 feet to a point in a creek branch; 3.) North 87°40'32" West a distance of 24.29 feet to a point in a creek branch; 4.) North 79°22'33" West a distance of 34.29 feet to a point in a creek branch; 5.) South 76°49'31" West a distance of 10.22 feet to a point in a creek branch; 6.) North 32°08'56" West a distance of 20.01feet to a point in a creek branch; 7.) South 33°06'41" West a distance of 38.90 feet to a point in a creek branch; 8.) North 45°31'45" West a distance of 36.69 feet to a point in a creek branch; 9.) North 80°18'26" West a distance of 96.57 feet to a point in a creek branch; 10.) North 35°55'52" West a distance of 19.91 feet to a point in a creek branch; 11.) North 47°20'00" West a distance of 29.00 feet to a point in a creek branch; 12.) North 18°02'18" West a distance of 15.49 feet to a point in a creek branch; 13.) North 37°57'22" West a distance of 19.13 feet to a point in a creek branch; 14.) North 71°35'13" West a distance of 9.81 feet to a point in a creek branch; 15.) South 21°45'34" West a distance of 15.19 feet to a point in a creek branch; 16.) South 09°08'09" East, and passing an existing iron rod at 14.19 feet, for a total distance of 129.49 feet to an existing iron rod at the northeasterly corner of the Craig and Rebeca Drozdz property as described in Deed Book 1097, Page 339 of said Registry; thence with the line of the Drozdz property South 87°25'02" West a distance of 230.89 feet to an existing iron rod; thence with another line of the Drozdz property as referenced above, and continuing with the northerly line of the Dallas C. Stephenson property as described in Deed Book A6, Page 307 of said Registry, South 87°26'14" West a distance of 354.78 feet to an existing iron rod; thence continuing with the northerly line of the Dallas C. Stephenson property as referenced above the following two (2) courses and distances: 1.) South 57°05'52" West a distance of 60.21 feet to an existing iron rod; 2.) North 69°01'28" West a distance of 409.10 feet to an existing iron rod on the easterly line of the Grace H. Hucks property as described in Deed Book M11, Page 59 of said Registry; thence with Hucks' easterly line North 01°23'09" West a distance of 391.47 feet to an existing iron rod at the southwesterly corner of the SRAM 1, LLC property as described in Deed Book 1346, Page 183 of said Registry; thence with the southerly line of the SRAM1, LLC property North 68°33'30" East a distance of 31.11 feet to an existing

iron rod at the corner of the Carol S. Bailey property as described in Deed Book 216, Page 42 of said Registry; thence with Bailey's line the following eight (8) courses and distances: 1.) South 60°18'59" East a distance of 428.00 feet to a capped existing iron rod; 2.) South 81°20'05" East a distance of 296.79 feet to an existing "X" in a 10" Gum tree; 3.) North 77°01'23" East a distance of 341.02 feet to an existing iron rod; 4.) North 76°36'41" East a distance of 738.38 feet to an existing iron rod; 5.) North 76°36'59" East a distance of 799.51 feet to an existing iron rod; 6.) North 25°45'37" East a distance of 333.22 feet to an existing iron rod; 7.) North 08°43'11" East a distance of 144.70 feet to an existing iron rod; 8.) North 32°30'07" East a distance of 82.28 feet to the point and place of BEGINNING; containing 1,397,084 square feet or 32.073 acres, more or less, as shown on a survey by James Mauney & Associates, P.A. dated October 14, 2020, as revised (Map File F-2116).

Exhibit B

Development Schedule

Years	Residential
1	0 units
2	216 units
3	___ units
4	___ units
Total	___ units

This Development Schedule is an estimate. The provisions of Section 1.07 of this Agreement apply to this exhibit.

NOTE: County and Developer acknowledge that development of the Property is limited to 216 residential units.

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Exhibit C
Required Information

The Act and Ordinance No. 663 require a development agreement to include certain information. The following information is provided in conformance with the Act and Ordinance No. 663.

(A) *a legal description of the property subject to the agreement and the names of the property's legal and equitable owners.* The legal description of the Property is set forth in Exhibit A. As of the Agreement Date, Pedcor Investments, A Limited Liability Company, a Wyoming for-profit company, is the legal and equitable owner of the Property, except to the extent that Developer has contractual rights to acquire the Property.

(B) *the duration of the agreement which must comply with Code Section 6-31-40.* See Section 1.10.

(C) *a representation by the developer of the number of acres of highland contained in the property subject to the agreement.* See Section 2.02.

(D) *the then current zoning of the property and a statement, if applicable, of any proposed re-zoning of the property.* See Section 1.05.

(E) *the development uses that would be permitted on the property pursuant to the agreement, including population densities, building intensities and height.* See Section 1.06.

(F) *a description of the public facilities that will service the development, including who provides the facilities, the date any new facilities, if needed, will be constructed, and a schedule to assure public facilities are available concurrent with the impacts of the development construction timeline for those facilities. If the agreement provides that the County shall provide certain public facilities, the agreement shall provide that the delivery date of the public facilities will be tied to defined completion percentages or other defined performance standards to be met by the developer.* See Article IV.

(G) *a description, where appropriate, of any reservation or dedication of land for public purposes and any provisions to protect environmentally sensitive property as may be required or permitted pursuant to laws in effect at the time of entering into the agreement.* Developer agrees to comply with all applicable environmental laws.

(H) *a description of all local development permits approved or needed to be approved for the development of the property together with a statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing the permitting requirements, conditions, terms or restrictions.* See Section 3.04.

(I) *a finding that the development permitted or proposed is consistent, or will be consistent by the time of execution of the agreement, with the County's comprehensive plan and land development regulations.* See Section 2.01(A).

(J) *a description, where appropriate, of any provisions for the preservation and restoration of historic structures.* Developer agrees to comply with all laws applicable to the preservation and restoration of historic structures within the Property.

(K) *a development schedule including commencement dates and interim completion dates at no greater than five year intervals.* See Section 1.07 and Exhibit B.

(L) *if more than one local government is made party to the agreement, a provision stating which local government is responsible for the overall administration of the agreement.* See Section 5.08.

(M) *a listing of the laws and land development regulations that will apply to the development of the property subject to the agreement, including citation to specific ordinance numbers or portions of the County Code of Ordinances or both*. See Section 3.01(B) and Exhibit D.

(N) *a provision, consistent with Code Section 6-31-80, addressing the circumstances under which laws and land development regulations adopted subsequent to the execution of the agreement apply to the property subject to the agreement.* See Section 3.03.

(O) *a provision stating whether the agreement continues to apply to the property or portions of it that are annexed into a municipality or included in a newly-incorporated area and, if so, that the provisions of Code Section 6-31-110 apply*. See Section 5.09.

(P) *a provision [relating to the amendment, cancellation, modification or suspension of the agreement]*. See Section 5.02.

(Q) *a provision for periodic review, consistent with the provisions of Section 8 of Ordinance No. 663*. See Section 5.03.

(R) *a provision addressing the effects of a material breach of the agreement, consistent with the provisions of Section 9 of Ordinance No. 663*. See Section 5.04.

(S) *a provision that the developer, within fourteen days after the County enters into the agreement, will record the agreement with the County Register of Deeds.* See Section 5.07.

(T) *a provision that the burdens of the agreement are binding upon, and the benefits of the agreement shall inure to, all successors in interest to the parties to the agreement.* See Section 1.09(A).

(U) *a provision addressing the conditions and procedures by which the agreement may be assigned*. See Section 1.09(B), Section 3.05 and Section 5.14.

Exhibit D
Laws and Land Development Regulations

1. Ordinance No. 2021-_____ zoning the Property Mixed-Use (MX) District.
2. Ordinance No. 2021-_____, approving this Development Agreement.
3. The Development Agreement Ordinance for Lancaster County, South Carolina: Ordinance No. 663.
4. Unified Development Ordinance of Lancaster County (UDO): Ordinance No. 309, as amended as of the Agreement Date. The UDO includes Ordinance No. 328, as amended, as of the Agreement Date and which is cited as the Land Development Regulations of Lancaster County. A copy of the UDO has been signed by the Parties and is on file in the office of the County Planning Department.
5. Land Development Regulations of Lancaster County: See Unified Development Ordinance of Lancaster County.
6. Article V, Chapter 26, Lancaster County Code of Ordinances, Road Construction Standards.

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Agenda Item Summary

Ordinance # / Resolution #: RZ-2020-3013 Trinity Baptist Church
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 5/18/2021

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	5/14/2021	Exhibit
Lan Co Application	5/11/2021	Exhibit
Boundary Survey	5/11/2021	Exhibit
Van Wyck Application	5/11/2021	Exhibit
Trinity Location Map	5/3/2021	Exhibit
Van Wyck Draft FLU	5/11/2021	Exhibit

+PROPOSAL:	Request to rezone approximately 9.9 acres of property (TM# 0025-00-034.13 and 0025-00-034.14)
PROPERTY LOCATION:	Two parcels located north, east and south of Trinity Baptist Church, located at 1519 Steel Hill Road
CURRENT ZONING DISTRICT:	Rural Neighborhood (RN)
PROPOSED ZONING DISTRICT:	Institutional (INS) District (RZ-2020-3001; Van Wyck) Institutional (INS) District (RZ-2020-3013; Lancaster County)
APPLICANT:	Trinity Baptist Church
COUNCIL DISTRICT:	District 1, Terry Graham

OVERVIEW:

Proposal

The applicant has requested to rezone two parcels of land totaling 9.9 acres, each adjacent to the existing church located at 1519 Steel Hill Road, to accommodate future growth of the church. The rezoning request consists of two applications, RZ-2020-3001 and RZ-2020-3013. Only RZ-2020-3013 requires action by the Lancaster County Planning Commission. The requests are summarized below:

1) RZ-2020-3001: Request to rezone approximately 8.9 acres of property (TM # 0025-00-034.14) located on the east side of Steel Hill Road, adjacent to Trinity Baptist Church at 1519 Steel Hill Road. The request is to rezone from Rural Neighborhood (RN) to Institutional (INS) within the Town of Van Wyck.

2) RZ-2020-3013: Application by Trinity Baptist Church to rezone approximately one acre of property (TM # 0025-00-034.13) located on the east side of Steel Hill Road, adjacent to Trinity Baptist Church at 1519 Steel Hill Road. The request is to rezone from Rural Neighborhood (RN) to Institutional (INS) within unincorporated Lancaster County.

Site Information

The applicant, Trinity Baptist Church, owns three parcels of land. One parcel is improved with the existing church facility while the other two parcels (subject of the proposed rezoning applications) are both vacant. The parcel with the church is located in unincorporated Lancaster County as is the one-acre parcel. The 8.9-acre parcel is located within the Town of Van Wyck.

Staff has recommended that the applicant annex the two parcels in unincorporated Lancaster County into the Town of Van Wyck. While the existing zoning districts and the proposed zoning districts are the same, future development on the parcels is likely to be challenging for Lancaster County staff and County Council, Van Wyck staff and Town Council, as well as the applicant, due to the split jurisdictions.

Currently, Lancaster County staff is responsible for administering the UDO on behalf of, and in coordination with, the Town of Van Wyck, who has adopted the County UDO and future amendments by

reference. The Town of Van Wyck Planning Commission reviews applications provided by staff in order to make a recommendation to Town Council, who ultimately determines whether to approve or deny requests. However, the Town of Van Wyck anticipates the adoption of their first Comprehensive Plan in July, 2021. They will adopt their own UDO in the future as well.

Most development projects involving multiple parcels result in combining parcels, or at least some combination when the project is known. In this situation involving three parcels within two different jurisdictions, one parcel will eventually be subject to the Town of Van Wyck Comprehensive Plan and UDO, while the other two will be subject to the Lancaster County Comprehensive Plan and UDO. This will not allow for a coordinated and efficient development process. As an example, structures cannot be placed over parcel lines and some UDOs do not permit parking lots as a principle use, which could be a limiting factor.

Despite the challenges outlined above, staff recommends the request to rezone both parcels to Institutional.

Summary of Adjacent Zoning and Uses
The properties are surrounded by RN zoned properties with the exception of Trinity Baptist Church, which is zoned INS.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Van Wyck	RN	Single-Family Residential
South	Van Wyck	RN	Vacant/Wooded
East	Van Wyck	RN	Vacant/Wooded
West	Van Wyck	RN	Single-Family Residential; Vacant

ANALYSIS & FINDINGS:

Zoning Districts
As previously noted, the subject properties are currently zoned RN District. Pursuant to UDO Chapter 2.3, the RN District *is established to protect the residential character of communities and neighborhoods in the rural area at a density of 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain the low density residential.*

Request to Rezone to INS
The INS District is *intended to allow for the continued and future use, expansion, and new development of academic and religious campuses, governmental and health facilities and public and private utility infrastructure. The goal is to promote the many varied uses associated with such institutions while maintaining the overall design integrity of the campus setting and minimizing any adverse impacts on the neighboring residential areas. In the attempt to meet this goal numerous requirements are included, such as but not limited to buffers, landscaping, outdoor lighting, parking, signage, building height, setbacks, open space, and the like.*

Compatibility with Surrounding Area
As noted previously, the subject properties are surrounded by the RN and INS Districts. The INS District is intended to allow for academic and religious campuses, governmental and health facilities. Currently, this

area can be characterized by single-family homes on lots of varying sizes as well as vacant parcels. Staff finds that the proposed rezoning of each property to INS District is generally compatible with the surrounding area and consistent with UDO Section 2.3.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

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

The Rural Living Future Land Use Category is the dominant future land use category in Lancaster County. The requested INS district is consistent with the Rural Living Future Land Use category.

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

The requested zoning district of Institutional is consistent with the Future Land Use Map for Lancaster County. However, the Town of Van Wyck's first Comprehensive Plan and Future Land Use Map is anticipated to be adopted by the Van Wyck Town Council in July, 2021. According to the draft Comprehensive Plan, the 8.9-acre parcel (within the Town of Van Wyck) is proposed to have the future land use designation of Rural Conservation, while the existing church and one-acre parcel (within Lancaster County) are proposed to be designated Institutional (*see Van Wyck DRAFT Future Land Use Map*). The future land use designation of the subject parcels would differ in addition to UDO requirements and jurisdiction procedures.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The subject parcels are located approximately 0.4 miles north of the intersection of Van Wyck and Steel Hill Roads. No Transportation Impact Analysis (TIA) is required for this rezoning request.

Traffic volumes on Steel Hill Road are shown below:

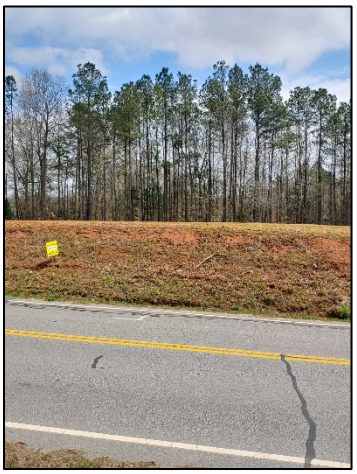
Street	Vehicles Per Day		
	2019	**2016**	**2013**
Steel Hill Road	1,250	350	275
Source: SCDOT Traffic Counts 2009-2019			

Public Utilities
Water is available to this site through LCWSD. The site would require a septic system with permits from SCDHEC.

Public Schools
The subject properties are in the attendance zones of Van Wyck Elementary, Indian Land Middle and Indian Land High Schools. Capacity should be improved with the opening of the Indian Land Intermediate and High Schools within the next year.

PHOTOS OF PROJECT AREA:

Looking directly at subject property from Steel Hill Road



Looking directly at subject property from Steel Hill Road

Looking north along Steel Hill Road

Looking south along Steel Hill Road

STAFF RECOMMENDATION:

The Lancaster County Planning Commission is only taking action on RZ-2020-3013 (TM # 0025-00-034.13).

Staff recommends **approval** of the requests to rezone TM # 0025-00-034.13 and 0025-00-034.14.

Pursuant to the following findings of fact for RZ-2020-3001 and RZ-2020-3013:

1. That the request consists of the following parcels: TM # 0025-00-034.13 and 0025-00-034.14;
2. That the subject parcels are located within two different jurisdictions, Van Wyck and unincorporated Lancaster County;
3. That the subject parcels are currently zoned RN District and proposed to be rezoned to INS District;
4. That the subject parcels currently have a Future Land Use designation of Rural Living, and a Community Type of Rural Living according to the Lancaster County Future Land Use Map; and
5. That the proposed INS District is generally consistent with the surrounding area which is comprised of RN and INS Districts.

ATTACHMENTS:

1. Rezoning Applications – Lancaster County and Van Wyck
2. Location Map/ Zoning Map
3. Van Wyck Draft Future Land Use Map

STAFF CONTACT:

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

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address (none assigned) adjacent to 1579 Steel Hill Road
City VAN WYCK State SC Zip 29744 Tax Parcel ID 025-00-034.13
Current Zoning RN Current Use vacant
Proposed Zoning INS Total Acres 1.0
Project Description Trinity Baptist Church seeks to rezone this tract from RN to INS to match the adjoining Church main campus to allow future growth of the Church.

Surrounding Property Description NORTH: TBC +/- 5.0 ac zoned INS; WEST: Steel Hill Road; SOUTH: Richard Ashley +/- 1.68 ac zoned RN; EAST: TBC +/- 8.905 ac zoned RN

CONTACT INFORMATION

Applicant Name DR. RICKY D. LOVE SR. PASTOR
Address 1579 Steel Hill Road
City VAN WYCK State SC Zip 29744 Phone 803/313-9357
Fax _____ Email vanessalaney@comporium.net
Property Owner Name TRINITY BAPTIST CHURCH OF VAN WYCK, INC.
Address 1579 Steel Hill Road
City VAN WYCK State SC Zip 29744 Phone 803/313-9357
Fax _____ Email vanessalaney@comporium.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.

Dr. Ring D. Coyle (Pastor) — 12/1/2020

Applicant — Date

Trinity Baptist Church of Van Wyck, Inc — 12/1/2020

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel $325.00
- Rezoning Application Fee – multi parcel $500.00

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	33.96	S82°45'41"E
L2	127.41	S82°45'41"E
L3	199.44	N80°04'55"E
L4	148.82	S34°06'00"W
L5	209.01	S85°55'52"E
L6	86.84	N88°44'33"E
L7	253.88	S39°36'08"E
L8	256.84	N59°57'05"E
L9	111.33	S27°36'17"E
L10	51.33	N50°51'57"E
L11	64.92	S20°40'53"E
L12	19.64	S28°47'55"W
L13	6.46	N47°49'34"W
L14	90.87	N35°30'42"W
L15	151.59	N48°47'19"W
L16	248.85	N36°23'05"W
L17	120.49	N11°51'24"W
L18	105.71	N23°58'10"W
L19	101.55	N07°05'05"E
L20	60.89	S02°43'19"E
L21	141.83	N39°00'25"W
L22	86.22	N26°08'38"W
L23	36.77	N13°47'06"W
L25	38.79	N15°57'29"W
L26	66.21	N59°00'53"W
L27	35.49	S14°18'57"W
L29	16.80	N71°40'37"W
L31	38.18	N72°34'21"W
L32	90.87	N78°44'13"W
L33	53.35	N60°41'13"W
L34	39.97	S86°58'16"W
L35	177.70	S82°56'11"E
L36	48.35	N62°37'28"W
L37	23.28	N70°39'17"W
L39	50.72	N56°57'56"W
L40	21.13	N53°03'55"W
L41	142.52	S54°09'35"E
L42	255.39	N35°47'13"E
L43	247.82	S58°21'22"E
L44	141.32	S58°13'46"E
L45	110.55	S38°38'25"W
L46	152.39	S57°43'33"W
L47	125.41	N83°02'41"W
L48	277.11	S46°30'23"W
L49	195.63	N54°30'39"W

PROPERTY OWNERS

1.
BEN MASSEY
DEED BOOK N/A PAGE N/A
PLAT N/A

2.
TRINITY BAPTIST CHURCH OF VAN WYCK INC.
DEED BOOK 788 PAGE 342
PLAT 2013-746 A&B
AREA= 5.020 AC.
TAX ID# 0025-00-034.03

3.
TRINITY BAPTIST CHURCH OF VAN WYCK INC.
DEED BOOK 1106 PAGE 176
PLAT 2017- 854
AREA= 1.000 AC.
TAX ID# 0025-00-034.13

4.
RICHARD A. ASHLEY
AREA= 1.687 AC.
DEED BOOK 498 PAGE 300
PLAT 2001-390 (TRACT B)
REMAINING PORTION OF
TAX ID# 0025-00-034.08

5.
RICHARD A. ASHLEY
DEED BOOK C-6 PAGE 3183
PLAT 2809
REMAINING PORTION OF
TAX ID# 0025-00-034.01

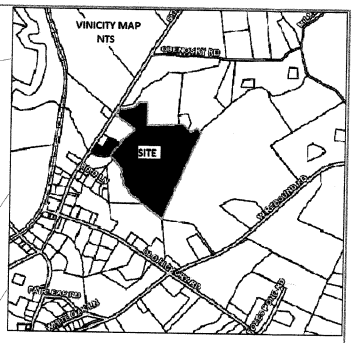
6
TRINITY BAPTIST CHURCH OF VAN WYCK INC.
TRACT 2 1.338 AC.

7
TRINITY BAPTIST CHURCH OF VAN WYCK INC.
TRACT 1 AREA= 7.507 AC

TRACTS 6 & 7 ARE TO BE DEEDED TO TRINITY BAPTIST CHURCH OF VAN WYCK, INC. FROM RICHARD A. ASHLEY.

HATCHED AREA IS PROPERTY THAT TRINITY BAPTIST CHURCH OF VAN WYCK OWNES.

VINICITY MAP
NTS



ERIC J. & ASHLEY R. DADE
DEED BOOK 1231 PAGE 132
PLAT 2001-246
TAX ID# 0025-00-034.05

FERREL L. & ROSA WALL SANSBURY
821 OBENOSKY ROAD
DEED BOOK 117 PAGE 201
PLAT 2001-625,2001-473,2001-264 & 265
TAX ID# 0025-00-034.09 & 34.07

RICHARD A. ASHLEY
HAS A TOTAL OF
52.514 AC. LEFT BETWEEN
TAX ID# 0025-00-034.01 & 34.08

ASHE BRICK CO.
DEED BOOK D-6 PAGE 3298
PLAT N/A
TAX ID# 0025-00-020.06

JOSEPH C. CLAKK, Jr. & LAURAL L. CLARK
DEED BOOK 949 PAGE 96
PLAT 2015-617
TAX ID 0025-00-027.00

RICHARD A. ASHLEY
DEED BOOK 977 PAGE 341
PLATS 5895, 2001-264, 2001-1005, 99-024
TAX ID 0025-00-034.00

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESTRICTIVE COVENANTS OF RECORD

A PROTION OF THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD AREA FEMA MAP # 45057C0130D PANEL 130 OF 550 ZONE "A" EFFECTIVE DATE JUNE 16, 2011

NOTE: This lot does not have any encroachments or projections other than as shown on this plot.

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

DRAWN BY:	JCC	DATE: 04/24/2019
CHECKED BY:	JCC	TAX ID PARCEL 0025-00-034.01
JOB NO.:	18-02-9	SHEET 1 OF 1

APPROVED FOR RECORDING
Ashley David 5/29/2019
Planning Official Date
This plat must be recorded by the following date: 7/29/2019

2019009109
PLAT LARGE
RECORDING FEES $20.00
PRESENTED & RECORDED:
06-27-2019 01:51 PM
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CHARLIE PHILLIPS DEPUTY
BK:PLAT 2019
PG:342-342

Plat Of Property Of
Richard A. Ashley
Located At
1519 Steele Hill Road
Van Wyck Community
9 Miles North Of
Lancaster, South Carolina
Lancaster County
Scale 1" = 200' Date 03/08/2018

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

Survey By: J. C. Crumpler
S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
1-803-283-9818
IseleySurveying@gmail.com

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address (none assigned) adjacent to 1519 Steel Hill Road
City VAN WYCK State SC Zip 29744 Tax Parcel ID 025-00-034.14
Current Zoning RN Current Use
Proposed Zoning INS Total Acres +/- 8.905
Project Description Trinity Baptist Church seeks to rezone this tract from RN to INS to match the adjoining Church main campus to allow future growth of the Church.

Surrounding Property Description NORTH: DREW S. MOORMAN +/- 16.33 ac zoned RN; SOUTH: TBC +/- 5.02 ac zoned INS; EAST: Richard Ashley +/- 121.19 ac zoned RN; WEST: Steel Hill Road

CONTACT INFORMATION

Applicant Name DR. RICKY D. COX, SENIOR PASTOR
Address 1519 Steel Hill Road
City VAN WYCK State SC Zip 29744 Phone 803/313-9357
Fax Email vanessalaney@comporium.net
Property Owner Name TRINITY BAPTIST CHURCH OF VAN WYCK, INC
Address 1519 Steel Hill Road
City Van Wyck State SC Zip 29744 Phone 803/313-9357
Fax Email vanessalaney@comporium.net

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

Dr. Ricky D. Cope (Pastor) 12/1/2020

Applicant Date

Trinity Baptist Church of Van Wyck, INC. 12/1/2020

Property Owner(s) Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

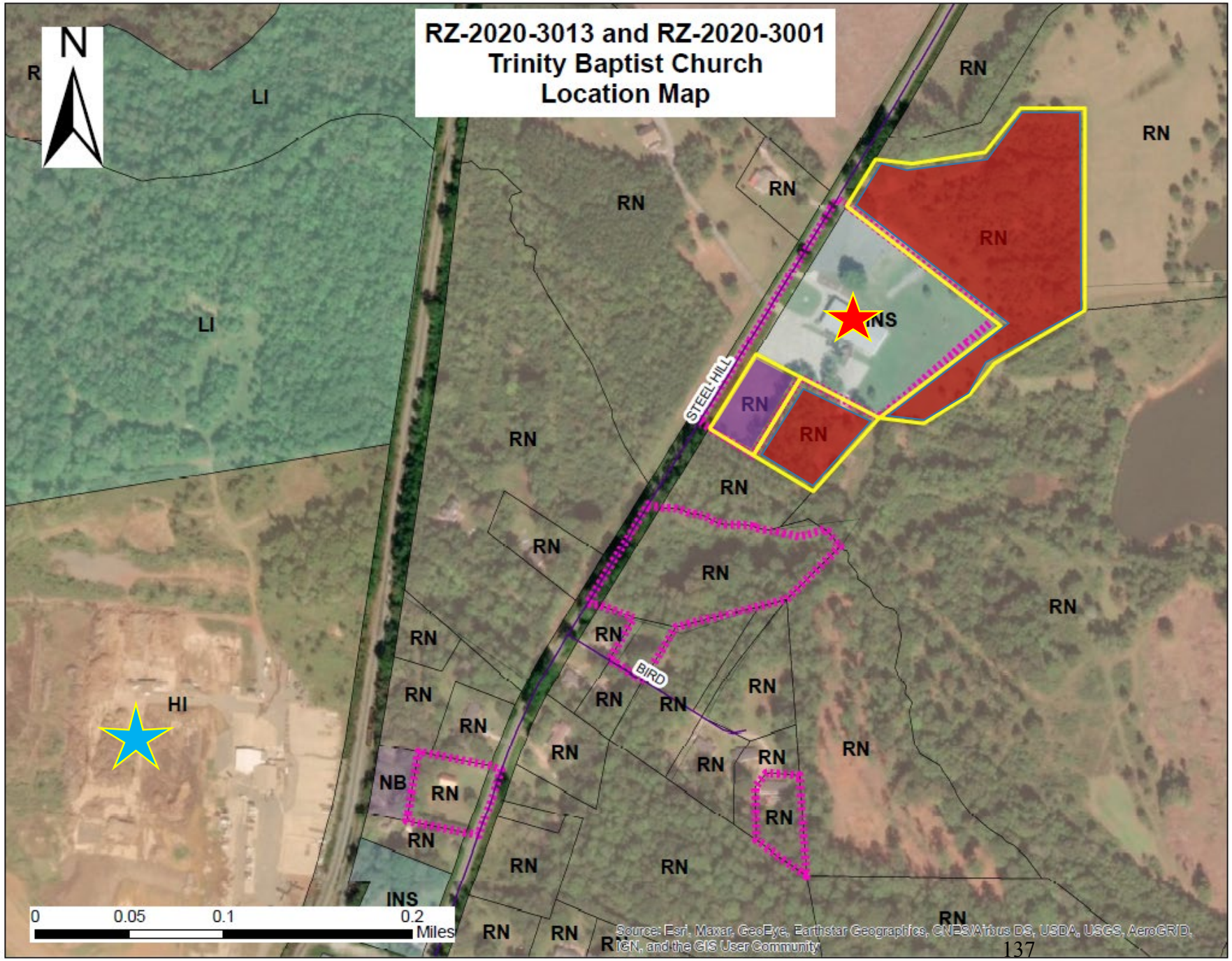
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel $325.00
- Rezoning Application Fee – multi parcel $500.00

2. **Planning Commission**

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

3. **County Council**

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

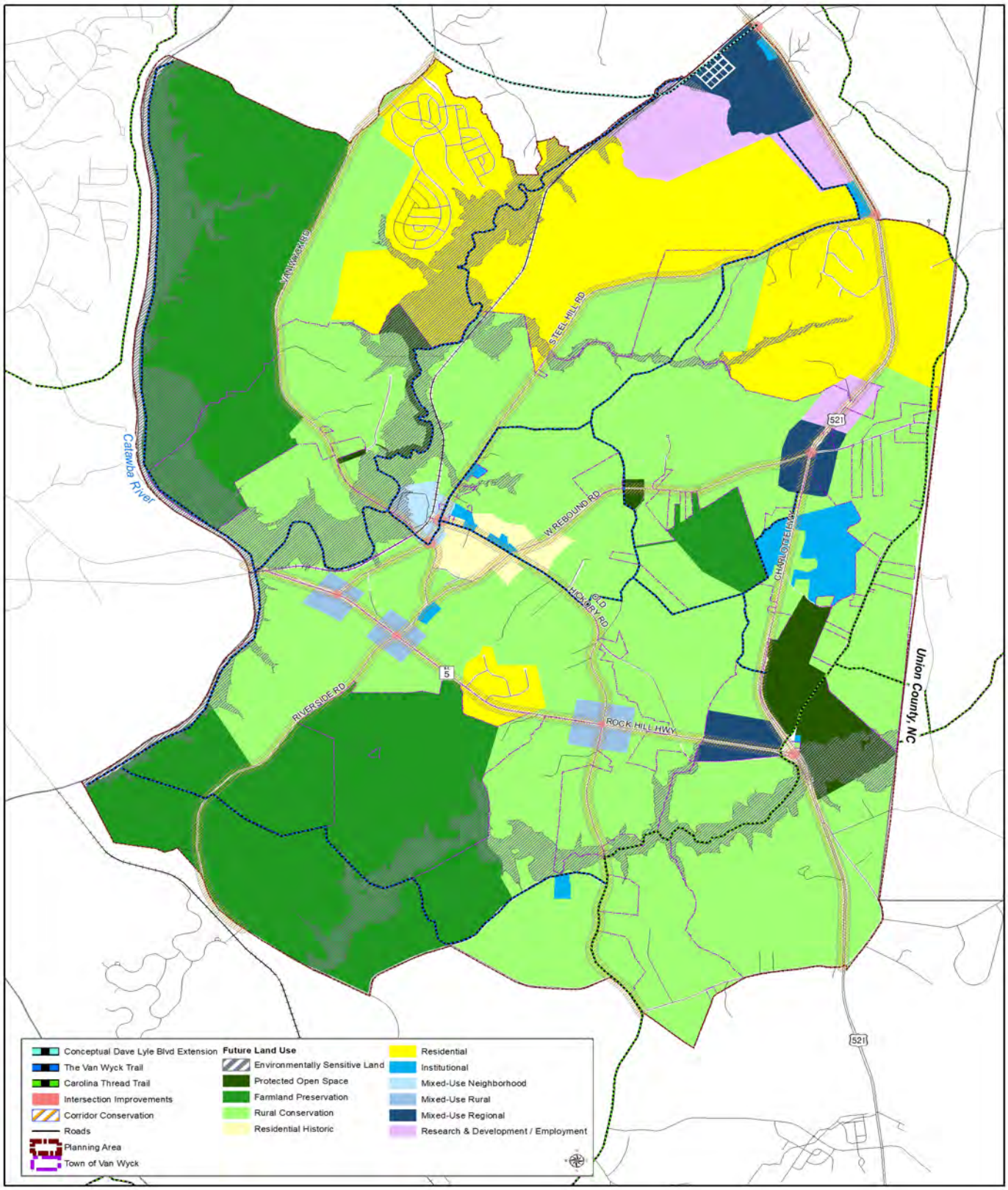


Lancaster County
South Carolina

Legend:

- Subject Properties
- RZ-2020-3013: County Jurisdiction
- RZ-2020-3001: Van Wyck Jurisdiction
- Parcels NOT incorporated into Van Wyck
- Trinity Baptist Church
- Van Wyck Brickyard

Figure 3.2 Future Land Use Plan



Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0650, Evans Road
Contact Person / Sponsor: Robert Tefft, Senior Planner
Department: Planning
Date Requested to be on Agenda: 5/18/2021

Issue for Consideration:
See Staff Report

Points to Consider:
See Staff Report

Recommendation:
See Staff Report

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	5/11/2021	Planning Staff Report
Ex 1: Application	5/11/2021	Exhibit
Ex 2: Location / Zoning Map	5/11/2021	Exhibit
Ex 3: Planning Department Staff Report for RZ-019-008	5/11/2021	Exhibit
Ex 4: Minutes of the February 19, 2019 Planning Commission Meeting	5/11/2021	Exhibit

PROPOSAL: Request to rezone a 1.203-acre portion of property from Low Density Residential (LDR) District to Manufactured Home (MH) District.

PROPERTY LOCATION: West side of Evans Road, approximately 1,800 feet north of Crenson Drive (TM# 0087-00-095.08)

CURRENT ZONING DISTRICT: Low Density Residential (LDR) District

PROPOSED ZONING DISTRICT: Manufactured Home (MH) District

APPLICANT: Suzanne and Fred Mangano

COUNCIL DISTRICT: District 5, Steve Harper

OVERVIEW:

Proposal

The applicant is requesting to rezone a 1.203-acre portion of their 6.49-acre parcel of land located on the west side of Evans Road (TM# 0087-00-095.08) from Low Density Residential (LDR) District to Manufactured Home (MH) District. The applicant has indicated their intent to locate a mobile home, currently at 1835 Evans Drive, across the street to the subject parcel.

Site Information

The proposed 1.203-acre parcel to be located at the front of the site abutting Evans Road is presently vacant, as is the balance of the existing parcel.

History

At its meeting of February 19, 2019, the Planning Commission recommended approval of a rezoning application (RZ-19-008) from LDR to MH for that portion of land immediately north of the current request. This request was subsequently approved by County Council at its meeting of April 8, 2019.

Summary of Adjacent Zoning and Uses

Immediately adjacent to the subject parcel are properties zoned either LDR, General Business (GB) or MH District. Beyond these are properties zoned LDR, MDR, MH, or Institutional (INS) District.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MH	Manufactured Home
South	Lancaster County	GB	Vacant
East	Lancaster County	LDR	Single-Family Residential
West	Lancaster County	LDR	Vacant

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned LDR District. Pursuant to UDO Chapter 2.3, the LDR District was *established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district*.

Pursuant to UDO Section 2.3, the proposed MH District *accommodates manufactured homes in a variety of settings, including manufactured home parks, manufactured home subdivisions, and a single-lot mobile home district*.

Compatibility with Surrounding Area

As noted previously, the subject parcel is surrounded by the LDR, MH and GB Districts, as well as the INS and MDR Districts. This area is generally characterized by single-family homes on lots of varying sizes, vacant/wooded parcels, a church and the Countryside Mobile Home Park approximately 1,600 feet south of the subject parcel. Staff finds that the proposed rezoning of a portion of TM# 0087-00-095.08 from LDR to MH District would be consistent with the surrounding area as well as with UDO Section 2.3.

RELATIONSHIP TO PUBLIC PLANS:

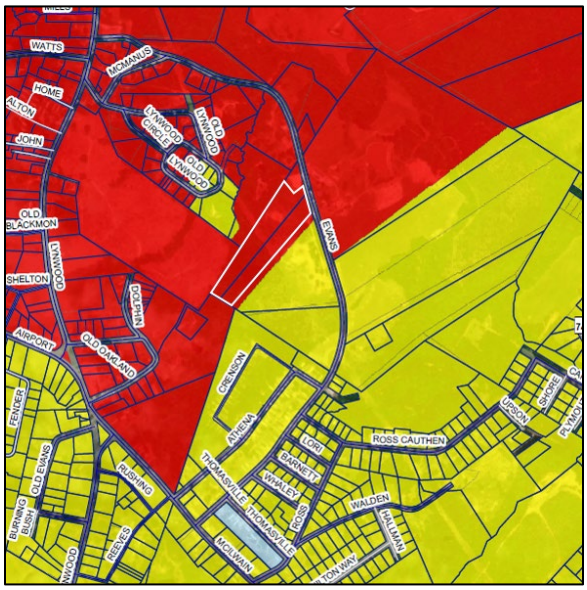
Lancaster County Comprehensive Plan

The Future Land Use Category of the subject parcel is Urban, which corresponds to the Walkable Neighborhood with Additional Intensity Community Type, which is described in the adopted Comprehensive Plan as follows:

> *The Community Type "Walkable Neighborhood" is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development.*

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

Walkable Neighborhood: Land Use Considerations		
Single-Family Detached Home	Single-Family Attached Home (Townhome / Duplex)	Condominium / Apartment
Neighborhood Commercial	Restaurant	Professional Offices
Government Building	Church	School
Community Park / Pocket Park	Natural Area	



The allowable uses within the requested MH District are generally inconsistent with those typically found in the Urban Future Land Use Category / Walkable Neighborhood with Additional Intensity Community Type. Further, the MH District itself, as defined in UDO Section 2.3, is inconsistent with the stated purpose of the Urban Future Land Use Category and Walkable Neighborhood with Additional Intensity Community Type.

It is acknowledged that with the prior rezoning application considered in 2019 for the parcel immediately to the north, staff did not specifically identify this inconsistency with the adopted Comprehensive Plan and recommended approval of that request. Staff's support of the request at that time was based upon a finding that "the surrounding properties in the immediate vicinity contain manufactured homes, therefore the request to place a mobile home on the owner's property is considered a 'compatible use'". What may have been overlooked at that time was that the manufactured homes in the immediate vicinity were all located outside of the Urban Future Land Use Category and within the Transitional Future Land Use Category (Community Type: Suburban Single-Family Neighborhood) where mobile/manufactured homes are representative of typical development and the consistent with the MH District.

INFRASTRUCTURE CONSIDERATIONS:

Transportation

The proposed use of the subject parcel for a manufactured home would not result in sufficient traffic generation as to warrant a Traffic Impact Study (TIA).

Public Utilities

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

Public Schools

There would be no impact on schools by the intended manufactured home.

PHOTOS OF PROJECT AREAS:

Looking north along Evans Road

Looking south along Evans Road

Looking west at the subject parcel

Looking east across Evans Road

STAFF RECOMMENDATION:

Staff recommends **disapproval** of RZ-2021-0650, a request to rezone a 1.203-acre portion of property from Low Density Residential (LDR) District to Manufactured Home (MH) District, subject to the following findings of fact:

1. That the subject application concerns the property identified as TM# 0087-00-095.08;
2. That the subject property has a Future Land Use Category of Urban and Community Type of Walkable Neighborhood with Additional Intensity;
3. That the subject property is currently zoned Low Density Residential (LDR) District;
4. That a 1.203-acre portion of land along Evans Road is proposed to be rezoned to Manufactured Home (MH) District;
5. That the proposed MH District is generally consistent with the surrounding area which is comprised of LDR, MDR, MH, INS and GB Districts; and
6. That the proposed MH District is inconsistent with the Urban Future Land Use Category and Walkable Neighborhood with Additional Intensity Community Type.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Planning Department Staff Report for RZ-019-008
4. Minutes of the February 19, 2019 Planning Commission Meeting

STAFF CONTACT:

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

REVISED 5/5/21

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address: Evans Rd. (no street #)
City: Lancaster State: SC Zip: 29720 Tax Parcel ID: 0087-00-095.08 & 0087-00-095.00
Current Zoning: LDR Current Use: Agriculture
Proposed Zoning: MH Total Acres: 1.0 acres
Project Description: Move mobile home @ 1835 Evans Dr. across the street (next to 1832 Evans Dr.)

Surrounding Property Description: mobile homes, single family homes, farming, woods, vacant

CONTACT INFORMATION

Applicant Name: Fred & Suzanne Mangano
Address: 1845 Evans Dr.
City: Lancaster State: SC Zip: 29720 Phone: 704-750-7900
Fax: — Email: Isadorefarm33@gmail.com
Property Owner Name: Fred & Suzanne Mangano
Address: 1845 Evans Dr.
City: Lancaster State: SC Zip: 29720 Phone: 704-750-7900
Fax: — Email: Isadorefarm33@gmail.com

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

Suzanne & Fred Mangano — 5/5/21

Applicant — Date

SuzanneMangano — 5/5/21

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ **Cash Amount** _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

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

2. Planning Commission

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

3. County Council

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

Lancaster County
South Carolina

Legend:

- Subject Property
- RZ-2021-0650
- Beacon Baptist Church
- Citgo

Lancaster County
South Carolina

Case No. RZ-019-008
Staff Report to Planning Commission
Meeting Date: February 19th, 2019

Proposal: This is the rezoning application of Suzanne & Fred Mangano to rezone a ± 1 acre portion of property from LDR, Low Density Residential District to MH, Manufactured Home District. The purpose of the rezoning is to add a single manufactured home to the property.

Property Location: 1832 Evans Drive, Lancaster, SC 29720 (TMS# 0087-00-095.08)

Zoning District Classification: LDR, Low Density Residential

Voting District: District 5, Steve Harper

Site Information
Site Description: The property is vacant and lightly wooded with an area that has been cleared for the home.

Vicinity Data
Surrounding Conditions: Surrounding area mainly consist of vacant land and farm land. The adjacent properties are MDR, Medium Density Residential, GB, General Business, and LDR, Low Density Residential. There are multiple manufactured homes in the area including one almost directly across the street.

Exhibits

1. **Rezoning Application**
2. **Location Map/ Zoning Map**
3. **Tax Inquiry Sheet**
4. **Supplemental Information**

Findings and Conclusions

The facts and findings of this report show that the property is currently designated as LDR, Low Density Residential District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as urban based on the *Lancaster County Comprehensive Plan 2014-2024.*

Prior to the rewrite of the Unified Development Ordinance, this parcel was zoned R-15, Moderate Density Residential/ Agricultural District, which did not allow manufactured housing. However, there are several manufactured homes in the vicinity of the property. According to the Municipal Association of South Carolina, "small areas may be rezoned as long as the action is not arbitrary or unreasonable." The surrounding properties in the immediate vicinity contain

manufactured homes, therefore the request to place a mobile home on the owner's property is considered a "compatible use".

The owners will not be living on the property as they are allowing the land to be used by a couple in need of the manufactured home for medical reasons.

It should be noted that a survey identifying the proposed ± 1 acre tract has been submitted and is on file.

Planning Staff Recommendation

It is therefore the recommendation of the planning staff that the rezoning request of Suzanne & Fred Mangano for the property located at 1832 Evans Drive be APPROVED.

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 1832 Evans Dr.
City Lancaster State SC Zip 29720 Tax Parcel ID 0087-00-095.08
Current Zoning LDR Current Use vacant
Proposed Zoning MH Total Acres 1.00
Project Description double wide mobile home

Surrounding Property Description vacant, mobile home, single family

CONTACT INFORMATION

Applicant Name Suzanne & Fred Mangano
Address 1845 Evans Dr.
City Lancaster State SC Zip 29720 Phone 704-756-7900
Fax _____ Email isadorefarm33@gmail.com
Property Owner Name Fred & Suzanne Mangano
Address 1845 Evans Drive
City Lancaster State SC Zip 29720 Phone 704-756-7900
Email isadorefarm33@gmail.com

Exhibit 1

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.

Susanne Margaret — Jan 25, 2019

Applicant — Date

Jan. 25, 2019

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 RZ-019-008 Date Received 1-25-19 Receipt Number __

Amount Paid Fee Waived Check Number _____ Cash Amount —

Received By JB Planning Commission Meeting Date 2-19-19

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**

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- 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.
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- 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.

MEMORANDUM

TO: Penelope Karagounis, Planning Director

FROM: Steve Willis, County Administrator *SW*

TODAY'S DATE: January 28, 2019

DUE DATE: N/A

SUBJECT: **Approval for Addition to Agenda**

Pursuant to your request, and in recognition of the exigent circumstances described, I am approving the late addition of the Mangano rezoning case to the February Planning Commission agenda. Thanks.

SW
cc: Alison Alexander, Deputy County Administrator

EED DRAWN BY
BLACKWELL TRIMNAL LLC

JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: JOHN LANE REGISTER
BK:DEED 483
PG:298-299

State of SOUTH CAROLINA)
)
County of LANCASTER)

TITLE TO REAL ESTATE

Know All Men by These Presents, That **David A. Stevens, a/k/a David Stevens and Cecilia Stevens**

hereinafter referred to as grantor for and in consideration of the sum of **Two Hundred Forty-Two Thousand and no/100ths ($242,000.00) Dollars**----------

to grantor paid by **Fred V. Mangano and Suzanne M. Mangano**
1845 Evans Drive
Lancaster, SC 29720

hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

All those certain pieces, parcels or lots of land together with the improvements thereon situate, lying and being in the County of Lancaster, State of South Carolina, fronting on Evans Drive, being shown, described and designated as Tract 1 containing 52.97 acres, more or less, Tract 1A containing 1.00 acre, more or less, Tract 1B containing 0.50 acre, more or less, and Tract 5A containing 6.49 acres, more or less, as shown on plat of survey entitled 'PLAT OF SURVEY FOR FRED V. MANGANO and SUZANNE M. MANGANO' made by Phillip G. Smith, PLS, dated September 8, 2008 and recorded as Plat No. 876 2008 in the Register of Deeds Office for Lancaster County, South Carolina, which plat is by reference made a part hereof.

Being property conveyed to David Stevens and Cecilia Stevens by Deed of Timothy R. Bowers, Leland H. Bowers, Cheryl B. Knight and Marya B. Kanna recorded October 1, 2003 in Deed Book 210 Page 46.

TAM# 87/95.00

2008012888
DEED
RECORDING FEES $10.00
STATE TAX $629.20
COUNTY TAX $266.20
PRESENTED & RECORDED:
09-12-2008 10:06 AM

ROLL BACK TAXES, IF ANY, TO BE PAID BY BUYER.

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors and Assigns forever.

And grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 11 day of September, 2008, and in the two hundred and thirty third of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

Witness

David A. Stevens, a/k/a David Stevens

Witness

Cecilia Stevens

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Grantor sign, seal and as Grantor's act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that (s)he with the other witness whose signature appears above witnessed the execution thereof.

Witness

SWORN to before me this 11
day of September, 2008

NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: Sept 1 2016

qPublic.net™ Lancaster County, SC

Legend

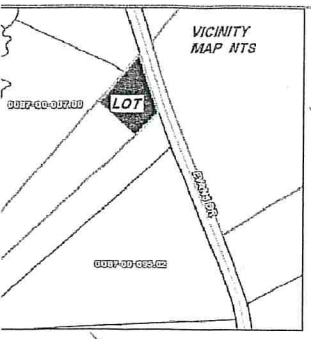
- Address Numbers
- Parcel Numbers
- Parcels
- Roads
- Railroad

Parcel ID	0087-00-095.08	**Owner**	MANGANO FRED	**Last 2 Sales**			
Class Code	Qualified Agricultural		MANGANO SUZANNE	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County		1845 EVANS DR	5/1/2018	$23800	TRUE SALE	Q
	Lancaster		LANCASTER, SC 29720	9/2/1997	$5	PROPERTY SPLITS	Q
Acres	6.495	**Physical Address**	EVANS RD				
		Assessed Value	Value $32				

(Note: Not to be used on legal documents)

Date created: 1/28/2019
Last Data Uploaded: 1/28/2019 1:06:22 AM

Developed by Schneider GEOSPATIAL



Plat Of Property Of
Fred & Suzanne Mangano
Located In
Lancaster, South Carolina
Lancaster County

Scale 1= 80' Date 08/09/2018

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

Survey By: J. C. Crumpler
S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
1-803-283-9818

LARRY E. SNIPES &
LARRY E. SNIPES Jr.
DEED BOOK B-6 PAGE 2075
PLAT BOOK 5 PAGE 189
TAX 0087-00-007.00

TRACT 5A
FRED & SUZANNE MANGANO
1845 EVANS ROAD
DEED BOOK 1119 PAGE 314
PLAT 97-722
TAX 0087-00-095.00
TO BE COMBINED WITH
TAX ID 0087-00-095.08

JENNIFER ELAINE WILLIAMS
1808 EVANS DRIVE
DEED BOOK 148 PAGE 87
PLAT 2458
TAX 0087-00-008.00

VED FOR RECORDING

ia Young 9/19/18
ficial Date

nust be recorded by the
date: 11/19/18

TRACT 5B
FRED & SUZANNE MANGANO
1845 EVANS ROAD
DEED BOOK 1137 PAGE 300-301
PLAT 97-722
TAX 0087-00-095.08

#5 REBAR SET
N12°29'58"W 165.97'
#5 REBAR SET
N37°17'17"E 202.02'
244.41'
176.72'
S77°30'16"W 143.71'
AREA= 1.001 AC.
OLD #5 REBAR
OLD #3 REBAR
S12°30'00"E 230.87'
PK NAIL SET
S12°29'52"E 97.43'
S09°59'10"E 226.56'
PK NAIL SET
R/W 66'
TO McILWAIN RD.
TO LYNWOOD DRIVE
EVANS RD. 22' ASPHALT DR. 66' R/W

2018013567
PLAT SMALL
RECORDING FEES $5.00
PRESENTED & RECORDED:
09-19-2018 01:51 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:PLAT 2018
PG:568-568

state to the best of my knowledge,
, and belief, the survey shown hereon
in accordance with the requirements of the
Standards Manual for the Practice of Land
n South Carolina, and meets or exceeds the
ts for a Class _____ survey as specified therein."

JCC	DATE: 08/09/2018
JCC	A PORTION OF TAX ID 0087-00-095.00
18-08-2	SHEET 1 OF 1

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

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS,ANR RESTRICTIVE COVENANTS OF RECORD.

THIS PROPERTY IS ZONED LDR
(LOW DENSITY RESIDENTIAL)
FRONT SETBACK 40'
SIDE SETBACK 20'
REAR SETBACK 25'

Plat Of Property Of
Fred & Suzanne Mangano
Located In
Lancaster, South Carolina
Lancaster County

Scale 1= 80' Date 08/09/2018

GRAPHIC SCALE

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(IN FEET)
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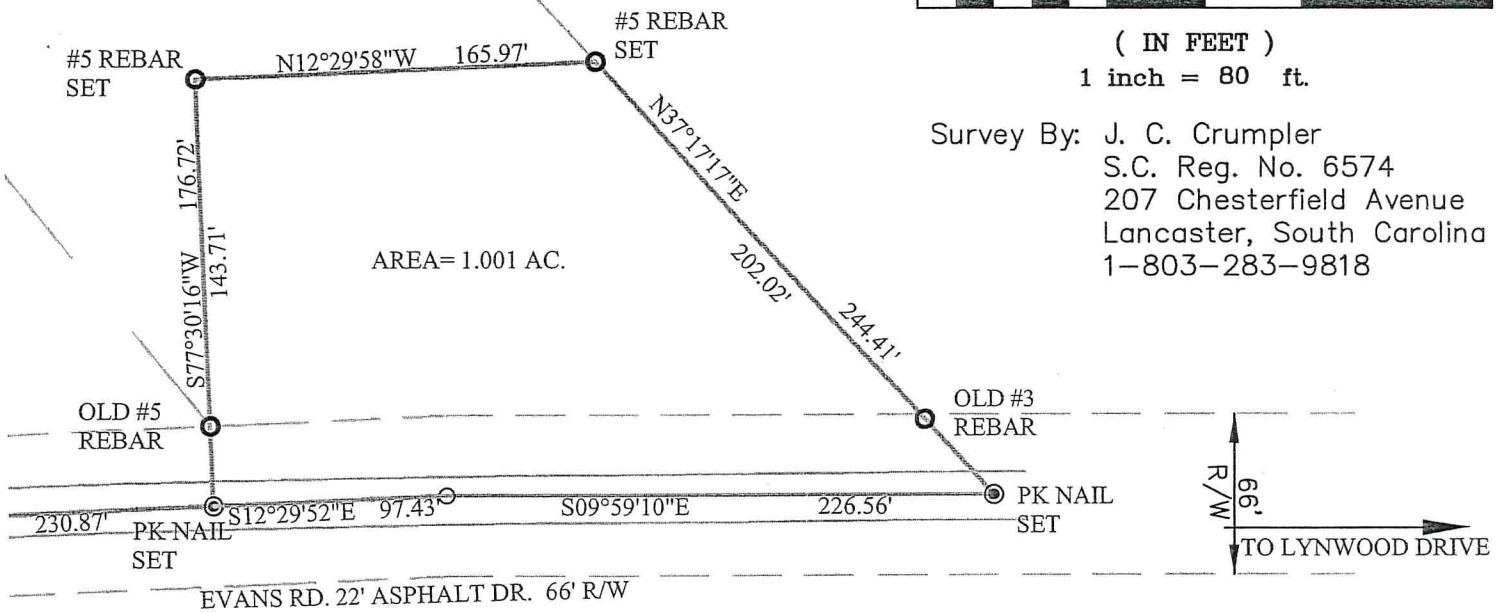
1808 EVANS DRIVE
DEED BOOK 148 PAGE 87
PLAT 2458
TAX 0087-00-008.00



2018013567
PLAT SMALL
RECORDING FEES $5.00
PRESENTED & RECORDED:
09-19-2018 01:51 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:PLAT 2018
PG:568-568

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FRONT SETBACK 40'
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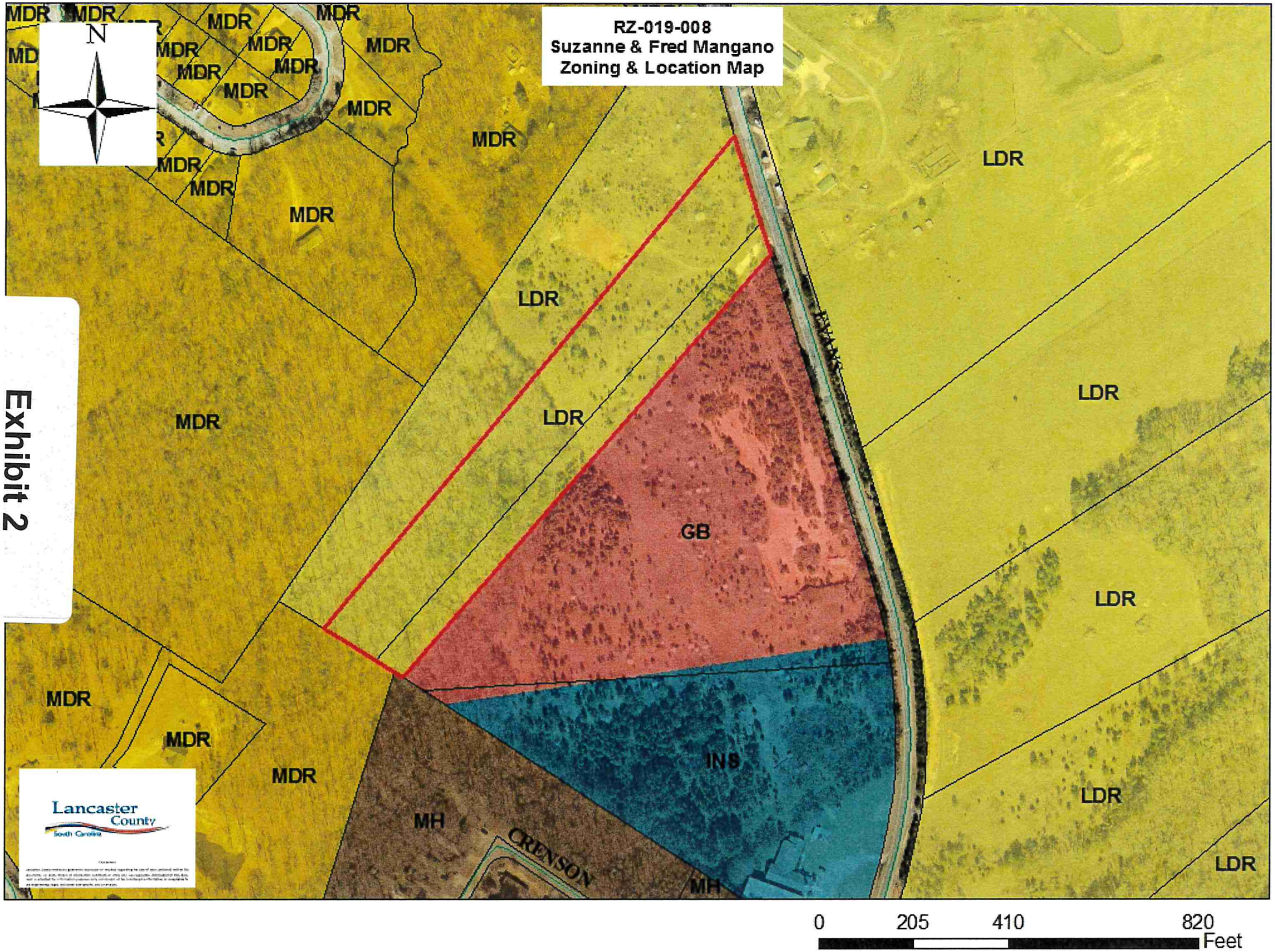
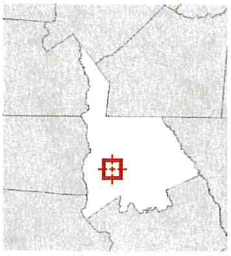

RZ-019-008
Suzanne & Fred Mangano
Zoning & Location Map
N
MDR
LDR
GB
INS
MH
CRENSON
HWY
Lancaster County
South Carolina
0
205
410
820
Feet

Exhibit 2

qPublic.net™ Lancaster County, SC

Overview



Legend

- Address Numbers
- Parcel Numbers
- Parcels
- Roads
- Railroad

Parcel ID	0087-00-095.08	**Owner**	MANGANO FRED
Class Code	Qualified Agricultural		MANGANO SUZANNE
Taxing District	County		1845 EVANS DR
	Lancaster		LANCASTER, SC 29720
Acres	6.495	**Physical Address**	EVANS RD
		Assessed Value	Value $32

Last 2 Sales

Date	Price	Reason	Qual
5/1/2018	$23800	TRUE SALE	Q
9/2/1997	$5	PROPERTY SPLITS	Q

(Note: Not to be used on legal documents)

Date created: 1/30/2019
Last Data Uploaded: 1/30/2019 1:07:49 AM

Developed by Schneider GEOSPATIAL

Exhibit 3

Exhibit 4

Lancaster County
South Carolina

A Few Steps Away

Lancaster County 911 Address Permit

(803) 416-9325 **addresser@lanc911.com**

Applicant Name: Fred & Suzanne Mangano

Address:

Home Phone: 704-756-7900 **Mobile:** Same

Applicant Email Address: isadorefarm33@gmail.com

Type of Structure: double-wide Mobile Home

Directions to Property: Lynnwood Drive South, left on Evans Drive. & a mile down the road on the right (directly across from 1835 Evans Drive)

The 911 Addresser will not assign an address if the provided flagging is not visible and located at the driveway.

*A $20.00 re-inspection fee is required if flagging is not complete when inspection is conducted.

For Zoning Staff Use Only

Zoning staff verifies that all necessary paperwork has been submitted to the Zoning Department to issue a 911 address number

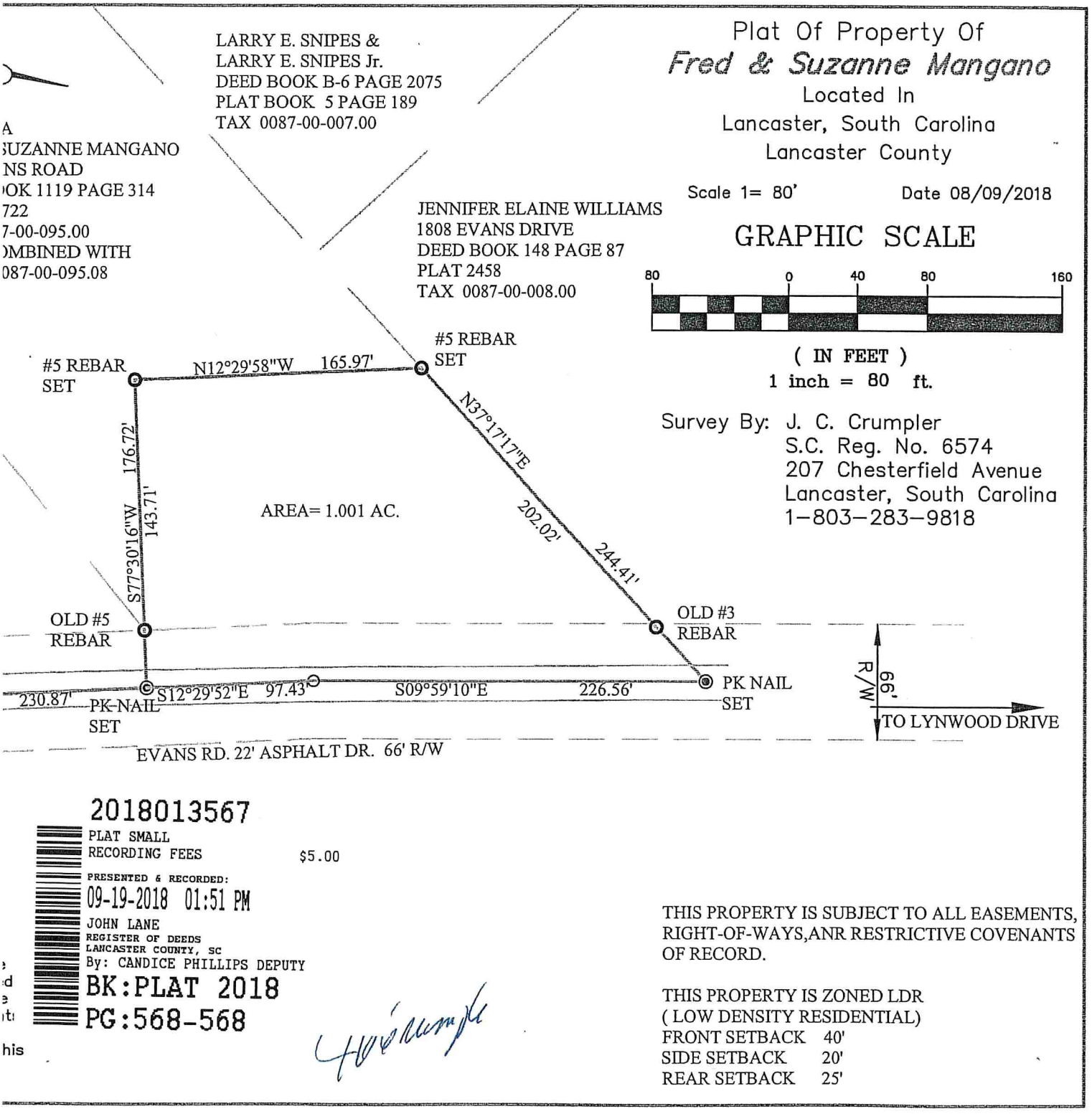
Date: 9/20/18 Zoning Staffs Initials: AB

For 911 Addressing Use Only

Address: 1832 Evans Dr City: Lancaster, SC 29721

Date Filed: 9/20/18 Time Received: 10:45 Date Addressed: 9/20/18 Time Addressed: 10:53

Re-inspection fee: Yes ___ No X 911 Addresser Initials: SB



2018013567
PLAT SMALL
RECORDING FEES $5.00
PRESENTED & RECORDED:
09-19-2018 01:51 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:PLAT 2018
PG:568-568

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS,ANR RESTRICTIVE COVENANTS OF RECORD.

THIS PROPERTY IS ZONED LDR
(LOW DENSITY RESIDENTIAL)
FRONT SETBACK 40'
SIDE SETBACK 20'
REAR SETBACK 25'

Penelope Karagounis

From: Sandra Burton
Sent: Monday, January 28, 2019 1:23 PM
To: Penelope Karagounis
Subject: [SHARP]FW: [SHARP]Your scan (Scan to My Email)
Attachments: 1832 EVANS DR MANGANO.pdf; MANGANO PROP EVANS DR.pdf

Here you are.

Sandra Burton
E-911 Addresser
P.O. Box 1809
Lancaster, SC 29720
Office: 803-416-9325
Fax: 803-313-2152

CONFIDENTIALITY NOTICE: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain private, restricted and/or legally privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of Lancaster County. Finally, the recipient should check this email and any attachments for the presence of viruses. Lancaster County accepts no liability for any damage caused by any virus transmitted by this email.

NOTICE: All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.

From: Sandra Burton
Sent: Thursday, September 20, 2018 11:07 AM
To: Amy Bowers <amybowers@lancastercountysc.net>
Subject: FW: [SHARP]Your scan (Scan to My Email)

Hi Amy,

Attached are the completed 911 Address Permit along with the Property plat. Mrs. Mangano is going to the water co for a letter and then will be in to see you all. Let me know if you need anything else.

Thanks,

Sandra Burton
E-911 Addresser
P.O. Box 1809
Lancaster, SC 29720
Office: 803-416-9325
Fax: 803-313-2152

CONFIDENTIALITY NOTICE: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain private, restricted and/or legally privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of Lancaster County. Finally, the recipient should check this email and any attachments for the presence of viruses. Lancaster County accepts no liability for any damage caused by any virus transmitted by this email.

NOTICE: All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.

From: Sandra Burton [mailto:sburton@lanc911.com]
Sent: Thursday, September 20, 2018 11:04 AM
To: Sandra Burton <SBurton@lanc911.com>
Subject: [SHARP]Your scan (Scan to My Email)

Lancaster County
South Carolina

MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION
CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
VEDIA HATFIELD, DISTRICT 2
TOMMY DABNEY, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ROSA SANSBURY, DISTRICT 1
BEN LEVINE, DISTRICT 7

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION REGULAR MEETING

FEBRUARY 19, 2019 MINUTES

Members Present: Charles Deese, Jim Barnett, Vedia Hatfield, Tommy Dabney, Sheila Hinson, Rosa Sansbury, Ben Levine. A quorum of Lancaster County Planning Commission was present for the meeting.

Others Present: Penelope Karagounis, Planning Director; Tina Young, Planner; Ashley Davis, Planner; Judy Barrineau, Clerk to Planning Commission; John Dubose III, County Attorney; Steve Willis, County Administrator; Alison Alexander; Deputy County Administrator.

Others Absent –

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

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

Approval of the Agenda
Jim Barnett made a motion to **approve** the agenda and Vedia Hatfield seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Approve Minutes
Sheila Hinson made a motion to **approve** the January 03, 2019 Workshop Minutes and the January 15, 2019 Regular Minutes; Jim Barnett seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Director's Report – Penelope Karagounis/Planning Director – Ms. Karagounis discussed procedure for public hearing process and announced her resignation. Penelope thanked everyone for their support during her 15 years at Lancaster County.

Schedule A-1 (Attached to Minutes)

UDO-TA-019-001 – Application of Lancaster County to amend the Chapter 4, Overlay Districts, Section 4.3 Corridor Overlays, Subsection 4.3.1 Carolina Thread Trail Overlay District (CTTO), C.

Penelope Karagounis/Planning Director Staff Report - The proposed text amendment is to delete the requirement of requiring the subdivider from building a trail if their property is subdivided into a major subdivision and is identified on the Carolina Thread Trail Master Plan for Lancaster County. During the 20 month public involvement with the rewrite of the Unified Development Ordinance, it was identified and supported from the various groups that were involved with the UDO rewrite, to establish a Carolina Thread Trail Overlay District since the County had adopted the Carolina Thread Trail Master Plan in 2011. The regulations in the Carolina Thread Trail Overlay District provide standards for the different types of trails to be constructed, such as concrete, asphalt, or gravel. The current regulations also states a soft surface trail may be considered depending upon location, topography and need. Natural surface trails need more maintenance requirement in the short term than the hard surface trails. This is why we proposed to have hard surface trail requirements, so we can have trails be built to suitable trail standards. According to the National Citizen Survey, Lancaster County, SC Community Livability Report, 2018 which was completed for Lancaster County, the ease of alternative transportation modes (walking, biking, and public transportation) were each rated lower than the benchmark with one-quarter or fewer residents offering positive ratings. Lancaster County residents that took the survey replied lower levels of involvement in various activities including using public transportation instead of driving, and walking or biking instead of driving. Planning believes that if Lancaster County had options such as requiring developers to build the trails, these ratings would increase and we could view the positive change in a timelier manner. The construction of trails in the County allows for citizens to have different options for mode of transportation and it provides recreational and economic opportunities that will benefit the County in the long run.

The Planning staff recommends to **deny** the request of Lancaster County to delete the requirement of a pedestrian trail to be constructed by the subdivider developing a major subdivision of land in the Carolina Thread Trail Overlay District. The deletion would not require the subdivider to construct the pedestrian trail, but would require the subdivider to provide an easement for future trail construction at the option of County. This application is also removing Subsection 4.3.1. Carolina Thread Trail Overlay District (CTTO), C. General Requirements and Development Standards, #3 entirely. The deletion of number 3. is the following "A density bonus of up to 10% may be considered by the Planning Commission and County Council when the dedicated land is proposed to be used by the community at large in an effort to meet identified County-wide recreational needs."

Chairman Deese asked if Mr. Willis had anything he would like to add.

Steve Willis/County Administrator – 101 N. Main Street, Lancaster SC – Mr. Willis stated this is a policy issue that ultimately County Council will have to address. He stressed that what we are looking at is from a financial standpoint and it is one as a staff member that he is very interested in. During the UDO rewrite they looked at upgrading from a natural trail to a hard surface because maintenance was a concern then and is still a concern now. He stated during Parks and Recreations budget proposal they requested more staff for soccer and other issues like that and I had to tell them no. Explained that if they had another funding source or increase the fees that are charged for some of the programs we could certainly expand them. If you have new programs or a fee source you want to look at, we are more than willing to entertain that. Under Act 388 South Carolina Legislature has capped ad valorem taxes at the Consumer Price Index (CPI) in population growth. If you do the maximum increase every year, you maintain the status quo. You are not expanding programs, you are not adding programs. As we add trails my question is going to be if that is something that council says from a policy standpoint that is what they want to do. If Parks and Recreation staff says yes that is what we are going to do, then my question to them will be what you are cutting in order to fund this new service. There is no new money out there and it simply doesn't exist. We had a citizen's survey and it was identified as a priority. The South Carolina Legislature has determined what the citizen's want is not an allowable reason to exceed the tax caps imposed by state law. The example I used in the past, if something came up and you had a public referendum and 100% of the citizens turned out and 100% of the citizens voted in favor of whatever that might be; if County Council said obviously the citizen's want this and we are going to vote 7-0 to do it. Is it going to happen if I have to go past the tax caps? No, it's not happening because legally I can't do that. It is a violation of state law. That is where we are with the issue here tonight. I'm not a policy maker. County Council will ultimately have to make that decision when this matter comes to them. Mr. Willis stated he would be happy to answer any financial questions.

Commissioner Levine asked if the trails were built and used and some portion of the trail starts to erode away if there is something mandating that the county has to fix it or that it has to be in a particular shape.

Steve Willis/County Administrator – Mr. Willis stated it either has to be repaired or we have to take action to block it. He said we have several roads around the county right now such as Fish Hatchery Road down in Heath Springs that was washed out back in 2015 and we don't have the money to fix the road. That road has been blocked since 2015. It was barricaded off and people just have to go around. The thread trail would be the same way. If something happened and we had a wash out we could barricade it off and that section of the trail would be closed. We could avoid the liability then but it would be no different than Fish Hatchery Road.

Chairman Deese stated the Commission is now considered in a public hearing on this matter. When your name is called please come forward, and state your name and address for the record, speakers have up to five minutes to address the Planning Commission.

The following individuals spoke in opposition to the text amendment:

Kathy White – 1689 Partridge Hill Road, Lancaster SC – Spoke in opposition to the text amendment and asked that we keep the UDO as written. Also stated we needed to continue preservation of open spaces for public use. The thread trail would also help with future economic opportunities.

Lauren Thomas – 15872 Reynolds Drive, Lancaster SC – Statement from Eat Smart Move More Coalition of Lancaster County: Consider all other options in between including keeping the current ordinance. The thread trail is an economic recruitment and a talent retention tool and not a financial liability.

Bret Baronak – 4530 Park Road, Charlotte NC – Representing the Carolina Thread Trail in leading a regional effort to connect trails in 15 counties around Charlotte both in North & South Carolina. It was stated the trails are a legacy project and will take time to complete. Trails are important to Lancaster County and it was very forward thinking that the new UDO was put in place to have the Carolina Thread Trail Overlay in place.

Wanda Rosa – 86614 Arrington Road, Indian Land SC – Ms. Rosa stated that the county needed to find a way to keep this trail going and keep it the way it is currently listed.

Clare McConaughay – 49080 Gladiolus Street, Indian Land SC – Ms. McConaughay stated this text amendment came up so suddenly and to please give us time to figure out a way to work everything out.

David Basri – 4099 Persimmon Road, Indian Land SC – Mr. Basri stated that he and his wife were members of the Carolina Thread Trail and have been for some time. Also stated if the county was short on funds and we can't build things then why in the world you would simply say no to have other people fund it for you.

Mark Grier – 2340 Monroe Hwy., Lancaster SC – Mr. Grier stated that he was very concerned that the outdoors is lost to the children of area and to the adults as well. People want this thread trail to be outdoors and to be healthy.

Beverly Williams – 131 Arrowhead Drive, Lancaster SC – Ms. Williams stated that homebuyers look for amenities such as a thread trail when looking to relocate. Also stated if HOA's were required to maintain trails then they would have the legal right to make the trail private and not public just as their roads.

Councilman Larry Honeycutt signed up to speak but declined when his name was called.

Jan Tacy – 86620 Arrington Road, Indian Land SC – Ms. Tacy stated that the Carolina Thread Trail was an asset and please don't destroy it. She stated a soft trail does require more maintenance but it is more natural and blends into the topography.

Chairman Deese asked if staff had any further comments.

Penelope Karagounis/Planning Director stated in the current code there is a stipulation that the county could do a natural surface trail and is not just for concrete, asphalt and gravel trails. She reminded the planning commission that the current regulations also state a soft surface trail may be considered depending upon location, topography and need.

Chairman Deese asked if Mr. Willis had anything further to add.

Steve Willis/County Administrator – Mr. Willis stated there were comments regarding the HOA and he was not a member of one. He would not begin to presume it was good or bad for an HOA. If you have a private entity such as an HOA take over maintenance responsibilities and they change their mind in the future, he has real questions about how enforceable such an agreement would be moving forward in the future. The trail that was mentioned in the bond is inside the city and we have no maintenance responsibility on that one. Mr. Willis also stated in the Parks and Recreation budget meetings we are struggling on how we are going to find staff to maintain the soccer fields. We are expanding the library with capital project sales tax and that is going to max out the available land we have up there at Del Webb Library. They are telling us we need another one and we think we can get the voters to approve it. They are probably right if they get another library in the Indian Land. He stated it is absolutely needed. He was not sure if they could get the voters to approve it. If built, the question then becomes, how do you staff it and put books in it, and how do you cut the lights on? Building a library is the dirt cheap part, operating it is annual recurring expenses and that is where the real money is and that is the money that the state caps. Mr. Willis stated there are good arguments on both sides. I can argue the financial part all night long and ultimately I think it will be a policy decision by Council.

Chairman Deese asked for a motion.

Jim Barnett made a motion to **deny** and Vedia Hatfield seconded the motion.

John Dubose III/County Attorney made the statement that the UDO requires, in addition to any vote tonight, a brief report of the commission's recommendation to County Council regarding approval or denial within 35 days of this hearing. That would need to be prepared after the vote.

Chairman Deese stated a report within 35 days of the hearing would be prepared as soon as possible after tonight. Now is the time for any discussion.

Commissioner Levine stated he agreed with the motion that has been made tonight and the text amendment is not consistent with the Comprehensive Plan. In the northern part of the county we accept these new developments that come in and we make new neighbors. We deal with a little bit more traffic but out of that we get sidewalks, walkable trails, and benefits to the community. It is one of the few benefits to the community that we don't pay for ourselves through HOA's.

Chairman Deese stated if no further discussion, roll call vote please.

VOTE: 7 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

Chairman Deese – The vote to deny the requested text amendment passed by a vote of 7-0.

John Dubose III/County Attorney – Mr. Dubose stated the timing of the submission of the required written report to County Council would control when it appears on the County Council agenda. A denial here does not preclude consideration by council of the proposed text amendment. There is a required public notice, public hearing, before County Council as well.

Chairman Deese stated the commission does one thing, and that is make recommendations to County Council. It does not pass policy, except on road names and preliminary plats. He stated other than that it is a recommendation to County Council and they make the final decision.

Comp. Plan 2019-001 – Amendment by Lennar Carolinas, LLC for the Future Land Use Map contained in the Lancaster County, South Carolina Comprehensive Plan 2014-2024.

Penelope Karagounis/Planning Director Staff Report – Lennar Carolinas, LLC submitted a letter requesting to amend the Future Land Use map contained in the Lancaster County, South Carolina Comprehensive Plan 2014-2024. The amendment is to change the future land use designation on this map for the area covered by Lennar Homes. The parcel that are included for this amendment is the following: Portion of Tax Map 45, Parcel 04.01. This amendment is to change the land use designation from Rural Living to Transitional. The Land Use Element of the Comprehensive Plan has two primary components that work in tandem to create a complete illustration of land-based factors impacting growth and development over the next decade: the current land use analysis and the future land use map. The Future Land Use Map takes into consideration community assets and public infrastructure (existing and proposed) that was identified in preceding elements of the Comprehensive Plan to provide a context for policy-makers to use when updating ordinances and policies that affect future public and private development activities. It also locates in general terms where future growth may occur and specifically where it may occur in relation to the municipalities. An important concept introduced during the Connect Our Future, the regional planning process was designating areas based on "community types." Community types are physical descriptions of different kinds of built or natural environments such as rural living, walkable neighborhood, industrial center,

suburban commercial, etc. The parcels associated with this amendment is classified Rural Living but is immediately adjacent to the Transitional future land use category. The Transitional future land use category supports suburban single family and multifamily residential development and suburban commercial. According to the applicant and discussions with various County infrastructure agencies, certain infrastructures will be updated to support the future proposed development of this suburban commercial and residential project. The future land use map amendment request is being requested to coincide with the impending introduction of significant water and sewer improvements to the general overall area of Lancaster County both within the subject properties and several of which adjoin US Highway 521. The adopted Future Land Use Map contained in the Land Use Element of the Lancaster County, South Carolina Comprehensive Plan 2014-2024 shows the area where Lem1ar Carolinas, LLC is to be built as Rural Living. Therefore, the proposed rezoning to Medium Density is not consistent with the Future Land Use Map and this is why the applicant has requested an amendment to the Future Land Use Map of the Lancaster County, South Carolina Comprehensive Plan 2014-2024. The amendment to the Comp. Plan will need to be adopted by a resolution by County Council.

Chairman Deese asked if the applicant had anything to add.

Jon Hardy/Lennar Carolinas, LLC – 4012 Flagstone Drive, Lancaster SC – Mr. Hardy stated that the main goal by adding this parcel and changing it from rural to transitional is to provide access from Highway 521 through the parcel that has already been rezoned and connect Old Hickory Road. He said this 76 acre parcel provides connectivity all the way from Highway 521 for emergency services vehicles all the way to Old Hickory Road.

Chairman Deese stated that at this time we will consider ourselves in public hearing on this matter. No one signed up to speak so we will consider ourselves out of public hearing. Mr. Deese asked if staff had any further comments.

Penelope Karagounis/Planning Director – Stated no further comments.

Chairman Deese asked for a motion.

Jim Barnett made a motion to **approve** and Vedia Hatfield seconded the motion.

Chairman Deese asked for any discussion.

Commissioner Sansbury stated that she lives in this community and this is a beautiful parcel. There is such a difference from rural moving to transitional. It will change the entire community of Old Hickory Road. Also stated she understands about the connectivity from Highway 521 and Old Hickory but it is not the correct thing to do. The infrastructure is not there in multiple ways and the road is not great. It is just not a good match and I respect the people that live in that community and what their wishes are. It will be a detriment to them.

Chairman Deese asked for a roll call vote.

VOTE: 5 AFFIRMATIVE 2 NEGATIVE MOTION CARRIED

The two negative votes came from Sheila Hinson and Rosa Sansbury.

Chairman Deese stated that the application is approved by a vote of 5-2 and will go to County Council.

RZ-019-002 – Rezoning application of Lennar Carolinas, LLC to rezone a ± 76.05 acre property from RN, Rural Neighborhood District to MDR, Medium Density Residential District.

Tina Young – The facts and findings of this report show that the property is designated as RN, Rural Neighborhood District on the Lancaster County Zoning Map. The Future Land Use Map (FLUM) identifies this property as Rural Living, however, the applicant has applied to change the FLUM designation to Transitional. Therefore, if the Comprehensive Plan Amendment 2019-001 is approved, this rezoning request would be compatible with the Transitional designation of the FLUM.

The purpose of this rezoning request is to add this property to Lennar's future residential development which is currently comprised of eleven parcels. Lennar Carolinas, LLC recently applied to rezone these eleven properties from RN, Rural Neighborhood District and LDR, Low Density Residential District to MDR, Medium Density Residential District (Case No. RZ-018-034). This was approved by County Council on December 10th, 2018 and is referenced by Ordinance No. 2018-1542.

The incorporation of this parcel into the future site will provide secondary access off of Old Hickory Road to the community and improve circulation through the site. Due to the fact that this parcel will be included into the future residential development, and that County Council has approved the initial rezoning request (Ordinance No. 2018-1542), staff finds that this rezoning is compatible with the surrounding area. As previously mentioned, this rezoning request is also contingent upon approval of the Comprehensive Plan Amendment 2019-001.

It is therefore the recommendation of the planning staff that the rezoning request of Lennar Carolinas, LLC for the ± 76.05 acre property located along the eastern side of Old Hickory Road, north of Crestview Lane be **approved**.

Chairman Deese asked if the applicant wanted to speak.

Jon Hardy – 4012 Flagstone Drive, Lancaster SC – Mr. Hardy stated they had to continue to provide access to a number of parcels that are not part of the rezoning. Obviously we would need to meet all guidelines. The way we are discussing it right now is that would be a boulevard and as recently as this morning we are talking about some of that land becoming part of a recreational facility for the county. Those discussions haven't finished yet. I'm just letting you know I would like to see that road become a public road controlled by the county rather than controlled by the residents. There would be a

potential recreational facility off of that road for the county. There would be improvements to Waxhaw Village and I don't know if that would still be the name or not but there will be improvements.

Commissioner Levine stated to the west of the property where it runs into Old Hickory Road, there is some existing LDR that is there. He asked if the applicant plans on tying in that road so there is an exit from his community to that road. The way I understood it is we are giving the rezoning for this parcel because this would give access to Old Hickory Road. Are you already planning on having access to Old Hickory further down?

Jon Hardy/Lennar Carolinas, LLC – Mr. Hardy stated access might potentially off of Boxcar but Boxcar is a very bad road right now. To get the right-of-way required to expand that road and make it really a usable road is a long endeavor.

Commissioner Levine stated he was talking about where Crestview meets Waxhaw Village Road and cuts to Old Hickory.

Jon Hardy/Lennar Carolinas, LLC – Mr. Hardy stated he did not want to access through Crestview, unless required.

Commissioner Levine stated Crestview is just off of Waxhaw Village and goes north. He was talking about the Waxhaw Village where it goes from Old Hickory to the dead end of the end of the state maintenance which is where it would cut into this property. He is trying to find out if Mr. Hardy is planning on using that as an exit.

Commissioner Levine and Mr. Hardy stopped discussion to review exhibit.

Jon Hardy/Lennar Carolinas, LLC – Mr. Hardy stated he would be willing to discuss but today he could not tell Mr. Levine if that was part of it or not. I don't think it is and I think those two parcels right there are not able to be accessed.

Commissioner Levine stated he drove up through that road all the way from Old Hickory to Highway 521 today on the way here just to check it out and it drives straight in to where you have a street. The requirement for connectivity to Old Hickory; I don't know if that meets that requirement without having to rezone this new property. I don't know if that has been discussed with the planning department. The plan here shows the street going right up to it and almost looks like a continuation.

Penelope Karagounis/Planning Director – Ms. Karagounis stated what we have in front of us is just the application of rezoning. We have not even looked at any type of plans because Lennar has not submitted a preliminary plat. She stated she could not answer that question.

Jon Hardy/Lennar Carolinas, LLC – Mr. Hardy stated as of now there are between 1,800 and 2,000 homes. He said his opinion is that we need that northern connection in there and I think Fire and EMS are going to require it.

Penelope Karagounis/Planning Director – Ms. Karagounis stated that based on the ordinance today, more than 100 units you need a second access point. Two will not be sufficient for 1200 homes.

Commissioner Levine stated he is a huge advocate of having access and it looks to him as if it is already there.

Jon Hardy/Lennar Carolinas, LLC – Mr. Hardy stated he would love to provide at least two access points.

Chairman Deese stated this is the rezoning process and there are no plans at this point. At some point those plans will come back and those questions will be legitimate questions that need to be asked at that point.

Commissioner Levine stated that is fine. Then you have made my opinion on it and that would be just to deny for now because I see this other route. He will just go with that as the reason to deny.

Penelope Karagounis/Planning Director – Ms. Karagounis reminded the Commission this is 76 acres so obviously there will be more homes on it as well. The number will increase when he comes in with the preliminary plat.

Jon Hardy/Lennar Carolinas, LLC – Mr. Hardy stated of these 76 acres 40 acres or 52% of the property is common open space.

Commissioner Sansbury asked Mr. Hardy to help her understand the fire service for this parcel.

Jon Hardy/Lennar Carolinas, LLC – Mr. Hardy stated when we bring the plans in they will have to meet with the school board, fire, EMS, public works, SCDOT, etc. Every one of those entities has a say in what they do and obviously fire and EMS in the past have had a big say in what all developers do and particularly what he's done in Tree Tops, Retreat, and so forth. He values their opinion and we will do whatever they ask us to do.

Commissioner Sansbury stated that there are only 3 fire agencies in the community that will service that particular tract. They are all volunteer and they have a maximum of probably 16 people. That doesn't mean if they have a fire 16 people are going to show up, probably 8 will show up. If you will, keep that into consideration. She said she knows this is a rezoning but they need some financial help. This fire thing is a major player.

Jon Hardy/Lennar Carolinas, LLC – Mr. Hardy stated at the last council meeting just the other night, they had a wonderful man who gave a glowing report on volunteerism that our fire departments have in this county.

Commissioner Sansbury stated they are also first responders. Van Wyck has two and Riverside has one that is in training and Shiloh doesn't have any. If you have individuals who are having heart attacks, strokes, they are the only ones who can get there.

Chairman Deese stated at this time we will consider ourselves in public hearing on this matter. When your name is called please come forward. Give your name and address for the record and you will have up to five minutes to address the planning commission.

The following individuals spoke in opposition to the rezoning:

Tim Hunter – 3027 Old Hickory Road, Lancaster SC – Mr. Hunter stated he was a 40 plus year resident of Lancaster County. Out of the 14 homes built in my neighborhood we've had habitual criminals, theft, domestic violence case that ended up in murder. I oppose everything regarding building in my neighborhood. I don't want to see the land changed and destroy the spider lilies.

Angela Elsberry – 3135 Old Hickory Road, Lancaster SC – Ms. Elsberry stated she owns property directly across from this 76 acres. She has built a $700,000 home and maintains her property. She is not opposed to building but has stated the county needs to look at the future. Will it be quality homes and the right kind of people who will do something for our community or is it all about revenue from Lennar Homes to make another dollar?

Lynn Simril – 3042 Old Hickory Road, Lancaster SC – Ms. Simril stated she has lived beside this 5 acre pond in the 76 acres for 25 years. She does not want to see Lennar come in and build houses right on top of each other. Most of the people in this area have at least 2 acres up to 160 plus acres and no one wants to see 3 or 4 houses on one acre.

William Ferguson – 3649 Old Hickory Road, Lancaster SC – Mr. Ferguson stated Lennar Homes doesn't know what is best for Lancaster County. The political appointees should be protecting from us cookie cutter homes and a future of traffic nightmares along with crime and higher taxes.

Chairman Deese stated that was all who has signed up to speak so we will now consider ourselves out of public hearing. He asked if staff had any further comments.

Penelope Karagounis/Planning Director – Ms. Karagounis stated that when Lennar Carolinas, LLC came through the rezoning process for the 1200 homes, the planning department recommended denial of that. She stated because it was approved by County Council and the surrounding zoning is already past, that is why we recommended approval.

Chairman Deese asked if the applicant had anything to add.

Jon Hardy/Lennar Carolinas, LLC – Mr. Hardy stated a comment was made about 3 to 4 homes per acre and the overall density is 1.35 units per acre. It is not 3 or 4. This would go in under conservation district which would be 3 home site sizes of 55, 65, and 75 with 40 foot and 50 foot homes on those allowing way more than 5 or 6 feet between homes. The most important thing is that a traffic impact analysis would have to be done that the state would be involved in and third party engineers would be involved in. So everything is on the up and up and it is not like Lennar is trying to pull something over on the county. The county has a chance to review everything that is planned or maybe planned.

Chairman Deese asked for a motion.

Tommy Dabney made a motion to **deny** and Rosa Sansbury seconded the motion.

Chairman Deese asked for any discussion.

Commissioner Sansbury stated that if the vote was for this and it becomes a medium density, we don't have a commitment from the developer with the fire people in the county. Then we have a medium density with lots of homes that will have very limited fire protection. We have got to pursue securing the fire protection.

Chairman Deese stated at this time we still have two county councilmen listening to your remarks. If this were approved and went to county council that would be their decision to make some agreement with the developer to do certain things that we are not allowed to do at planning commission level. We are not allowed to ask for that type of monies or impact fees. When the preliminary plan comes through the Planning Commission can make conditions on it.

Chairman Deese stated a motion was on the floor and a second to deny. Chairman Deese asked for a roll call vote.

VOTE: 6 AFFIRMATIVE 1 NEGATIVE MOTION CARRIED

The one negative vote came from Charles Deese.

Chairman Deese – This application is denied by a vote of 6-1 and will go to County Council with a recommendation to deny the rezoning.

RZ-019-004 – Rezoning application of Sharon C. Horne to rezone ± 1 acre portion of property from RN, Rural Neighborhood District to MH, Manufactured Home District. The purpose of the rezoning is to add a single manufactured home to the property.

Ashley Davis -The facts and findings of this report show that the property is currently designated as RN, Rural Neighborhood District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as transitional based on the Lancaster County Comprehensive Plan 2014-2024.

Prior to the rewrite of the Unified Development Ordinance, this parcel was zoned R-30, Low Density Residential/ Agricultural District, which did not allow manufactured housing. However, there are several manufactured homes in the vicinity of the property. According to the Municipal Association of South Carolina, "small areas may be rezoned as long as the action is not arbitrary or unreasonable." The surrounding properties in the immediate vicinity contain manufactured homes, therefore the request to place a mobile home on the owner's property is considered a "compatible use".
It should be noted that a survey identifying the proposed ± 1 acre tract has been submitted and is on file.

It is therefore the recommendation of the planning staff that the rezoning request of Sharon C. Horne for the property located on Great Falls Highway, South of Demount Road be **approved.**

Chairman Deese stated at this time we will consider ourselves in public hearing on this matter. When your name is called please come forward. Give your name and address for the record and you will have up to five minutes to address the planning commission.

The following individual spoke in favor to the rezoning:

Samuel Horne – 4234 Demount Road, Lancaster SC – Mr. Horne stated he was the eldest son of Ms. Horne and this rezoning would allow her to be his direct neighbor. He stated she lives alone and her mobility is not as good as it used to be. Ms. Horne owns the surrounding 44 acres behind this property. There are five residents on this road and out of those five, four are mobile homes. There was a previous mobile home there 13 years ago.

Chairman Deese stated that is all who has signed up to speak so we will now consider ourselves out of public hearing. He asked if staff had any further comments.

Penelope Karagounis/Planning Director – Ms. Karagounis stated no further comments.

Chairman Deese asked for a motion.

Jim Barnett made a motion to **approve** and Ben Levine seconded the motion.

Chairman Deese asked for any discussion.

Commissioner Levine said he wanted to add for the record that the Planning Commission has discussed before that even though this property is not directly next to manufactured home properties, the use in that area is consistent with the requested rezoning.

Chairman Deese asked for a roll call vote.

VOTE: 7 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

Chairman Deese stated that the application is approved by a vote of 7-0 and will go to County Council.

RZ-019-005 – Rezoning application of Lancaster County representing Katawba Valley Land Trust to rezone ± .2 acre property from GB, General Business District to OSP, Open Space Preservation District. The purpose of the rezoning is to protect and preserve this parcel for conservation efforts.

Ashley Davis - The facts and findings of this report show that the property is designated as GB, General Business District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Urban based on the Lancaster County Comprehensive Plan 2014-2024. Prior to the rewrite of the Unified Development Ordinance, this parcel was zoned B-3, General Commercial District. Based on current zoning the property is located between two parcels zoned OSP, Open Space Preservation District and across the street from parcels zoned GB, General business. This tract of property was donated to the Katawba Valley Land Trust by Lancaster County for the preservation of the land and its natural resources. By rezoning this parcel to OSP, Open Space Preservation, environmentally sensitive lands will be protected and the zoning will be appropriate for the area as it is located between two properties which are zoned OSP, Open Space Preservation.

It is therefore the recommendation of the planning staff that the rezoning request of Lancaster County representing the Katawba Valley Land Trust for the property located on Pardue Circle (Unnumbered vacant lot), in Lancaster, SC 29720 (TMS# 0068J-0C-024.00) be **approved.**

Chairman Deese asked if Steve Willis had anything further to add.

Steve Willis/County Administrator – Mr. Willis stated that this was one of several properties transferred to the Katawba Valley Land Trust. He stated it was all in a floodplain and is unbuildable. It fits in with their mission for the preservation of land and its natural resources. During the UDO rewrite process the two parcels we owned got rezoned. This one was owned by the Forfeited Land Commission and it didn't get rezoned. Thank you for your consideration of this.

Chairman Deese stated we will consider ourselves in public hearing on this matter. No one has signed to speak so we will consider ourselves out of public hearing.

Chairman Deese asked for a motion.

Sheila Hinson made a motion to **approve** and Vedia Hatfield seconded the motion.

Chairman Deese stated at this time we will hear any discussion. Hearing none, he added for Mr. Dubose if he would to find out who owns an adjacent piece of property. Mr. Deese stated he thought it was a continuation of that street coming through there.

Penelope Karagounis/Planning Director – Ms. Karagounis stated they probably realized with wetlands and floodplains a road would not work.

Chairman Deese asked for a roll call vote.

VOTE: 7 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

Charles Deese/Chairman – This application is approved by a vote of 7-0 and will go to County Council.

RZ-019-006 – Rezoning application of Land Investment Resources, LLC to rezone three (3) properties for a total of ± 24.05 acres from GB, General Business District to RB, Regional Business District. The applicant would like to build a development that would include various commercial uses, multi-family apartments, and an assisted living facility.

Tina Young - The facts and findings of this report show that the property is designated as GB, General Business District on the Lancaster County Zoning Map. The Future Land Use Map (FLUM) identifies this property as Neighborhood Mixed-Use based on the Lancaster County Comprehensive Plan 2014-2024. The applicant would like to rezone the property to RB, Regional Business District, in order to accommodate a proposed multi-use development to be comprised of commercial/office uses, multi-family uses (apartments), and an assisted living facility. Due to its location at a major crossroads, and proximity to other parcels that were recently rezoned to Regional Business District (Case No. RZ-018-036), this rezoning request is appropriate for this area. The subject properties are located near a large section of properties that are zoned LDR, Low Density Residential District, which allows for 1.5 dwelling units per acre. According to section 5.2.2 of the Lancaster County Unified Development Ordinance, multi-family uses are allowed in the Regional Business District at a maximum density of 8.0 dwelling units per acre. A rezoning to Regional Business District would be appropriate for this area, because it would serve as a transition point from the nearby Low Density Residential District, to a higher density of 8.0 dwelling units per acre, which is less density than a Mixed-Use District would allow. According to Chapter 2 of the Unified Development Ordinance, the definition of Regional Business District is "RB is generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and retail goods to meet the surrounding region's demand. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development until such time that transportation network is retrofitted to accommodate more urban development patterns." Based on the definition above, the uses for the Regional Business District, if rezoned, would be complimentary to the Future Land Use Map and would serve the community and the surrounding region.

It is therefore the recommendation of the planning staff that the rezoning request of Land Investment Resources, LLC for the ± 24.05 acres of property be **approved.**

Chairman Deese asked if anyone had any questions.

Commissioner Levine stated these parcels are being rezoned before the other two even though they are right next to each other.

Penelope Karagounis/Planning Director – Ms. Karagounis stated that the applicant has requested to do separate applications and so that is why.

Commissioner Levine asked if the proposed uses other than multi-family would be allowed in the current general business district.

Penelope Karagounis/Planning Director – Ms. Karagounis stated that multi-family is not allowed in a general business district. She also stated in regards to the general business which is general commercial, a lot of uses are allowed equivalent to the regional business. There are some that have conditional use so it's like an extra step. They would have to go through a public hearing process in the current general business. In the regional business there is not as many conditional uses as there is in the general business district.

Chairman Deese asked if the applicant wanted to speak.

Philip Hayes/Applicant – 3440 Toringdon Way, Charlotte NC – Mr. Hayes stated he had the presentation reviewed previously with a few other exhibits. I am not going to go back through all of that since we have been here awhile. This is basically a common sense land use issue or action. The more logical use for this piece of property is something with lower density and lower intensity. The preliminary traffic study based on preliminary land uses, projects about half of the traffic volume that could be developed under the existing zoning that is on the parcel today. We do feel like as the large employers that are continuing to relocate to this area bring in additional employees from out of state. There will be folks that won't be looking for traditional purchased home or residence so this provides an opportunity to satisfy that demand in an area where it is close to the services that they can walk to or have been a very small distance to commute to. Those are the two issues that I have to present and to reinforce. My traffic engineer is here and my land planner is here if you have any more specific questions on those more detailed issues.

Chairman Deese stated at this time we will consider ourselves in public hearing on this matter. When your name is called please come forward. Give your name and address for the record and you will have up to five minutes to address the planning commission.

The following individuals spoke in opposition to the rezoning:

David Oliver – 2100 Kennedy Drive, Lancaster SC – Mr. Oliver stated that a portion of this is low density residential development and the rest is general business. My concern relates to the fact that they are asking to increase the bulk of this property from general business to regional business. Regional business exposes the property to a variety of uses which are different than what we would anticipate being there.

Pat Fitzgerald – 2112 Kennedy Drive, Lancaster SC – Mr. Fitzgerald stated that Mr. Hayes and his staff have been there to listen to what we have had to say and written lots of notes. What assurances do we have for some physical type of separation between the multi-unit development and the Sun City property? I would ask that the Planning Commission recommend to County Council that SCDOT do some serious assessment and action to handle the traffic for Van Wyck and Highway 521.

Judy Dubay – 7132 Sunset Crator, Lancaster SC (Treetops) – Ms. Dubay stated that her concern with this project is the traffic on Van Wyck Road. Whenever we leave our Treetops subdivision we usually have to wait like 10 to 12 people in line before that light will change. The amount of people living in Sun City and Tree Tops and now putting in multi-family housing, it just going to increase what is going to happen on Van Wyck Road which is only a two lane road.

Chairman Deese stated no one else has signed up to speak so we will consider ourselves out of public hearing. He asked if staff or the applicant had anything to add.

Philip Hayes/Applicant – Mr. Hayes stated he hoped they did a really good job of trying to communicate what we are attempting to do here. We met with the Indian Land Action Council and the Sun City Homeowners twice. We addressed some of the issues that they had. There will be a TIA done once our final site plan is put in place. I think this is a much lower density land use than what could be developed on the site today with much lower traffic generation; some 11,000 vehicles less than what could be done on the property today.

Chairman Deese asked for any discussion at this time.

Commissioner Levine stated that during the workshop we had talked about you were doing an initial traffic impact study and we had talked about the growth rate that you might be using for that study. Mr. Levine asked if he had that information.

Philip Hayes/Applicant – Mr. Hayes stated he would let Randy answer that question.

Randy Goddard/Traffic Engineer – 3852 Moultrie Street, Charlotte NC – Mr. Goddard stated he was with Design Resource Group. Mr. Goddard stated they had just started scoping the traffic study with SCDOT and one of the items is the growth rate. I don't have that information in front of me. We are going to make sure that we have an agreement with SCDOT and Lancaster County on the growth rate for the traffic study. We have had discussions with SCDOT regarding improving the intersection at Highway 521 and Van Wyck. We have talked about access and limiting access location. We have talked about turn lanes and road way improvements. We have covered those items but the details have not yet been completed.

Commissioner Levine asked what have they scoped in terms of improvements for that intersection.

Randy Goddard/Traffic Engineer – Mr. Goddard stated from a preliminary standpoint we are looking at a southbound right turn lane on Highway 521 to the intersection and then at the intersection right now going eastbound you have a left. Then you have a through right which really from a volume standpoint we've also already taken traffic counts. The left turn is obviously the highest movement. The third right is virtually nothing. So what we are talking about is creating widening of Van Wyck and then looking at providing dual left turn lanes there eastbound. So the comment about the delay associated with waiting at that traffic signal to turn left; an additional lane will significantly reduce that delay.

Commissioner Levine asked if the potential curb cut wherever you would access Van Wyck from; would be prior to the two lane left turn.

Randy Goddard – Mr. Goddard stated we have talked with SCDOT. We anticipate all those to be full movement and far enough away from the intersection that we would be able to accommodate a left turn lane to those access locations.

Commissioner Levine stated he had one more point to make. In our workshop discussion we had talked about there is an existing regional business to the north and were there any discussions between the two regional business areas that will have that connectivity between there instead of having Highway 521 and Van Wyck Road be the access between these similar uses?

Randy Goddard/Traffic Engineer – Mr. Goddard stated he hasn't had that specific discussion since we are still trying to scope the traffic study.

Penelope Karagounis/Planning Director – Ms. Karagounis stated that we have had discussions with the previous development that had the regional business. Nothing has formally been submitted but from a planning perspective we would like to see that connectivity. If you remember the regional business where Indian Land Baptist Church has already been zoned; they are next to the library. We would like for them to provide that connectivity. Obviously it would have to be a shared agreement through private properties. That is going to be through the process of when they come through technical review committee with a site plan. Our goal is to try and get people that are in that area not to get back on to Highway 521 and to use internal streets to get to the Commons or to other areas. If you remember the regional business was another one that was just specific age restricted apartments that they were proposing. As far as access management, the front part of Highway 521 is part of the Highway Corridor Overlay. So on top of SCDOT's requirement, they will have to abide by the Highway Corridor Overlay District with access management.

Commissioner Sansbury asked if the entrance to this complex will be Highway 521 or off Van Wyck Road.

Philip Hayes/Applicant – Mr. Hayes stated there will be a right in right out only on the Highway 521 frontage of the properties basically in the center of that frontage. It would be about 300 feet on either side of that entrance. 300 feet south to Van Wyck and then 300 feet north to the church. That will all be an additional turn lane that will be right in and right out only. The apartments will function as much off of Van Wyck as it will off of that right in right out. So they will have access to both of those locations.

Commissioner Sansbury stated this was her district and she travels that road a great deal. Her concern is that you have a lot of people coming down Van Wyck Road to go to Highway 521 that live down that way. That is the quickest way to get to Highway 521 especially when they are going to school. If traffic increases, which it will if you have multi-family, they are going to have to go all the way back to Van Wyck and turn down Steel Hill and then go five miles to pick up Highway 521. This is a real burden on the community because that is their access way to get to school. Would you consider deleting the multi-family and just having the businesses there?

Philip Hayes/Applicant – Mr. Hayes stated the businesses will actually generate more traffic than the multi-family. That is one of the reasons why we did that preliminary study. As we ran 700,000 square feet of commercial which is what that zoning would accommodate today; it generates 23,000 trips per day. Multi-family generates a little over 11,000, basically half of what the existing zoning today could provide. In addition, we are adding some mitigation to that which will be presented and confirmed through that TIA study. The two left turn lanes the biggest and most important part of that; now it doubles the amount of traffic flow that goes through that intersection in a single period of time. We will be looking very carefully at that and I appreciate your input.

Commissioner Levine asked about the double left turn lane that you could potentially be doing, will you be asking a general business zoning to the south to give up some land towards that? Or are you going to incorporate that as part of the parcel?

Randy Goddard/Traffic Engineer – Mr. Goddard stated they were just starting the traffic study so preliminary recommendations on lane and roadway improvements is in concept. Most of the time developers will, if the right of way is not already there, dedicate additional right of way to do those roadway improvements. So I'm sure there is a way to lay it out to maximize the amount of the right of way that is already there and minimize anything that might be needed to the south.

Commissioner Barnett asked if he heard correctly about if it would affect the adjoining property, you answered no it won't, is that correct.

Randy Goddard/Traffic Engineer – Mr. Goddard stated they try not to do widening and have to acquire additional right of way from a different property owner to do those improvements.

Chairman Deese asked for a motion.

Jim Barnett made a motion to **approve** and Tommy Dabney seconded the motion.

Chairman Deese asked for any discussion.

Commissioner Levine stated that he would definitely be keeping a very close eye on this traffic impact study. I think the potential of the double left turn lanes at that intersection are really a big positive for that area if they can be done.

Penelope Karagounis/Planning Director – Ms. Karagounis said Mr. Levine may want to reach out to SCDOT/David Gamble regarding the trip generation and the growth rate percentage.

Chairman Deese asked for a roll call vote.

VOTE: 6 AFFIRMATIVE 1 NEGATIVE MOTION CARRIED

The one negative vote came from Rosa Sansbury.

Chairman Deese stated this application is approved by a vote of 6-1 and will go to County Council.

RZ-019-007 – Rezoning application of Land Investment Resources, LLC to rezone two (2) properties for a total of ± 24.5 acres from GB, General Business District and LDR, Low Density Residential District to RB, Regional Business District.
Tina Young - The facts and findings of this report show that the property is designated as GB, General Business District on the Lancaster County Zoning Map. The Future Land Use Map (FLUM) identifies this property as Neighborhood Mixed-Use.
The applicant would like to rezone the property to RB, Regional Business District, in order to accommodate a proposed multi-use development to be comprised of commercial/office uses, multi-family uses (apartments), and an assisted living facility. Due to its location at a major crossroads, and proximity to other parcels that were recently rezoned to Regional Business District (Case No. RZ-018-036), this rezoning request is appropriate for this area. The subject properties are located near a large section of properties that are zoned LDR, Low Density Residential District, which allows for 1.5 dwelling units per acre. According to section 5.2.2 of the Lancaster County Unified Development Ordinance, multi-family uses are allowed in the Regional Business District at a maximum density of 8.0 dwelling units per acre. A rezoning to Regional Business District would be appropriate for this area, because it would serve as a transition point from the nearby Low Density Residential District, to a higher density of 8.0 dwelling units per acre, which is less density than a Mixed-Use District would allow.
According to Chapter 2 of the Unified Development Ordinance, the definition of Regional Business District is "RB is generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and retail goods to meet the surrounding region's demand. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing

development until such time that transportation network is retrofitted to accommodate more urban development patterns."
Based on the definition above, the uses for the Regional Business District, if rezoned, would be complimentary to the Future Land Use Map and would serve the community and the surrounding region.

It is therefore the recommendation of the planning staff that the rezoning request of Land Investment Resources, LLC for the ± 24.5 be **approved.**

Chairman Deese asked if any questions.

Commissioner Levine asked if it was correct that this type of zoning versus the current LDR and General Business, would bring a potentially lower density of housing.

Penelope Karagounis/Planning Director – Ms. Karagounis stated that low density is 1.5 units per acre. With general business nothing is allowed other than a residential care facility which is regulated by SCDHEC for six or more residents. There are conditions from the state that control the density. As far as regional business the only thing is again, it allows multi-family.

Commissioner Levine asked if it capped the multi-family or could be potentially all multi-family if rezoned.

Penelope Karagounis/Planning Director – Ms. Karagounis stated that was a good question. There is always a good intention from the applicant but by right once it gets rezoned, because we don't have conditional zoning in the State of South Carolina, we can't say this property is going to be 100 apartments, assisted living, etc. You have to look at all the uses. If he gets this rezoned to regional business then yes he could get 8 units per acre if he decides to do all 24 acres as the multi-family apartments.

Chairman Deese asked if the applicant had anything to add.

Philip Hayes/Applicant – Mr. Hayes stated he thinks there is a requirement for at least 25 acres to do the multi-family.

Penelope Karagounis/Planning Director – Yes.

Philip Hayes/Applicant – At a minimum we would have to have 25 acres of land to do that.

Penelope Karagounis/Planning Director – She said not for regional business. That is for the mixed use. Basically in a regional business there are certain conditions; individual building footprints shall not exceed 15,000 square feet. Except that building footprints could go up to 25,000 in cases where at least 25 percent of the ground floor is reserved for neighborhood commercial. I think what Mr. Hayes was confused about is if you look at Chapter 3, as a mixed-use district requires a minimum of 25 acres.

Philip Hayes/Applicant – Mr. Hayes stated he would add that we have signed the contract with the assisted living provider so that is in place. The frontage has more value for commercial use than it would for multi-family use. So it is logical for us to retain a small portion for service uses that would integrate well with the multi-family. Again, this is a logical land use approach that we are taking here.

Chairman Deese stated at this time we will consider ourselves in public hearing on this matter. We had two gentlemen sign that chose to speak on the related rezoning earlier. Do you want to speak again?

The following individuals spoke in opposition to the rezoning:

David Oliver – 2100 Kennedy Drive, Lancaster SC – Mr. Oliver stated that he thinks the commission has been confused here about this subject matter with respect to the second rezoning request. This zoning request applies in part to the low density for which there would be a considerably lower density allowed. I just don't believe that this plan for this section that you are trying to rezone now from low density to general business is sufficiently well developed to be presented to this board at this time.

Chairman Deese stated no one else has signed up to speak so we will consider ourselves out of public hearing. Does staff have anything else? Does the applicant have anything to add? Hearing none, do I hear a motion?

Ben Levine made a motion to **approve** and Vedia Hatfield seconded the motion.

Chairman Deese asked for any more discussion? Hearing none can I have a roll call vote please?

VOTE: 5 AFFIRMATIVE 2 NEGATIVE MOTION CARRIED

The two negative votes came from Sheila Hinson and Rosa Sansbury.

Chairman Deese stated this application is approved by a vote of 5-2 and will go to County Council.

RZ-019-008 – Rezoning application of Suzanne & Fred Mangano to rezone a ± 1 acre portion of property from LDR, Low Density Residential District to MH, Manufactured Home District. The purpose of the rezoning is to add a single manufactured home to the property.

Ashley Davis - The facts and findings of this report show that the property is currently designated as LDR, Low Density Residential District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as urban based on the Lancaster County Comprehensive Plan 2014-2024. Prior to the rewrite of the Unified Development Ordinance, this parcel was zoned R-15, Moderate Density Residential/ Agricultural District, which did not allow manufactured housing. However, there are several manufactured homes in the vicinity of the property. According to the Municipal

Association of South Carolina, "small areas may be rezoned as long as the action is not arbitrary or unreasonable." The surrounding properties in the immediate vicinity contain manufactured homes, therefore the request to place a mobile home on the owner's property is considered a "compatible use". The owners will not be living on the property as they are allowing the land to be used by a couple in need of the manufactured home for medical reasons. It should be noted that a survey identifying the proposed ± 1 acre tract has been submitted and is on file. I would like to add a mental note for Mr. Dubose that that the plat for the one acre portion has been submitted and is on file and has been recorded. So once it goes to county council and if it does pass 1st reading it can be put on a consent item since we do have that on file.

It is therefore the recommendation of the planning staff that the rezoning request of Suzanne & Fred Mangano for the property located at 1832 Evans Drive be **approved.**

Chairman Deese asked if commissioners had any questions.

Commissioner Levine asked if other manufactured homes in the area.

Ashley Davis/Planner – Ms. Davis stated there is one right across the street and there is a couple up the road.

Chairman Deese asked if the applicant had anything to add.

Fred Mangano/Applicant – 1845 Evans Drive, Lancaster SC – Mr. Mangano stated they used to live in Charlotte, NC and we came to the Carolina's about 22 years ago and we've been moving south ever since to get away from the sprawl. Most of our land is farm land we've done everything we can to clean up and restore the area. We've had people stop and say thank you for cleaning it up. The Beavers are what we consider family and they have helped us with our endeavors for the past 10 years. This will stay in the family for hopefully many generations and I thank you for your consideration.

Chairman Deese stated at this time we will consider ourselves in public hearing on this matter. When your name is called please come forward. Give your name and address for the record and you will have up to five minutes to address the planning commission.

The following individuals spoke in opposition to the rezoning:

Julie Hudson – 2046 Old Oakland Circle, Lancaster SC - Ms. Hudson stated that having Countryside Mobile Home Park down below her they have had problems with people coming through the woods to get to the stores. I am opposed to this rezoning because the owners can divide and resell the land into any rezoned parcel size he or she would like. This would add to the problems of overcrowding of mobile homes and resulting in a lot of crime for the area.

Kathy Hall – 2102 Old Oakland Circle, Lancaster SC – Ms. Hall stated she has lived on Old Oakland Circle for over 30 years. There are lots of hazards that come from

Countryside Mobile Home Park onto Evans Drive. I also know that Evans Drive is known for drug activity and mostly recently gun violence. Just two weeks ago a man was shot in the head from that mobile home park. We are afraid if this rezoning is allowed for one mobile home then as stated before me the property could be divided up and become an extension to Countryside Mobile Home Park.

Randall Reynolds – 2073 Old Oakland Circle, Lancaster SC – Mr. Reynolds stated that he had concerns about rezoning this one acre for a mobile home. I do understand the need because there is sick people who need a home. Once it gets rezoned to mobile home that zoning will remain in place. He also stated about all the crime that goes on in the mobile home park and the effect it will have on his property value.

Saundra Reynolds – 2079 Old Oakland Circle, Lancaster SC – Ms. Reynolds stated she understood that someone needs home and that she lives by herself. She stated it is a horrible place. Her house was built in 1978 and a lot has changed. She also stated she was told by a policeman that the mobile home park was the worst and the largest in Lancaster County. There are drug dealers in the park and is almost as bad as Brooklyn Avenue.

George Beaver – 3077 Colton Ridge, Lancaster SC – Mr. Beaver stated he bought the double wide trailer due to the bathroom where they lived was too small for his wife. I had a permit for the trailer and then I found out the zoning had been changed and did not allow a mobile home. I am just looking for a place to live the rest of my life out and take care of wife of 52 years.

Chairman Deese stated no one else has signed up to speak so we will consider ourselves out of public hearing. Does staff have anything else? Does the applicant have anything to add? Hearing none, do I hear a motion?

Penelope Karagounis/Planning Director – Ms. Karagounis stated the one acre portion for the mobile home is closer to the Evans Drive side. The rest will still remain low density residential. Also I hope everyone did look at Exhibit 4 and some of the information that Mr. Beaver was referring to.

Fred Mangano/Applicant – Mr. Mangano stated he agreed 100% with what everyone said. He stated he was robbed two times the first week he moved there. The police asked if we could put cameras up in our woods because they run drugs through our woods. I've cleared and fenced half the land and I'm going to work on the rest. It takes time and money. Mr. Beaver did not mention this but he will be deeding the house to us. We are there hopefully to be their neighbors and do something about the crime. I wish I could have bought the 46 acres but I didn't have the money at the time. The main reason we came south is for ministry work. One of the main reasons why we live where we live which is just 200 yards away from a mobile home park is because that is who we minister to.

Chairman Deese stated no one else has signed up to speak so we will consider ourselves out of public hearing. Any discussion?

Commissioner Hinson stated she lived in a mobile home before and a lot of people in our area have mobile homes. Just because someone lives in a mobile home doesn't mean they are bad people.

Penelope Karagounis/Planning Director – Ms. Karagounis stated when we say a few mobile homes, we are looking across the street. Further south they are more mobile homes.

Chairman Deese asked for a motion to be made.

Jim Barnett made a motion to **approve** and Sheila Hinson seconded the motion.

Chairman Deese asked for any more discussion. Hearing none can I have a roll call vote please?

VOTE: 7 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

Chairman Deese stated this application is approved by a vote of 7-0 and will go to County Council.

New Business: Penelope Karagounis/Planning Director – Ms. Karagounis stated that in several past workshops the Planning Commission had some discussion about Cluster Subdivision Overlay Districts. The Planning Commission stated it would like to see the overlay removed or modified. We are just bringing this in front of you because as you all know there is Unified Development Ordinance Advisory Committee and this is an appropriate topic for the UDO Committee to consider. This is just information and I'm not sure if anyone else would like to speak about it.

Chairman Deese stated that cluster subdivisions were not anything new and they were doing them in Charlotte back in the 60's and 70's. It is not so much that we want small lots but the buyer wants small lots and open space. The demographic of today is, in large part, buying new homes and they don't want to come home and mow grass. It has worked out real well as far as maintaining that open space that people are looking for.

Vedia Hatfield made a motion to adjourn and Sheila Hinson seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Respectfully Submitted,

Charles Deese
Chairman

Alison Alexander
Interim Planning Director

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0747
Contact Person / Sponsor: Ashley Davis /Planning
Department: Planning
Date Requested to be on Agenda: 5/18/2021

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

Points to Consider:
Proposal
The applicant has requested to rezone a parcel 5.3 acres in size. The intent is to construct medical offices on the parcel.
Background
This parcel was originally contemplated as a part of the large Mixed-Use rezoning performed by the County in August, 2020 (RZ-020-1614). At that time the owner of the property requested to be removed from the rezoning and to maintain the zoning of MX on this parcel. At that time, Planning staff recommended that this parcel be zoned Regional Business (RB) to be consistent with other properties within the Edgewater Corporate Park. This parcel is currently non-conforming as it does not meet the required minimum acreage of the MX district (25 acres).
This parcel is subject to the original preliminary plat for the Edgewater Corporate Park approved November, 2005. In order to develop using current Regional Business (RB) setbacks the applicant will need to amend the original preliminary plat in the future, otherwise any development will be held to the original approved setbacks.

Recommendation:
Staff recommends approval of the request to rezone 5.3 acres (TM # 0008-00-026.03) from Mixed-Use (MX) District to Regional Business (RB) District.

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report	5/11/2021	Planning Staff Report
Exhibit 1: Application	5/11/2021	Exhibit
Exhibit 2: Zoning Map	5/4/2021	Exhibit
Supporting Documents	5/11/2021	Exhibit

PROPOSAL:	Request to rezone 5.3 acres of property
PROPERTY LOCATION:	Subject parcel is located on the northeast corner of the intersection of Edgewater Corporate Parkway and Possum Hollow Road (TM# 0008-00-026.03).
CURRENT ZONING DISTRICT:	Mixed-Use (MX) District
PROPOSED ZONING DISTRICT:	Regional Business (RB) District
APPLICANT:	1415, LLC
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW:

Proposal

The applicant has requested to rezone a parcel 5.3 acres in size. The intent is to construct medical offices on the parcel.

Background

This parcel was originally contemplated as a part of the large Mixed-Use rezoning performed by the County in August, 2020 (RZ-020-1614). At that time the owner of the property requested to be removed from the rezoning and to maintain the zoning of MX on this parcel. At that time, Planning staff recommended that this parcel be zoned Regional Business (RB) to be consistent with other properties within the Edgewater Corporate Park. This parcel is currently non-conforming as it does not meet the required minimum acreage of the MX district (25 acres).

This parcel is subject to the original preliminary plat for the Edgewater Corporate Park approved November, 2005. In order to develop using current Regional Business (RB) setbacks the applicant will need to amend the original preliminary plat in the future, otherwise any development will be held to the original approved setbacks.

Site Information

The parcel proposed to be rezoned is currently vacant. Access will be provided via Edgewater Corporate Parkway.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by LDR, GB and RN zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	NB	City Electric Supply
South	Lancaster County	MX	The Flats Apartments
East	Lancaster County	RB	Vacant Parcel
West	Lancaster County	PB	Single-Family Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned MX. This district requires a minimum of 25 acres. Pursuant to UDO Chapter 2.3, the MX District *is established as a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, stressing accessibility by automobiles, bicycles, and pedestrians. This district accommodates an active, pedestrian-friendly area of community-scale commercial, residential, office, and civic uses in both vertically mixed-use, as well as free-standing buildings. Retail should be placed at street level, with residential uses in rear or upper stories.*

Requested RB

UDO Chapter 2.3 describes the requested RB District as *generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and retail goods to meet the surrounding region. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development until such time that transportation network is retrofitted to accommodate more urban development patterns.*

Compatibility with Surrounding Area

As noted previously, the subject property within the Edgewater Corporate Park which is predominately zoned RB. Other surrounding parcels are zoned for commercial use in the NB, PB, and MX Districts. This District is generally compatible with the surrounding zoning designations.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "*is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development*." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, terminating at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

The requested RB District is consistent with the Neighborhood Mixed-Use Future Land Use Category.

Walkable Neighborhood: Land Use Considerations		
Church	Condominium/Apartment	Community Park / Pocket Park
Government Building	Natural Area	Neighborhood Commercial
Professional Office	Restaurant	School
Single-Family Attached Home (Townhome/Duplex)	Single-Family Detached Home	

INFRASTRUCTURE CONSIDERATIONS

Transportation

There are no issues with traffic generated from this request at this time. The future plans for this parcel would likely create more than 50 peak hour trips to or from this location therefore a TIA would be required as part of their site plan submittal.

Public Utilities

Both public water and sewer are available in Edgewater Corporate Park.

Public Schools

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

PHOTOS OF PROJECT AREA:

Looking toward subject property and the intersection with Possum Hollow Road.

Looking directly across Edgewater Corporate Parkway.

Looking west along Edgewater Corporate Parkway.

Looking east along Edgewater Corporate Parkway.

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone 5.3 acres (TM # 0008-00-026.03) from Mixed-Use (MX) District to Regional Business (RB) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: TM# 0008-00-026.03;
2. That the subject property is currently zoned MX District and proposed to be rezoned RB District;
3. That the subject property has a Future Land Use designation of Neighborhood Mixed-Use, and a Community Type of Walkable Neighborhood; and
4. That the proposed RB District is generally consistent with the surrounding area which is comprised of RB, NB, MX, and PB Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Ashley Davis, Planner
adavis@lancastersc.net | 803-416-9433

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address CHARLOTTE Hwy

City INMAN State SC Zip 29707 Tax Parcel ID 0508-00-026.03

Current Zoning MX Current Use VACANT

Proposed Zoning RB Total Acres 5.3

Project Description 5.3 ACRE SITE IN EDGEWATER.

Surrounding Property Description EDGEWATER CORPORATE PARK RB ZONING

CONTACT INFORMATION

Applicant Name 1415 LLC

Address PO BOX 49247

City CHARLOTTE State NC Zip 28277 Phone 704-377-9592

Fax _____ Email CC@ROYAL-CO.COM

Property Owner Name RMB EDGEWATER LLC / MPV

Address 2400 S. BLVD STE 300

City CHARLOTTE State NC Zip 28203 Phone 704-561-5253

Fax _____ Email MBILODEAU@MPVRE.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 RnB Edgewater, LLC By: Merrifield Partners, LLC By: James E. Merrifield, Manager — Date 3-16-2021

Property Owner(s) By: James E. Merrifield, Manager — Date 3-17-2021

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

Witness: _____ 3-17-2021

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.

Please accept this as Owner's authorization for Applicant (1415, LLC) to submit this Zoning Map Amendment Application for:

Charlotte Highway
Indian Land, SC 29707
Tax Parcel ID #: 0008-00-026.03
5.3 acre site in Edgewater Corporate Park

State of: North Carolina

County of: Mecklenburg

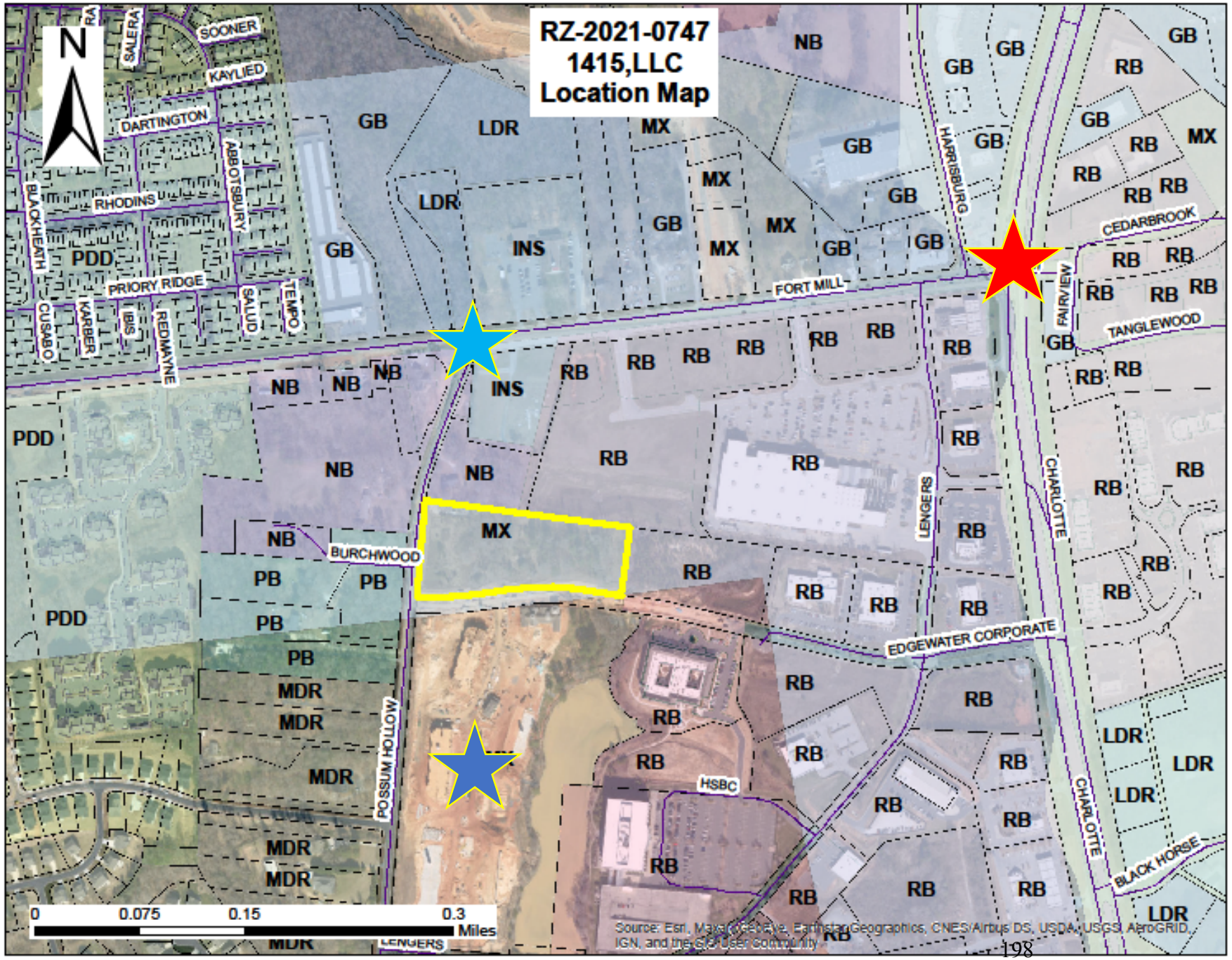
I, Kimberly B Young, the undersigned, a Notary Public of the County and State aforesaid, certify that James E. Merrifield personally came before me this day and acknowledged that he is Manager of Merrifield Partners, LLC, and that Merrifield Partners, LLC is the Manager of RMB Edgewater, LLC, a North Carolina limited liability company, and that as Manager, being authorized to do so, executed the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this 17 day of March, 2021.

Kimberly B Young
Notary Public

My commission expires: 12/01/2023

Kimberly B Young
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires 12/01/2023



Lancaster County
South Carolina

Proposal:
Rezone property from MX to RB and amend the Preliminary Plat for Edgewater Corporate Park.

Legend:

- Subject Property
- The Flats (Apartment Complex)
- Intersection of Hwy 521 and Hwy 160.
- Intersection of Possum Hollow Road and Hwy 160

RECORDED THIS 7th DAY
OF OCTOBER, 2013
IN BOOK 2013 PAGE L-1
Cheryl S. Morgan
Auditor, Lancaster County, SC

Recording Requested By and
When Recorded Mail to:
Johnston Allison & Hord, P.A. (JAP)
PO Box 36469
Charlotte, NC 28236

Recording Time, Book & Page

SOUTH CAROLINA LIMITED (SPECIAL) WARRANTY DEED
[TITLE NOT EXAMINED]

COUNTY: Lancaster

TAX MAP NUMBER: p/o 0008-00-026.01
DATE: _____

Grantor	Grantee
LASALLE 115 HOLDINGS, LLC – SERIES 1, an Illinois limited liability company	**RMB EDGEWATER, LLC,** a North Carolina limited liability company
770 North Water Street Milwaukee, WI 53202	521 East Morehead Street, Suite 400 Charlotte, NC 28202

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation, partnership, limited liability company

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of – See attached Affidavit of Value - paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged. ***SUBJECT TO*** the matters set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, in fee simple (as to Fee Parcel One and Fee Parcel Two) and easement described in Exhibit A (as to Easement Parcel One, Easement Parcel Two and Easement Parcel Three), the real estate (the "Premises") described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

A plat of the subject property is recorded in Plat Book 2012 at Page 55.

Derivation: This being a portion of the property conveyed to Grantor by Deed of Dearborn Street Holdings, LLC – Series 16 M&I, an Illinois limited liability company dated June 3, 2013 and recorded June 7, 2013 in the Lancaster County Register of Deeds in Deed Book 734 at Page 327.

This conveyance is made ***SUBJECT TO***: Matters set forth on **Exhibit B** attached hereto and incorporated herein by reference.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's successors and assigns forever.

And, ***SUBJECT TO*** the matters set forth above, Grantor does hereby bind Grantor and Grantor's successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others.

LANCASTER COUNTY ASSESSOR
Tax Map:
0008 00 026 03

2013014810
DEED
RECORDING FEES $17.00
STATE TAX $3770.00
COUNTY TAX $1595.00
PRESENTED & RECORDED:
09-30-2013 01:10 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:DEED 757

616433 v.3

IN WITNESS WHEREOF, Grantor has caused this Limited (Special) Warranty Deed to be executed under seal this 25 day of September, 2013.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

LASALLE 115 HOLDINGS, LLC SERIES 1, an Illinois limited liability company

By: _____ (SEAL)
~~Todd E. Becker~~, its Vice President
STEVEN J. HEDER

Witness #1 JASON E. KUWAYAMA

Witness #2 MATTHEW KOVACICH

STATE OF WISCONSIN

COUNTY OF MILWAUKEE

Acknowledgment for Entity Grantor

I, a Notary Public for WISCONSIN, do hereby certify that **LaSalle 115 Holdings, LLC – Series 1**, an Illinois limited liability company, Grantor, by ~~Todd E. Becker~~ Steven J. Heder, its: Vice President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 25th day of September, 2013.

Carol Lee Hopkins
Notary Public for WISCONSIN

My Commission Expires:

April 6, 2014

NOTARY PUBLIC
CAROL LEE HOPKINS
STATE OF WISCONSIN

616433 v.3

EXHIBIT A

Legal Description of Premises
Deed from LaSalle 15 Holdings, LLC – Series 1
To
RMB Edgewater, LLC

PROPERTY DESCRIPTION

FEE PARCEL ONE (a/k/a TRACT 1A):

ALL that certain piece, parcel, lot or tract of land, situated, lying and being in Indian Land Township in the County of Lancaster, State of South Carolina, containing 20.864 acres, more or less, and being more particularly shown, described and designated as "**TRACT 1A**" on that certain plat entitled "REVISION PLAT OF EDGEWATER CORPORATE CENTER SUBDIVISION TRACT 1 AND TRACT 3 OWNER: EDGEWATER PARK PARTNERS, LLC LOCATED IN: INDIAN LAND TOWNSHIP LANCASTER COUNTY SOUTH CAROLINA," prepared by C. Gary Brooks, SCPLS #14524-A, of Foresite Engineering & Surveying, dated February 14, 2012, and recorded on February 15, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Plat Book 2012, at Page 55. Said property having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

ALSO

FEE PARCEL TWO (a/k/a TRACT 1B):

ALL that certain piece, parcel, lot or tract of land, situated, lying and being in Indian Land Township in the County of Lancaster, State of South Carolina, containing 13.670 acres, more or less, and being more particularly shown, described and designated as "**TRACT 1B**" on that certain plat entitled "REVISION PLAT OF EDGEWATER CORPORATE CENTER SUBDIVISION TRACT 1 AND TRACT 3 OWNER: EDGEWATER PARK PARTNERS, LLC LOCATED IN: INDIAN LAND TOWNSHIP LANCASTER COUNTY SOUTH CAROLINA," prepared by C. Gary Brooks, SCPLS #14524-A, of Foresite Engineering & Surveying, dated February 14, 2012, and recorded on February 15, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Plat Book 2012, at Page 55. Said property having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

ALSO

EASEMENT PARCEL ONE:

TOGETHER with that certain "**LENGERS EASEMENT**" and that certain "**QUEENSGATE EASEMENT**" created under, established by and more particularly set forth and described in that certain Grant of Easement Agreement by and among Queensgate Investment Partners, LLC, Hans L. Lengers VIII, LLC and Southcross Development Group, LLC, dated November 18, 2004, and recorded on November 22, 2004, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 260 at Page 91, as affected, amended, modified and/or supplemented by that certain First Amendment of Grant of Easement Agreement dated September 17, 2008, and recorded on September 22, 2008, in said Office in Deed Book 485 at Page 221, and as further affected, amended, modified and/or supplemented by that certain Assignment of Lengers' Rights Under Grant of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 667 at Page 121, which said "**LENGERS**

EASEMENT" encumbers that certain piece, parcel, lot or tract of land being more particularly shown, described and designated as "**LENGERS EASEMENT AREA**" in the aforesaid instrument(s), and which said "**QUEENSGATE EASEMENT**" encumbers that certain piece, parcel, lot or tract of land being more particularly shown, described and designated as "**QUEENSGATE EASEMENT AREA**" in the aforesaid instrument(s), all as more particularly set forth and described in the aforesaid instrument(s).

ALSO

EASEMENT PARCEL TWO:

TOGETHER with that certain "**PRIVATE STREET EASEMENT**" created under, established by and more particularly set forth and described in that certain Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center, dated June 30, 2005, and recorded on July 1, 2005, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 288 at Page 300, as affected, amended, modified and/or supplemented by that certain Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center, dated August 31, 2006, and recorded on September 7, 2006, in said Office in Deed Book 353 at Page 155, and as further as affected, amended, modified and/or supplemented by that certain Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center made as of September 22, 2009, and recorded on September 30, 2009, in said Office in Deed Book 534 at Page 54, and as further as affected, amended, modified and/or supplemented by that certain Assignment of Declarant/Initial Owner's Rights Under Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16 M&I,, dated April 18, 2012, and recorded on May 14, 2012, in said Office in Deed Book 667 at Page 107, which said "**PRIVATE STREET EASEMENT**" encumbers (i) that (those) certain portion(s) of "**HSBC Way**" and "**Lengers Way**" being more particularly shown, described and designated as "**PRIVATE STREET EASEMENT**" on Exhibit "C" attached to the aforesaid instrument(s), all as more particularly set forth and described in the aforesaid instrument(s).

ALSO

EASEMENT PARCEL THREE:

TOGETHER with that certain "**RING ROAD EASEMENT**" created under, established by and more particularly set forth and described in that certain Declaration of Easement by and among Hans L. Lengers VIII, LLC and Southcross Development Group, LLC, dated June 15, 2005, and recorded on July 1, 2005, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 289 at Page 82, as affected, amended, modified and/or supplemented by that certain Assignment of Lengers' Rights Under Declaration of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 667 at Page 112, which said "**RING ROAD EASEMENT**" encumbers that certain piece, parcel, lot or tract of land being more particularly shown, described and designated as "**RING ROAD EASEMENT AREA**" in the aforesaid instrument(s), all as more particularly set forth and described in the aforesaid instrument(s).

EXHIBIT B

Permitted Exceptions
Deed from LaSalle115 Holdings, LLC – Series 1
To
RMB Edgewater, LLC

EXCEPTIONS AS TO ALL PARCELS:

1. Taxes for the year 2013, which are a lien, but not yet due and payable, and taxes for subsequent years.

2. Easement and right of way granted to York Electric Cooperative, Inc. by instrument recorded in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book L-11 at Page 33.

3. Terms, conditions, restrictions, easements, lien for assessments and other obligations as set forth and provided in that certain Grant of Easement Agreement by and among Queensgate Investment Partners, LLC, Hans L. Lengers VIII, LLC and Southcross Development Group, LLC, dated November 18, 2004, and recorded on November 22, 2004, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 260 at Page 91, as affected, amended, modified and/or supplemented by that certain First Amendment of Grant of Easement Agreement dated September 17, 2008, and recorded on September 22, 2008, in said Office in Deed Book 485 at Page 221, and as further affected, amended, modified and/or supplemented by that certain Assignment of Lengers' Rights Under Grant of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 667 at Page 121.

4. Terms, conditions, restrictions, easements, lien for assessments and other obligations as set forth and provided in that certain Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center, dated June 30, 2005, and recorded on July 1, 2005, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 288 at Page 300, as affected, amended, modified and/or supplemented by that certain Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center, dated August 31, 2006, and recorded on September 7, 2006, in said Office in Deed Book 353 at Page 155, and as further as affected, amended, modified and/or supplemented by that certain Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center made as of September 22, 2009, and recorded on September 30, 2009, in said Office in Deed Book 534 at Page 54, and as further as affected, amended, modified and/or supplemented by that certain Assignment of Declarant/Initial Owner's Rights Under Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16 M&I,, dated April 18, 2012, and recorded on May 14, 2012, in said Office in Deed Book 667 at Page 107.

5. Terms, conditions, restrictions, easements, lien for assessments and other obligations as set forth and provided in that certain Declaration of Easement by and among Hans L. Lengers VIII, LLC and Southcross Development Group, LLC, dated June 15, 2005, and recorded on July 1, 2005, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 289 at Page 82, as affected, amended, modified and/or supplemented by that certain Assignment of Lengers' Rights Under Declaration of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 667 at Page 112.

6. Grant of Pipeline Easement to Lancaster County Water and Sewer District by instrument dated June 5, 2006, and recorded on June 6, 2006, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 338 at Page 94.

7. Grant of Pipeline Easement to Lancaster County Water and Sewer District by instrument dated June 5, 2006, and recorded on June 6, 2006, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 338 at Pages 98.

8. Right of Way Agreement by and between Hans L. Lengers VIII, LLC and Duke Energy Corporation, dated June 5, 2006, and recorded on October 13, 2006, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 359 at Page 194.

9. Agreement Respecting Development of Real Estate by and between Metro Acquisitions, LLC and SouthCross Development Group, LLC, dated December 1, 2004, and recorded on July 1, 2005, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 289 at Page 50, as affected, amended, modified and/or supplemented by that certain Amendment to Agreement Respecting Development of Real Estate by and among Metro Acquisitions, LLC, Edgewater Park Partners, LLC and Southcross Development Group, LLC made effective September 22, 2009, and recorded on September 30, 2009, in said Office in Deed Book 534 at Page 48, and as further affected, amended, modified and/or supplemented by that certain Assignment of Developer's Rights Under

Agreement Respecting Development of Real Estate by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in said Office in Deed Book 667 at Page 117.

10. Title to and rights of others to use that portion of the parcel(s) lying within the bounds of any roads or highways/rights of way, including, South Carolina Highway S-29-157, known as Possum Hollow Road, and U.S. Hwy. 521.

11. Sanitary Sewer Easement Agreement by and between Edgewater Partners One. LLC and Hans L. Lengers VIII. LLC, dated August 31, 2006, and recorded on September 7, 2006, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 353 at Page 163.

12. Grant of Pipeline Easement to Lancaster County Water and Sewer District by instrument dated September 19, 2006, and recorded on October 5, 2006, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 358 at Page 88.

13. Rights of upper and lower riparian owners in and to the waters of any rivers, creeks, streams or branches crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;

14. Interests created by or limitations on the use imposed by the Federal Coastal Zone Management Act or other federal law or regulations, or by South Carolina Code Section 48-39-10 through 48-39-360, as amended, or any regulations promulgated pursuant to said state or federal laws.

15. Rights, if any, of the property owners abutting any lakes, ponds or other bodies of water on or adjacent to the property on the property, or others, in and to the waters of any lakes, ponds or other bodies of water on or adjacent to the property; also boating and fishing rights of the property owners abutting any lakes, ponds or other bodies of water on or adjacent to the property or the stream of water leading thereto or therefrom, or others.

16. Development and use restrictions and conditions imposed by Federal, State and local laws with respect to those portions of the property, if any, shown as "wetlands" and/or "wetland buffer areas" on that certain unrecorded plat of survey entitled "ALTA/ASCM SURVEY OF TRACTS 1, 3 AND 4 EDGEWATER CORPORATE CENTER SUBDIVISION OWNER: EDGEWATER PARK PARTNERS, LLC LOCATED IN: INDIAN LAND TOWNSHIP LANCASTER COUNTY SOUTH CAROLINA," prepared by C. Gary Brooks, SCPLS #14524-A, of Foresite Engineering & Surveying, dated February 20, 2012.

EXCEPTIONS AS TO FEE PARCEL ONE (A/K/A TRACT 1A):

17. All matters as shown on that certain unrecorded plat of survey entitled "ALTA/ASCM SURVEY OF TRACTS 1, 3 AND 4 EDGEWATER CORPORATE CENTER SUBDIVISION OWNER: EDGEWATER PARK PARTNERS, LLC LOCATED IN: INDIAN LAND TOWNSHIP LANCASTER COUNTY SOUTH CAROLINA," prepared by C. Gary Brooks, SCPLS #14524-A, of Foresite Engineering & Surveying, dated February 20, 2012, including, but not limited to, the following, together with any appropriate easements specifically affecting the land:

    a. Gravel Drive;

    b. 40' x 40' Monument Sign Easement(s);

    c. 25' x 25' Site Easement(s):

    d. 75' Setback(s);

    e. 15' Setback(s);

    f. 66' Future Right of Way;

    g. York Electric Easement along and across the western and northern property lines;

    h. Area outside right of way 138 sq.ft. at northwestern corner;

    i. Brick Retaining Wall at northwestern corner;

    j. Gas Easement(s);

    k. 50' x 200' Power Easement;

    l. 15' Setback(s);

    m. 20' Buffer(s);

    n. Barbed wire fence along the northern property line;

    o. Curbs and Gutters;

    p. 15' Utility Easement(s);

q. 30' Private Easement;

r. Concrete Sidewalk(s);

s. Landscape Area;

t. Cable Vault(s);

u. 30' Water Course Easement;

v. Water Course Easement;

w. 20' Sanitary Sewer Easement;

x. Underground Electric;

y. Light Poles;

z. Electric Pedestals;

aa. Underground Cable;

bb. Overhead Utility Lines;

cc. Utility Poles;

dd. Cable Pedestals;

ee. Wetlands;

ff. Pump(s);

gg. Wood Bridge(s);

hh. Pond(s);

ii. Stream(s);

jj. Dirt Stock Pile;

kk. Sediment Basin;

ll. Drainage Ditches;

mm. Concrete Flume(s);

nn. 36" RCP;

oo. Rip-Rap; and

pp. Public right of way for South Carolina Highway SC-29-157.

EXCEPTIONS AS TO FEE PARCEL TWO (A/K/A TRACT 1B):

18. All matters as shown on that certain unrecorded plat of survey entitled "ALTA/ASCM SURVEY OF TRACTS 1, 3 AND 4 EDGEWATER CORPORATE CENTER SUBDIVISION OWNER: EDGEWATER PARK PARTNERS, LLC LOCATED IN: INDIAN LAND TOWNSHIP LANCASTER COUNTY SOUTH CAROLINA," prepared by C. Gary Brooks, SCPLS #14524-A, of Foresite Engineering & Surveying, dated February 20, 2012, including, but not limited to, the following, together with any appropriate easements specifically affecting the land:

a. 25' x 25' Site Easement;

b. 12.67' x 24.67' Monument Sign Easement;

c. 15' Setback(s);

d. 75' Setback(s);

e. York Electric Easement along and across western property line;

f. Gravel Drive;

g. Concrete sidewalk(s);

h. Wood Bridge(s);

i. Wetlands;

j. Pond(s);

k. Stream(s);

l. Water Course Easement;

m. 20' Sanitary Sewer Easement;

n. 30' Water Course Easement;

o. Lengers Way Public Right of Way;

p. Curbs and Gutters;

q. Underground Electric;

r. Light Poles;

s. Electric Pedestals;

t. Underground Cable;

u. Overhead Utility Lines;

v. Utility Poles;

w. Cable Pedestals; and

x. Public right of way for South Carolina Highway SC-29-157.

EXCEPTIONS AS TO EASEMENT PARCELS ONE, TWO AND THREE:

19. Rights of others in and to the easement(s).

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER) AFFIDAVIT OF VALUE

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is 34.534 acres off of Hwy 521, bearing Lancaster County Tax Map Number p/o 0008-00-026.01 and was transferred by LASALLE 115 HOLDINGS, LLC – SERIES 1 to RMB EDGEWATER, LLC on September 25, 2013.

3. Check one of the following: The deed is

(a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

(c) ☐ exempt from the deed recording fee because (See Information Section of affidavit): _____ (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

(a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $1,450,000.00.

(b) ☐ The fee is computed on the fair market value of the realty which is _____.

(c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes_____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: $1,450,000.00

(b) Place the amount listed in item 5 above here: $0.00
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: $1,450,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $5,365.00.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Vice President of Seller.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

LASALLE 115 HOLDINGS, LLC – SERIES 1

By: Steven J Heder
Responsible Person Connected with the Transaction
STEVEN J. HEGER
~~Todd E. Becker~~, Vice President
Print or Type Name Here

SWORN to before me this 25th day of September, 2013.

Carol Lee Hopkins
Notary Public for WISCONSIN
My Commission Expires: April 6, 2014

NOTARY PUBLIC CAROL LEE HOPKINS STATE OF WISCONSIN

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

616447 v.2

Exempted from the fee are deeds:

(1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;

(2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;

(3) that are otherwise exempted under the laws and Constitution of this State or of the United States;

(4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);

(5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;

(6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;

(7) that constitute a contract for the sale of timber to be cut;

(8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;

(9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);

(10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

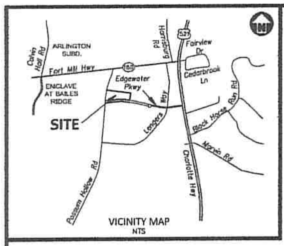
(11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;

(12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;

(13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;

(14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and

(15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or take functional control of electric transmission assets as defined in the Federal Power Act.



VICINITY MAP
NTS

GENERAL NOTES

1.) THIS IS A SURVEY OF AN EXISTING PARCELS OF LAND. THIS IS AN ALTA/NSPS LAND TITLE SURVEY
2.) ZONING: NOT PROVIDED
3.) FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 45057C0076E, DATED APRIL 16, 2017.
4.) REFERENCES: DEED BOOK 757, PAGE 244; MAP BOOK 2012, PAGE 55; MAP BOOK 2016, PAGE 722 OF THE LANCASTER COUNTY REGISTRY PIN 0008-00-026.03
5.) UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7.) WETLANDS SHOWN ARE TAKEN FROM A WETLAND SURVEY PROVIDED BY BURTON ENGINEERING. WETLANDS AS SHOWN ON MAP BOOK 2005, PAGE 370 ARE NOT SHOWN.
8.) NO ZONING REPORT HAS BEEN PROVIDED AT THE TIME OF THIS SURVEY.

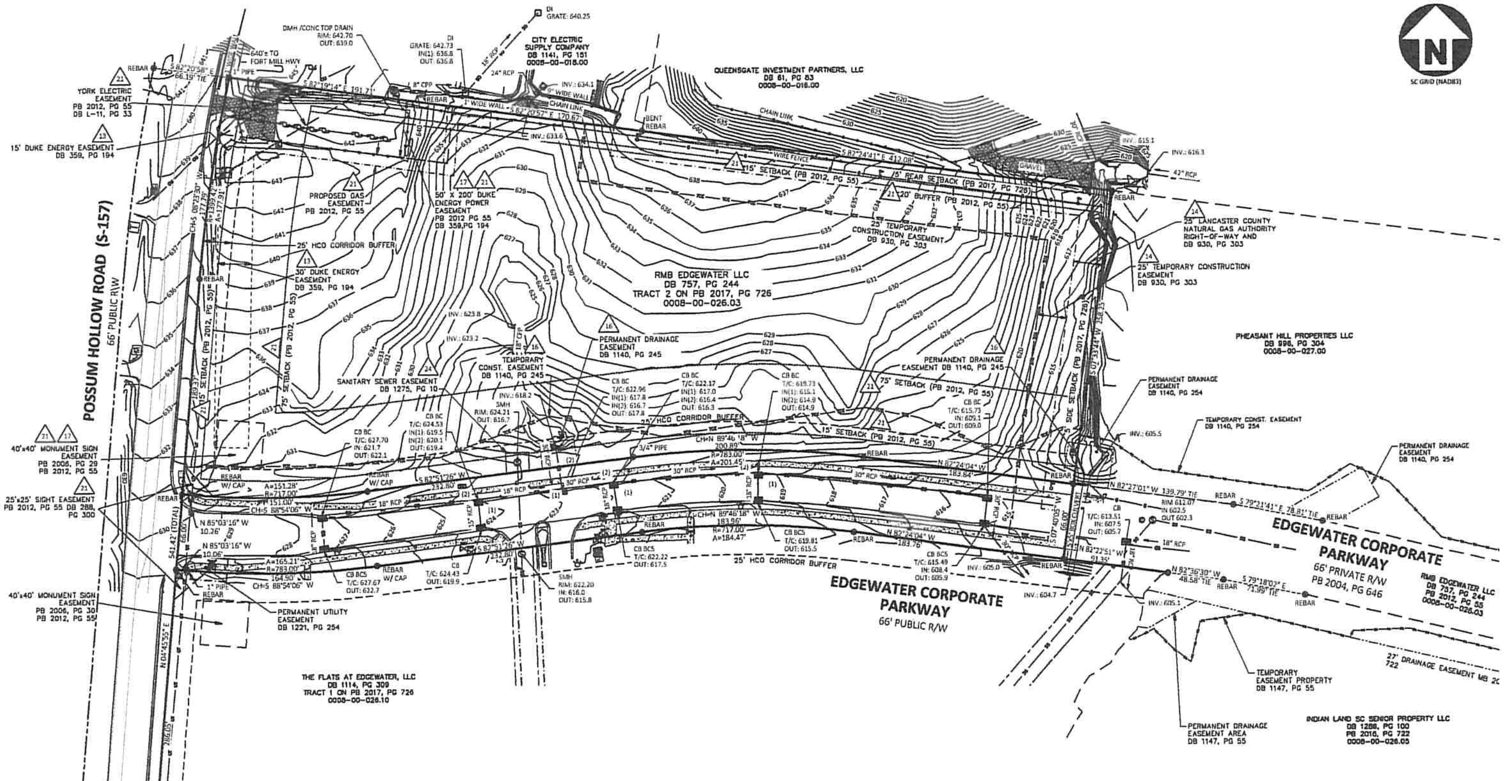
SCH. BII EXCEPTIONS

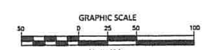
NOTES PERTAINING TO
MOREHEAD TITLE COMPANY
COMMITMENT NUMBER: 21-0756
DATED FEBRUARY 22, 2021
ITEMS 1-8 & 28-29 ARE NOT MATTERS OF SURVEY

9. Terms, conditions, restrictions, easements, lien for assessments and other obligations as set forth and provided in that certain Grant of Easement Agreement by and among Queensgate Investment Partners, LLC, Hans L. Lengers VIII, LLC and Southcross Development Group, LLC, dated November 18, 2004, and recorded on November 22, 2004, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 260 at Page 91, as amended by First Amendment of Grant of Easement Agreement dated September 17, 2008, and recorded on September 22, 2008, in Deed Book 485, Page 221, and as assigned by Assignment of Lengers' Rights Under Grant of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC - Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in Deed Book 667, Page 121, and as further assigned by that certain Assignment of Lengers' Rights Under Grant of Easement Agreement by and between Dearborn Street Holdings, LLC - Series 16 M&I, RMB Edgewater, LLC and LaSalle 115 Holdings, LLC - Series 1, dated September 25, 2013, and recorded on September 30, 2013, in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 757 at Page 261 - THE LENGERS EASEMENT AREA AND QUEENSGATE EASEMENT AREAS DO NOT AFFECT SUBJECT PROPERTY.
10. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in Declaration of Covenants, Restrictions and Easement for Edgewater Corporate Center filed for record in Book 288, Page 300; Amendment to Declaration of Covenants, Restrictions and Easement for Edgewater Corporate Center recorded in Book 353, Page 155; Amendment to Declaration of Covenants, Restrictions and Easement for Edgewater Corporate Center recorded in Book 534, Page 54; Declaration of Architectural Review and Approval Rights by and between Southcross Development Group, LLC and Walsa Glick RHC, LLC recorded in Book 534, Page 334; Assignment of Declarant/Initial Owners Rights Under Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center recorded in Book 667, Page 107; Assignment of Declarant/Initial Owners Rights Under Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center recorded in Book 757, Page 267 - MATTERS AFFECTING SUBJECT PROPERTY ARE SHOWN HEREON; First Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center recorded in Book 999, Page 262 - AFFECTS SUBJECT PROPERTY, BUT CONTAINS NO PLOTTABLE MATTERS; Assignment of Easement Interest recorded in Book 1060, Page 45; Second Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center recorded in Book 1114, Page 304; Third Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center recorded in Book 1286, Page 292, Lancaster County Registry - EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.
11. Terms, conditions, restrictions, easements, lien for assessments and other obligations as set forth in that certain Declaration of Easement by and among Hans L. Lengers VIII, LLC and Southcross Development Group, LLC recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 289, Page 82, as assigned by that certain Assignment of Lengers' Rights Under Declaration of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC - Series 16-M&I, recorded in Book 667, Page 112, as further assigned by Assignment of Declaration of Easement Agreement by and between Dearborn Street Holdings, LLC - Series 16 M&I, RMB Edgewater, LLC and LaSalle 115 Holdings, LLC - Series 1, recorded in Book 757, Page 255 - THE RING ROAD EASEMENT AREA DOES NOT CROSS SUBJECT PROPERTY. THOSE EASEMENTS CROSSING THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONALLY, THE NOW OR FORMERLY PRIVATE STREET KNOWN AS LENGER'S WAY IS SHOWN HEREON. OFFSITE LANDSCAPE, SIGN, GENERAL MAINTENANCE, SITE LINE AND DRAINAGE EASEMENTS CROSSING OTHER PARTS OF THE EDGEWATER CORPORATE CENTER ARE NOT SHOWN HEREON.
12. Agreement Respecting Development of Real Estate recorded in Book 289, Page 50; Amendment to Agreement Respecting Development of Real Estate recorded in Book 534, Page 48; Assignment of Developer's Right Under Agreement Respecting Development of Real Estate recorded in Book 667, Page 117; Assignment of Developer's Right Under Agreement Respecting Development of Real Estate recorded in Book 757, Page 273 - AFFECTS SUBJECT PROPERTY, BUT CONTAINS NO PLOTTABLE MATTERS CROSSING SUBJECT PROPERTY; Amendment to Agreement Respecting Development of Real Estate recorded in Book 999, Page 246; Ratification and Joinder to Agreement Respecting Development of Real Estate recorded in Book 1113, Page 247 and Termination of Right of First Offer recorded in Book 1169, Page 208, in the Lancaster County Registry - CONTAINS NO PLOTTABLE EASEMENTS AFFECTING SUBJECT PROPERTY.
13. Right of Way Agreement with Duke Energy Corporation recorded in Book 359, Page(s) 194, Lancaster County Registry - EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
14. Right of Way Agreement with Lancaster County Natural Gas Authority recorded in Book 930, Page(s) 303, Lancaster County Registry - EASEMENT CROSSES SUBJECT PROPERTY AS SHOWN HEREON.
15. Right of Way Easement with York Electric Cooperative, Inc. recorded in Book L-11, Page(s) 33, Lancaster County Registry - EASEMENT CROSSES SUBJECT PROPERTY AS SHOWN HEREON.
16. Easement Agreement with Lancaster County recorded in Book 1140, Page(s) 245, Lancaster County Registry. 17. Building restriction lines, easement and other matters as shown on Plat Map for Southcross Management Group, LLC recorded in Book 2004, Page 646, Lancaster County Registry - EASEMENTS AFFECT SUBJECT PROPERTY AS SHOWN HEREON.
18. Building restriction lines, easements and other matters shown on Plat Map for Edgewater Corporate Center Subdivision recorded in Map Book 2006, Page 29, Lancaster County Registry - SHOWN HEREON.
19. Building restriction lines, easements and other matters shown on Plat Map for Subdivision of Edgewater Corporate Center Subdivision recorded in Map Book 2006, Page 631, Lancaster County Registry - THIS PLAT IS SUPERCEDED BY PB 2012, PG 55.
20. Building restriction lines, easements and other matters shown on Plat Map for A.L.T.A./A.C.S.M. Land Title Survey of Tract 1, 3, and 4 of Edgewater Corporate Center Subdivision recorded in Map Book 2009, Page 461, Lancaster County Registry - THIS PLAT IS SUPERCEDED BY PB 2012, PG 55.
21. Building restriction lines, easements and other matters shown on Plat Map for Revision Plat of Edgewater Corporate Center Subdivision Tract 1 and Tract 3 recorded in Map Book 2012, Page 55, Lancaster County Registry - MATTERS AFFECTING SUBJECT ARE SHOWN HEREON.
22. Building restriction lines, easements and other matters shown on Plat Map for Edgewater Corporate Parkway recorded in Map Book 2017, Page 726, Lancaster County Registry - MATTERS AFFECTING SUBJECT PARCEL ARE SHOWN HEREON.
23. Sanitary Sewer Easement Agreement by and between Edgewater Partners One, LLC and Hans L. Lengers VIII, LLC recorded in Book 353, Page(s) 163, Lancaster County Registry - EASEMENT DOES NOT CROSS SUBJECT PROPERTY.
24. Easement Agreement with Lancaster County Water and Sewer District recorded in Book 1275, Page(s) 10, Lancaster County Registry - AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
25. Memorandum of Understanding by and between RMB Edgewater, LLC and The Flats at Edgewater, LLC recorded in Book 3498, Page(s) 202, Lancaster County Registry - MAY AFFET SUBJECT PROPERTY, DOCUMENT NOT PROVIDED.
26. The Company does not insure the calculation of the acreage or square footage of the land - ACREAGE AND SQUARE FOOTAGE IS SHOWN HEREON.
27. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claim of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land - AS SHOWN HEREON.

LEGEND

- EXISTING IRON PIPE/REBAR
- IRON PIPE SET
- EXISTING CONCRETE MONUMENT
- CONCRETE MONUMENT SET
- CALCULATED POINT
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- GREASE TRAP
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- GAS LINE MARKER
- GAS VALVE
- ELECTRIC BOX/METER
- AIR CONDITIONING UNIT
- TRAFFIC SIGNAL BOX
- LIGHT POLE
- POWER POLE WITH GUY ANCHOR
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FLARED END SECTION
- BOLLARD
- SIGN
- MAILBOX
- TREE LINE
- RAILROAD TRACKS
- GUARD RAIL
- STORM DRAIN
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- FENCE LINE
- SURVEYED PROPERTY LINE
- PROPERTY LINE NOT SURVEYED





I, KEVIN S. BAUCOM, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1)CLASS OF SURVEY: CLASS A
(2)POSITIONAL ACCURACY: < 0.100'
(3)TYPE OF GPS FIELD PROCEDURE: VAS
(4)DATE OF SURVEY: 02-10-2017
(5)DATUM/EPOCH: NAD 83(2011)
(6)PUBLISHED/FIXED-CONTROL USED: NC77
(7)GEOID MODEL: GEOID12A
(8)COMBINED GRID FACTOR(S): 1.00003739
(9)UNITS: METERS CONVERTED TO US SURVEY FEET

This survey is made for the benefit of:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 13, 16 & 17 of Table A thereof.

The field work was completed on ____________

Date of Plat or Map: ____________

Kevin S. Baucom, PLS L-4275 ____ Date
Baucom@McAdamsCo.com

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION THE JOHN R. McADAMS COMPANY, INC. CHARLOTTE, N.C. C-00552

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR SALES

LEGAL DESCRIPTION PER TITLE COMMITMENT

All that certain piece parcel or lot of land with any improvements thereon, situate, lying and being in the County of Lancaster, State of South Carolina being more particularly shown and designated as Tract 2 containing approximately 5.30 acres on recombination plat entitled "Edgewater, Edgewater Corporate Parkway" by the John R. McAdams Company, Inc., dated October 5, 2017 and recorded in the office of the Register Deeds for Lancaster County in Plat Book 2017 at Page 726.

ALSO

TOGETHER with that certain non-exclusive, perpetual drainage easement created under, established by and more particularly set forth and described in that certain Title to Real Estate recorded February 2, 2108 in Deed Book 1114, Page 309."

ALSO

EASEMENT PAREL ONE:

TOGETHER with that certain "LENGERS EASEMENT" and that certain "QUEENSGATE EASEMENT" created under, established by and more particularly set forth and described in that certain Grant of Easement Agreement by and among Queensgate Investment Partners, LLC, Hans L. Lengers VIII, LLC and Southcross Development Group, LLC dated November 18, 2004, and recorded on November 22, 2004, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 260 at Page 91, as affected, amended, modified and/or supplemented by that certain First Amendment of Grant of Easement Agreement dated September 17, 2008, and recorded on September 22, 2008, in said Office in Deed Book 485 at Page 221, and as further affected, amended, modified and/or supplemented by that certain Assignment of Lengers' Rights Under Grant of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC - Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 667 at Page 121, which said "LENGERS EASEMENT" encumbers that certain piece, parcel, lot or tract of land being more particularly shown, described and designated as "LENGERS EASEMENT AREA" in the aforesaid instrument(s), and which said "QUEENSGATE EASEMENT" encumbers that certain piece, parcel, lot or tract of land being more particularly shown, described and designated as "QUEENSGATE EASEMENT AREA" in the aforesaid instrument(s), all as more particularly set forth and described in the aforesaid instrument(s).

EASEMENT PARCEL TWO:

TOGETHER with that certain "PRIVATE STREET EASEMENT" created under, established by and more particularly set forth and described in that certain Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center, dated June 30, 2005, and recorded on July 1, 2005, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 288 at Page 300, as affected, amended, modified and/or supplemented by that certain Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center, dated August 31, 2006, and recorded on September 7, 2006, in said Office in Deed Book 353 at Page 155, and as further as affected, amended, modified and/or supplemented by that certain Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center made as of September 22, 2009, and recorded on September 30, 2009, in said Office in Deed Book 534 at Page 54, and as further as affected, amended, modified and/or supplemented by that certain Assignment of Declarant/Initial Owner's Rights Under Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC - Series 16 M&I., dated April 18, 2012, and recorded on May 14, 2012, in said Office in Deed Book 667 at Page 107, which said "PRIVATE STREET EASEMENT" encumbers (i) that (those) certain portion(s) of "HSBC Way" and "Lengers Way" being more particularly shown, described and designated as "PRIVATE STREET EASEMENT" on Exhibit "C" attached to the aforesaid instrument(s), all as more particularly set forth and described in the aforesaid instrument(s).

EASEMENT PARCEL THREE:

TOGETHER with that certain "RING ROAD EASEMENT" created under, established by and more particularly set forth and described in that certain Declaration of Easement by and among Hans L. Lengers VIII, LLC and Southcross Development Group, LLC, dated June 15, 2005, and recorded on July 1, 2005, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 289 at Page 82, as affected, amended, modified and/or supplemented by that certain Assignment of Lengers' Rights Under Declaration of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC - Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 667 at Page 112, which said "RING ROAD EASEMENT" encumbers that certain piece, parcel, lot or tract of land being more particularly shown, described and designated as "RING ROAD EASEMENT AREA" in the aforesaid instrument(s), all as more particularly set forth and described in the aforesaid instrument(s).

MCADAMS
The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293
www.mcadamsco.com

OWNER
NFM PROPERTIES, LLC.
PO BOX 49247
CHARLOTTE, NC 28277
PHONE: 704-337-9592

TRACT TWO, EDGEWATER
TOPOGRAPHIC SURVEY
EDGEWATER CORPORATE PARKWAY
INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2021210152
FILENAME	2021210152-AT1
CHECKED BY	XXX
DRAWN BY	CFA
SCALE	1"=50'
DATE	XX. XX. XXXX

SHEET

TOPOGRAPHIC SURVEY

1-1

Agenda Item Summary

Ordinance # / Resolution #: CU-2021-0538
Contact Person / Sponsor: Ashley Davis /Planning
Department: Planning
Date Requested to be on Agenda: 5/18/2021

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

Points to Consider:
The applicant is seeking a conditional use permit to allow both a Non-Franchised Car Dealership and Major Maintenance and Repair. The applicant hopes to utilize the existing structure with the addition of a paint booth to do major auto repair and to repair used cars to be sold on the lot as well. Staff has obtained a letter from the property owner acknowledging that cars awaiting repair are not to be stored in the parking lot consistent with UDO section 5.8.7.
The subject parcel is 0.45 acres in size and is improved with an existing building. The conditional use permit for a Non-Franchised Car Dealership and Major Maintenance and Repair requires a Type C landscape buffer when adjacent to residential zoning districts. A concept plan has been provided which illustrates where the buffer will be located. However, staff is concerned given the size of the parcel and location of the existing structure that the construction of the berm required in the 10 foot wide option depicted on the plans could pose a challenge at the construction phase.

Recommendation:
Staff recommends **approval** of this conditional use application to permit a Non-Franchised Car Dealership and Major Maintenance and Repair subject to the following conditions:
1. Applicant provides proof that the required construction of a berm on site is feasible given the existing site constraints prior to hearing before County Council; and
2. Address all other outstanding TRC/Evolve comments identified during the Conditional Use Permit review during the site plan phase.

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report	5/11/2021	Planning Staff Report
Exhibit 1: Application	5/11/2021	Exhibit
Exhibit 2: Zoning Map	5/4/2021	Exhibit
Exhibit 3: Proposed Site Plan	5/4/2021	Exhibit
Exhibit 4: TRC Comments	5/11/2021	Exhibit
Exhibit 5: Owner Letter	5/11/2021	Exhibit

PROPOSAL:	Conditional Use Application to Permit a Non-Franchised Car Dealership and Major Maintenance and Repair
PROPERTY LOCATION:	1449 Memorial Park Road (TMS#0082N-0B-011.00)
CURRENT ZONING DISTRICT:	General Business (GB) District
APPLICANT:	Jannat Nabiev
COUNCIL DISTRICT:	District 2, Charlene McGriff

OVERVIEW & BACKGROUND:

Site Information
This property was the former home to Todd's Auto Shop. There is an existing two-bay shop on site which is currently closed.

Current Proposal & Project Overview

The applicant is seeking a conditional use permit to allow both a Non-Franchised Car Dealership and Major Maintenance and Repair. At this time the applicant hopes to utilize the existing structure with the addition of a paint booth to do major auto repair and to repair used cars to be sold on the lot as well. Staff has obtained a letter from the property owner acknowledging that cars awaiting repair are not to be stored in the parking lot consistent with UDO section 5.8.7.

The subject parcel is 0.45 acres in size and is improved with an existing building. The conditional use permit for a Non-Franchised Car Dealership and Major Maintenance and Repair requires a Type C landscape buffer when adjacent to residential zoning districts. A concept plan has been provided which illustrates where the buffer will be located. However, staff is concerned given the size of the parcel and location of the existing structure that the construction of the berm required in the 10 foot wide option depicted on the plans could pose a challenge at the construction phase.

Summary of Surrounding Zoning and Uses

Surrounding Property	Zoning District	Use
North	Medium Density Residential (MDR)	Single Family Residential
South	Medium Density Residential (MDR)	Single Family Residential
East	Medium Density Residential (MDR)	Single Family Residential
West	Medium Density Residential (MDR)	Single Family Residential

PHOTOS OF PROJECT AREA:

Looking at the existing building from Memorial Park Road

Looking directly across from the Subject Parcel

Looking southeast on Memorial Park Road

Looking northwest on Memorial Park Road

APPLICABLE UDO PROVISIONS:

5.1.2. - CONDITIONAL USE (CU)

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

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

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

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

5.8.5. - VEHICLE RENTAL/LEASING/SALES

A. Outdoor Vehicle Display: No vehicles displayed for sale or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any public rights-of-way.

B. Conditional Use Permit Required for Non-Franchised Dealerships: All such uses that are within 200 feet of a Residential use and are not a manufacturer-franchised dealership must obtain a Conditional Use permit.

C. Screening: All boundaries of a property containing such uses that directly adjoin a Single Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer in accordance with Section 7.1.5.

5.8.7 VEHICLE SERVICES – MAJOR REPAIR/BODY WORK [RUB, GB, RB, LI, HI]

A. Outdoor Vehicle Storage: No outside storage of junk vehicles or parts shall be permitted unless a permit for an outdoor storage yard is also obtained. No vehicles awaiting work or pickup shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any right-of-way.

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

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

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

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

STAFF RECOMMENDATION:

Staff recommends **approval** of this conditional use application to permit a Non-Franchised Car Dealership and Major Maintenance and Repair subject to the following conditions:

1. Applicant provides proof that the required construction of a berm on site is feasible given the existing site constraints prior to hearing before County Council; and
2. Address all other outstanding TRC/Evolve comments identified during the Conditional Use Permit review during the site plan phase.

ATTACHMENTS:

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

STAFF CONTACT:
Ashley Davis
Planner
adavis@lancastersc.net
803-416-9433

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 1449 Memorial Park Road

City Lancaster State SC Zip 29720 Tax Parcel ID 0082N-0B-011.00

Current Zoning GB Current Use Vacant- Former Auto repair shop

Total Acres .45 Surrounding Property Description

Single Family

Proposed Conditional Use Auto repair, Auto Body Shop and Used Car Sales

CONTACT INFORMATION

Applicant Name Jannat Nabiev

Address 13214 Mallard Landing

City Charlott State NC Zip 29720 Phone 704-996-0440

Fax _____ Email samsons200017@gmail.com

Property Owner Name Salvar Nabiev

Address 13214 Mallard Landing

City Charlotte State NC Zip 29278 Phone 704-996-0440

Fax _____ Email samsons200017@gmail.com

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.

_____ 3-1-21

Applicant Date

_____ 3-1-21

Property Owner(s) Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS

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

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

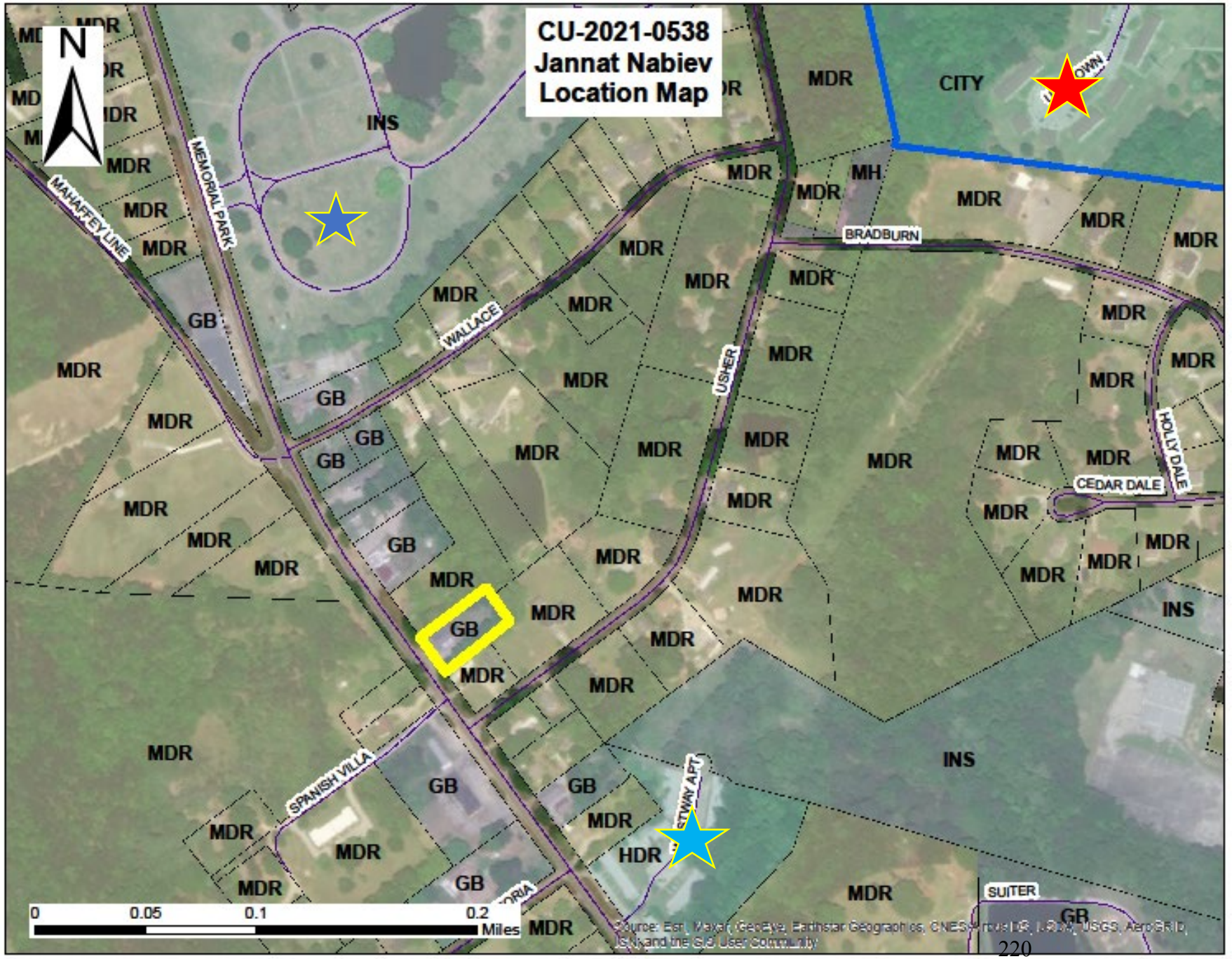
3. **County Council**
   - Approves, denies, or submits application to the Planning Commission for further study.
   - Action requires a resolution for approval.
   - Subsequent to County Council action, notice of action will be provided to the applicant,

CONDITIONAL USE PLAN CHECKLIST

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

owner, and adjacent property owners.

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



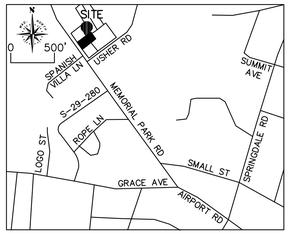
Lancaster County
South Carolina

Proposal:
Conditional use application to allow Vehicle Rental, Leasing and Sales as well as Major Maintenance and Repair.

Legend:

- Subject Property
- Lancaster Memorial Park
- City Of Lancaster
- Westway Apartments

Sam And Son Auto Repair
Lancaster County, SC



PROJECT NAME	SAM AND SON
PROPERTY LOCATION	1449 MEMORIAL PARK RD
PARCEL NUMBER	0082N-0B-011.00
ZONING DISTRICT	GB
OVERLAY DISTRICT	MCWHIRTER FIELD AVIATION OVERLAY
APPLICANT NAME	SALVAR G NABIEVA 13214 MALLARD LANDING RD CHARLOTTE, NC 28278
PROPERTY OWNER	SALVAR G NABIEVA 13214 MALLARD LANDING RD CHARLOTTE, NC 28278
DESCRIPTION OF USE	AUTO REPAIR (PAINT BOOTH)
SITE AREA	0.45 AC
AREA IN R/W	0.00 AC
EXISTING BUILDINGS	2,098 SF
PROPOSED BUILDING AREA	364 SF
BUILDING CONSTRUCTION TYPE	PRE FAB METAL BUILDING
PRINCIPAL FRONT SETBACK	50'
STREET SIDE/SECONDARY FRONT	15'
SIDE SETBACK	15'
REAR SETBACK	15'
BUILDING HEIGHT	9'
PARKING REQUIRED	2 SPACES PER REPAIR BAY 3 REPAIR BAYS = 6 SPACES
PARKING PROVIDED	7 STANDARD SPACES 1 HC SPACE
TOTAL DISTURBED ACREAGE	0.43 ACRES
EX. IMPERVIOUS TO BE REMOVED	0.05 AC
EXISTING IMPERVIOUS TO REMAIN	0.05 AC
PROPOSED IMPERVIOUS	0.20 AC
% IMPERVIOUS	0.20 AC / 0.45 AC = 44%
OPEN SPACE	0.25 AC /0.45 AC = 56%
FEMA MAP PANEL	45057C0233D- 6/16/2011
MCWHIRTER OVERLAY HEIGHT RESTRICTION ZONE	ZONE F

SCDHEC Professional Certification

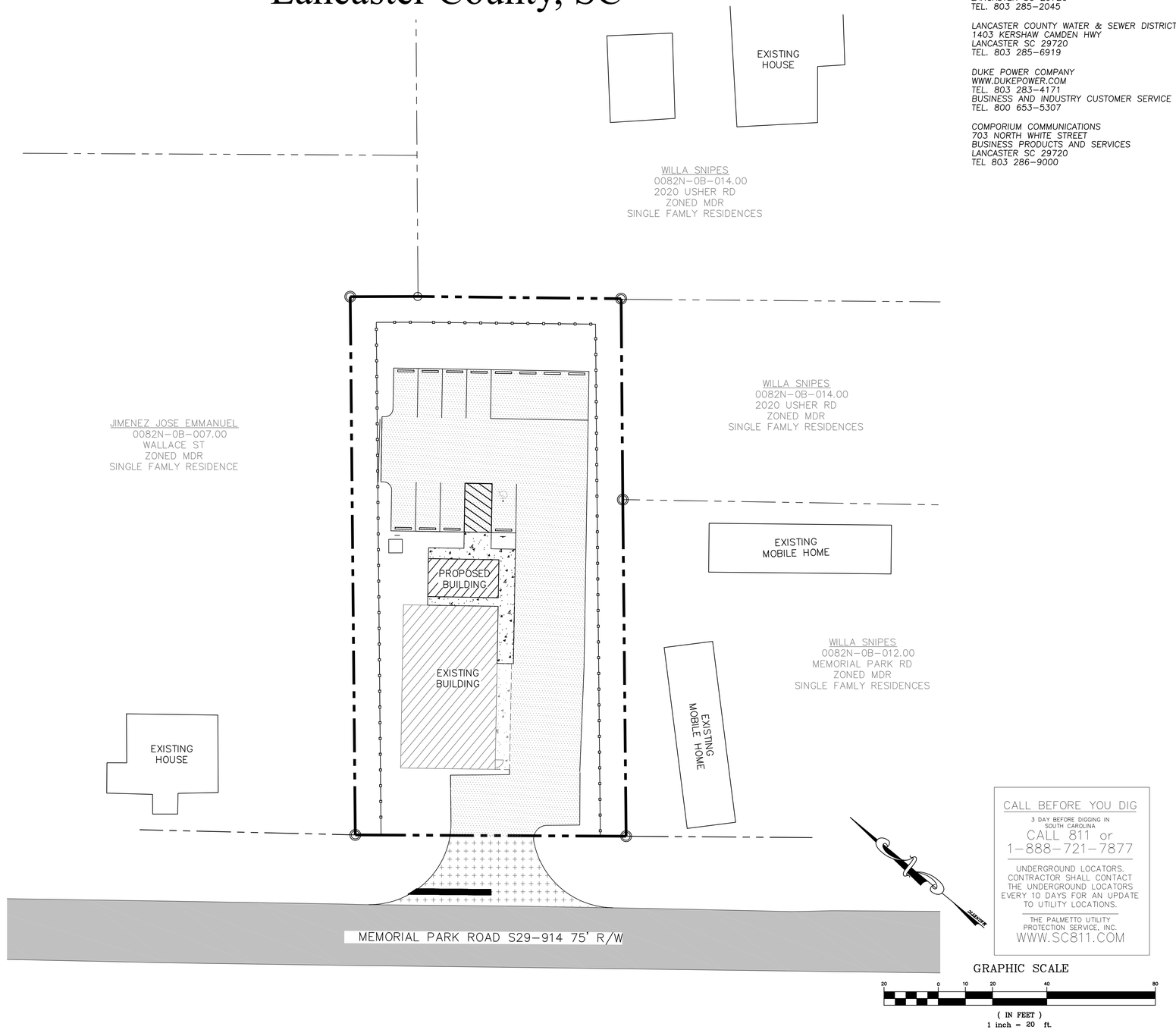
I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCR100000

DONNA HARPER HAGINS, PE — SC13920 — 03/04/21

FLOOD CERTIFICATION:
I CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE MAP FOR LANCASTER COUNTY, SOUTH CAROLINA MAP NUMBER 45057C0233D DATED JUNE 16, 2011 AND TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE.

DONNA H. HAGINS — DATE 03/04/21

INDEX OF SHEETS	
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS PLAN
C3.0	SITE PLAN
C4.0	GRADING AND EROSION CONTROL PLAN
C5.0	SCDOT SHEET
C6.0	DETAIL SHEET 1
C7.0	DETAIL SHEET 2



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOCAL UTILITY SERVICES

(PUPS) PALMETTO UTILITY PROTECTION SERVICE
HTTP://SC811.COM/
DIAL 811 OR (888) 721-7877

LANCASTER COUNTY NATURAL GAS AUTHORITY
1010 KERSHAW CAMDEN HWY
LANCASTER SC 29720
TEL. 803 285-2045

LANCASTER COUNTY WATER & SEWER DISTRICT
1403 KERSHAW CAMDEN HWY
LANCASTER SC 29720
TEL. 803 285-6919

DUKE POWER COMPANY
WWW.DUKEPOWER.COM
TEL. 803 283-4171
BUSINESS AND INDUSTRY CUSTOMER SERVICE
TEL. 800 653-5307

COMPORIUM COMMUNICATIONS
703 NORTH WHITE STREET
BUSINESS PRODUCTS AND SERVICES
LANCASTER SC 29720
TEL 803 286-9000

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THE PALMETTO UTILITY PROTECTION SERVICE, INC.
WWW.SC811.COM

REV.	DATE	DESCRIPTION

D H Hagins & Associates, LLC
Civil Consulting Engineers
2583 Kershaw Camden Hwy. Lancaster, SC 29720
Phone: (803) 286-4472

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER DONNA HARPER HAGINS No. 13920 REGISTERED 03/04/21

NOTICE OF CERTIFICATION OF AUTHORIZATION D. H. HAGINS & ASSOCIATES No. C00416

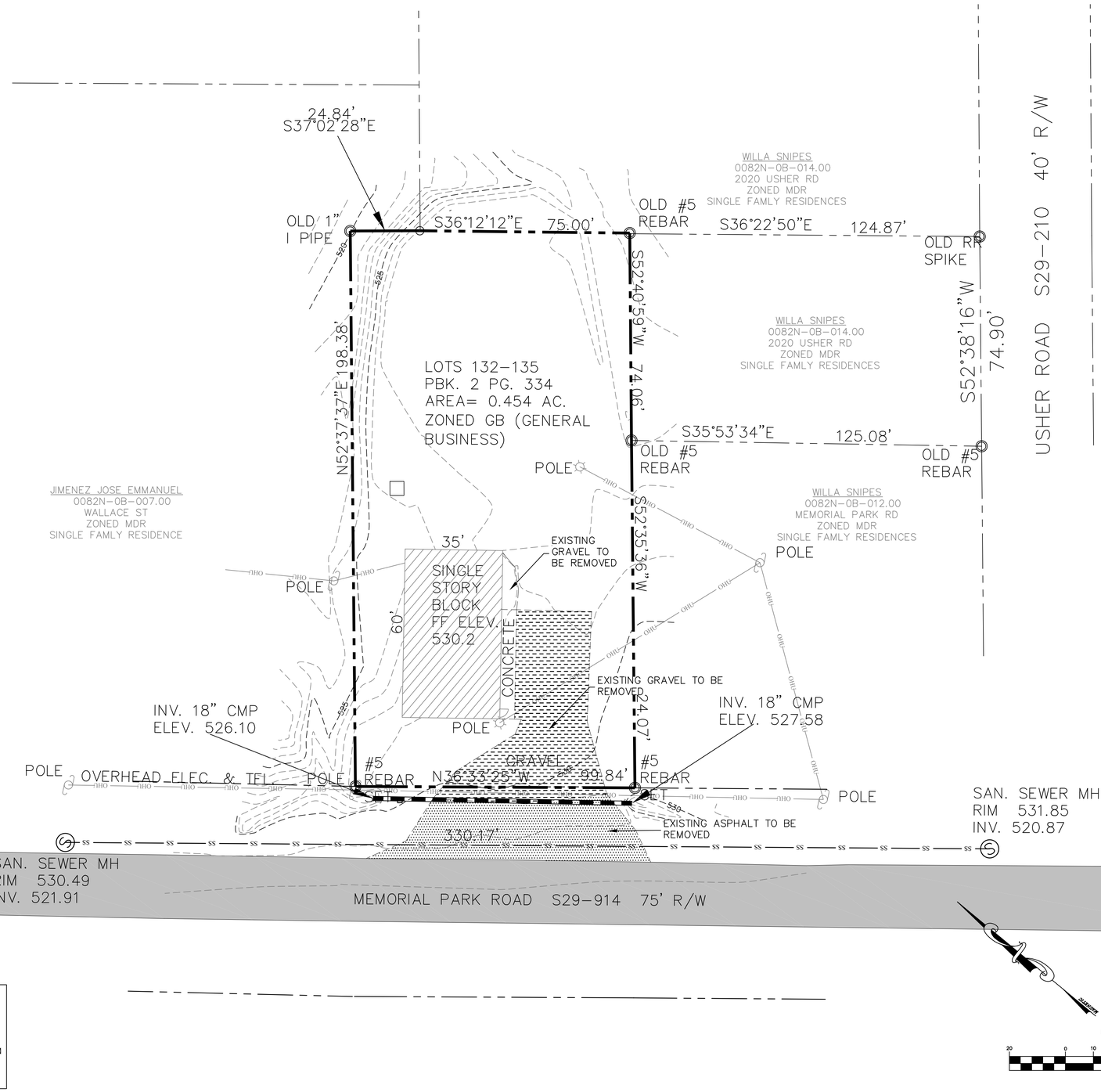
SAM AND SON AUTO REPAIR
LANCASTER COUNTY SC

COVER SHEET

DATE: 03/03/21
SCALE: 1" = 20'
JOB NO. 534.001
SHEET: C1

EXISTING ASPHALT TO BE REMOVED

EXISTING GRAVEL TO BE REMOVED



SURVEY PREPARED By: J. C. Crumpler
S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
1-803-283-9818

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION

D H Hagins & Associates, LLC
Civil Consulting Engineers
2583 Kershaw Camden Hwy. Lancaster, SC 29720
Phone: (803) 286-4472

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1392 DONNA HARPER 03/04/21

NOT VALID WITHOUT THE ORIGINAL SEAL OF D. H. HAGINS & ASSOCIATES No. C00416 CERTIFICATE OF AUTHORIZATION

SAM AND SON AUTO REPAIR
LANCASTER COUNTY SC

EXISTING CONDITIONS

DATE: 03/03/21
SCALE: 1" = 20'
JOB NO. 534.001
SHEET: C2

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERISE.
2. SEE ARCHITECTURAL PLAN FOR EXACT LOCATION & SIZE OF WATER, SEWER CONNECTIONS & ROOF DOWNSPOUTS.
3. ALL SIDEWALKS TO BE CONSRUCTED OF MIN. 4 IN. THICK 3500 PSI CONCRETE REINFORCED WITH 6X6 W1.4 X W1.4 WWF. ALL SIDEWALKS SHALL HAVE TOOLED CONTROL JOINTS NOT EXCEEDING 5 FT SPACING IN ANY DIRECTION.
4. SEE ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS, FEATURES, STAIRS & HANDRAILS, ETC.
5. DRIVEWAY TO BE CONSTRUCTED TO STATE AND LOCAL CODES.
6. ACCESSIBLE PARKING:

A. AN ACCESSIBLE PARKING SPACE SHALL HAVE NO GREATER SLOPE THAN ¼" PER FOOT ACROSS THE SPACE.
B. HANDRAILS ARE TO BE PROVIDED ON ACCESSIBLE RAMPS WITH A DROP OF 2".
C. MAXIMUM SLOPE FOR AN ACCESSIBLE ROUTE (SIDEWALK) SHALL BE 5.0% (1:20), MAXIMUM CROSS SLOPE FOR AN ACCESSIBLE ROUTE SHALL BE 2.0% (1:50)
D. ALL ACCESSIBLE PARKING SPACES ARE REQUIRED TO BE IDENTIFIED BY SIGNS WHICH SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

7. EROSION PROTECTION MUST BE MAINTAINED UNTIL LANDSCAPE IS COMPLETE.
8. ALL DISTANCES & DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN CASE OF CONFLICT, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATIONS MAY BE MADE PRIOR TO THE START OF WORK.
9. THE PROPOSED GRADES AS SHOWN IN THESE PLANS ARE THE FINISHED GRADES UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL SUPPLY & ESTABLISH SURVEY CONTROL INCLUDING THE HORIZONTAL & VERTICAL CONTROL POINTS. THE CONTRACTOR SHALL MAINTAIN THIS CONTROL & PROVIDE ALL BENCHMARKS, STAKES, GRADES, LEVELS & LINES NECESSARY FOR CONSTRUCTION. CONTRACTOR(S) SHALL PROVIDE ADEQUATE SUPERVISION TO PREVENT DAMAGE & MOVEMENT FROM EQUIPMENT WORKING AROUND CONSTRUCTION STAKES. THESE CONSTRUCTION STAKES SHALL REMAIN IN PLACE & BE PROTECTED UNTIL OWNER APPROVES THEIR REMOVAL. ANY STAKES THAT HAVE BEEN DISPLACED AS A RESULT OF CONSTRUCTION ACTIVITY ARE TO BE REPLACED BY A LICENSED LAND SURVEYOR ENGAGED BY THE CONTRACTOR AT NO COST TO THE OWNER.
11. ALL EXISTING IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER.
12. ALL EXISTING PAVEMENT & CONCRETE JOINED SHALL BE SAW CUT.
13. APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ON ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, WRITTEN PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERY OWNER(S).
14. THE LOCATION OF EXISTING UTILITIES, STORM DRAIN STRUCTURES & OTHER ABOVE AND BELOW GRADE IMPROVEMENTS ARE APPROXIMATELY AS SHOWN. IT IS THE CONTRACTOR'S REPSONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE & INVERT ELEVATIONS OF SUCH PRIOR TO START OF CONSTRUCTION.
15. PROMPTLY INFORM THE ENGINEER OF ANY DISCRPANCIES OR CONFLICTS DISCOVERED BETWEEN THE DRAWINGS AND SPECIFICATIONS.
16. SITE LIGHTING BY OTHERS.
17. ALL SIGNS TO BE APPROVED BY LANCASTER COUNTY.

STREET TREE PLANTING:
RATE: 1 CANOPY TREE FOR EVERY 50 FEET OF STREET FRONTAGE
SPACING: MAXIMUM OF 50 FEET ON-CENTER
LOCATION: IN PLANTING STRIP (5-FOOT MINIMUM WIDTH)* OR TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

REQUIRED :
MEMORIAL PARK ROAD
1 CANOPY PER 50' STREET FRONTAGE = MEMORIAL PARK ROAD = 100'/50' = 2 TREES, 2 UNDERSTORY TREES PROVIDED DUE TO OVERHEAD UTILITIES

TYPE "C" BUFFER YARD REQUIREMENTS

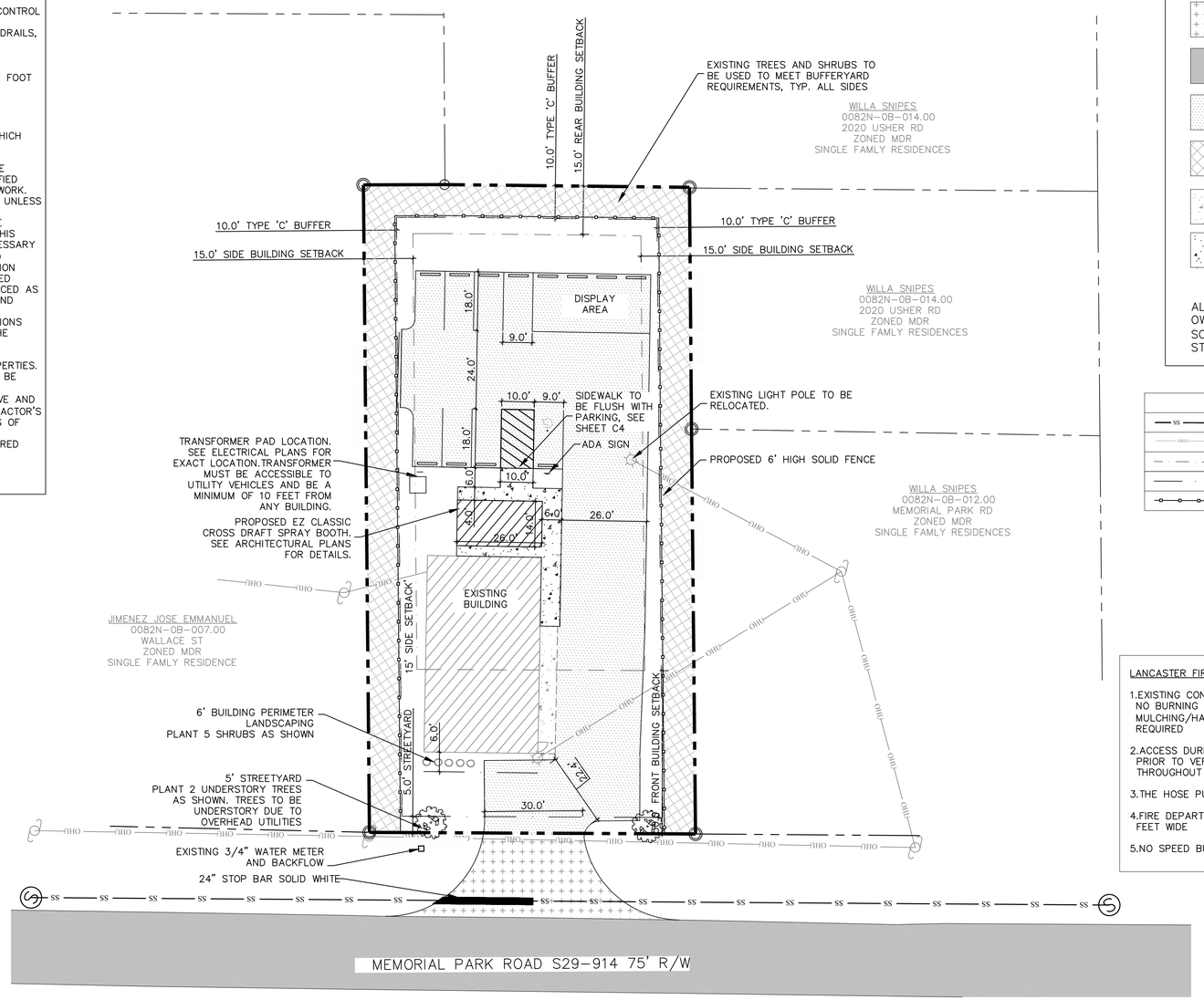
Type C Buffer Yard Options	Minimum Depth	Minimum Plantings per 100 linear feet	Wall, Fence, or Berm	Required Opacity
Option 1	40 feet	4 Evergreen Trees 4 Canopy Trees 4 Understory Trees 36 Evergreen Shrubs	Not Required	Completely opaque (i.e., having no horizontal openings from the ground to a height of 8 feet within 2 years of planting)
Option 2	25 feet	4 Evergreen Trees 4 Canopy Trees 4 Understory Trees	Wall or Fence	
Option 3	10 feet	2 Evergreen Trees 2 Canopy Trees 2 Understory Trees 12 Evergreen Shrubs	Berm	

EXISTING TREES TO BE USED TO MEET REQUIREMENTS

Building Perimeter Landscaping Requirements:

1. Minimum Required Landscape Area: A minimum 6 foot wide area shall be provided for landscaping along any side of the building facing a public right-of-way. Up to 25 percent of the building width along the street may be utilized for entrance walkways.
2. Minimum Required Landscaping: The minimum required landscaping shall consist of one of the following options every 40 linear feet:
a. 2 understory trees; or
b. 10 shrubs; or c. Any equivalent combination thereof.

REQUIRED :
20' BLDG (PORTION WITHOUT PAVEMENT)
5 SHRUBS REQUIRED.



NOTE: AN EXISTING FIRE HYDRANT IS LOCATED APPROXIMATELY 450' FROM THE SOUTHWEST PROPERTY CORNER. SEE FIRE EXHIBIT, SHEET C7.

NOTE: NO NEW WATER AND SEWER SERVICES PROPOSED. IF NOT CURRENTLY CONNECTED TO PUBLIC SEWER, BUILDING MUST BE CONNECTED TO PUBLIC SEWER.

NOTE: LIGHTING TO MEET REQUIREMENTS OF LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE CHAPTER 7,SECTION 7.3.

SCDOT R/W PAVING
EXISTING ASPHALT
PROPOSED ASPHALT
BUFFERYARD
EXISTING CONCRETE
PROPOSED CONCRETE

ALL PAVING AS DIRECTED BY OWNER. ALL PAVEMENT IN SCDOT R/W TO MEET SCDOT STANDARDS.

LEGEND

SS SS	EXISTING SEWER
OHD OHD	EXISTING OVERHEAD UTILITIES
	BUILDING SETBACK
	STREET YARD
	PROPOSED FENCE

LANCASTER FIRE AND RESCUE NOTES:

1. EXISTING CONDITIONS:
NO BURNING OF EXISTING STRUCTURES
MULCHING/HAULING AWAY OF VEGETATVIE DEBRIS IS REQUIRED
2. ACCESS DURING CONSTRUCTION MUST BE IN PLACE PRIOR TO VERTICAL CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION
3. THE HOSE PULL REQUIREMENT IS 150 FEET
4. FIRE DEPARTMENT ACCESS ROAD NO LESS THAN 20 FEET WIDE
5. NO SPEED BUMPS, HUMPS, TABLES, ETC. OR ALLOWED.

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION

D H Hagins & Associates, LLC
Civil Consulting Engineers
2583 Kershaw Camden Hwy. Lancaster, SC 29720
Phone: (803) 286-4472

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 13926 DONNA HARPER HAGINS 03/04/21

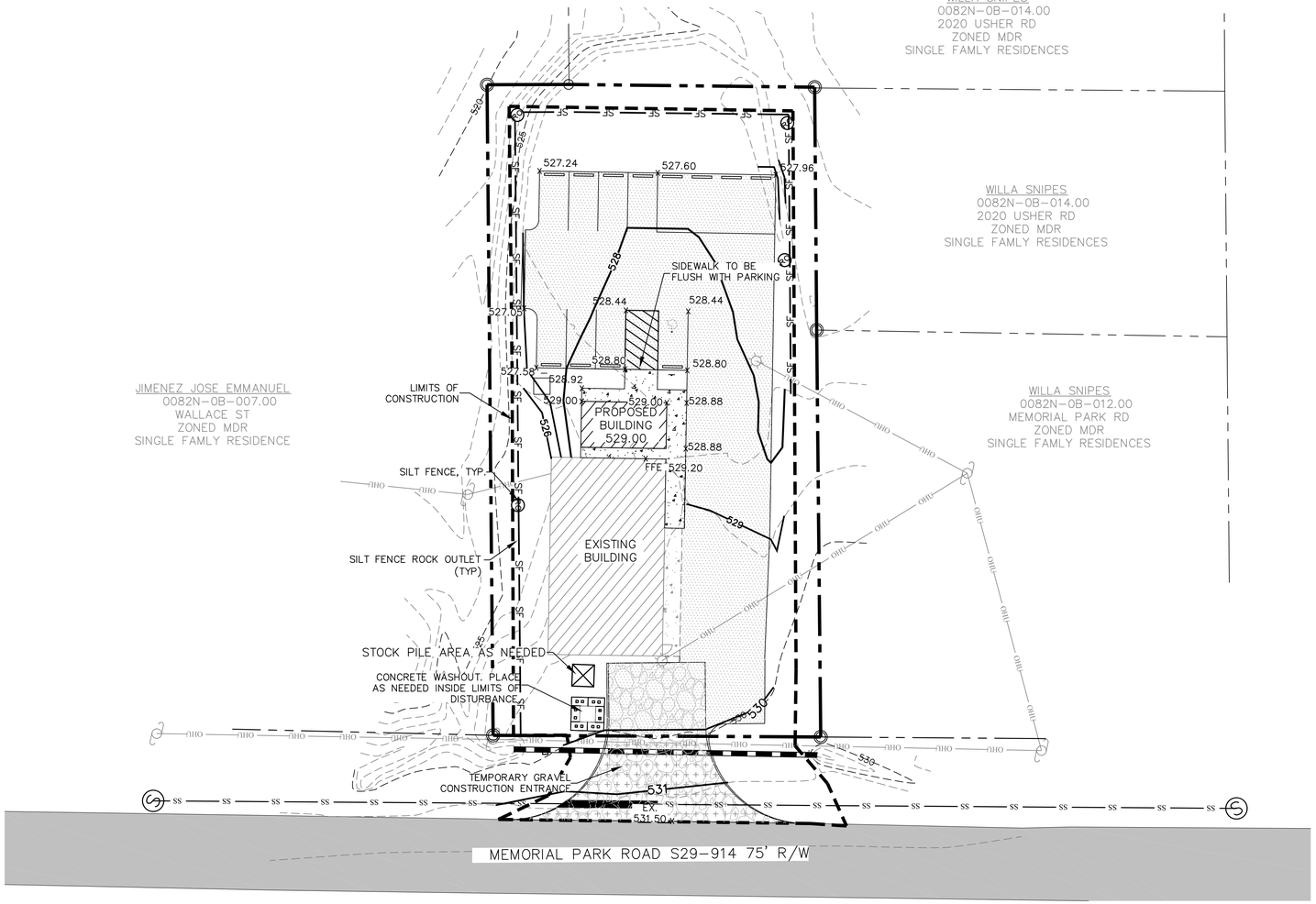
NORTH CAROLINA NOT VALID WITHOUT ORIGINAL SIGNATURE D. H. HAGINS & ASSOCIATES No. C00416 CERTIFICATE OF

SAM AND SON AUTO REPAIR
LANCASTER COUNTY SC

SITE PLAN

DATE: 03/03/21
SCALE: 1" = 20'
JOB NO. 534.001
SHEET: C3

LEGEND	
SS SS	EXISTING SEWER
OHE OHE	EXISTING OVERHEAD UTILITIES
	BUILDING SETBACK
	STREET YARD
	PROPOSED FENCE
550	EXISITING GRADES
563	PROPOSED GRADES
	LIMITS OF CONSTRUCTION
SF SF	SILT FENCE
RO	SILT FENCE ROCK OUTLET
	EXISITING CULVERT



CONSTRUCTION SEQUENCE

1. RECEIVE NPDES COVERAGE FROM SCDHEC IF REQUIRED.
2. AFTER RECEIVING NPDES APPROVAL, CONTACT THE REGIONAL OFFICE 48 HOURS PRIOR TO LAND DISTURBING ACTIVITIES TO SET UP PRECONSTRUCTION MEETING IF NEEDED. .
3. INSTALL GRAVEL CONSTRUCTION ENTRANCE .
4. CLEAR AND GRUB ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS INCLUDING SILT FENCE.
5. GRADE SITE.
6. PLACE PERMANENT STABILIZATION.
7. REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED.
8. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION.
9. SUBMIT NOTICE OF TERMINATION TO DHEC AS APPROPRIATE.

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION

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Civil Consulting Engineers
2583 Kershaw Camden Hwy. Lancaster, SC 29720
Phone: (803) 286-4472

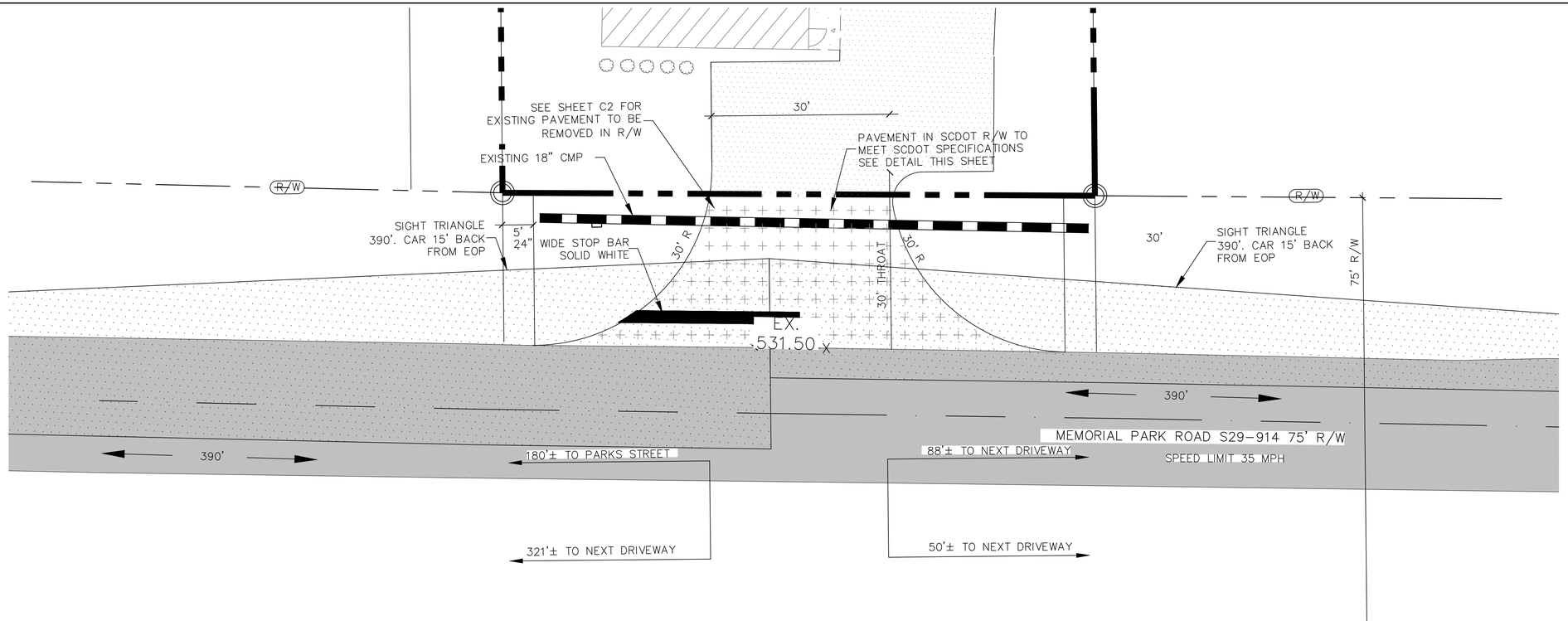
NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 13920 DONNA HARPER HIGGINS 03/04/21

NOTICE OF CERTIFICATION OF AUTHORIZATION NORTH CAROLINA D. H. HAGINS & ASSOCIATES No. C00416

SAM AND SON AUTO REPAIR
LANCASTER COUNTY SC

GRADING AND EROSION CONTROL PLAN

DATE:	03/03/21
SCALE:	1" = 20'
JOB NO.	534.001
SHEET:	C4



NOTES:
1) SCDOT PERMIT MUST BE ON SITE.
2) USE SIGNAGE "MEN WORKING".
3) SCDOT TO BE INVITED TO ALL PRE CONSTRUCTION MEETINGS.
4) ALL COMPACTION TO MEET SCDOT STANDARDS.
5) SCDOT SHALL BE NOTIFIED WHEN WORK DEFINED IN THE PERMIT STARTS, AS WELL AS WHEN THE WORK IS COMPLETE. REFERENCE SHALL BE MADE BY PERMIT NUMBER.
6) SCDOT IS TO BE NOTIFIED 24 HOURS IN ADVANCE PRIOR TO ANY CONSTRUCTION WITHIN THE STATE RIGHT-OF-WAY.
7) THE APPLICANT SHALL BE RESPONSIBLE FOR THE IMMEDIATE REMOVAL OF SUCH HAZARDS AS MUD, DEBRIS, LOOSE STONE AND TRASH, AS MAY BE WASHED OR SPILLED INTO THE TRAVEL WAY AS A RESULT OF PROPOSED WORK.
8) ADEQUATE PROVISIONS SHALL BE MADE FOR THE PROTECTION OF THE HIGHWAY TRAFFIC AT ALL TIMES IN ACCORDANCE WITH THE SOUTH CAROLINA MANUAL ON UNIFORMTRAFFIC CONTROL DEVICES.
9) ALL WORK PREFORMED IN CONNECTION WITH THE PERMIT SHALL CONFORM TO SCDOT "A POLICY FOR ACCOMMODATING UTILITES ON THE HIGHWAY RIGHT-OF-WAY", ARMES MANUAL, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SCDOT STANDARD DRAWINGS & STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION, ALL CURRENT EDITIONS.
10) ANY FIELD CHANGES, IF NECESSARY, MUST BE APPROVED IN WRITING BEFORE ACTUAL CONSTRUCTION OF PROPOSED CHANGES.
11) APPLICANT IS RESPONSIBLE FOR ANY CHANGES UPSTREAM OR DOWNSTREAM AND HOLDS THE SCDOT HARMLESS FOR ANY AND ALL DAMAGES

PAVEMENT CROSS-SECTION IN SCDOT RIGHT-OF-WAY

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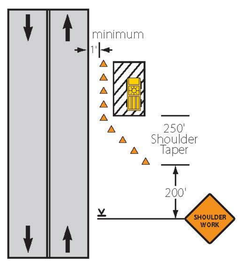
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

Shoulder Work
(1' – 15' From the Edge of Pavement)
(Short-Term Stationary — 1 to 2 Hours)

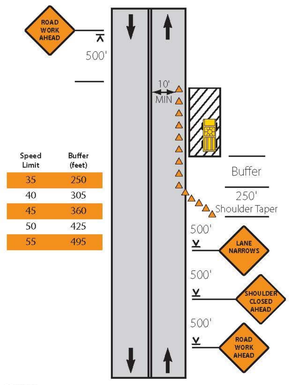


Notes:
1. For intermediate speed conditions (40 to 50 MPH), a 350-foot sign spacing may be used, and for high speed conditions (55 to 60 MPH), use a 500-foot sign spacing.
2. For short-term stationary work zones in a shoulder area, an array of advance warning signs is required. Install these advance warning sign arrays as follows:
   a. Low Speed Conditions (35 MPH or less) – this sign array will include "Shoulder Work".
   b. Intermediate Speed Conditions (40 to 50 MPH) – this sign array will include "Road Work Ahead", "Right (Left) Shoulder Closed Ahead", and "Shoulder Work".
   c. High Speed Conditions (55 to 60 MPH) – this sign array will include "Road Work 1500 FT", "Right (Left) Shoulder Closed 1000 FT", and "Right (Left) Shoulder Closed 500 FT".
3. "Utility Work Ahead" or "Workers" symbol signs may be used instead of the "Shoulder Work" sign.

16

17

Shoulder Work with Minor Encroachment

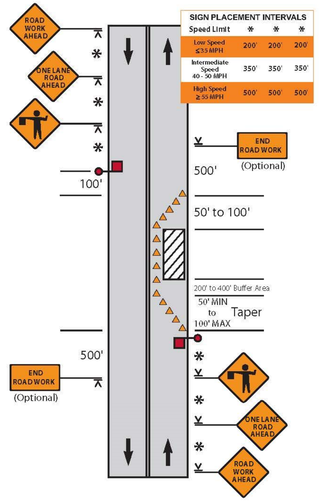


Speed Limit	Buffer (feet)
35	250
40	305
45	360
50	425
55	495

Notes:
1. This typical application applies to roadways with posted speed limits of 55 MPH or less.
2. Maintain a minimum lane width of 10'; however, on a low volume roadway, a minimum lane width of 9'is acceptable if traffic does not include wide loads.
3. For low speed conditions (35 MPH or less), a 200-foot sign spacing may be used and for intermediate speed conditions (40 to 50 MPH), a 350-foot sign spacing may be used.
4. An array of 3 advance warning signs is required. This sign array will include "Road Work Ahead", "Right (Left) Shoulder Closed Ahead", and "Lane Narrows".

21

Lane Closure on a Two-Lane Road
(Two-Flagger Operation – Daytime ONLY)



Notes: see page 22.

REV.	DATE	DESCRIPTION

D H Hagins & Associates, LLC
Civil Consulting Engineers
2583 Kershaw Camden Hwy. Lancaster, SC 29720
Phone: (803) 286-4472

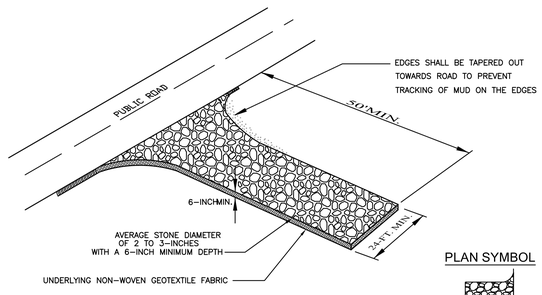
NORTH CAROLINA PROFESSIONAL ENGINEER REGISTERED No. 13920 DONNA HARPER 03/04/21

NOTIFICATION OF CERTIFICATE OF AUTHORIZATION D. H. HAGINS & ASSOCIATES No. C00416 NORTH CAROLINA

SAM AND SON AUTO REPAIR
LANCASTER COUNTY SC

SCDOT ENCROACHMENT DETAILS

DATE:	03/03/21
SCALE:	1" = 10'
JOB NO.	534.001
SHEET:	C5



PLAN SYMBOL

ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

SC-06 PAGE 1 of 2

NOT TO SCALE

CONSTRUCTION ENTRANCE – GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

CONSTR. ENTRANCE – INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

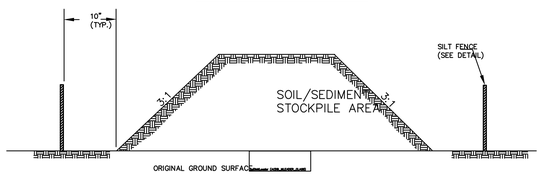
South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

SC-06 PAGE 2 of 2

GENERAL NOTES

TEMPORARY STOCKPILE AREA



NOTES:

1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.
2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

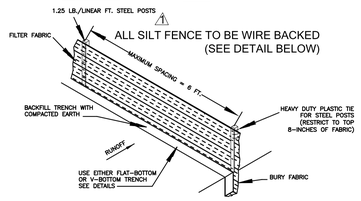
South Carolina Department of Health and Environmental Control

TEMPORARY STOCKPILE

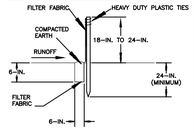
STANDARD DRAWING NO. SC-15 PAGE 1 of 1

NOT TO SCALE FEBRUARY 2014 DATE

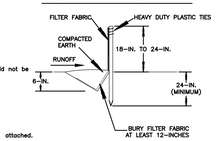
SILT FENCE INSTALLATION



FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



SILT FENCE – GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   – Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
   – Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
   – Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

South Carolina Department of Health and Environmental Control

SILT FENCE

SC-03 Page 1 of 2

NOT TO SCALE

SILT FENCE – POST REQUIREMENTS

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   – Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   – Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   – Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1– to 2–inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE – FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   – Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   – Free of any treatment or coating which might adversely alter its physical properties after installation;
   – Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   – Have a minimum width of 36–inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12–inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24–inches above the ground.

SILT FENCE – INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall even that produces 1/2–inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie–backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

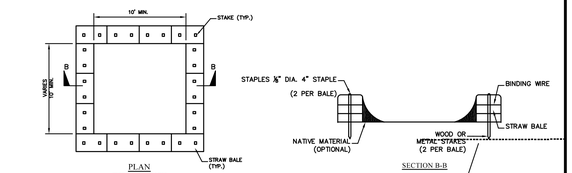
South Carolina Department of Health and Environmental Control

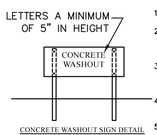
SILT FENCE

SC-03 PAGE 2 of 2

GENERAL NOTES

STRAW BALE BARRIER CONCRETE WASHOUT





CONCRETE WASHOUT SIGN DETAIL

NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

South Carolina Department of Health and Environmental Control

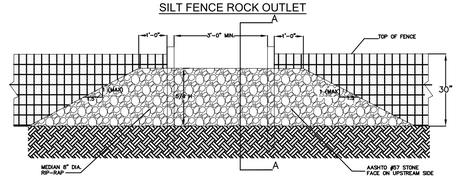
CONCRETE WASHOUT

STRAW BALES OR ABOVE GROUND

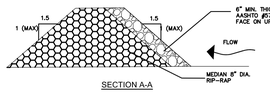
STANDARD DRAWING NO. RC-07 PAGE 1 of 1

NOT TO SCALE FEBRUARY 2014 DATE

SILT FENCE ROCK OUTLET



ELEVATION - UP-SLOPE FACE



SECTION A-A

RO

PLAN SYMBOL

NOTES:

1. WASHED STONE (#57) TO BE REMOVED AND REPLACED ONCE IT BECOMES CLOGGED WITH SEDIMENT.
2. SEDIMENT TO BE REMOVED WHEN ACCUMULATIONS REACH 1/3 HEIGHT OF SILT FENCE
3. THE KEY TO FUNCTIONAL ROCK OUTLETS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

South Carolina Department of Health and Environmental Control

SILT FENCE ROCK OUTLET

STANDARD DRAWING NO. SC-14 PAGE 1 of 1

NOT TO SCALE FEBRUARY 2014 DATE

ON-SITE SEEDING SPECS

Temporary Seeding –

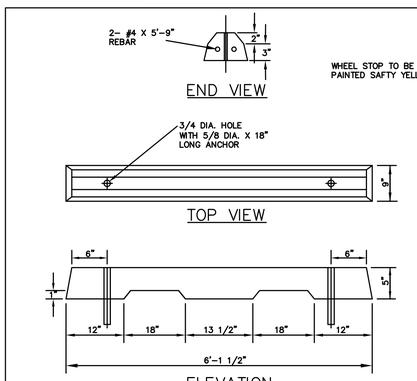
Species	lbs/ac	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Browntop Millet (Alone)	40												
Browntop Millet (Mix)	10												
Rye Grain (Alone)	56												
Rye Grain (Mix)	10												
Rye Grass (Alone)	50												
Rye Grass (Mix)	8												
For Steep Slopes / Cut Slopes													
Weeping Lovegrass (Alone)	4												
Weeping Lovegrass (Mix)	2												

Permanent Seeding –

Species	lbs/ac	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Bahia Grass (Alone)	40												
Bahia Grass (Mix)	30												
Bermuda Grass (Hulled) (Alone)	8–12												
Burmuda Grass (Hulled) (Mix)	4–6												
Fescue, Tall (KY31) (Alone)	40												
Fescue, Tall (KY31) (Mix)	20												
Sericea Lespedeza (Scarified) (Alone or Mix) Innoculate with EL Innoculant	40												
Ladino Clover (Mix Only) Innoculate with AB Innoculant													
For Steep Slopes / Cut Slopes													
Weeping Lovegrass (Alone)	4												
Weeping Lovegrass (Mix)	2												
Crownvetch (Mix) Innoculate with Type M Innoculant	8–10												

SEEDBED PREPARATION NOTES

1. SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO PLAN. COMPLETE GRADING BEFORE PREPARING SEEDBED.
2. AREAS TO BE SEEDED SHALL BE RIPPED AND SPREAD WITH AVAILABLE TOPSOIL 3" DEEP ON SLOPES 2:1 OR FLATTER. TOTAL SEEDBED PREPARED DEPTH SHALL BE 4" TO 6" DEEP. IF SOILS ARE COMPACTED DURING GRADING LOOSEN TO A DEPTH OF 6" TO 8".
3. LOOSE ROCKS, ROOTS AND OTHER OBSTRUCTIONS SHALL BE REMOVED FROM THE SURFACE TO PREVENT INTERFERENCE WITH ESTABLISHMENT AND MAINTENANCE OF VEGETATION.
4. APPLY LIME ACCORDING TO SOIL TEST RECOMMENDATIONS. SOILS WITH pH HIGHER THAN 6 NEED NOT BE LIMED. IF pH IS NOT KNOWN, APPLY LIME ACCORDING TO SEEDING SPECIFICATIONS BELOW. APPLY LIMESTONE AND INCORPORATE INTO TOP 4" TO 6" OF SOIL.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF NO SOIL TEST HAS BEEN PERFORMED, APPLY FERTILIZER ACCORDING TO SEEDING SPECIFICATIONS BELOW.
6. ROUGHEN SEEDBED SURFACE PRIOR TO APPLICATION. GROOVE OR FURROW SLOPES STEEPER THAN 3:1.
7. PLACE STRAW ON SEEDING AT A RATE OF 2 TONS PER ACRE. (PLACE STRAW MATTING ON POND SLOPES)
8. FOR TEMPORARY SEEDING OF AREAS WHICH WILL NOT BE BROUGHT TO FINAL GRADE FOR MORE THAN 30 WORKING DAYS, FOLLOW THE TEMPORARY SEEDING SPECIFICATIONS ABOVE.



PRECAST CONCRETE WHEEL STOP DETAIL

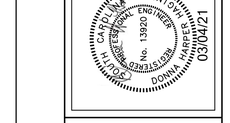
NOT TO SCALE

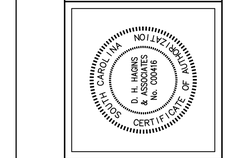
SCDHEC STANDARD NOTES

1. If necessary, slopes, which exceed eight (8) vertical feet should be stabilized with synthetic or vegetative mats, in addition to hydroseeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed until the slope is brought to grade.
2. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than fourteen (14) day after work has ceased, except as stated below.
   • Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions stabilization measures must be initiated as soon as practicable.
   • Where construction activity on a portion of the Site is temporarily ceased, and earth-disturbing activities will be resumed within 14 days, temporary stabilization measures do not have to be initiated on that portion of the Site.
3. All sediment and erosion control devices shall be inspected once calendar every week. If periodic inspection or other information indicates that a BMP has been inappropriately, or incorrectly, the Permittee must address the necessary replacement or modification required to correct the BMP within 48 hours of identification.
4. Provide silt fence and/or other control devices, as may be required, to control soil erosion during utility construction. All disturbed areas shall be cleaned, graded, and stabilized with grassing immediately after the utility installation. Fill, cover, and temporary seeding at the end of each day are recommended. If water is encountered while trenching, the water should be filtered to remove sediment before being pumped back into any waters of the State.
5. All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during construction in order to control erosion and/or offsite sedimentation. All temporary control devices shall be removed once construction is complete and the site is stabilized.
6. The contractor must take necessary action to minimize the tracking of mud onto paved roadway(s) from construction areas and the generation of dust. The contractor shall daily remove mud/soil from pavement, as may be required.
7. Residential subdivisions require erosion control features for infrastructure as well as for individual lot construction. Individual property owners shall follow these plans during construction or obtain approval of an individual plan in accordance with S.C Reg. 72-300 et seq. and SCR100000.
8. Temporary diversion berms and/or ditches will be provided as needed during construction to protect work areas from upslope runoff and/or to divert sediment-laden water to appropriate traps or stable outlets.
9. All waters of the State (WoS), including wetlands, are to be flagged or otherwise clearly marked in the field. A double row of silt fence is to be installed in all areas where a 50-foot buffer can't be maintained between the disturbed area and all WoS. A 10-foot buffer should be maintained between the last row of silt fence and all WoS.
10. Litter, construction debris, oils, fuels, and building products with significant potential for impact (such as stockpiles of freshly treated lumber) and construction chemicals that could be exposed to storm water must be prevented from becoming a pollutant source in storm water discharges.
11. A copy of the SWPPP, inspections records, and rainfall data must be retained at the construction site or a nearby location easily accessible during no.d1"ëternal business hours, from the date of commencement of construction activities to the date t.d1"ëthat final stabilization is reached.
12. Initiate stabilization measures on any exposed steep slope (3H:1V or greater) where land-disturbing activities have permanently or temporarily ceased, and will not resume for a period of 7 calendar days.
13. Minimize soil compaction and, unless infeasible, preserve topsoil.
14. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge;
15. Minimize the discharge of pollutants from dewatering of trenches and excavated areas. These discharges are to be routed through appropriate BMPs (sediment basin, filter bag, etc.).
16. The following discharges from sites are prohibited:
   • Wastewater from washout of concrete, unless managed by an appropriate control;
   • Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;
   • Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance; and
   • Soaps or solvents used in vehicle and equipment washing.
17. After construction activities begin, inspections must be conducted at a minimum of at least once every calendar week and must be conducted until final stabilization is reached on all areas of the construction site.
18. If existing BMPs need to be modified or if additional BMPs are necessary to comply with the requirements of this permit and/or SC's Water Quality Standards, implementation must be completed before the next storm event whenever practicable. If implementation before the next storm event is impracticable, the situation must be documented in the SWPPP and alternative BMPs must be implemented as soon as reasonably possible.
19. A Pre-Construction Conference must be held for each construction site with an approved On-Site SWPPP prior to the implementation of construction activities. For non-linear projects that disturb 10 acres or more this conference must be held on-site unless the Department has approved otherwise.

REV.	DATE	DESCRIPTION

DH Hagins & Associates, LLC
Civil Consulting Engineers
2583 Kershaw Camden Hwy. Lancaster, SC 29720
Phone: (803) 286-4472

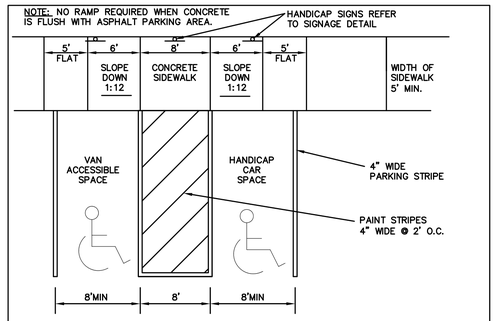




SAM AND SON AUTO REPAIR
LANCASTER COUNTY SC

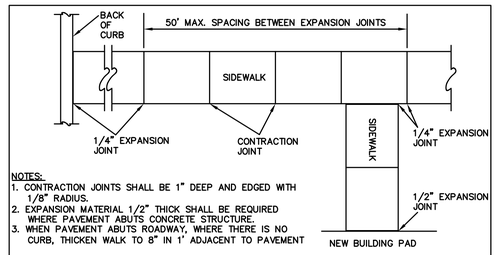
DETAIL SHEET 1

DATE:	03/03/21
SCALE:	NTS
JOB NO.	534.001
SHEET:	C6



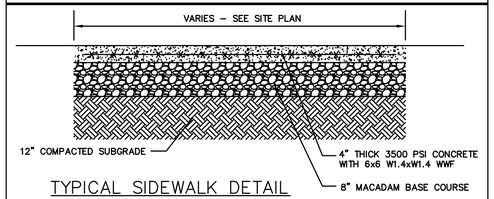
DETECTABLE WARNING NOTE:
MARKED CROSSING TAHT ARE RAISED TO THE SAME LEVEL AS THE DJOINING SIDEWALK SHALL BE PRECEDED BY A 24" DEEP DETECTABLE WARNING EXTENDED THE FULL WIDTH OF THE MARKED CROSSING. THE DETECTABLE WARNING SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. DETECTABLE WARNING SURFACES SHALL HAVE TRUNCATED DOMES WITH BASE DIAMETER OF .9" MIN. TO 1.4" MAX. AND A TOP DIAMETER OF 50%MIN. TO 65% MAX. OF THE BASE DIAMETER. HEIGHT SHALL BE .2". SPACING SHALL BE A CENTER TO CENTER SPACING OF 1.6" MIN.AND 2.4" MAX. AND A BASE BASE SPACING OF .65" MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID.

HANDICAP PARKING SPACE AND RAMP DETAIL
NOT TO SCALE

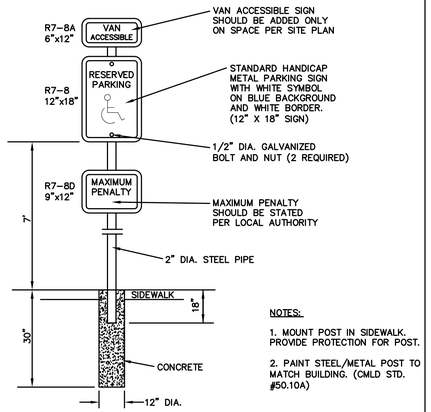


NOTES:
1. CONTRACTION JOINTS SHALL BE 1" DEEP AND EDGED WITH 1/8" RADIUS.
2. EXPANSION MATERIAL 1/2" THICK SHALL BE REQUIRED WHERE PAVEMENT ABUTS CONCRETE STRUCTURE.
3. WHEN PAVEMENT ABUTS ROADWAY, WHERE THERE IS NO CURB, THICKEN WALK TO 8" IN 1' ADJACENT TO PAVEMENT

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



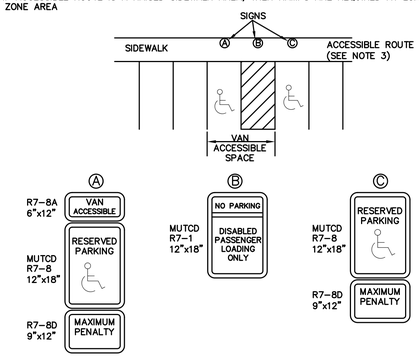
TYPICAL SIDEWALK DETAIL
NOT TO SCALE



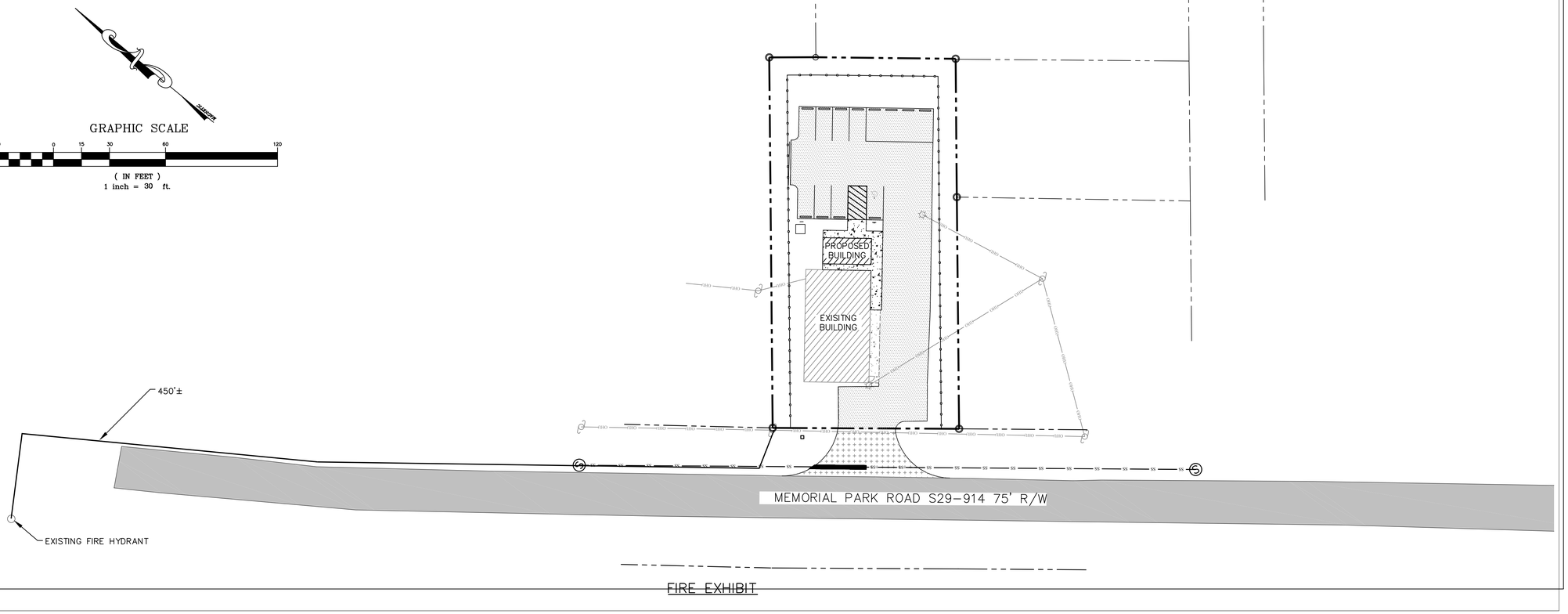
NOTES:
1. MOUNT POST IN SIDEWALK. PROVIDE PROTECTION FOR POST.
2. PAINT STEEL/METAL POST TO MATCH BUILDING. (CMLD STD. #50.10A)

HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

NOTES:
1. ALL 12"x18" ACCESSIBLE SIGNS (R7-8A & R7-1) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.
2. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. DEPARTMENT OF TRANSPORTATION AND STATE DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
3. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA



ACCESSIBLE PARKING AND SIGNAGE DETAIL
NOT TO SCALE



FIRE EXHIBIT

REV.	DATE	DESCRIPTION

D H Hagins & Associates, LLC
Civil Consulting Engineers
2583 Kershaw Camden Hwy. Lancaster, SC 29720
Phone: (803) 286-4472

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER DONNA HARPER No. 13920 03/04/21

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION D. H. HAGINS & ASSOCIATES No. C00416

SAM AND SON AUTO REPAIR
LANCASTER COUNTY SC

DETAIL SHEET 2

DATE:	03/03/21
SCALE:	1" = 30'
JOB NO.	534.001
SHEET:	C7

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

May 11, 2021

Donna Hagins
DH
2583 Kershaw Camden Highway
Lancaster, SC 29720

Project Number	20210538
Project Name	Sam and Son Auto Repair
Location	1451 Memorial Park Road
Stage	Conditional Use Permit
Parcel(s)	
Status	Not Approved

Dear: Donna Hagins

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

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

Conditional

Review Comments:

See Attached Comments

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

Approved

Review Comments:

1. Spray booth will require a fire suppression system. Submit plans for fire suppression through county's evolve system for review.

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

No Review Needed

Review Comments:

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

No Review Done

Review Comments:

This Permit (Application #200092076) has already been submitted to SCDOT for review. All comments from the Department will come from the permit review process.

Zoning - Julie Faile - 8032830567
jfaile@lancastersc.net

Conditional

Review Comments:

Site Plan provided appears to meet all Zoning Requirements for the proposed Use. Note stating existing trees will be used for required buffer, This information will be verified at or before the Final inspection and if additional landscaping is needed such will have to be installed prior to the release of the Zoning final.

Planning - Ashley Davis - 803-416-9433
adavis@lancastersc.net

Not Approved

Review Comments:

- Given the required construction of the berm it does not seem feasible to use existing trees and shrubs to meet the landscaping requirement

Advisory Comments:

Planning Commission has requested that the engineer provide examples of how the required berm would be constructed on this site given the tight nature of the site.

Development drawing review **Lancaster County Stormwater/Engineering**

Project:	Sam and Son Auto Repair Addition (Memorial Park Road)
Engineer/Architect:	Donna Hagins and Associates
Review date:	03/31/2021, based on 3/3/2021 drawing set
Review by:	T. Scott Edgar, P.E. CFM, Lancaster County Engineer
	Stephen Blackwelder, Environmental Compliance Manager, Lancaster County

General Comments:

1. This project is located outside of Lancaster County panhandle MS4 jurisdiction. The size of the project dictates that only a Notice of Intent (NOI) for less than 1 acre form will need to be sent to DHEC for their record if this has not already been done.
2. The site appears to be nearly pad ready with minimal grading required to complete the project.
    a. There is some fill at the rear (Northeast) side of the building. If fill is to be place directly against the block wall of the building, you may want to seal the wall prior to placing the soil to keep from having moisture wick through the walls. Also positive drainage of gutters and ground water in this area will be important factors in reducing the chance of future moisture issues inside the building.

4/5/2021

1449 Memorial Park Rd

Lancaster SC, 29720

To whom it may concern,

I, Salvar Nabiev, will not stock the broken and unfixed cars in the parking lot.
Damaged vehicles will be hidden inside of the car shop .

Sincerely,

Salvar Nabiev

Agenda Item Summary

Ordinance # / Resolution #: SD-2020-2054 Provident Bayard, LLC
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 5/18/2021

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	5/11/2021	Planning Staff Report
Ex 1: Application	5/11/2021	Exhibit
Location Map	5/3/2021	Exhibit
Wilson Creek Revised Part I	5/11/2021	Exhibit

PROPOSAL:	Major Subdivision Preliminary Plat for 325 single-family homes on 168.28 acres and 2.04 acre parcel to be dedicated to LC
PROPERTY LOCATION:	Located at the intersection of Henry Harris & Shelly Mullis Roads (TM# 0013-00-055.06, 0013-00-055.00, 0013-00-055.01, 0013-00-056.01, 0013-00-055.02, 0013-00-055.05)
CURRENT ZONING DISTRICT:	Medium Density Residential (MDR) – Proposed 325 units Institutional (INS) – Proposed 2.04 parcel
APPLICANT:	Provident Bayard, LLC
COUNTY COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW & BACKGROUND:

Site Information & Existing Condition
The parcels to be developed are currently vacant.

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR; INS	Single-Family Residential; Church
South	Lancaster County	RN; LDR	Vacant
East	Lancaster County	RN; LDR; INS	Single-Family Residential; Daycare
West	Lancaster County	LDR	Vacant (Shelly Woods HOA)

Zoning & Design
The parcels proposed to be developed with single-family units are zoned MDR and are being designed under the Cluster Subdivision Overlay District criteria in Section 4.4.1. The parcel proposed to be dedicated to Lancaster County is zoned INS. The project area is predominately surrounded by RN, INS and LDR Districts.

PHOTOS OF PROJECT AREA:

Looking southwest at subject properties from Shelley Mullis Road

Looking directly across Shelley Mullis Road

Looking east along Shelley Mullis Road

Looking south along Henry Harris Road

DEVELOPMENT SUMMARY:

Development Summary	
Site Acreage	168.28 (Residential); 2.04 (Institutional)
Proposed Lots	325 residential; 1 Institutional
Project Overview	Proposal for 325 single-family residential homes located at southwest intersection of Henry Harris and Shelley Mullis Roads
Open Space	Approximately 68.31 acres will be provided as open space; 25% required
Streets	Will be privately maintained

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

Traffic Impact Analysis (TIA)

A TIA dated March 3, 2021 was prepared by Ramey Kemp submitted for review (*see attached TIA*). It has been approved by Lancaster County. The TIA calls for the following improvements:

1. Shelley Mullis Road & Henry Harris Road Intersection
    a. Construction of single-lane roundabout
    b. Construction of east, west and south bound channelized right turn lanes for the intersection at Shelley Mullis & Henry Harris Roads
2. Shelley Mullis Road & Rising Sun Lane/Access A
    a. Construct Access A with 1 left turn lane and 1 shared through/right lane
    b. Westbound left turn lane
    c. Construction of offset eastbound right turn lane
3. Waxhaw-Marvin Road & Henry Nesbit Road
    a. Developer to pay $25,000 to Union County, NC for roadway improvements at intersection
4. Henry Harris Road/Access B
    a. Construct Access B with 1 ingress and 1 egress lane

Compliance Summary

<u>Carolina Heelsplitter Overlay District (CHO)</u>
This project area is located within the Carolina Heelsplitter Overlay District. The applicant has communicated with the Stormwater Department and Fish & Wildlife Service regarding the project. Credit counts will be determined when construction documents are approved.

<u>Sidewalks</u>
Sidewalks are required along Shelley Mullis and Henry Harris Roads in accordance with Section 4.4.1.I.6 and 6.4.6.

Stub Connection

A proposed street stub connection is shown on the southeastern corner of the proposed development (Proposed Street 'A' turn-around/parallel to Henry Harris Rd). This will provide the opportunity for future development to connect to Wilson Creek community.

RFATS Collector Road

The RFATS Collector Study shows a collector road in this project area. Through prior discussion with Staff, the applicant incorporated the collector road into the design of the community. Street 'A', which is the main road through the community, is designed to satisfy the Collector Road requirement. Development adjacent to this parcel would be expected to extend the road as well.

Carolina Thread Trail

This project area is located within the Carolina Thread Trail District Overlay. The revised preliminary plat proposes starting the trail at Henry Harris Road, running it along the internal sidewalk and terminating it at Shelly Mullis Road.

Staff believes the trail should be located within the natural areas of the site and near Six Mile Creek where possible. Locating the segment of trail in this location would meet the intent of the Carolina Thread Trail Overlay District which is connecting communities by providing neighborhood connections, connecting communities to nature (Section 4.3.1). It would also meet the intent of the Cluster Subdivision Overlay District, whose principle purpose is to encourage open space in medium density residential districts where cluster subdivisions shall preserve undeveloped area as open space for recreation and preservation of significant site features (Section 4.4.1).

It should be noted that staff cannot confirm whether the entire segment of trail will be able to be located along Six Mile Creek. According to the Fish & Wildlife Service (FWS), the land disturbance required to install a trail would require the applicant to purchase credits, which could prove to be cost prohibitive. Staff recommends that the applicant work with staff, in coordination with FWS, to determine the best location for the trail which will be finalized before or during the civil plan phase.

STAFF RECOMMENDATION:

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

- Address outstanding TRC/Evolve comments
- In coordination with staff, relocate proposed Carolina Thread Trail alignment to the natural areas of site. Final alignment shall be approved with Civil Construction Plans.
- That sidewalks be provided along Shelley Mullis & Henry Harris Roads

---

ATTACHMENTS:

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. TRC/Evolve Comments
5. Partial TIA

STAFF CONTACT:

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

DocuSign Envelope ID: 36A4B191-D1D8-4BC0-B543-41DDBDC6486D

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: 8309 Henry Harris Road, Fort Mill, SC 29707

Tax Map ID/Parcel No. 0013-00-055.06, 0013-00-055.00, 0013-00-055.01, 0013-00-056.01, 0013-00-055.02, 0013-00-055.05

Project Description: Wilson Creek Single Family MDR - Major Subdivision Preliminary Plat

Applicant Name: Provident Bayard, LLC

Address: 1108 Industrial Drive, Matthews, NC 28105

Phone: 704-201-5150 Fax: _____ Email: tom@providentdev.com

Property Owner Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Other Project Contacts

Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

DocuSigned by:
Tom Waters
F3ED0975655A0...

Applicant Signature

_____

Property Owner Signature

3/15/2021 | 11:51 AM PDT

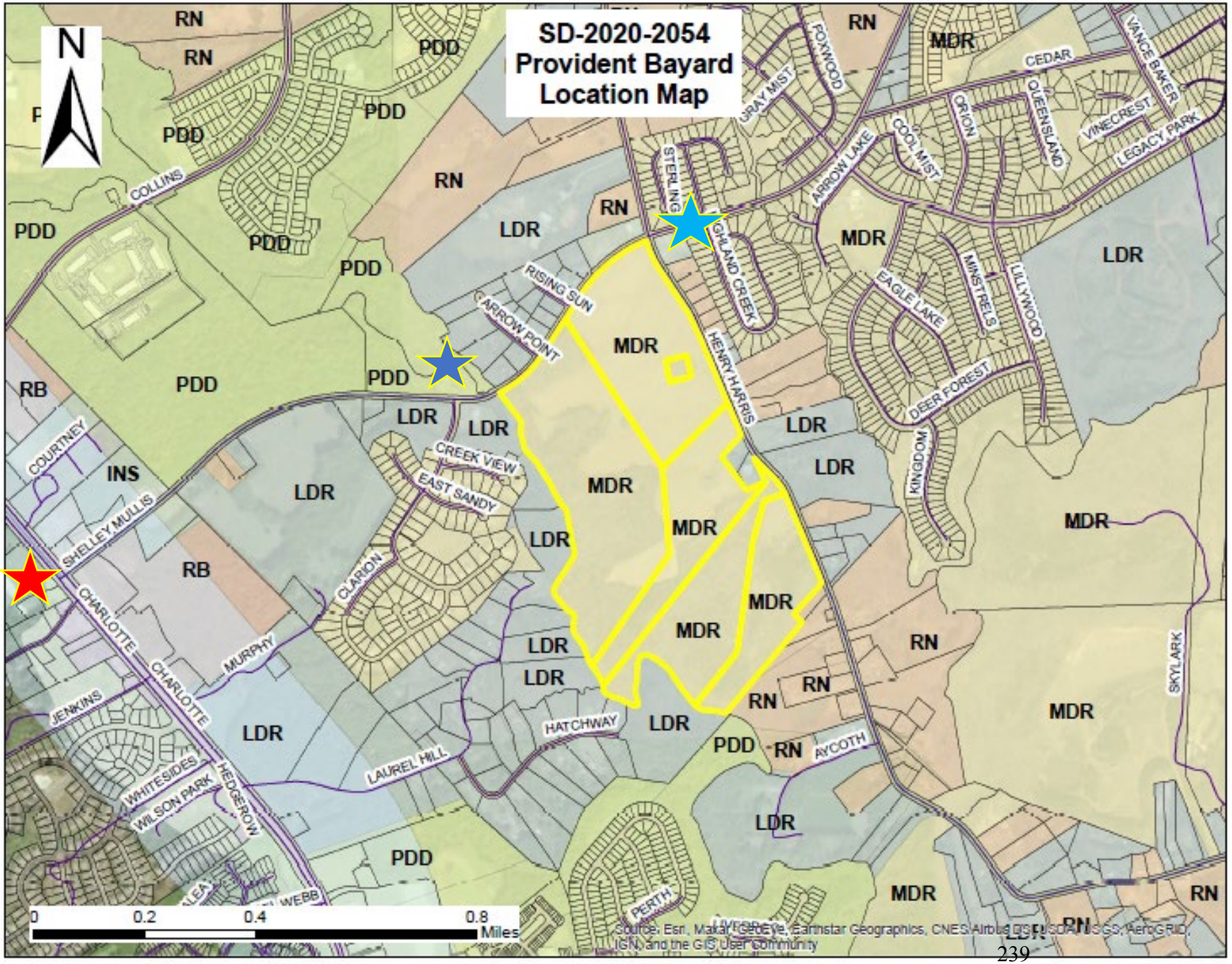
Date

_____

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.



Lancaster County
South Carolina

Proposal:
Preliminary Plat
325 Single-Family Lots

Legend:

Subject Property

Deputy Roy Hardin Park

Food Lion

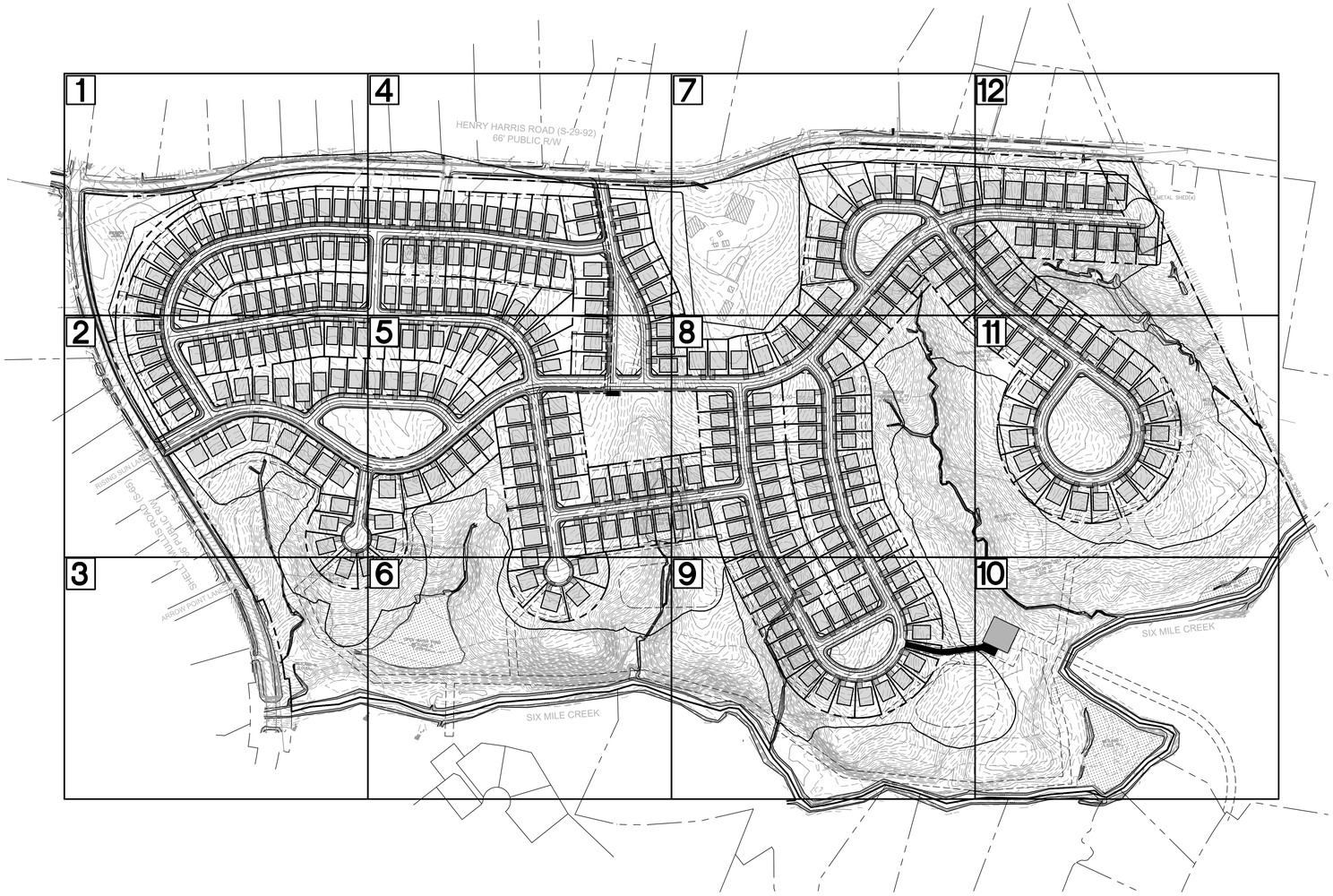
Indian Land Academy Preschool

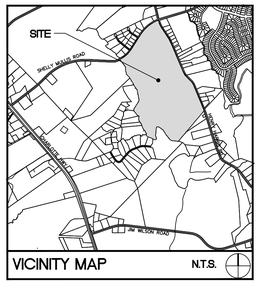
WILSON CREEK

LANCASTER COUNTY, SC

PRELIMINARY PLAT DRAWINGS

PROJECT # 20202054





VICINITY MAP N.T.S.

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SHEET LIST

C-000	OVERALL PROJECT PLAN
C-100	EXISTING CONDITIONS
C-200 - C-212	PRELIMINARY PLAT
C-500 - C-513	PRELIMINARY GRADING AND UTILTY PLAN
C-600 - C-601	DRIVEWAY SIGHT DISTANCE

ColeJenest & Stone

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Realizing the Possibilities

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Landscape Architecture
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Civil Engineering
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Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

PROVIDENT BAYARD
1108 INDUSTRIAL DRIVE
MATTHEWS, NC 28105

WILSON CREEK SINGLE FAMILY

8309 HENRY HARRIS ROAD
INDIAN LAND, SC 29707

OVERALL PROJECT PLAN

Project No.
4717

Issued
03/15/2021

Revised

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
BOLTON & MENK SOUTHEAST, LLC
No. 6475

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1345
JAMES D. BACKMAN
04/30/21

SCALE: 1"=200'
0 100' 200' 400'

South Carolina 811

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

C-000

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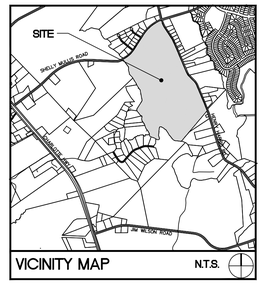
CAROLINA HEELSPLITTER BUFFERS

INTERMITTENT TRIBUTARIES (100' BUFFER): A, D, F, K, L, S, T,

PERENNIAL TRIBUTATIES AND STREAMS (200' BUFFER): SIX MILE CREEK, E



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EXISTING CONDITIONS

Project No.
4717

Issued
03/15/2021

Revised

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
BOLTON & MENK SOUTHEAST, LLC
No. 6475

REGISTERED LANDSCAPE ARCHITECT
STATE OF SOUTH CAROLINA
No. 1345
RICHARD D. BAILEY
04/30/21

SCALE: 1"=200'
0 100' 200' 400'

South Carolina 811
Call 811 Before You Dig

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

C-100

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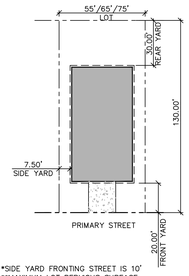
TYPICAL LOT LAYOUT:



*SIDE YARD FRONTING STREET IS 10'
**MAXIMUM LOT PERVIOUS SURFACE COVERAGE IS 45%

GENERAL NOTES

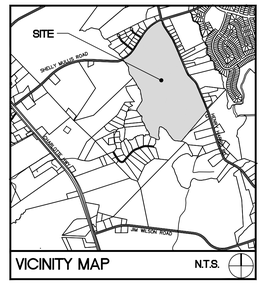
1. PRELIMINARY PLAN IS SUBJECT TO MINOR REVISIONS DURING THE DESIGN PROCESS AS MAY BE REQUIRED.
2. SEE SHEETS FOR LOT DIMENSIONS.
3. DEVELOPER TO PROVIDE AND INSTALL ROAD SIGNS FOR THIS SUBDIVISION.
4. CENTRALIZED MAIL KIOSKS TO BE PROVIDED BY USPS MAIL DELIVERY. FINAL LOCATION OF MAIL KIOSKS TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE AND SHALL BE PURSUANT TO APPROVAL BY POST MASTER.
5. OVERFLOW PARKING FOR COMMUNITY TO BE DEDICATED IN FUTURE AMENITY AREAS.
6. FLOODPLAIN INFORMATION OBTAINTED FROM FEMA FIRM MAP NUMBER 45057C0079E EFFECTIVE DATE 05/16/2017.
7. ALL HOUSES TO BE WITHIN 500' OF A WORKING FIRE HYDRANT, AS MEASURED BY HOSE LENGTH TO DRIVEWAY.
8. HYDRANTS TO BE INSTALLED AND OPERATIONAL PRIOR TO VERTICAL CONSTRUCTION COMMENCING.
9. STORMWATER MANAGEMENT BASINS ARE SCHEMATIC IN NATURE. FINAL SIZE AND LOCATION TO BE IDENTIFIED DURING THE DESIGN PROCESS.
10. ALL TRANSPORTATION IMPROVEMENTS, IF REQUIRED, SHOULD BE COMPLETED PER THE FINAL TRAFFIC IMPACT ANALYSIS.
11. ALL FINISHED FLOOR ELEVATIONS TO BE AT LEAST 1' ABOVE FLOOD ELEVATION.
12. THIS PROJECT IS LOCATED WITHIN THE CAROLINA HEELSPLITTER OVERLAY DISTRICT AN WILL BE MEET ALL REQUIREMENTS ASSOCIATED WITH THIS AS OUTLINED IN THE ORDINANCE.
13. EXISTING TREES ON THE SITE SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.

STAKING AND MATERIALS NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
3. PARKING STALL DIMENSIONS ARE 18.0' (TO FACE OF CURB) X 9.0' WDE UNLESS OTHERWISE NOTED.
4. ALL BACK OF CURB RADII AT ROADWAY INTERSECTIONS SHALL BE 20-FEET UNLESS OTHERWISE NOTED.
5. REFER TO HOUSE PLANS FOR ACTUAL BUILDING DIMENSIONS.
6. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
7. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS, AND RIGHTS-OF-WAY, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
8. ALL ASPHALT PAVING SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE SCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, LATEST EDITION.
9. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
10. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
11. ALL PARKING STALL STRIPING SHALL BE 4-INCH WHITE LINES, UNLESS OTHERWISE NOTED.
12. STOP SIGNS SHALL BE R1-1, 30"x30".
13. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
14. NO DEMOLITION LANDFILLS ALLOWED ON SITE.

PLANTING NOTES

1. STREET TREES TO BE PLANTED ACCORDING TO THE LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "USA STANDARDS FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
3. HEIGHT AND WIDTH SPECIFICATIONS INDICATED ON PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER CONTAINER SIZE AND CALIPER.
4. CONTRACTOR SHALL RESOD LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
5. CONTRACTOR SHALL COORDINATE ALL PLANTING IN THE RIGHT-OF-WAY WITH THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION OR LOCAL TRANSPORTATION DEPARTMENT.
6. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET SHALL BE CUT AWAY AND REMOVED BY THE CONTRACTOR FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. CONTRACTOR SHALL REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
7. FOR NEW TREE PLANTING AREAS, CONTRACTOR SHALL REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR AMEND THE TOP 24" OF EXISTING SOIL TO MEET SPECIFIED TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
8. LARGE MATURING TREES SHALL BE A MINIMUM 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES.
9. TREE PROTECTION TO BE PROVIDED IN ACCORDANCE WITH LC UDO SECTION 4.4.1.F.9 AND CHAPTER 7.



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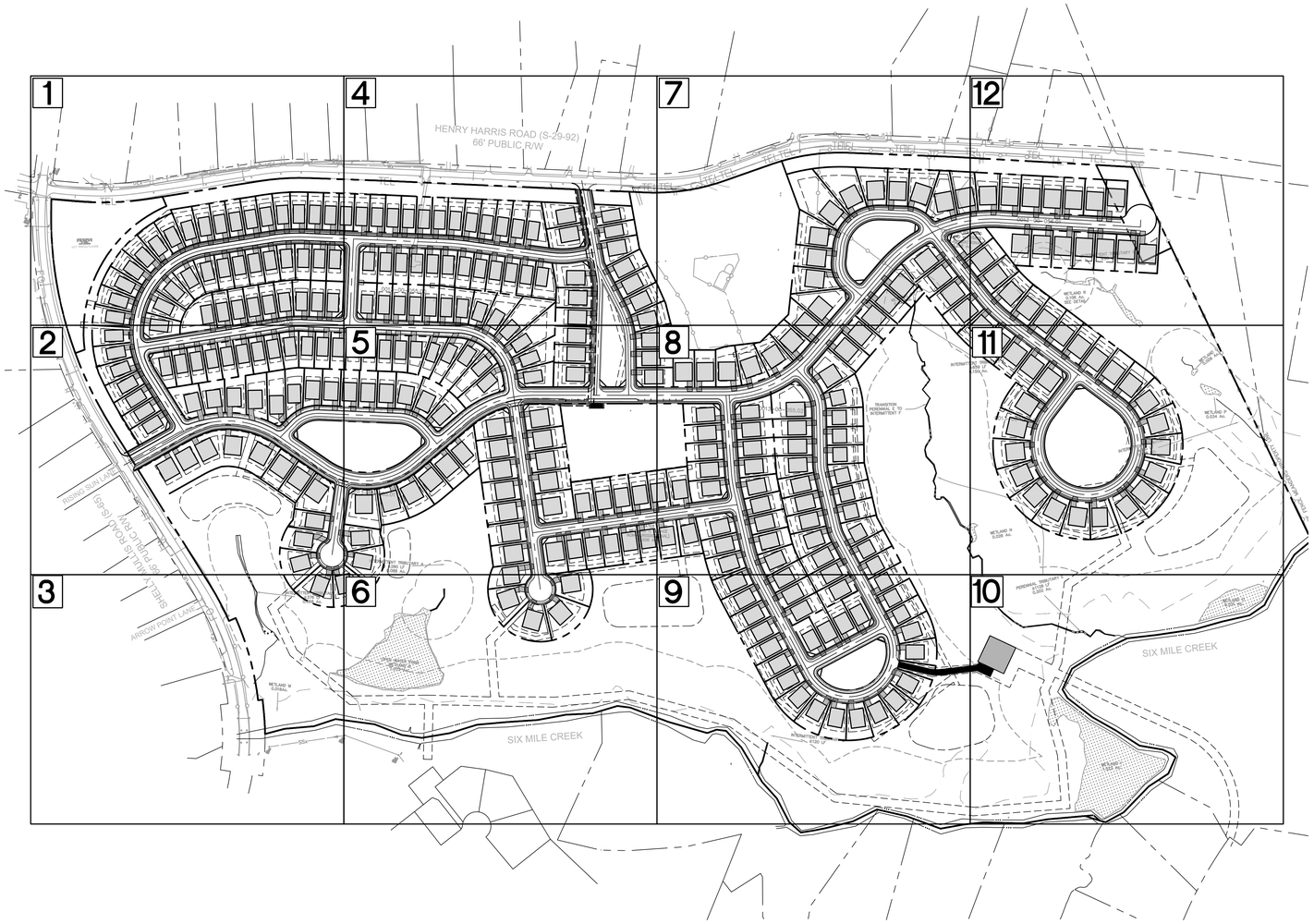
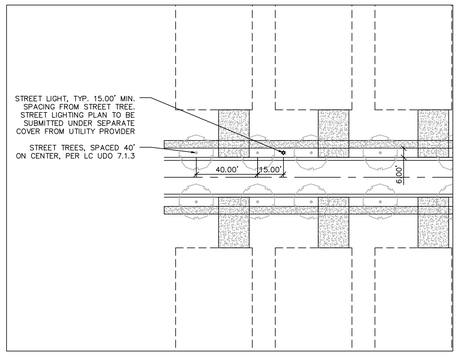
DEVELOPMENT SUMMARY

DEVELOPER:	PROVIDENT BAYARD
SITE ACREAGE:	169.07 ACRES (TOTAL ACREAGE)
TAX PARCEL:	0013-00-055.06 0013-00-055.00 0013-00-055.01 0013-00-056.01 0013-00-055.02 0013-00-055.05
EXISTING ZONING:	MEDIUM DENSITY RESIDENTIAL (MDR) [CLUSTER SUBDIVISION OVERLAY]
EXISTING OVERLAY:	CAROLINA HEELSPLITTER CAROLINA THREAD TRAIL
EXISTING USE:	VACANT/RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY
ALLOWABLE DENSITY:	2.50 DUA
PROPOSED DENSITY:	1.92 DUA
LOT COUNT:	325 LOTS PROPOSED*
55' LOT -	107 LOTS (32.92%)
65' LOT -	111 LOTS (34.15%)
75' LOT -	107 LOTS (32.92%)
MAX. BUILDING HT:	35'
LOT RANGES:	55' WIDTH X 130' DEPTH 65' WIDTH X 130' DEPTH 75' WIDTH X 130' DEPTH
FRONT SETBACK:	20'
REAR SETBACK:	30'
CORNER SETBACK:	15'
SIDE SETBACK:	7.5'
BUILDING SEPARATION:	10' REQUIRED (MIN.)
CONNECTIVITY INDEX:	1.5 PROPOSED SEGMENTS (33) PROPOSED NODES (22)
OPEN SPACE:	TOTAL OPEN SPACE SET ASIDE = ((TOTAL PARCEL [TP] - PRIMARY CONSERVATION [PC]) X OPEN SPACE PERCENTAGE [OSP]) + PRIMARY CONSERVATION
TP -	169.07 TOTAL SITE ACRES
PC -	3.26 ACRES PRIMARY CONSERVATION
OSP -	25% OPEN SPACE PERCENTAGE
REQUIRED O.S:	41.45 AC (25%)
PROPOSED O.S:	68.31 AC (41%)

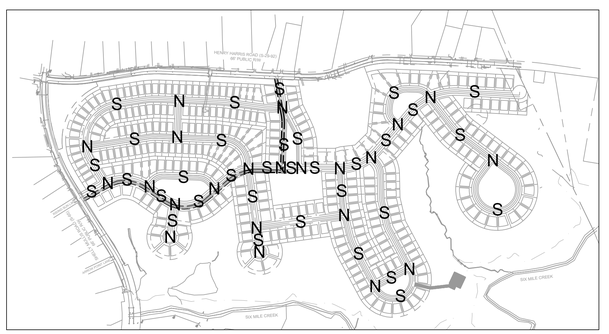
NOTE: FUTURE AMENITY STRUCTURES AND STORMWATER/UTILITY EASEMENTS SHALL NOT COUNT TOWARD REQUIRED OPEN SPACE, PER ORDINANCE.

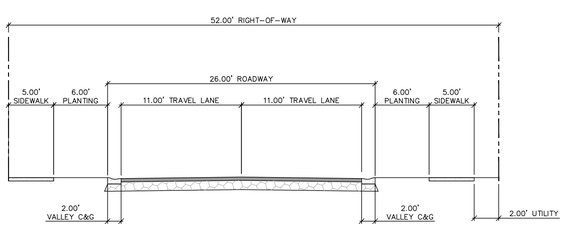


ROW PLANTING AND LIGHTING

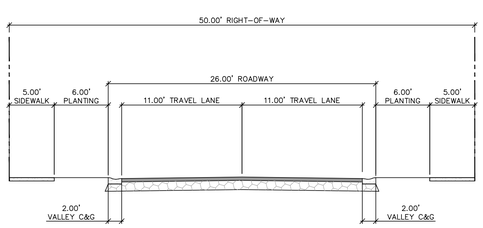


CONNECTIVITY INDEX

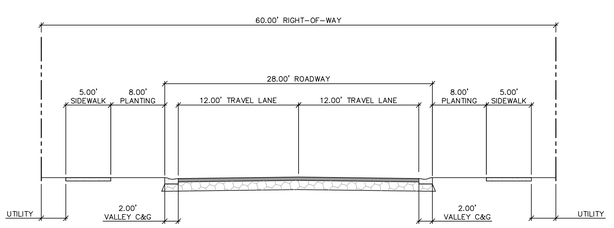




MODIFIED LOCAL URBAN
52.00' ROW
NOT TO SCALE



MODIFIED LOCAL URBAN
50.00' ROW
NOT TO SCALE



MODIFIED COLLECTOR URBAN
60.00' ROW
NOT TO SCALE

South Carolina 811

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
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4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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PROVIDENT BAYARD

1108 INDUSTRIAL DRIVE
MATTHEWS, NC 28105

WILSON CREEK SINGLE FAMILY

8309 HENRY HARRIS ROAD
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4717

Issued
03/15/2021

Revised

SCALE: 1"=200'
0 100' 200' 400'

C-200

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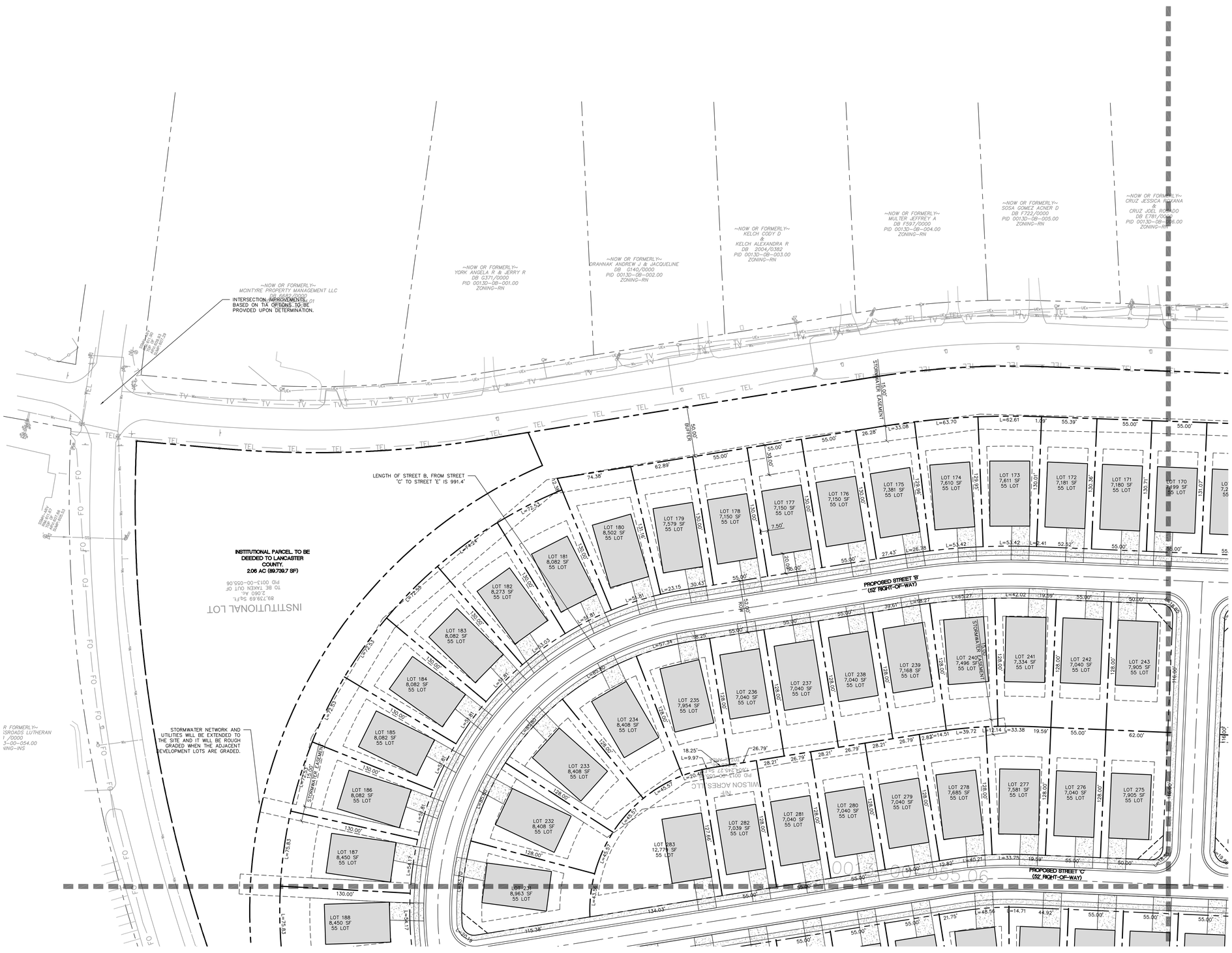

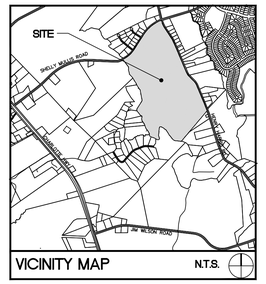

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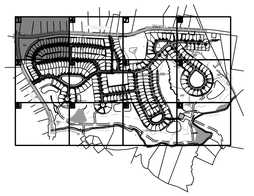

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PROVIDENT BAYARD

1108 INDUSTRIAL DRIVE
MATTHEWS, NC 28105

WILSON CREEK SINGLE FAMILY

8309 HENRY HARRIS ROAD
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4717

Issued
03/15/2021

Revised

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
BOLTON & MENK SOUTHEAST, LLC
No. 6475

SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1345
04/30/21

SCALE: 1"=40'
0 20' 40' 80'

C-201

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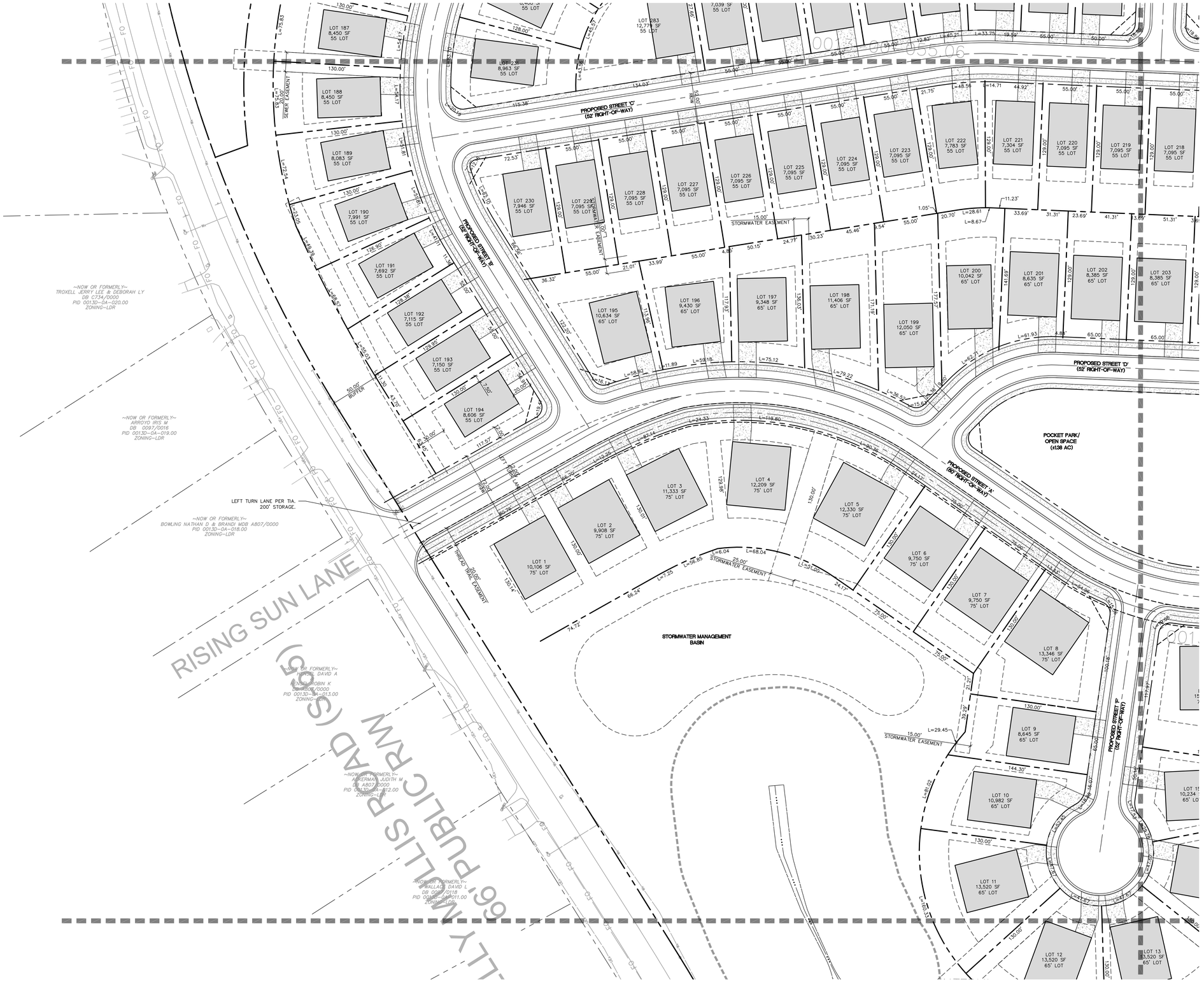

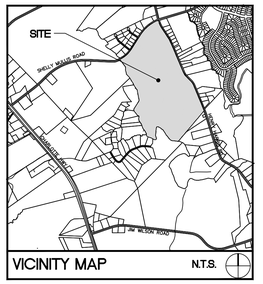

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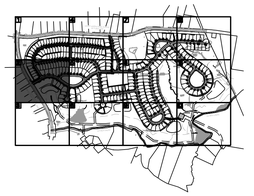

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1108 INDUSTRIAL DRIVE
MATTHEWS, NC 28105

WILSON CREEK SINGLE FAMILY

8309 HENRY HARRIS ROAD
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4717

Issued
03/15/2021

Revised

SOUTH CAROLINA
STATE OF
BOLTON & MENK SOUTHEAST, LLC
No. 6475
CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1345
RICHARD D. BASCOMB
04/30/21

SCALE: 1"=40'

0 20' 40' 80'

C-202

South Carolina 811
Call Before You Dig

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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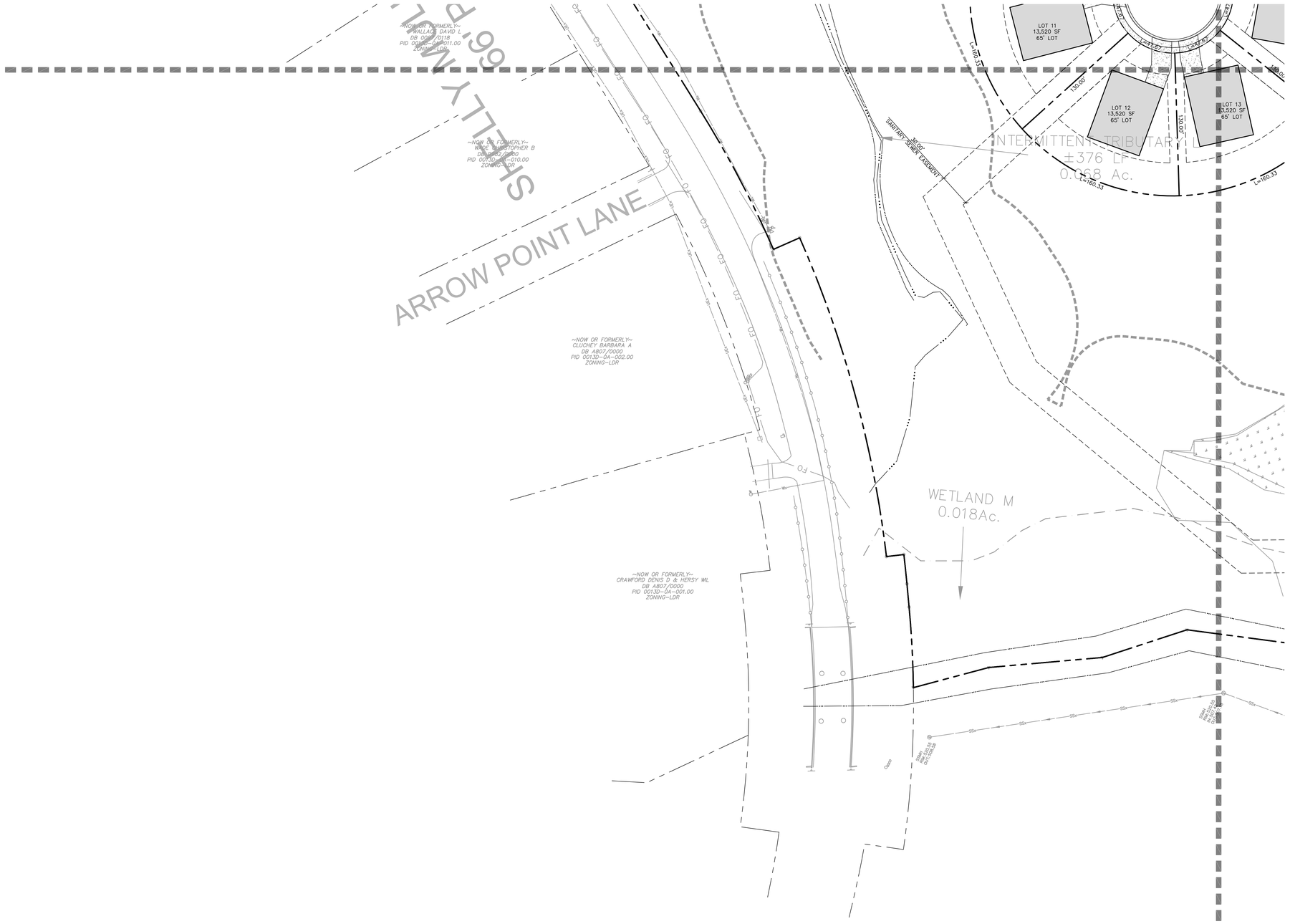

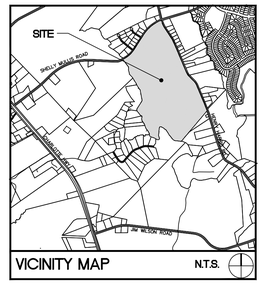

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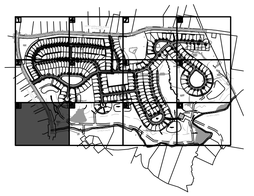

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PROVIDENT BAYARD

1108 INDUSTRIAL DRIVE
MATTHEWS, NC 28105

WILSON CREEK SINGLE FAMILY

8309 HENRY HARRIS ROAD
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4717

Issued
03/15/2021

Revised

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
BOLTON & MENK SOUTHEAST, LLC
No. 6475

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1345
CHRISTOPHER D. BARNHART
04/30/21

SCALE: 1"=40'

0 20' 40' 80'

C-203

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HENRY HARRIS ROAD (S-29-92)
60' PUBLIC R/W

~NOW OR FORMERLY~
CRUZ JESSICA PAULANA
&
CRUZ JOEL ROMAN
DB E781/0000
PID 0013-00-056.00
ZONING-RN

~NOW OR FORMERLY~
FIOLA DARIN
DB 2019/180
PID 0013-00-007.00
ZONING-LDR

~NOW OR FORMERLY~
FIOLA DARIN
DB 2019/180
PID 0013-00-008.00
ZONING-LDR

~NOW OR FORMERLY~
DOTSON NICK
&
DOTSON YVETTE
DB 4699/0000
PID 0013-00-056.04
ZONING-RN

~NOW OR FORMERLY~
DOTSON NICK WESLEY JR
&
DOTSON NICK WESLEY
DB 4699/0000
PID 0013-00-056.02
ZONING-RN

~NOW OR FORMERLY~
ENOS DANIEL M
DB 2001/0585
PID 0013-00-056.07
ZONING-RN

~NOW OR FORMERLY~
GOMER GEORGE D JR
DB 2001/0585
PID 0013-00-056.05
ZONING-RN

~NOW OR FORMERLY~
PHILLIPS DONNA M
DB 2004/0245
PID 0013-00-056.06
ZONING-LDR

0013-00-055.00

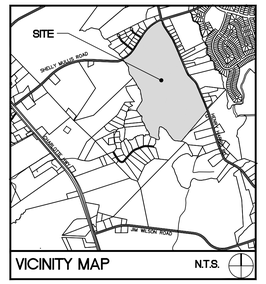
PROPOSED STREET 'B'
(52' RIGHT-OF-WAY)

PROPOSED STREET 'C'
(52' RIGHT-OF-WAY)

PROPOSED STREET 'E'
(50' RIGHT-OF-WAY)

50.00' BUFFER

LOT 171 7,180 SF 55 LOT
LOT 170 7,199 SF 55 LOT
LOT 169 7,218 SF 55 LOT
LOT 168 7,238 SF 55 LOT
LOT 167 7,246 SF 55 LOT
LOT 166 7,240 SF 55 LOT
LOT 165 7,233 SF 55 LOT
LOT 164 7,289 SF 55 LOT
LOT 163 7,591 SF 55 LOT
LOT 162 7,652 SF 55 LOT
LOT 161 7,740 SF 55 LOT
LOT 160 8,012 SF 55 LOT
LOT 159 8,284 SF 55 LOT
LOT 158 10,481 SF 55 LOT
LOT 156 10,720 SF 65' LOT
LOT 157 10,319 SF 65' LOT
LOT 155 8,174 SF 55 LOT
LOT 154 7,151 SF 55 LOT
LOT 153 9,270 SF 65' LOT
LOT 152 8,604 SF 65' LOT
LOT 151 8,524 SF 65' LOT
LOT 150 8,740 SF 65' LOT
LOT 149 9,339 SF 65' LOT
LOT 148 9,740 SF 65' LOT
LOT 243 7,920 SF 55 LOT
LOT 244 8,417 SF 55 LOT
LOT 245 7,040 SF 55 LOT
LOT 246 7,040 SF 55 LOT
LOT 247 7,040 SF 55 LOT
LOT 248 7,040 SF 55 LOT
LOT 249 7,347 SF 55 LOT
LOT 250 7,352 SF 55 LOT
LOT 251 7,174 SF 55 LOT
LOT 252 7,148 SF 55 LOT
LOT 253 7,122 SF 55 LOT
LOT 254 7,096 SF 55 LOT
LOT 255 9,637 SF 55 LOT
LOT 256 11,593 SF 65' LOT
LOT 257 9,267 SF 65' LOT
20.00' THREAD TRAIL EASEMENT
10.00' THREAD TRAIL PATH
LOT 258 8,450 SF 65' LOT
LOT 259 8,450 SF 65' LOT
LOT 275 7,905 SF 55 LOT
LOT 274 8,417 SF 55 LOT
LOT 273 7,040 SF 55 LOT
LOT 272 7,040 SF 55 LOT
LOT 271 7,040 SF 55 LOT
LOT 270 7,040 SF 55 LOT
LOT 269 6,945 SF 55 LOT
LOT 268 7,487 SF 55 LOT
LOT 267 8,373 SF 55 LOT
LOT 266 10,466 SF 55 LOT
LOT 265 15,260 SF 55 LOT
LOT 264 14,715 SF 55 LOT
POCKET PARK/ OPEN SPACE (±0.57 AC)
34.00' R/W



VICINITY MAP N.T.S.

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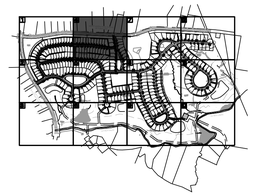

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PROVIDENT BAYARD
1108 INDUSTRIAL DRIVE
MATTHEWS, NC 28105

WILSON CREEK SINGLE FAMILY

8309 HENRY HARRIS ROAD
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4717

Issued
03/15/2021

Revised

BOLTON & MENK SOUTHEAST, LLC No. 6475
STATE OF SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
REGISTERED LANDSCAPE ARCHITECT No. 1345
STATE OF SOUTH CAROLINA
RONALD B. MAYNARD
04/30/21

SCALE: 1"=40'
0 20' 40' 80'

South Carolina 811 Call 811 Before You Dig

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C-204

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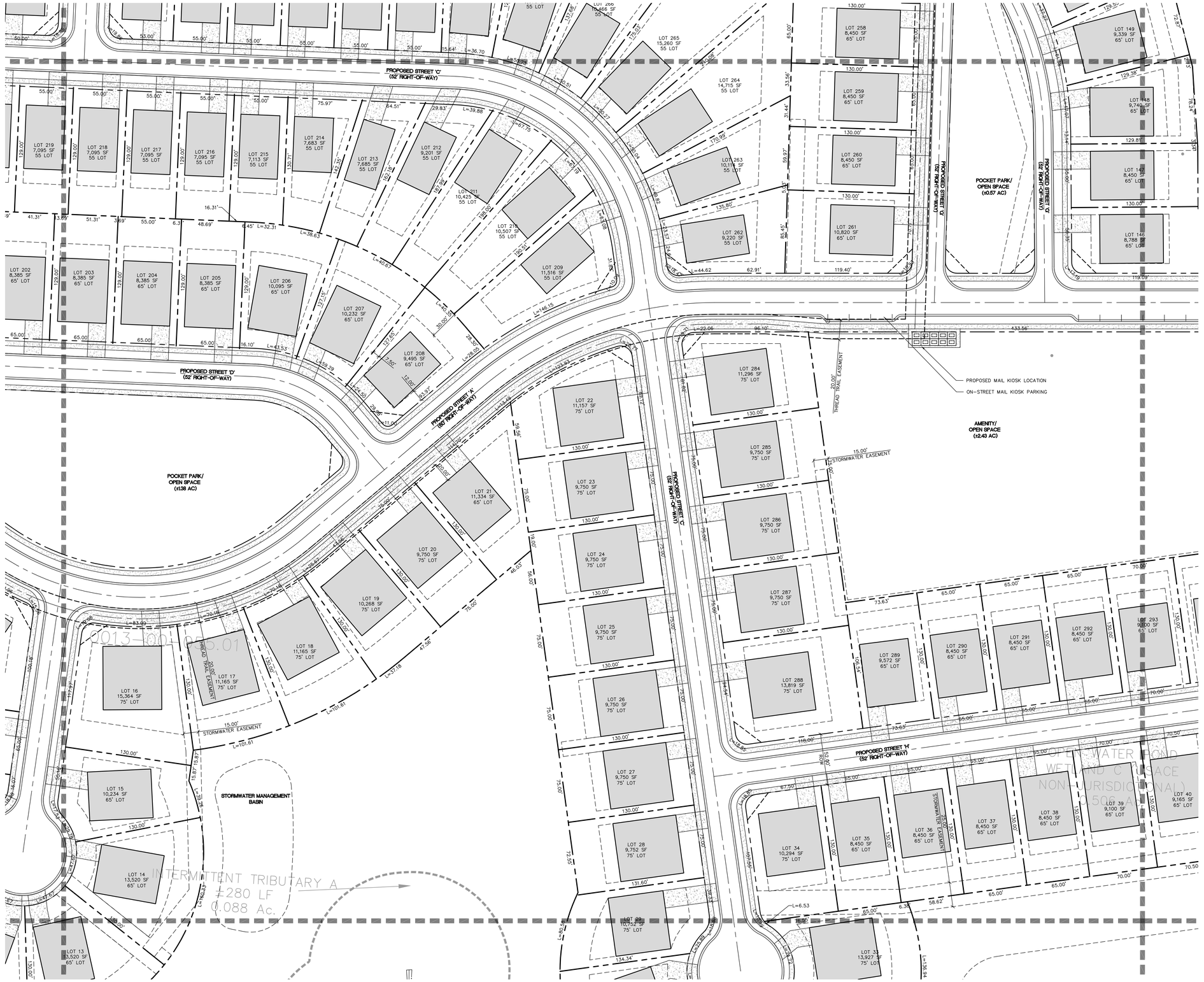

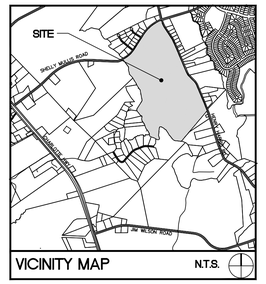

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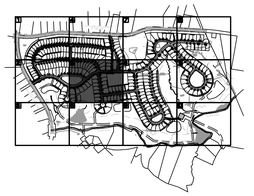

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PROVIDENT BAYARD

1108 INDUSTRIAL DRIVE
MATTHEWS, NC 28105

WILSON CREEK SINGLE FAMILY

8309 HENRY HARRIS ROAD
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4717

Issued
03/15/2021

Revised

SOUTH CAROLINA
BOLTON & MENK SOUTHEAST, LLC
No. 6475
CERTIFICATE OF AUTHORIZATION

REGISTERED LANDSCAPE ARCHITECT
STATE OF SOUTH CAROLINA
No. 1345
DAVID B. BAYLOR
04/30/21

SCALE: 1"=40'
0 20' 40' 80'

C-205

South Carolina 811
Call 811 It's Before You Dig

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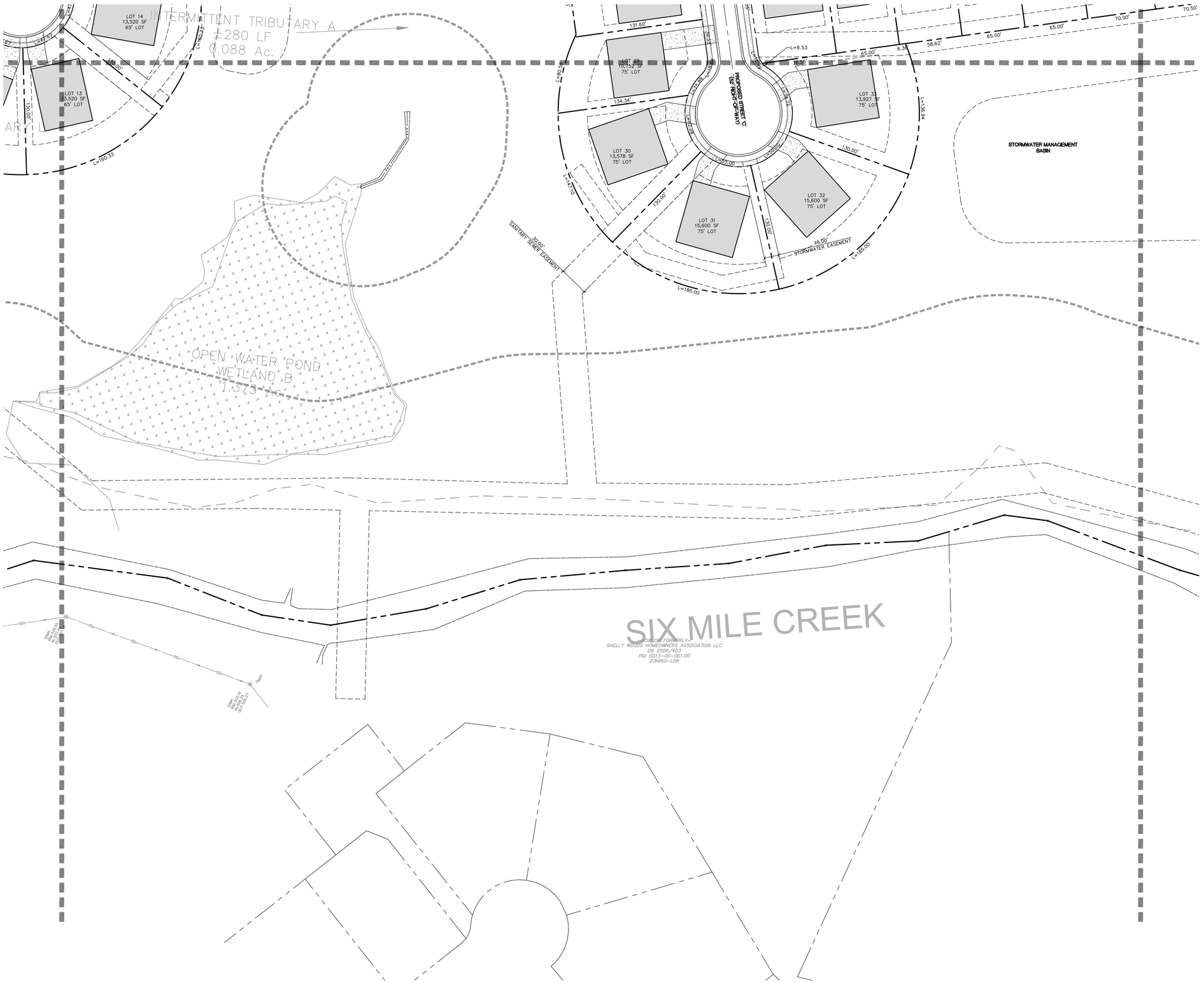
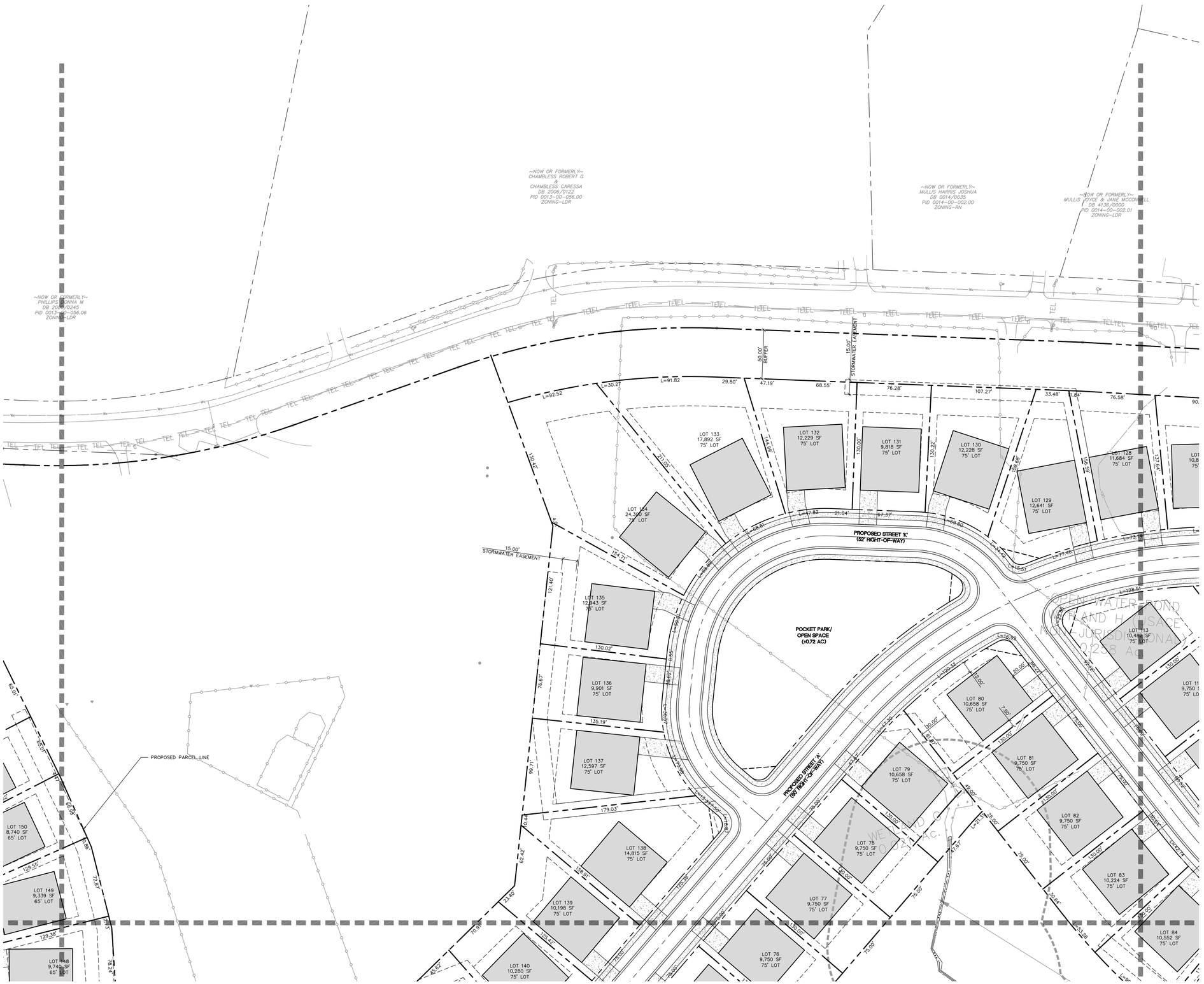
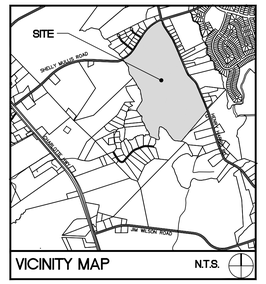

INTERMITTENT TRIBUTARY A
±280 LF
0.088 Ac.
LOT 14
13,520 SF
65' LOT
LOT 13
13,520 SF
65' LOT
LOT 29
10,752 SF
75' LOT
LOT 30
13,578 SF
75' LOT
LOT 31
15,600 SF
75' LOT
LOT 32
15,600 SF
75' LOT
LOT 33
13,927 SF
75' LOT
PROPOSED STREET 'C'
(50' RIGHT-OF-WAY)
STORMWATER MANAGEMENT
BASIN
30.00'
SANITARY SEWER EASEMENT
16.00'
STORMWATER EASEMENT
OPEN WATER POND
WETLAND B
1.373 Ac.
SIX MILE CREEK
(NOW/OR FORMERLY)
SHELLY WOODS HOMEOWNERS ASSOCIATION LLC
DB 2006/403
PID 0013-00-061.00
ZONING-LDR
131.60'
134.34'
58.62'
65.00'
70.00'
70.50'
130.00'
150.00'
160.53'
185.00'
L=6.53
L=90.00
L=23.56
L=47.12
L=185.94
L=47.12
L=23.56
L=90.00
L=47.12
L=47.12
L=90.00
L=47.12





VICINITY MAP N.T.S.

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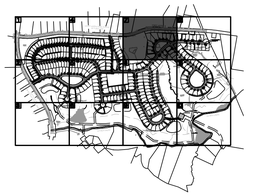

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PROVIDENT BAYARD

1108 INDUSTRIAL DRIVE
MATTHEWS, NC 28105

WILSON CREEK SINGLE FAMILY

8309 HENRY HARRIS ROAD
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4717

Issued
03/15/2021

Revised

BOLTON & MENK SOUTHEAST, LLC No. 6475
STATE OF SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
REGISTERED LANDSCAPE ARCHITECT No. 1345 RICHARD D. BARTLETT
04/30/21

SCALE: 1"=40'
0 20' 40' 80'

C-207

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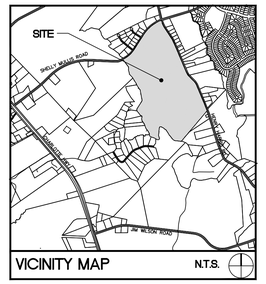

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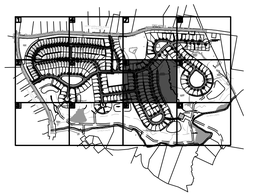

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PROVIDENT BAYARD

1108 INDUSTRIAL DRIVE
MATTHEWS, NC 28105

WILSON CREEK SINGLE FAMILY

8309 HENRY HARRIS ROAD
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4717

Issued
03/15/2021

Revised

SOUTH CAROLINA, INC.
BOLTON & MENK SOUTHEAST, LLC
No. 6475
CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1345
DAVID D. BALTHAZAR
04/30/21

SCALE: 1"=40'
0 20' 40' 80'

South Carolina 811
Call Before You Dig

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C-208

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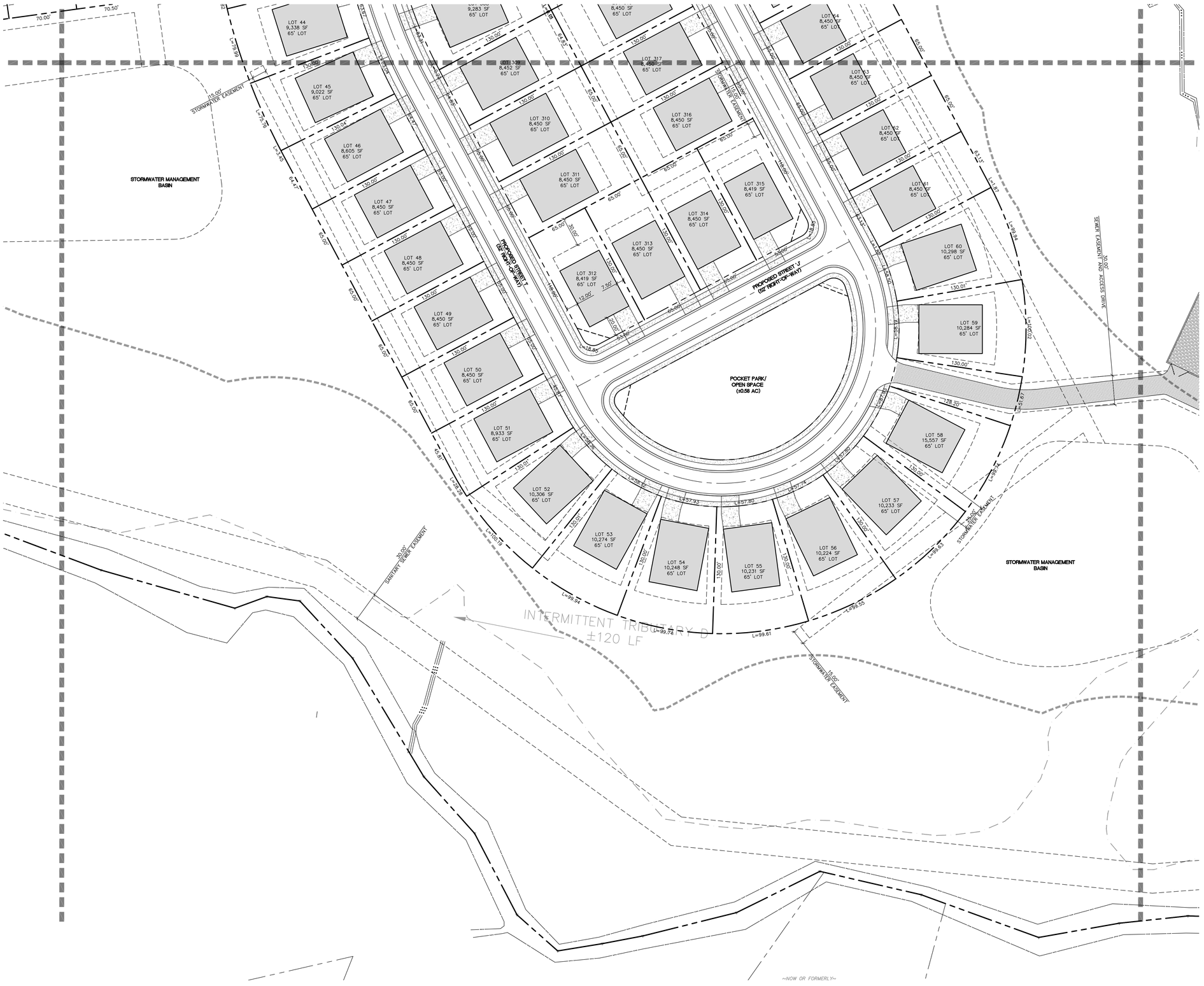

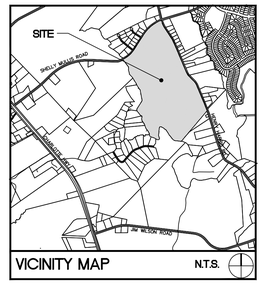

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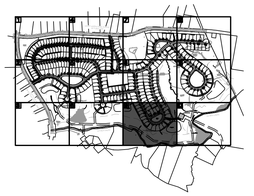

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REGISTERED LANDSCAPE ARCHITECT
No. 1345
RICHARD D. BARRY
04/30/21

SCALE: 1"=40'
0 20' 40' 80'

C-209

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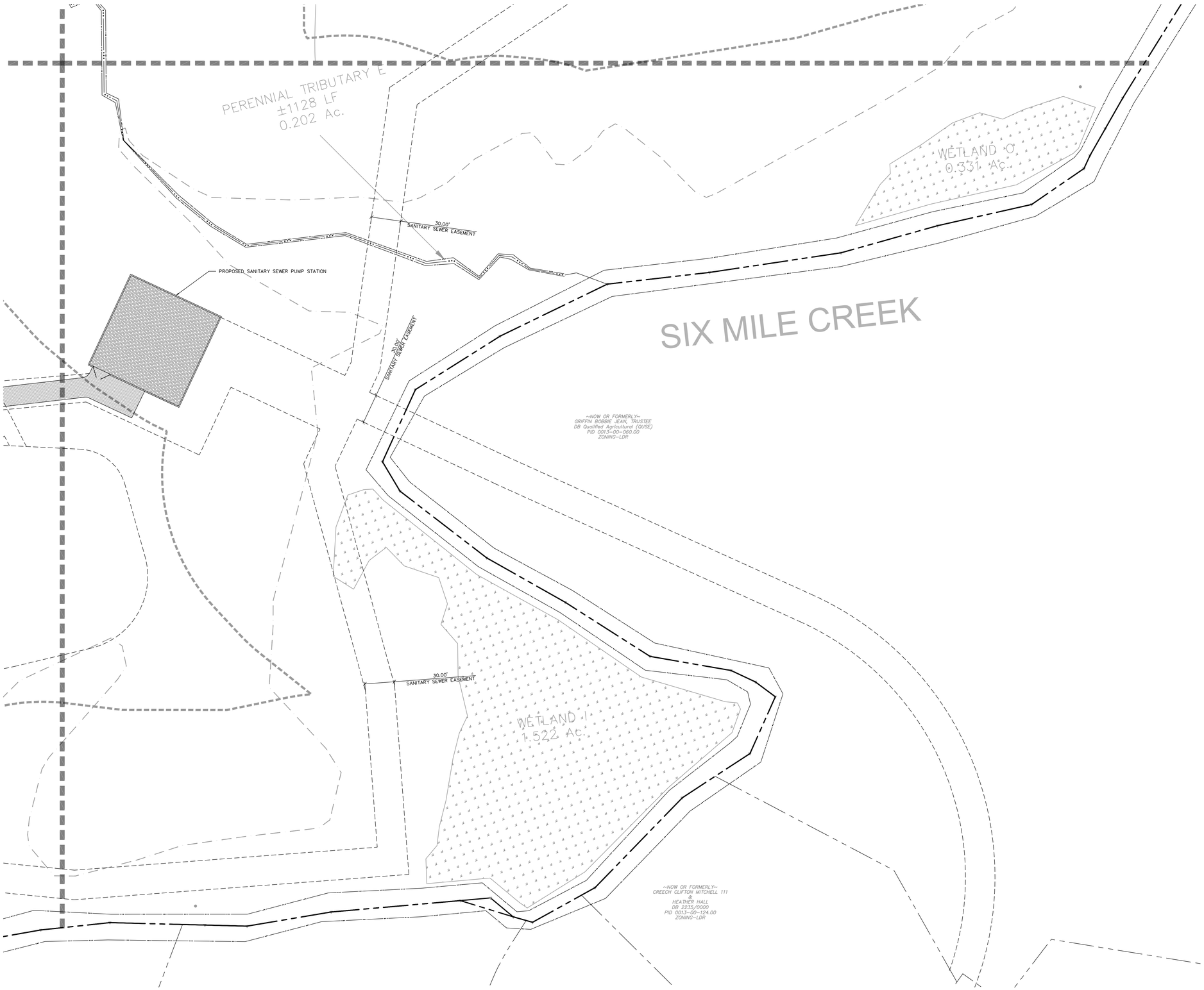

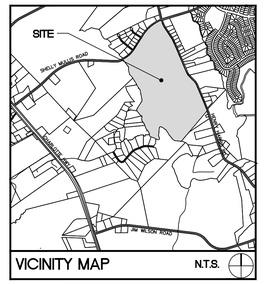

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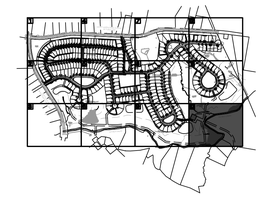

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BOLTON & MENK SOUTHEAST, LLC
No. 6475

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
No. 1345
DAVID D. BATEMAN
04/30/21

SCALE: 1"=40'
0 20' 40' 80'

C-210

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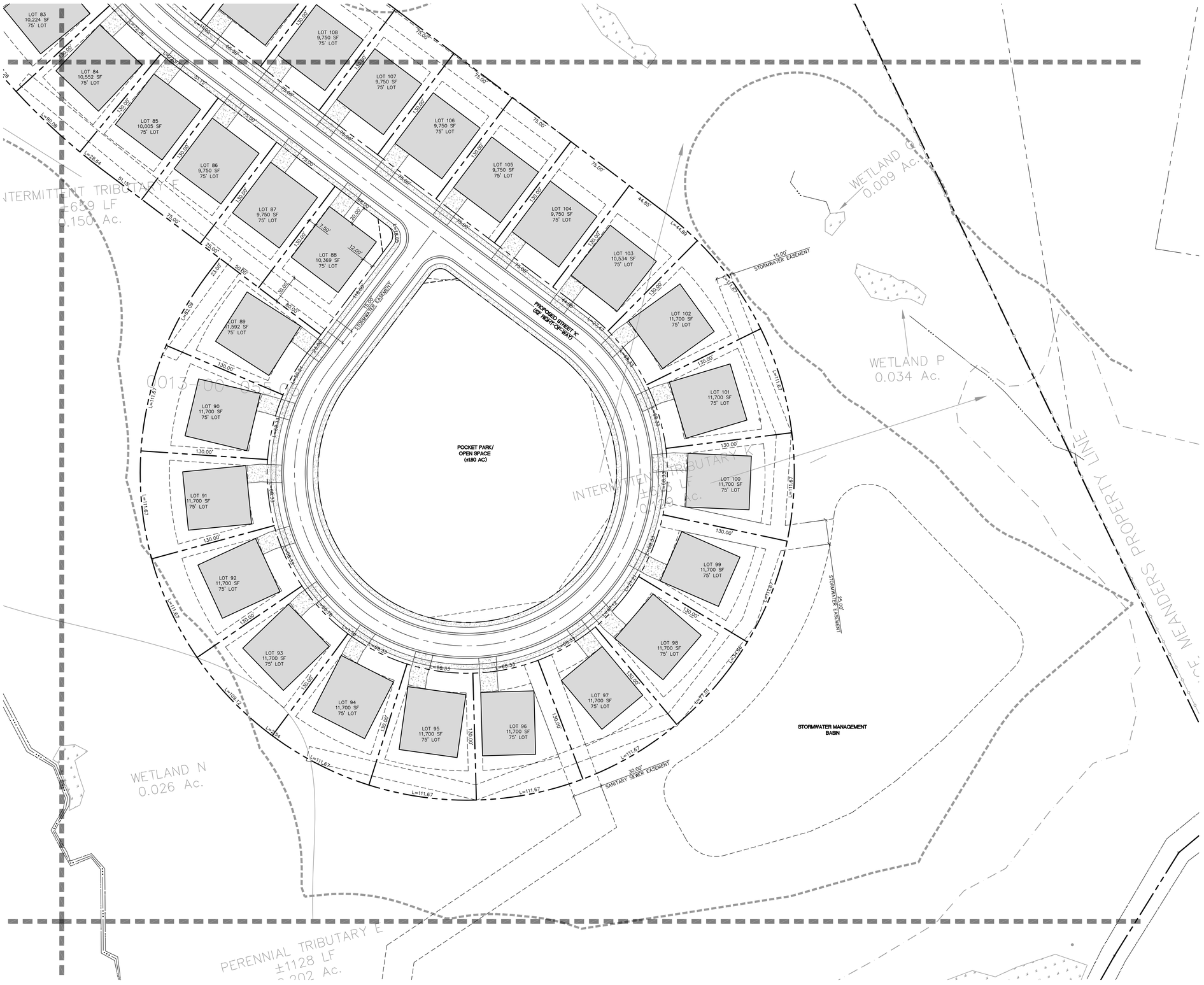
LOT 83
10,224 SF
75' LOT
LOT 84
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75' LOT
LOT 85
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LOT 86
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LOT 87
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75' LOT
LOT 106
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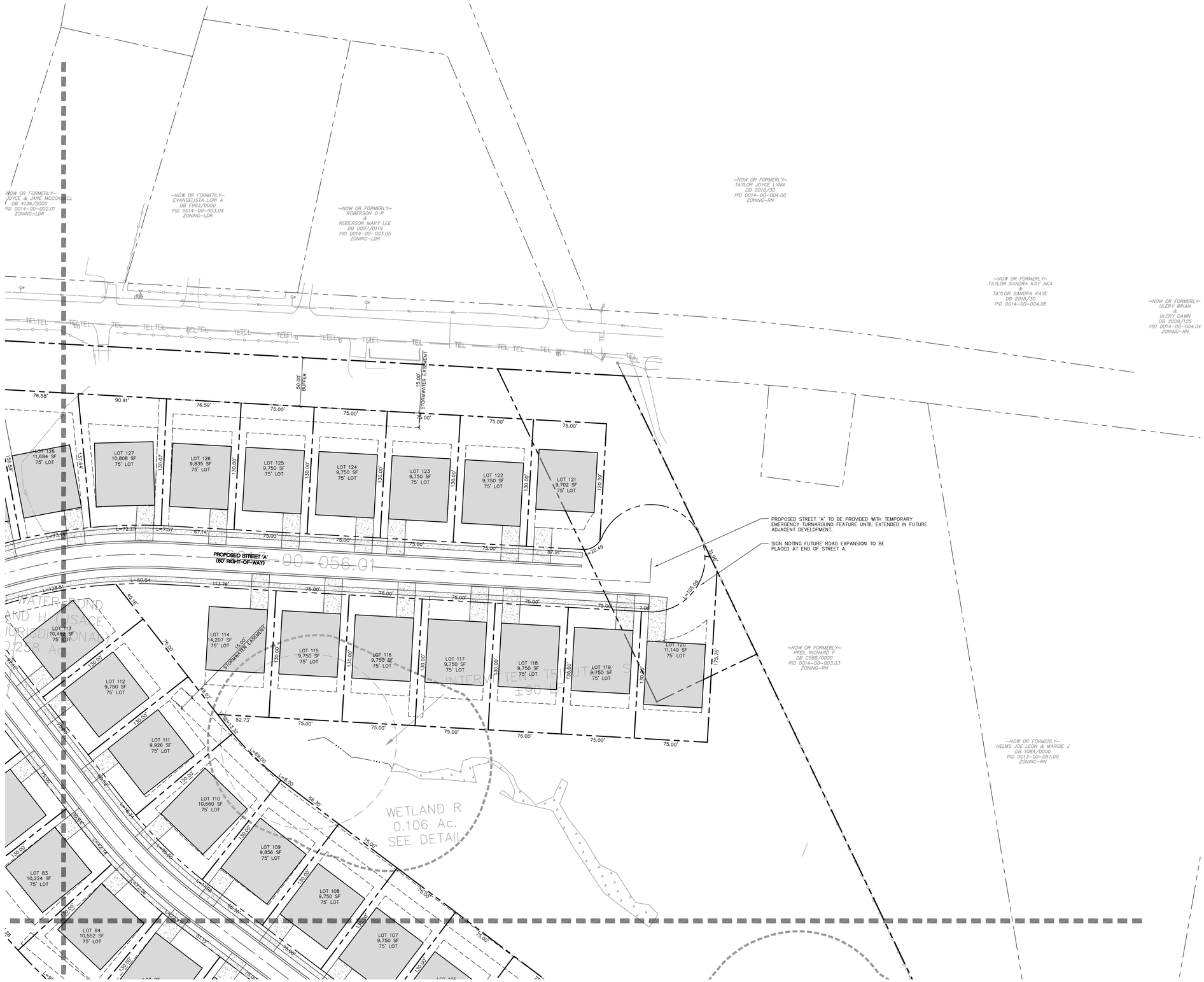
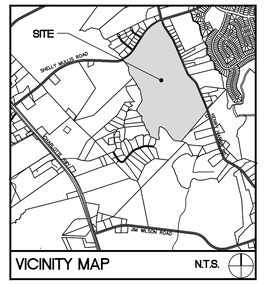
75' LOT
LOT 107
9,750 SF
75' LOT
LOT 108
9,750 SF
75' LOT
POCKET PARK/
OPEN SPACE
(±1.80 AC)
PROPOSED STREET 'A'
(50' RIGHT-OF-WAY)
STORMWATER EASEMENT
15.00' STORMWATER EASEMENT
25.00' STORMWATER EASEMENT
30.00' SANITARY SEWER EASEMENT
STORMWATER MANAGEMENT
BASIN
WETLAND O
0.009 Ac.
WETLAND P
0.034 Ac.
WETLAND N
0.026 Ac.
INTERMITTENT TRIBUTARY F
±659 LF
0.150 Ac.
INTERMITTENT TRIBUTARY K
±68 LF
0.010 Ac.
PERENNIAL TRIBUTARY E
±1128 LF
0.202 Ac.
PROPERTY LINE
PROPERTY LINE MEANDERS
L=90.08'
L=28.64'
L=90.59'
L=111.67'
L=44.85'
L=59.45'
L=68.33'
L=68.33
L=68.33
L=68.33





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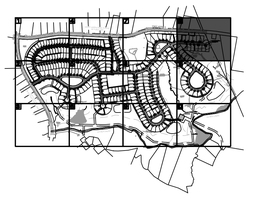

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04/30/21

SCALE: 1"=40'
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C-212

South Carolina 811

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Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2021-0704, Restaurant Parking
Contact Person / Sponsor: Robert Tefft, Senior Planner
Department: Planning
Date Requested to be on Agenda: 5/18/2021

Issue for Consideration:
See Staff Report

Points to Consider:
See Staff Report

Recommendation:
See Staff Report

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	5/11/2021	Planning Staff Report
Ex 1: Proposed Text Amendment	5/11/2021	Exhibit
Ex 2: Research From Surrounding Jurisdictions	5/11/2021	Exhibit

PROPOSAL: Amend Unified Development Ordinance Section 7.2.4, Off-Street Parking and Loading Requirements, to modify minimum required parking spaces.

APPLICABLE CHAPTER(S): Chapter 7

APPLICANT: Lancaster County

PROJECT SUMMARY & PROPOSAL:
The Planning Department has noticed that with the recent development of a few specific projects that the minimum amount of off-street parking required for restaurant and other Commercial/Entertainment uses is resulting in parking spill over onto adjacent properties. Accordingly, Lancaster County is proposing to amend Chapter 7 of the Unified Development Ordinance (UDO) to increase or establish certain off-street parking requirements.

OUTLINE OF TEXT AMENDMENT:
The following sections of the UDO are proposed to be amended:

Section 7.2.4.A, Parking Requirements by Use Table:

The proposed text amendment would establish a minimum off-street parking requirement for the Bar/Tavern/Brewpub use at one space per 50 square feet of indoor seating area and one space per 400 square feet of brewing area. The minimum off-street parking requirement for the Restaurant use would be modified from one per 250 square feet (of gross leasable area) to one per 75 square feet of indoor seating area. Additionally, a minimum off-street parking requirement for outdoor seating area, dance floor, standing room only food/beverage areas would be established for both the Bar/Tavern/Brewpub and Restaurant uses at one per three occupants (as per the established occupant load).

It should be noted that the minimum off-street parking requirements proposed in this text amendment were determined based upon research and analysis of various minimum off-street parking requirements for similar uses in surrounding jurisdictions, as well as others in located in North and South Carolina. The research is attached as an Exhibit to this staff report.

Section 7.2.4.C, Exemptions and Adjustments:

The proposed text amendment would remove Section 7.2.4.C.2 in its entirety as it is an exemption more consistent with urban development patterns and therefore inconsistent with the generally suburban and rural development patterns of Lancaster County, as well as being contrary to the balance of the amendment being proposed.

Based on staff's findings, we offer the modifications attached to the Draft Ordinance for the Commission's consideration. For ease of reference, new text is referenced in red/underlined font and deletions are referenced in ~~strikethrough~~ font. The proposed language is found in Attachment 1.

FINDINGS AND CONCLUSIONS:
The proposed text amendment has been found to be consistent with the applicable provisions of the Comprehensive Plan as required by UDO Section 9.2.15.B.3, as well as with the applicable provisions of SC Code Title VI.

This amendment would increase the amount of off-street parking required to be provided for future restaurant development and expansions, but would not impact or otherwise require any existing restaurants to provide additional parking.

STAFF RECOMMENDATION:
Staff recommends **approval** of the proposed text amendment.

ATTACHMENTS:

1. Proposed Text Amendment
2. Research from Surrounding Jurisdictions

STAFF CONTACT:
Robert G. Tefft, Senior Planner
rtefft@lancastersc.net

7.2.4 OFF-STREET PARKING AND LOADING REQUIREMENTS

****

A. PARKING REQUIREMENTS BY USE TABLE

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

Use Category	Minimum Required Auto Spaces
Residential	
Dwelling - Single Family & Two Family	1 per unit
Dwelling – Three Family & Four Family	1.5 per unit
Dwelling - Multifamily & Townhome	1.5 per unit
Dwelling - Accessory	1 space per unit
Live-Work Units	1 per 500 sf
Residential Care Facilities	1 per 2 units
All Other Residential Uses	1 per unit
Lodging – All Uses	1 per room
Office/Service	
Medical Clinic	1 per 350 sf
All Other Office/Service Uses	1 per 500 sf
Commercial/Entertainment	
Amusements (Indoor & Outdoor)	No requirement
Bar/Tavern/Brewpub	1 per 50 sf of indoor seating area
	1 per 400 sf of brewing area
	1 per 3 occupants of outdoor seating area, dance floor, standing room only food/beverage areas, etc. (per occupant load)
Restaurant	1 per ~~250~~ 75 sf of indoor seating area
	1 per 3 occupants of outdoor seating area, dance floor, standing room only food/beverage areas, etc. (per occupant load)
Theater (Indoor & Outdoor)	1 per 80 sf in auditorium
All Other Commercial/Entertainment Uses	1 per 400 sf
Civic	
Places of Assembly (Residential Districts)	No requirement
Places of Assembly (All Other Districts)	1 per 80 sf in main assembly hall
Private Recreational Facility	1 per 250 sf
All Other Civic Uses	1 per 500 sf
Educational/Institutional	
Child/Adult Day Care Centers (6 of more persons)	1 per 500 sf
All Other Educational/Institutional Uses	1 per 1000 sf
Automotive	
Vehicle Services – Minor Maintenance/Repair	1 per gas pump and repair bay

Vehicle Services – Major Repair/Body Work	2 per repair bay
All Other Automotive Uses	1 per 400 sf of office space
Industrial/Wholesale/Storage – All Uses	No requirement
Agricultural – All Uses	No requirement
Infrastructure – All Uses	No requirement

* * * * * * * * * *

C. EXEMPTIONS AND ADJUSTMENTS

1. **Exemptions**: Uses in the AR, RR, RN, OS, and IMX Districts are exempt from the minimum parking requirements of this subsection.

~~2. **Commercial Uses in Mixed-Use Districts**: All commercial uses in RMX and MX Districts shall provide all required parking on-site at a rate of one space per 400 square feet. The use of on-street spaces shall not be permitted in this calculation.~~

~~3~~2. **Residential Care Facilities**: The Administrator may authorize a reduction in off-street parking requirements for multifamily dwellings that provide Residential Care Facilities (including dwelling two family and multifamily buildings of 4 or more units) to no less than 3 off-street parking spaces for each 4 dwelling units or fraction thereof. Should a change of use occur such that the building is no longer providing Residential Care Facilities as the primary use, parking requirements shall meet the minimum ratio for residential uses as required in the table above.

~~4~~3. **Tree Preservation**: The minimum number of parking spaces required may be adjusted by the Administrator when it has been determined that the reductions are necessary to preserve a healthy tree or trees (with a 12 inch or greater diameter at breast height) from being damaged or removed.

* * * * * * * * * *

	RESTAURANT		RESTAURANT (w/ drive-thru)		BAR / NIGHTCLUB		OUTDOOR ENT. / ASSEMBLY		BREWERY / BREWPUB	
	Minimum	*Equalized SF @ 1 per*	*Minimum*	*Equalized SF @ 1 per*	*Minimum*	*Equalized SF @ 1 per*	*Minimum*	*Equalized SF @ 1 per*	*Minimum*	*Equalized SF @ 1 per*
Lancaster County, SC	***1 per 250 sf***	***250***	***1 per 250 sf***	***250***	***1 per 400 sf***	***400***	***None***	***0***	***1 per 400 sf***	***400***
Asheville, NC	1 per 3 seats	45	1 per 3 seats	45	1 per 3 seats	45	-		1 per 3 seats	45
Buncombe County, NC	1 per 3 seats	45	1 per 3 seats	45	1 per 3 seats	45	-		-	
Cabarrus County, NC	1 per 3 seats	45	1 per 3 seats	45	1 per 300 sf	300	-		-	
Charleston, SC (peninsula)	1 per 100 sf	100	1 per 75 sf	75	1 per 100 sf	100	1 per 130 sf	130	-	
Charleston, SC (all other)	1 per 90 sf	90			1 per 90 sf	90	1 per 200 sf	200	-	
Charlotte, NC	1 per 75 sf	75	1 per 75 sf	75	1 per 75 sf	75	-		0.25 per 1000 sf 1 per 75 sf	4000 75
Columbia, SC	8 per 1000 sf	125	8 per 1000 sf	125	12 per 1000 sf	83	-		1.7 per 1000 sf	588
Concord, NC	1 per 3 seats	45	1 per 3 seats	45	-		1 per 6 seats 1 per 50 sf	90 50	-	
Fort Mill, SC	1 per 3 persons	45	1 per 3 persons	45	-		-		-	
Greenville, SC	1 per 100 sf	100	1 per 150 sf	150	1 per 100 sf	100	1 per 3 seats	45	-	
Greenville County, SC	1 per 3 seats	45	-		-		1 per 4 seats 1 per 30 sf	60 30	-	
Indian Trail, NC	6 per 1000 sf	166	10 per 1000 sf	100	10 per 1000 sf	100	1 per 4 seats	60	6 per 1000 sf	166
Kershaw County, SC	1 per 125 sf	125	1 per 125 sf	125	1 per 125 sf	125	-		-	
Matthews, NC	1 per 3 seats	45	-		-		1 per 4 seats 1 per 150 sf	60 150	-	
Matthews, NC (HUC, SRN, C-MF, MUD, TS, and ENT)	1 per 5 seats	75	-		-		1 per 6 seats 1 per 300 sf	90 300	-	
Mount Pleasant, SC	2 per 100 sf	50	2 per 100 sf	50	2 per 100 sf	50	2 per 100 sf	50	-	
Rock Hill, SC	1 per 75 sf	75	1 per 75 sf	75	1 per 50 sf	50	1 per 75 sf	75	1 per 250 sf 1 per 75 sf	250 75
Union County, NC	1 per 100 sf	100	-		-		1 per 4 seats	60	-	
York County, SC	1 per 80 sf	80	1 per 80 sf	80	1 per 150 sf	150	1 per 4 seats	60	-	
Average All Researched		**78**		**77**		**101**		**94**		**743**
Average Unique Values		**97**		**89**		**115**		**113**		**225**
Median All Researched		**75**		**75**		**90**		**60**		**166**
Median Unique Values		**95**		**80**		**87**		**83**		**166**

Agenda Item Summary

Ordinance # / Resolution #: SD-2020-1750 Carolina Ventures1 LLC
Contact Person / Sponsor: K. See
Department: Planning
Date Requested to be on Agenda: 5/18/2021

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Postponement Request	5/12/2021	Exhibit

Lancaster County Planning Department
Administration Building
101 North Main Street
PO Box 1809
Lancaster, SC 29720

5/11/2021

RE: Robert Turi – Van Wyck Subdivision Preliminary Plat – PC Meeting

Dear Katie:

We're submitting this letter to officially let you know that we would like to postpone the submittal of the Van Wyck Subdivision project for the planning commission agenda until the June Planning Commission meeting. We're looking forward to the June PC meeting.

Please contact Robert Turi, (760) 505-7968, or myself if you have any questions.

Best Regards,

Bryan Linton

Bryan Linton, PE

PLOTT HOUND ENGINEERING

146 Valley Glen Dr
Waxhaw, NC 28173

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Agenda Item Summary

Ordinance # / Resolution #: CP-2020-3057 and RZ-2020-2887 "Quarry Project"
Contact Person / Sponsor: K. See
Department: Planning
Date Requested to be on Agenda: 5/18/2021

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Withdrawal Letter	5/11/2021	Exhibit

Kennedy

Consulting KCS Services, LLC

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April 29, 2021

Ms. Katie See, Senior Planner
Lancaster County Planning Department
101 N. Main Street
Lancaster, SC 29720

Re: Primo Holdings, LLC Rezoning Application and Request to Amend Lancaster County Comprehensive Plan, parcels TMS# 009-00-017.01 & 0093-00-001.00

Case No: CP-2020-3057, Request to amend the future land use designation of two parcels totaling approximately 370 acres in size

Case No: RZ-2020-2887 Request to amend zoning of two parcels totaling approximately 370 acres in size from AR to Mining (M) District

Ms. See:

In regard to the above referenced rezoning applications and changing their future land use designations, Primo Holdings, LLC has decided to withdraw these applications from consideration before the Lancaster County Council. Please provide confirmation of the County's acceptance of this withdrawal request.

We appreciate the time and effort the Planning Staff spent on this application.

Thank you for your consideration to this request.

Sincerely,

Craig Kennedy
KCS Principal

cc Vince La Barbera
Alexander Shissias