Planning Commission Members
District 1: Alan Patterson
District 2: T. Yokima Cureton
District 3: Charles Deese, Chair
District 4: Judianna Tinklenberg
District 5: James Barnett, Vice-Chair
District 6: Sheila Hinson
District 7: Ben Levine

County Attorney
Ginny L. Merck-Dupont

Clerk to Planning Commission
Jennifer Bryan

Development Services Director
Allison Hardin

May 2, 2024 | **6:00 PM** | **101 North Main Street, Lancaster, SC 29720**

LANCASTER COUNTY PLANNING COMMISSION
Council Chambers, Lancaster County Administration Building, 101 N. Main Street

SPECIAL MEETING AGENDA

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

2. **Approval of the Agenda**

3. **Citizen's Comments**

   [Lancaster County Council welcomes comments and input from citizens who may not be able to attend Council meetings in person. Written comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, by email to Sherrie Simpson at ssimpson@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. *Please note that any handouts presented to Council or Council Boards and Commissions become an official part of the record and a copy is attached to the legal minutes for the meeting.]

4. **Public Items**

   a. Capital Improvement Plan Presentation

   Review and update of FY 2021-2031 Capital Improvement Plan and associated funding requests for FY2025, in alignment with the Comprehensive Plan.
   Planning Commission will hold a public hearing on the item; the Commission will discuss the provisions, add recommendations at their discretion, and vote upon their recommendations to County Council.

5. **New Business**

   a. Overview of next month's Agenda

   i. RZ-2024-0259 Curative Professional LLC

   Application by Curative Professional LLC on behalf of owners James & Yen Ngo to rezone 3.63 acres located at Lodge Road (TM # 0008-00-0069.07) from Low Density Residential (LDR) to General Business (GB) district, to allow development of medical offices, daycare

and general commercial uses, in conjunction with adjacent parcel 0008-00-0067.00 (9.38 acres already zoned GB)

ii. RZ-2024-0511 Niven/Schmidt

Application by Archie Niven and Sandra Niven Schmidt to rezone 14.62 ac located at the southwest corner of the intersection of Charlotte Hwy and Steele Hill Rd (TM# 0021-00-016.00) from Rural Neighborhood (RN) to General Business (GB) district, to allow development of a gas station. Associated with CP-2024-0511 Comprehensive Plan/Future Land Use Amendment Application

iii. CP-2024-0511 Niven/Schmidt

Application by Archie Niven and Sandra Niven Schmidt to amend the Comprehensive Plan (Future Land Use Map) for 14.62 ac located at the southwest corner of the intersection of Charlotte Hwy and Steele Hill Rd (TM# 0021-00-016.00) from Low Density Residential to Commercial designation, to allow rezoning of the property to General Business (GB) district. This item is associated with rezoning application RZ-2024-0511.

iv. RZ-2024-0584 Sanchez

Application by Carlos Sanchez to rezone 2.56 acres located at the intersection of Reid Point and Country Acres Road (TM# 0006-00-072.04) from Urban Residential (UR) to Medium Density Residential (MDR), in order to develop for single-family residential use.

v. RZ-2024-0627 Lomax

Application by Courtney Lomax to rezone 5.80 acres at and adjacent to 1743 Lynwood Drive (TM # 0087G-0C-004.00) from Medium Density Residential (MDR) to General Business (GB) district, in order to renovate the existing structure as a daycare facility.

vi. SD-2023-2224 HTTF/Woodland Point

Continued from 4/16/2024.
Application by David Weekly Homes LLC, HHTF Company LLC and ESP Associates Inc for a preliminary plat for 112.48 acres off Vance Baker Road (TM# 0009-00-015.00) to develop a single family residential subdivision of 91 lots.

vii. TA-2024-0162 Non-Metallic Mineral Manufacture-Conditional Use

Application at direction of Council, to change the newly approved Use at UDO 5.9.17 "Non-metallic Mineral Manufacture" from a "Permitted with Review" use per Use Table 2.5, to a Conditional Use.

viii. TA-2024-0789 Amusements Sec 2.5 /Ord. 2024-1896

Application at the request of Lancaster County Council to amend the Unified Development Ordinance at table 2.5, removing the item “Amusements- Indoor” from the Use Table.

b. Other

6. **<u>Adjourn</u>**

Agenda Item Summary

Ordinance # / Resolution #: Capital Improvement Plan Presentation
Contact Person / Sponsor: A Hardin/ Jamie Privuznak
Department: Planning
Date Requested to be on Agenda: 5/2/2024

Points to Consider:
The Council adopted its FY2021 – FY2031 Capital Improvement Plan ("CIP") in July 2021. (See Ordinance No. 2021-1726). At that time, the adopted CIP was found to be consistent with the Comprehensive Plan and other Planning-related documents and was recommended for approval by the Planning Commission. The CIP is a financial planning tool; is prepared with consideration of specific impact fees; and funding is not authorized as part of the ordinance.
The County received federal American Protection Recovery Act ("ARPA") funding in the amount of $19M. In recent months, Council obligated this funding source to various CIP projects. Staff reviewed the CIP projects and revised the funding source to include the ARPA funds, where applicable.
Finally, County staff compiled the FY25 CIP requests for the Planning Commission's consideration. (See FY25 CIP Requests.) These projects could be added to the CIP if they are found to be consistent with current Planning Department goals and objectives.

ATTACHMENTS:

Description	Upload Date	Type
CIP Staff Report	4/26/2024	Exhibit
Requests sorted by Objectives	4/26/2024	Exhibit
Requests sorted by Cost	4/26/2024	Exhibit
Strategic Plan Objectives	4/26/2024	Exhibit
CIP Requests with descriptions	4/26/2024	Exhibit
CIP Slide Presentation	4/23/2024	Presentation

PROPOSAL: Review and prioritize 35 requests for projects to be funded by the FY 2024-2025 Capital Improvements Budget

APPLICANT: Lancaster County Staff

BACKGROUND:

Capital expenditures are for items that have a long-term life; these items are referred to as capital assets. In classifying items as capital expenditures, entities set a minimum cost as well as a minimum life—generally one or two years. The minimum cost of capital expenditures is $5,000. The principal categories of capital expenditures are land, structures, machinery, furnishings, and equipment.

State law requires counties to approve operating and capital budgets each year. A capital budget is an annual plan for major capital expenditures. For a capital budget to be effective, it must be accompanied by a plan that considers needs over a longer time period. This plan is known as a capital program or a capital improvement program. It can be defined as a schedule or plan of major capital expenditures to be made over an extended period of time—generally three to five years—that includes an identification of funding sources for projects.

The capital budget and program are intended for major capital items, not for purchases routinely funded through the annual operating budget. What is considered to be major for one county may be a routine purchase for another. A rule of thumb is to place in the capital budget and program those purchases that would distort the operating budget and would cause a substantial strain on the operating budget if funded there. For example, a truck or sedan may be a major capital expenditure for a county with a fleet of 10, while this may be a routine annual purchase for a county with a fleet of 100.

CIP REVIEW PROCESS FOR THE PLANNING COMMISSION

For local jurisdictions using capital improvements plans, SC Code of Laws Section 6-1-960 requires that the local planning commission review the capital improvements plan and make recommendations on the adoption and changes of the capital improvements plan. This includes the annual list of requests from staff for items to be purchased with capital funds. The process is similar to the way Planning Commissions make recommendations for UDO text amendments or rezonings. The discussion must be notified in the newspaper and the public must be allowed to attend. A public hearing is also held to allow the public to provide their thoughts on the issues.

Recommendations from the Planning Commission generally come in the form of prioritization of the projects requested. To help the Planning Commission with this process, staff has identified which Comprehensive Plan implementation strategies would be met by each request. Several of

them address more than one strategy, which is considered an example of multiple objective management (MOM). This is used in many disciplines (such as hazard mitigation) to help decide where funds will be distributed. Priority is given to projects that meet more than one objective. This helps spread the value of the funds used across more than one program, project, or intent.

INFORMATION AVAILABLE TO HELP WITH PRIORITIZATION

The 2040 Comprehensive Plan: The CIP projects should have some type of alignment with the goals and objectives of the adopted Comprehensive Plan. Your copy of the Comp Plan will be useful when reviewing the project list.

Comprehensive Plan Alignment: To help streamline your review time, staff has created a list of the implementation strategies approved by the County Council when the 2040 Comprehensive Plan was adopted on April 22, 2024. These have been cross-referenced with the Council's 2023 Strategic Plan. This list, as well as a list of the Strategic Plan activities, has been included with the staff report.

Project Information and Estimates: Most of the 35 project requests were submitted with an overview of the request and budget estimates. Those information pages have been collected and labeled with the item number from the overall list. The information provided is all that the Budget staff has available.

Staff has provided two copies of the list of 35 projects – one is as provided at the last meeting (sorted by fund request, from highest to lowest), and the other is sorted by the projects that meet the greatest number of Comprehensive Plan implementation strategies. Both lists include the item number of the project request so that you can reference back to the project information and estimate page (where available).

STAFF CONTACT:

Allison Hardin, Development Services Director

803.416.9422

ahardin@lancastercountysc.net

FY25 Capital Improvement Plan: Projects Requested

Item #	Project Name	Department	FY25 Request	Comprehensive Plan Alignment with Implementation Strategies Strategies	Strategic Plan Alignment with Objectives & Activities Activities
4	2024 Road Rehabilitation	Transportation Committee	1,400,000	LC3.4, LC3.6, LC4.2, PA1.3, SL2.1	PS 1.2, PS 1.3, PS 1.5, IN 1.1, IN 2.1, IN 2.2, IN 3.1, RO 3.6, QD 5.2, QD 5.3
23	Vehicles	Planning & Zoning	40,000	LC1.2, LC4.2, LC8.2	PS 1.5, QD 1.1, QD 1.2, QD 4.1
3	Two Convenience Site Upgrades	Solid Waste	1,605,000	LC4.2, LC4.3	PS 1.5
12	Refuse Truck	Solid Waste	200,000	LC4.2, LC4.3	PS 1.5
1	Station 3 Construction	IL Consolidated Fire	11,745,240	LC4.2, PA3.3	PS 1.1, PS 1.5, PS 3.1, PS 3.2, PS 3.3
5	Station 3 Engine	IL Consolidated Fire	1,200,000	LC4.2, PA3.3	PS 1.1, PS 1.5, PS 3.1, PS 3.2, PS 3.3
7	Culvert on Henry Harris Road	Stormwater	500,000	LC4.2, LC4.8	PS 1.5
9	CAT D-4 Dozer	Road Maintenance	265,000	LC4.2, LC4.8	PS 1.5
15	Small Dump Truck	Road Maintenance	150,000	LC4.2, LC4.8	PS 1.5
16	Building UPS	Emergency Management	79,000	LC4.2, PA3.3	PS 1.1, PS 1.5, PS 3.1, PS 3.2, PS 3.3
18	Refuse Can Replacement	Solid Waste	60,000	LC4.2, LC4.3	PS 1.5
19	Appartus Radios	IL Consolidated Fire	59,331	LC4.2, LC4.8	PS 1.5
21	Ballfield Lighting Retrofit	Park & Recreation	50,000	LC4.2, LC6.5	PS 1.5, IN 4.1, IN 4.2
22	Gym Wall Padding	Park & Recreation	40,000	LC4.2, LC6.5	PS 1.5, IN 4.1, IN 4.2
25	Public Works Ofc	Road Maintenance	30,000	LC4.2, LC4.8	PS 1.5
26	Motorola Radios	Fire/Public Coms	28,549	LC4.2, LC4.8	PS 1.5
28	TDMA Radio Upgrade	Public Communications	25,000	LC4.2, LC4.8	PS 1.5
32	Trailer	Road Maintenance	15,000	LC4.2, LC4.8	PS 1.5
33	3/4 Ton Pick-up Truck	Stormwater	10,000	LC4.2, LC4.8	PS 1.5
35	Mack Dump Truck	Road Maintenance	5,000	LC4.2, LC4.8	PS 1.5
2	31 Vehicle Replacements	Sheriff	1,953,000	LC4.2	PS 1.5

6	Elections/Fleet Facility Add'l Upfit	Administration	600,000	LC4.2**	PS 1.5
8	Replacement Vehicles	Fleet	345,364	LC4.2	PS 1.5
10	IT - Special Projects	Information Technology	244,000	LC4.2	PS 1.5
11	Station 1 and 2	IL Consolidated Fire	200,000	LC4.2	PS 1.5
13	Admin Building Upfit	Administration	192,000	LC4.2	PS 1.5
14	IT - Dept Specific Software	Information Technology	191,337	LC4.2	PS 1.5
17	Armored Vests	EMS Ambulance	60,000	LC4.2	PS 1.5
20	12 Flock Cameras	Sheriff	50,300	LC4.2	PS 1.5
24	Voting Machines and Apparatus	Registration & Elect	31,615	LC4.2	PS 1.5
27	UEBSS RIT Bags	IL Consolidated Fire	28,000	LC4.2	PS 1.5
29	Battalion Chief Truck	IL Consolidated Fire	21,000	LC4.2	PS 1.5
30	Strategic Planning	Council	20,000	LC4.2	PS 1.5
31	Lifting Pillows	EMS Ambulance	15,350	LC4.2	PS 1.5
34	8 Body Worn Cameras	Sheriff	10,000	LC4.2	PS 1.5

Total: **$ 21,469,086**

*The threshold value for projects for the CIP is $5,000.

**LC4.2: Coordinate with all County departments and agencies to ensure resources are in place to meet the demands of the rapidly growing population.

SORTED BY COST OF REQUEST (HIGH TO LOW)

FY25 Capital Improvement Plan: Projects Requested

Item #	Project Name	Department	FY25 Request	Comprehensive Plan Alignment with Implementation Strategies Strategies	Strategic Plan Alignment with Objectives & Activities Activities
1	Station 3 Construction	IL Consolidated Fire	11,745,240	LC4.2, PA3.3	PS 1.1, PS 1.5, PS 3.1, PS 3.2, PS 3.3
2	31 Vehicle Replacements	Sheriff	1,953,000	LC4.2	PS 1.5
3	Two Convenience Site Upgrades	Solid Waste	1,605,000	LC4.2, LC4.3	PS 1.5
4	2024 Road Rehabilitation	Transportation Committee	1,400,000	LC3.4, LC3.6, LC4.2, PA1.3, SL2.1	PS 1.2, PS 1.3, PS 1.5, IN 1.1, IN 2.1, IN 2.2, IN 3.1, RO 3.6, QD 5.2, QD 5.3
5	Station 3 Engine	IL Consolidated Fire	1,200,000	LC4.2, PA3.3	PS 1.1, PS 1.5, PS 3.1, PS 3.2, PS 3.3
6	Elections/Fleet Facility Add'l Upfit	Administration	600,000	LC4.2**	PS 1.5
7	Culvert on Henry Harris Road	Stormwater	500,000	LC4.2, LC4.8	PS 1.5
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33	3/4 Ton Pick-up Truck	Stormwater	10,000	LC4.2, LC4.8	PS 1.5
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Total: **$ 21,469,086**

*The threshold value for projects for the CIP is $5,000.

**LC4.2: Coordinate with all County departments and agencies to ensure resources are in place to meet the demands of the rapidly growing population.

PUBLIC SAFETY (PS) Objectives & Activities		Target Metric	Responsibility	Comp Plan Alignment
1.	***Meet the demands of the growth of the County without negatively impacting the quality of Public Safety service.***			
1.1	Prepare a comprehensive Public Safety Operational Analysis to establish growth planning methods by March 30, 2025.	1 Analysis	County Administrator	PA3.3
1.2	Identify at least 10 safety-specific roadway improvements by March 30, 2025.	10 Improvements	Public Safety Needs Assessment Committee (NAC) & Public Svcs	LC3.6, LC3.7,PA1.3, GL4.2, GL4.3, SL2.1
1.3	Fund and construct at least 10 safety-specific roadway improvements by December 30, 2027.	10 Improvements	County Administrator & County Council	LC3.6, LC3.7,PA1.3, GL4.2, GL4.3, SL2.1
1.4	Integrate at least 5 new "safe communities" principles into development standards by December 31, 2024.	5 Principles	Development Services Director	PA2.4, PA4.3, GL1.6, SL3.3
1.5	Prepare a comprehensive public safety facility, staffing, and equipment needs assessment by December 31, 2025.	1 Assessment	Public Safety NAC	LC4.1, LC4.2, PA3.3
2.	***Become a national model of actionable information sharing among the community, public safety partners, and within County operations.***			
2.1	Establish a County-wide mental health working group to deliver at least 5 specific County-led programs or policies to implement that are designed to enhance overall public safety by June 30, 2025.	5 Programs/ Policies	Public Safety Needs Assessment Committee	LC4.6
2.2	Facilitate at least 2 design charettes with Lancaster County Schools to focus on designing school campuses for safety by June 30, 2024.	2 charettes	Development Services Director	LC4.4, PA3.2
2.3	Facilitate a year-long data-sharing working group with community partners to identify, prioritize, and present at least 3 public safety data-sharing initiatives by December 31, 2024.	3 Initiatives	IT Director	N/A
3.	**Identify and implement a consensus-supported fire service growth management plan.**			
3.1	Create a fire service growth management working group including career, volunteer, and blended department representatives by March 30,	1 Working Group	County Council	PA3.3
3.2	Prepare and present at least 2 alternative fire and EMS growth management approaches for consideration, each including a long-term financial impact	2 Approaches	Emergency Management/Fire Service Director	PA3.3

3.3	Adopt a fire service growth management plan with a specific path forward to meet the dual demands of growth and quality of service by December 31, 2025.	1 Plan	County Council	PA3.3
INFRASTRUCTURE (IN) Objectives & Activities		**Target Metric**	**Responsibility**	**Comp Plan Alignment**
1.	***Identify and implement a long-term infrastructure improvement plan for north-south mobility within the County.***			
1.1	Prepare and present a north-south corridor mobility study with at least 3 alternative solutions by December 31,	1 Study	Development Services Director	PA1.3
2.	***Meet the demands of the growth of the County without negatively impacting the quality of service.***			
2.1	Prepare and present 1 comprehensive roadway improvement funding study to analyze all known funding sources by June 30, 2025.	1 Study	County Administrator	LC3.6, LC3.8
2.2	Enable data-driven infrastructure prioritization by identifying and mapping service levels on all County-maintained roads by December 31, 2025.	100% Complete	IT Director	LC3.6
2.3	Present an additional 1¢ road improvement sales tax for consideration by voters by June 30, 2025.	1 Election	County Administrator	LC3.8
3.	***Establish and facilitate a comprehensive County-wide Infrastructure Partnership Working Group to closely plan, prioritize, and produce positive County-wide results.***			
3.1	Facilitate at least 3 mobility improvement workshops with SCDOT and municipal jurisdictions to identify priorities and establish joint funding mechanisms by December 2024.	3 Workshops	Development Services Director	LC3.6, LC3.8
3.2	Develop and present 1 utility infrastructure (water, sewer, etc) gap analysis and needs assessment to identify high-leverage opportunities to	1 Analysis	Economic Development Director	SL1.4, SL3.2
4.	***Assess and address the Parks, Recreation, and Open Space facilities and programming service needs of the growing community.***			
4.1	Prepare a Park & Recreation Facilities Master Plan with a focus on the differential needs of the County by geographic sub-community by December	1 Plan	Director of Parks & Recreation	LC6.4, LC6.5
4.2	Identify at least 1 new public/private partnership to deliver a park facility element or recreation program by June	1 Partnership	Director of Parks & Recreation	LC6.5
QUALITY DEVELOPMENT (QD) Objectives & Activities		**Target Metric**	**Responsibility**	**Comp Plan Alignment**

1.	***Work to understand the comprehensive quality of life and financial implications of growth and development within each sub-community of the County.***			
1.1	Prepare and present 1 comprehensive financial impact model to estimate the net financial impact of growth patterns throughout the County by sub-community area by June 30, 2025.	1 Model	Development Services Director	LC1.2, PA1.2, GL1.3
1.2	Identify and present "ideal" development scenarios for at least 2 strategically situated tracts of vacant land by	2 Scenarios	Development Services Director	LC1.2
2.	***Consider the adoption of the County's Comprehensive Plan and implement the approved***			
2.1	Prepare, prioritize, and present a complete list of recommendations within the County's Comprehensive Plan by March 31, 2024.	1 Presentation	Development Services Director	N/A
2.2	Prioritize and implement at least 75% of top-priority recommendations by December 31, 2025.	75% Implementation	County Council	N/A
2.3	Implement a variance tracking tool and quarterly report to inform staff of the relative frequency and stated reasoning of all variances from the Comprehensive Plan by June 30, 2024.	1 Recurring Quarterly Report	Development Services Director	N/A
3.	***Consider the adoption and implementation of a revised Unified Development Ordinance.***			
3.1	Complete and present a draft Unified Development Ordinance addressing quality development standards for open space requirements, lot sizes and patterns, traffic patterns, and other development requirements and amenities for consideration by the County Council by June 30, 2025.	1 UDO	Development Services Director	LC7.3
3.2	Implement a variance tracking tool and quarterly report to inform staff of the relative frequency and stated reasoning of all variances from the UDO by December 31, 2025.	1 Recurring Quarterly Report	Development Services Director	N/A
4.	***Inform land use, growth management, and development decisions with sound data and scenario planning techniques.***			
4.1	Facilitate at least 1 scenario planning retreat with the Planning Commission and County Council to clarify the most likely outcomes of various development and non-development scenarios by June 30, 2024.	1 Retreat	Development Services Director	LC1.2

5.	***Diversify the local economy through targeted attraction of job producers and support businesses that are well-matched to the local workforce and economic needs.***			
5.1	Identify at least 3 target industries and support sectors based on existing workforce skills and abilities by March 31,	3 Targets	Economic Development Director	GL1.3
5.2	Engage at least 10 specific companies within the target industries in business attraction efforts by December	8 Engagements	Economic Development Director	LC2.1, LC2.2, GL1.3, SL2.1
5.3	Partner with at least 2 companies within the target industries to open locations within Lancaster County by December	2 Attractions	Economic Development Director	LC2.1, LC2.2, GL1.3, SL2.1
RESOURCE OPTIMIZATION (RO) Objectives & Activities		**Target Metric**	**Responsibility**	**Comp Plan Alignment**
1	***Optimize sources of non-property tax funding to advance the priorities of the County.***			
1.1	Create a formal grant management function and process by June 30, 2024.	1 Function	County Administrator	N/A
1.2	Prepare and present 1 comprehensive roadway improvement funding study to analyze all known funding sources by June 30, 2025.	1 Study	County Administrator	LC3.6
1.3	Explore the feasibility and projected outcomes of an additional 1¢ road improvement sales tax and report the findings to County Council by June 30,	1 Report	County Administrator	LC3.8
2.	***Actively facilitate a comprehensive County-wide Public Service Working Group to plan, prioritize, and produce positive County-wide results.***			
2.1	Facilitate at least 4 County-wide executive staff-level Public Service Working Group meetings including the government agencies, utility providers, educational institutions, and non-governmental public service providers by December 31, 2024.	4 Meetings	County Administrator	N/A
2.2	Decide and establish need for continued GWG meetings by December 31, 2024.	1 Decision	County Administrator	N/A
3.	***Identify and execute strategic leverage opportunities to drive efficiency and effectiveness.***			
3.1	Develop and deliver a communications campaign highlighting at least 3 outstanding resource optimization techniques used by County staff by September 30, 2024.	3 Campaigns	Communications Director	N/A
3.2	Prepare a comprehensive software and IT equipment inventory with a target of identifying at least 3% of IT expenditures to reduce or redeploy more efficiently by March 30, 2025.	3% of IT Expenditures	IT Director	N/A

3.3	Identify, prioritize, and present at least 3 new or enhanced online service delivery strategies by	3 Strategies	County Administrator	N/A
HIGH PERFORMANCE (HP) Objectives & Activities		**Target Metric**	**Responsibility**	**Comp Plan Alignment**
1.	***Complete a comprehensive review of the current workforce approach to identify opportunities significantly enhance recruitment and retention.***			
1.1	Establish an ongoing method of monitoring County-wide employee engagement by June 30, 2024.	1 Method	Human Resources Director	N/A
1.2	Develop a market-based total compensation structure that provides for a County-wide average of 100% of the market total compensation for all position classes by December 31, 2026.	100% of Market Average	County Administrator	Objective removed at 3rd reading
1.3	Identify and implement at least 5 new recruitment strategies by December 31,	5 Strategies	Human Resources Director	N/A
2.	***Develop an organizational structure and systems to foster an intense focus on high-performance service delivery.***			
2.1	Review current organizational structure and service delivery systems and report on at least 3 strategies for performance enhancement to the County Council by June 30, 2024	3 Strategies	County Administrator	N/A
2.2	Develop a suite of performance assessment tools to enable a systematic and methodical assessment and reporting of personal and organizational performance by March 31, 2025.	1 Assessment Suite	County Administrator	N/A
2.3	Develop and implement a performance-based pay system by	1 Pay System	County Administrator	N/A
3.	***Intentionally and intensely cultivate a culture of high performance throughout the County workforce.***			
3.1	Prepare and implement a formal county-wide training and cross-training program by December 31, 2024.	1 Program	Human Resources Director	N/A
3.2	Prepare and implement a high-performance culture recognition program by June 30, 2024.	1 Program	Human Resources Director	N/A
4.	***Continually identify and monitor the customer service outcomes across the County operations.***			
4.1	Establish and implement at least 2 ongoing methods of assessing and tracking County-wide customer service performance by June 30, 2024.	2 Methods	County Administrator	N/A
4.2	Identify and implement at least 5 pilot programs to address high-priority customer service needs by June 30, 2025.	5 Programs	County Administrator	N/A

4.3	Assess and prioritize full implementation of at least 3 successful pilot programs by December 31, 2025.	3 Programs	County Administrator	N/A

ITEM # 1

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	Indian Land Fire District		
Strategic Alignment: Infrastructure			
Item	Station 3	Part of CIP Y/N	
Mandated? Y/N	Y	Part of Grant Y/N	No
One-Time Costs (This could be more than one category depending on request)			
Contractual-includes any work that would need to be contracted to complete the project			
Equipment-includes vehicles, heavy equipment, technology, etc.			
Land-includes acquisition and sitework			
Building or Construction-includes costs to build or renovate a structure			9,787,700
Other- any other capital or project category that is not listed			1,957,540
Subtotal		$	11,745,240
Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).			
DESCRIPTION OF ITEMS			**AMOUNT**
Utilities			
Vehicle Maintenance			
Gasoline			
Future Personnel (If you are requesting personnel in current year, do not fill this in)			2,240,563
Equipment / New Engine For Station 3			1,200,000
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)			
SUBTOTAL		**$**	**3,440,563**
Total Project/Capital Cost		**$**	**15,185,803**

Project Description (Please include scope and timeframe estimate)

The above proposal describes Station 3 on Harrisburg Road. Currently this part of the district has limited coverage and no staffing. We rely heavly on automatic aid for response to this part of the district. Building cost of 9,787,700 covers building of the station. The building size 15,058 Square Foot 3 bay 50 year building. This will house 2 companys which decreases the response times in this part of the district, it increases the level of service in the district. 1,957,540 covers soft costs not included in the actual construction of the building. Soft costs are explained as; All furnishings, desks, computer, Tv's kitchen appliances E.T.C.

ITEM # 2

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	Lancaster County Sheriff's Office		
Strategic Alignment: Public Safety			
Item	Vehicle Replacement	Part of CIP Y/N	
Mandated? Y/N		Part of Grant Y/N	
One-Time Costs (This could be more than one category depending on request)			
Contractual-includes any work that would need to be contracted to complete the project			
Equipment-includes vehicles, heavy equipment, technology, etc.			1,953,000
Land-includes acquisition and sitework			
Building or Construction-includes costs to build or renovate a structure			
Other- any other capital or project category that is not listed			
Subtotal	$		1,953,000
Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).			
DESCRIPTION OF ITEMS			**AMOUNT**
Utilities			
Vehicle Maintenance			
Gasoline			
Future Personnel (If you are requesting personnel in current year, do not fill this in)			
Equipment Replacement			
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)			
SUBTOTAL			**$ -**
Total Project/Capital Cost			**$ 1,953,000**
Project Description (Please include scope and timeframe estimate)			

Vehicles- $1,953,000- We are requesting additional funds for the capital vehicle replacement fund. We have prepared a vehicle replacement program after a thorough review of our vehicle fleet. To meet County policy and stay in line with accepted best practices we should be replacing approximately 23 vehicles in our fleet each year. The current allotment for vehicle replacement is simply not sufficient. As a result, there are still 31 front line vehicles out of compliance with County Policy in service. These vehicles are either out of compliance due to the mileage or the age of the vehicle. Although the vehicle money received last year was a great benefit it was not enough to bring us into compliance. The additional requested money will allow us to replace 31 vehicles and get us to compliance so that we can drop back to a maintenance program of approximately 23 vehicles per year. We estimate the total vehicle purchase and upfit cost in 2024 will be approximately $63,000.

ITEM # 3

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	312 Solid Waste		
Strategic Alignment: Infrastructure			
Item	Convenience site upgrades	Part of CIP Y/N Yes	
Mandated? Y/N		Part of Grant Y/N	No

One-Time Costs (This could be more than one category depending on request)	
Contractual-includes any work that would need to be contracted to complete the project	1,500,000
Equipment-includes vehicles, heavy equipment, technology, etc.	105,000
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	
Other- any other capital or project category that is not listed	
Subtotal	$ 1,605,000

Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).	
DESCRIPTION OF ITEMS	**AMOUNT**
Utilities	
Vehicle Maintenance	
Gasoline	
Future Personnel (If you are requesting personnel in current year, do not fill this in)	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	
Total Project/Capital Cost	**$ 1,605,000**

Requesting upgrades to two convenience sites (Joshua Tree site and Erwin Farm site). Both sites will be reconfigured to handle more volume and reequipped with new compactors/recievers (5 total) and containers (8 total) to have more space and more efficient services.

ITEM # 4

The recommendation for Dept 206 County Transportation Committee is a significant decrease from FY 24 due to the fact no extra funding will be received from the state level. The following is the proposed budget for the projected funds to be received in FY 25:

Contractual 202-206-600-00 Request- $400,000.00 (no increase or decrease) No requested increases or proposed decreases are recommended for FY 25
Cs-County Paving 202-206-600-02 Request- $400,000.00 ($1,800,000.00 decrease)
Cs-State Paving 202-206-600-03 Request- $600,000.00 ($11,400,000.00 decrease)
FY 24 Budget: $12,000,000.00
FY 25 Requested Budget: $1,400,000.00
Difference: -$10,600,000.00
CTC will use the contractual for professional services for design and CEI of county projects selected by CTC.
CTC will use the Cs-County Paving for mostly calcium chloride treatment and full depth patching to county roads
CTC will use the Cs-State Paving for resurfacing/rehabilitation to SCDOT maintained roads.
CTC must meet 33% of its allotment requirement of funds to be used on the SCDOT road system.

Thank you for your consideration,
Jeff Catoe

ITEM #7

Capital Improvement Project – Culvert on Henry Harris Road: As discussed with The County Council Committee of the Whole, COW in July 2021, EES recommends that Engineering and Environmental Services budget surplus be used to meet difference required between a 28-foot-wide arch culvert to a 42-foot-wide arch culvert to meet the flow capacity of ultimate watershed development. The upsizing was estimated at $424,625. Therefore, we have rounded the local match requiring up to $500k.
Budget impact: + $500,000

ITEM # 9

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	202 Road Maintenance		
Strategic Alignment: Infrastructure			
Item	CAT D-4 dozer	Part of CIP Y/N	Yes
Mandated? Y/N		Part of Grant Y/N	

One-Time Costs (This could be more than one category depending on request)	
Contractual-includes any work that would need to be contracted to complete the project	
Equipment-includes vehicles, heavy equipment, technology, etc.	265,000
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	
Other- any other capital or project category that is not listed	
Subtotal	$ 265,000

Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).	
DESCRIPTION OF ITEMS	**AMOUNT**
Utilities	
Vehicle Maintenance	1,000
Gasoline	1,000
Future Personnel (If you are requesting personnel in current year, do not fill this in)	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	**$ 2,000**
Total Project/Capital Cost	**$ 267,000**

Project Description (Please include scope and timeframe estimate)

Requesting a small D-4 dozer for larger jobs and interdepartmental work. Currently do not have this type of equipment in the fleet.

ITEM # 10

Dept	Request	Cost	Reasoning	Recurring Cost	Recommended
Risk Management	Alertus	$ 17,150.00	Alertus Mass Notification System- this is a system that would allow employees to be notified in the event of an onsite off-site emergency. Currently we have no mass notification system in place. This would allow for instance the administration building to be notified in the event of an emergency. Alerts can be sent to desktops, mobile devices etc.	$ 9,450.00	YES
	NeoGov (Learn)	$ 39,101.00	The addition is to have online training modules for staff. This would allow a centralized training and tracking system. We could assign, track, and monitor online learning in one centralized location. The module would integrate seamlessly into Neogov for effective, and efficient new hire and continuing training needs	$ 36,500.00	
Council	CivicPlus		Annual Recurring Service - Year 2 will be $8,125.95. The Annual uplift will be 5% starting in Year 2. The annual renewal cost will actually be less than what we are paying for Novus agenda now - which was $10,052.64 for 2023-2024. Novus agenda is no longer being supported by Granicus. The end of support for Novus is 10-31-2024 and the end of life is 9-30-2025, so we need to move to another meeting management tool. The first year costs for CivicClerk include moving some of the data from Novus agenda over to CivicClerk. I have attached the quote and my agenda solution comparison chart. I have quotes from 2 other agenda management	$ 8,533.00	YES
Finance	AP Software	$ 25,000.00	Leveraging automation to transition the payables process to a paperless system will optimize efficiency and reduce operational costs. By automating invoice entry, filing, and storage, as well as streamlining approval workflows and compliance monitoring, we maximize the productivity of our sole Accounts Payable employee. Additionally, the implementation of a digital workflow will minimize errors and fraud with an additional goal of ensuring integration with our existing and any future financial management software. This budget request includes the cost for a service agreement for a viable platform and ongoing support.		
Planning	Hardware/iPad	$ 6,000.00	Comp Plan strategies including to study zoning for alignment with future land use plan; transportation projects; use flexible work options; holding neighborhood meetings; improve coordination with state agencies (bringing data to meetings); create small area plans; work with the area municipalities (including staffing Heath Springs and Kershaw for planning). Requesting funding to convert 4 desktops to laptops, and purchase 1 iPad.	$ 480.00	YES
	Adobe	$ 378.00	Comp Plan strategies including to study zoning for alignment with future land use plan; transportation projects; use flexible work options; holding neighborhood meetings; improve coordination with state agencies (bringing data to meetings); create small area plans; work with the area municipalities (including staffing Heath Springs and Kershaw for planning). For 3 new staff if approved	$ 126.00	YES
Fleet Operations	GeoTab	$ 16,500.00	a.GeoTab – Request is for 71 additional GEOTAB telematics devices to extend our fleet coverage. Recreation Department – 18 devices Magistrates – 4 device Coroner – 10 Fleet – 8 EMS – 15 Building Maintenance – 7 Animal Shelter – 2 Stormwater – 7.	$ 16,500.00	YES
Veterans Affairs	Hardware	$ 2,400.00	My request is for a new laptop for Amy Harper to replace her old desktop. We do community outreach 4 times a month. We go to locations across our county and help Veterans with claims and VA healthcare. Currently Amy is unable to travel because she has a		YES
Assessor	Hardware	$ 2,400.00	We are requesting funding to provide iPads for our front counter. We are transitioning from paper forms to new web-based software (Just Appraised). These tablets are needed to allow in-person exemption applications for walk-ins.		YES
Fire Rescue	Hardware	$ 11,005.00	Two teams of two (2) firefighters are being requested in the FY25 budget. Each team will need one iPad, one Toughbook Laptop. Each firefighter authorized will need a cell phone. The cost of the iPad will be figured out by IT as part of this document (maximum memory on the iPad). The cell phone cost and otter box cost are approximately $55 combined with tax. The Toughbook Laptop is about $4500 with added features of Wi-Fi and cellular capability (cellular service not added at this time but the capability needs to		
	Hardware	$ 24,700.00	Lancaster County Fire Commission, during the meetings to discuss budget requests, included a request that has been ongoing for several budget cycles. The Commission wishes to place iPads in all first out engines across the county. This will be 19 12.9" iPads with cellular service activation. The units will be used for scene documentation by video, GPS location available to 9-1-1 using Active 911, and access to First Due when the new RMS comes online fully. Access to fire pre-plans for large facilities will be available as well. These iPads should have the largest memory capability possible to allow for on board storage of files and video. Cloud based memory increase should be considered as well on a monthly charge basis.		YES
Commuication & Marketing	LinkedIn	$ 15,000.00	LinkedIn	$ 15,000.00	
Human Resources	*NeoGov (Perform)	$ 31,703.00	This system will empower employees and managers to track performance and provide continuous feedback to promote a better working relationship; drastically reduce the time it takes managers to complete a meaningful evaluation for their direct reports; automatically alerts users when it is their turn to complete a task, which will save HR and Managers a lot of time; quickly identifies employees eligible for merit increases or promotional opportunities; easily identifies skills gaps within specific departments that need training; enables managers to connect with direct reports on a regular basis to check in on their goals and initiatives and track	$ 30,000.00	
TOTAL		**$ 191,337.00**		**$ 116,589.00**	
Information Technology					
	Training	$ 29,500.00	To ensure our IT department remains at the forefront of technological advancements and cybersecurity preparedness, I strongly recommend an increase in our training budget. The ever-evolving landscape of technology and the escalating sophistication of cyber threats demand continuous skill development for our team. Over the past year, we have witnessed a significant rise in the costs associated with staying current with industry best practices and emerging technologies. By investing in enhanced training programs, we not only empower our IT professionals to stay abreast of the latest innovations but also bolster our defense mechanisms against evolving cyber threats. This strategic allocation will undoubtedly contribute to our team's ability to adapt swiftly, fostering a high-performing IT environment that aligns seamlessly with our organizational goals.		
Software Maintenance	General increase 3%	$ 16,800.00	This is the standard yearly increase for our software.		

				$30,000 – AssessPro $4,000 – GreyKey $19,000 – MCMTech $28,300 – Sprout (this was in Marketing (**$16,314**) 10-7-019-593-00 last fiscal) $7000 – RecDesk $4490 – Smartfusion self-service portal $18,200 – AVG (EMS & Admin) $99,837 – Pictometry $1,170 – Canva **(Cathy still going back and forth on agreement)** $10,000 – Mailchimp - Cindy getting updated quote (currently $48.60 per month-**need agreement)** $588 – voomly (doodly) ($49 per month-**need agreement)** $0 – Clearpoint (move forward) $9,900 – Westlaw $9,000 – NextRequest
	Obligated	$	241,485.00	
	Removal	$	(95,000.00)	$16,896 – Trackstar (Sheriff account $3,041.39 from 12-7-110-593-00 and $13,855.21 from 10-7-110-593-00) $95,000 – PubliQ (this was allocated to Auditor for correct billing)
TOTAL		**$**	**163,285.00**	
	Special Project Countywide WiFi	$	58,000.00	
	Special Project Microsoft	$	82,000.00	Moving our organization towards a full Microsoft environment aligns with our budgetary goals by optimizing operational efficiency and enhancing cybersecurity. By adopting Microsoft solutions such as Intune and Copilot, we can centrally manage and secure our devices, ensuring compliance with industry standards and mitigating potential security risks. This consolidation will streamline our IT infrastructure, leading to cost savings through simplified management and reduced support complexities. Additionally, the seamless integration of Microsoft technologies will create a high-performing environment, fostering collaboration and innovation among our teams. This strategic shift not only reinforces our commitment to data security but also promises long-term financial benefits as we leverage the comprehensive suite of Microsoft tools to propel our organization towards sustained success.
	Special Project Qradar	$	89,000.00	Implementing a Security Information and Event Management (SIEM) system is essential for bolstering our organization's cybersecurity posture. The SIEM platform will provide real-time monitoring, threat detection, and incident response capabilities, enabling us to swiftly identify and mitigate security threats. With the increasing sophistication of cyber-attacks, having an SIEM is crucial for proactive threat intelligence and compliance with regulatory requirements. Investing in this technology is a strategic move to enhance our overall security infrastructure, safeguard sensitive data, and ensure the integrity of our systems against
	Special Project IL/PV Equipment	$	15,000.00	As IL/PV are now county departments we need install and upgrade pcs, firewalls, and switches.
	Feasibility Study	$	6,000.00	Conducting a feasibility and space study for the IT department is essential to address current inefficiencies, accommodate growth, enhance disaster recovery capabilities, and support business continuity efforts. By investing in this initiative, we demonstrate our commitment to optimizing IT operations, mitigating risks, and positioning our organization for sustained success in an increasingly
TOTAL		**$**	**250,000.00**	
TOTAL OPERATING REQUEST		**$**	**634,122.00**	
		$	411,322.00	
	Total Projects	$	441,337.00	
	Total Project Request	$	256,787.00	minus last years
		$	(184,550.00)	fy24
		$	(16,000.00)	utilities
		$	(22,000.00)	contractual
		$	(100.00)	supplies
		$	(150.00)	print
		$	(222,800.00)	total

ITEM # 11

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	Indian Land Fire District		
Strategic Alignment: Infrastructure			
Item	Station 1 and 2 Renovation	Part of CIP Y/N	No
Mandated? Y/N	Y	Part of Grant Y/N	No
One-Time Costs (This could be more than one category depending on request)			
Contractual-includes any work that would need to be contracted to complete the project			200,000
Equipment-includes vehicles, heavy equipment, technology, etc.			
Land-includes acquisition and sitework			
Building or Construction-includes costs to build or renovate a structure			
Other- any other capital or project category that is not listed			
Subtotal		$	200,000
Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).			
DESCRIPTION OF ITEMS			**AMOUNT**
Utilities			
Vehicle Maintenance			
Gasoline			
Future Personnel (If you are requesting personnel in current year, do not fill this in)			
Equipment Replacement			
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)			
SUBTOTAL		**$**	**-**
Total Project/Capital Cost		**$**	**200,000**
Project Description (Please include scope and timeframe estimate)			
As we have expanded with staffing, Station 1and 2 needs renovations done. This will accommodate outfitting both stations with the necessary improvements to provide a safe working enviorment for staff. This will include the following; kitchen upfits for expanded staffing, bedroom and office upfist to allow for expanded staffing, station alerting system for both stations and upgrade parking lots to handle the weight of the new towers.			

ITEM # 12

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	312 Solid Waste		
Strategic Alignment: Infrastructure			
Item	Refuse Truck	Part of CIP Y/N	Yes
Mandated? Y/N		Part of Grant Y/N	No
One-Time Costs (This could be more than one category depending on request)			
Contractual-includes any work that would need to be contracted to complete the project			
Equipment-includes vehicles, heavy equipment, technology, etc.			200,000
Land-includes acquisition and sitework			
Building or Construction-includes costs to build or renovate a structure			
Other- any other capital or project category that is not listed			
Subtotal	$		200,000
Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).			
DESCRIPTION OF ITEMS			**AMOUNT**
Utilities			
Vehicle Maintenance			
Gasoline			1,500
Future Personnel (If you are requesting personnel in current year, do not fill this in)			
Equipment Replacement			
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)			
SUBTOTAL			**$ 1,500**
Total Project/Capital Cost			**$ 201,500**
Project Description (Please include scope and timeframe estimate)			
Request Purchase a new roll off truck for solid waste collections.			

ITEM # 13

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	Administration		
Strategic Alignment: Infrastructure	Infrastructure/Resource Optimization/High Performance		
Item	Upfit of Admin Building	Part of CIP Y/N	
Mandated? Y/N	No	Part of Grant Y/N	
One-Time Costs (This could be more than one category depending on request)			
Contractual-includes any work that would need to be contracted to complete the project			
Equipment-includes vehicles, heavy equipment, technology, etc.			92,000
Land-includes acquisition and sitework			
Building or Construction-includes costs to build or renovate a structure			100,000
Other- any other capital or project category that is not listed			
Subtotal	$		192,000
Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).			
DESCRIPTION OF ITEMS			**AMOUNT**
Utilities			n/a
Vehicle Maintenance			n/a
Gasoline			n/a
Future Personnel (If you are requesting personnel in current year, do not fill this in)			n/a
Equipment Replacement			n/a
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)			n/a
SUBTOTAL			**$ -**
Total Project/Capital Cost			**$ 192,000**
Project Description (Please include scope and timeframe estimate)			
The proposed/planned move of the Voter Registration office from the County Administration Building will not only accommodate the growing needs of Voter Registration, but will address the space allocation needs of other County Departments currently located in the Admin Building to include IT, Finance, Development Services, HR, just to name a few. The reorganization of existing departments or reallocation of space will necessitate office upfits, particularly in terms of technology integration, and infrastructure so that all county functions can operate smoothy in the administration building for years to come.			

ITEM # 15

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	202 Road Maintenance		
Strategic Alignment: Infrastructure			
Item	Small Dump Truck	Part of CIP Y/N	
Mandated? Y/N		Part of Grant Y/N	
One-Time Costs (This could be more than one category depending on request)			
Contractual-includes any work that would need to be contracted to complete the project			
Equipment-includes vehicles, heavy equipment, technology, etc.			150,000
Land-includes acquisition and sitework			
Building or Construction-includes costs to build or renovate a structure			
Other- any other capital or project category that is not listed			
Subtotal	$		150,000
Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).			
DESCRIPTION OF ITEMS			**AMOUNT**
Utilities			
Vehicle Maintenance			1,000
Gasoline			1,000
Future Personnel (If you are requesting personnel in current year, do not fill this in)			
Equipment Replacement			
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)			
SUBTOTAL			**$ 2,000**
Total Project/Capital Cost			**$ 152,000**

Requesting a small F-750 dump body truck for utility work on county roads

ITEM # 16

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	Lancaster County Emergency Management (140)		
Strategic Alignment:	Public Safety		
Item	Building UPS	Part of CIP Y/N	No
Mandated? Y/N	No	Part of Grant Y/N	No

One-Time Costs (This could be more than one category depending on request)	
Contractual-includes any work that would need to be contracted to complete the project	
Equipment-includes vehicles, heavy equipment, technology, etc.	79,000
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	
Other- any other capital or project category that is not listed	
Subtotal	$ 79,000

Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).	
DESCRIPTION OF ITEMS	**AMOUNT**
Utilities	
Vehicle Maintenance	
Gasoline	
Future Personnel (If you are requesting personnel in current year, do not fill this in)	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	**$ -**
Total Project/Capital Cost	**$ 79,000**

Project Description (Please include scope and timeframe estimate)

The single one time request for the replacement of the full building UPS is the majority of the increased operational budget request at $79,000. This replacement will use a comparable unit in size, load and footprint dimensions. The unit protects all circuits in the EOC building and is sized to run the building for 2 hours should the generator fail. Generator current is routed through the unit as a "cleaner" to take care of any power spikes or dips in current prevalent in generator power.

ITEM # 17

(For capital items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	Lancaster EMS		
Strategic Alignment: High Performance			
Item	Vest	Part of CIP Y/N	No
Mandated? Y/N	No	Part of Grant Y/N	No
One-Time Costs (This could be more than one category depending on request)			
Contractual-includes any work that would need to be contracted to complete the project			
Equipment-includes vehicles, heavy equipment, technology, etc. - Vest			60,000
Land-includes acquisition and sitework			
Building or Construction-includes costs to build or renovate a structure			
Other- any other capital or project category that is not listed			
Subtotal		**$**	60,000
Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).			
DESCRIPTION OF ITEMS			**AMOUNT**
Utilities			
Vehicle Maintenance			
Gasoline			
Future Personnel (If you are requesting personnel in current year, do not fill this in)			
Equipment Replacement - AED PADS			
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)			
SUBTOTAL		**$**	-
Total Project/Capital Cost		**$**	60,000
Project Description (Please include scope and timeframe estimate)			
Vest to improve employee safety on both shooting situations and calls where there is unrest amount the people around. These vest protect against both shooting and stabbings. This has been a long term request.			

ITEM # 18

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	312 Solid Waste		
Strategic Alignment: Infrastructure			
Item	Replacement cans	Part of CIP Y/N	Yes
Mandated? Y/N		Part of Grant Y/N	No

One-Time Costs (This could be more than one category depending on request)	
Contractual-includes any work that would need to be contracted to complete the project	
Equipment-includes vehicles, heavy equipment, technology, etc.	60,000
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	
Other- any other capital or project category that is not listed	
Subtotal	$ 60,000

Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).	
DESCRIPTION OF ITEMS	**AMOUNT**
Utilities	
Vehicle Maintenance	
Gasoline	
Future Personnel (If you are requesting personnel in current year, do not fill this in)	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	
Total Project/Capital Cost	**$ 60,000**

Project Description (Please include scope and timeframe estimate)

Request $60,000 replace refuse cans

ITEM # 19

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	Indian Land Fire District		
Strategic Alignment: Public Safety			
Item	Appratus radios	Part of CIP Y/N	No
Mandated? Y/N	Y	Part of Grant Y/N	No
One-Time Costs (This could be more than one category depending on request)			
Contractual-includes any work that would need to be contracted to complete the project			
Equipment-includes vehicles, heavy equipment, technology, etc.			59,331
Land-includes acquisition and sitework			
Building or Construction-includes costs to build or renovate a structure			
Other- any other capital or project category that is not listed			
Subtotal			$ 59,331
Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).			
DESCRIPTION OF ITEMS			**AMOUNT**
Utilities			
Vehicle Maintenance			
Gasoline			
Future Personnel (If you are requesting personnel in current year, do not fill this in)			
Equipment Replacement			
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)			
SUBTOTAL			**$ -**
Total Project/Capital Cost			**$ 59,331**
Project Description (Please include scope and timeframe estimate)			
This request pertains to the two new tower ladders purchased by Lancaster County. Thye will need to be equiped with Motorola 4 radios per truck for a total of 8. Motorloa APX6000XE are the requied radio for Lancaster County Fire Service. They are built for ruggedness to withstand fireground operations. We have proposed a plan to assign the radios to the appratus. This elimates our need to purchase a radio and issue it to a individual reducing our overall cost and the amount of radios purchased. Also we are not required to purchase as many user licenses, which reduces our costs.Secondly a motorola banks charger will be required to charge battries for the radios. This is included into the end number of 59,331.00.			

ITEM # 20

Flock Cameras- $50,300-We are requesting this additional funding to continue paying for 5 Flock Cameras (currently grant funded) and purchase 7 more cameras to be installed in various places throughout the county. Flock Cameras have proven to be extremely useful in multiple criminal cases over the last year. Additional cameras will only improve our success rate. The current annual commitment for the 5 grant funded cameras is $12,500. The grant expires this fiscal year. The new camera request includes a 1 time fee of $13,300 and the 1st year's annual reoccurring cost of $24,500. **(Source is SHF transmittal letter)**

ITEM # 21

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	Parks & Recreation		
Strategic Alignment: Infrastructure			
Item	Retrofit ballfield lights	Part of CIP Y/N	No
Mandated? Y/N	No	Part of Grant Y/N	No

One-Time Costs (This could be more than one category depending on request)	
Contractual-includes any work that would need to be contracted to complete the project	50,000
Equipment-includes vehicles, heavy equipment, technology, etc.	
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	
Other- any other capital or project category that is not listed	
Subtotal	$ 50,000

Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).	
DESCRIPTION OF ITEMS	**AMOUNT**
Utilities	
Vehicle Maintenance	
Gasoline	
Future Personnel (If you are requesting personnel in current year, do not fill this in)	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	**$ -**
Total Project/Capital Cost	**$ 50,000**

Project Description (Please include scope and timeframe estimate)

This is for the Springdale & Buford Athletic Complexes. They will be on the same system as Harrisburg, Heath Springs, Walnut Creek and Indian Land Rec ballfield. Staff will be able to schedule light operations and eliminate the need for having staff go to the field(s) and manually do it. It is especially important from a staff safety perspective as it will eliminate the need for staff to leave the building to do it at night. There will be no disruption to field use or access and the project will be done in the fall.

ITEM # 22

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	Parks & Recreation		
Strategic Alignment: Infrastructure			
Item	Gym Wall Padding	Part of CIP Y/N	No
Mandated? Y/N	No	Part of Grant Y/N	No

One-Time Costs (This could be more than one category depending on request)	
Contractual-includes any work that would need to be contracted to complete the project	40,000
Equipment-includes vehicles, heavy equipment, technology, etc.	
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	
Other- any other capital or project category that is not listed	
Subtotal	$ 40,000

Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).	
DESCRIPTION OF ITEMS	**AMOUNT**
Utilities	
Vehicle Maintenance	
Gasoline	
Future Personnel (If you are requesting personnel in current year, do not fill this in)	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	**$ -**
Total Project/Capital Cost	**$ 40,000**

Project Description (Please include scope and timeframe estimate)

Gymnasium wall padding is needed at two recreations (Buford & Andrew Jackson) as they have none and additional padding is needed at Indian Land and Springdale. Project will need approxmately two months to complete and be done in time for our basketball season.

ITEM # 23

Replacement of existing equipment and vehicles. Addition of vehicle.

Inter-Departmental Request Form 2024-2025			
Due to appropriate Department Head on Monday, February 12. Use one form per request.			
Requesting Department's Name	Planning & Zoning		
Strategic Alignment: Quality Development	plus:	Public Safety, Infrastructure, and the Comp Plan	
Item	Vehicles (2 new, 1 replacement)		
Mandated? Y/N	No	Part of Grant Y/N	No
Item Requested			
Contractual Services			
Equipment Replacement Funds			
Supplies			
Other (Include new vehicle request. This is an add to the existing fleet.)			
Subtotal			$ -
Total Cost			$ -

Item(s) Breakdown

Vehicle needs: 2 multipurpose vehicles for two proposed positions:
- 1 transportation planner
- 1 slope inspector

One replacement for vehicle 236 for Code Enforcement

Aligns with:
Public Safety 1.4 - new safe communities principles including slope inspection
Infrastructure 1.1 and 3.1 - mobility study will need transportation planner
Quality Development 1.2, 4.1 - scenario planning requires field work and ends in a retreat
Quality Development 2.3, 3.2 - variance tracking tools will be used in the field
Comp Plan strategies including to study zoning for alignment with future land use plan; hire a grant writer to bring more funds to County; transportation projects; use flexible work options; holding neighborhood meetings; improve coordination with state agencies; create small area plans; work with the area municipalities (including staffing Heath Springs and Kershaw for planning).

Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Your roll-forwards should not be included in this form.			
Registration and Elections			
Mandated? Yes		Part of Grant Y/N	
Recurring Item Requested			
Advertising			
Contractual-Maintenance for Machines			$ 4,000
Copy/Printing			
Equipment General			$ 31,615
Supplies			
Training/Travel			
Other (e.g., membership/association dues)			
	Subtotal	$	35,615
Total Cost			**$ 35,615**
Item(s) Breakdown			

ITEM # 25

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	202 Road Maintenance		
Strategic Alignment: Infrastructure			
Item	Minor office remodel	Part of CIP Y/N No	
Mandated? Y/N		Part of Grant Y/N	No
One-Time Costs (This could be more than one category depending on request)			
Contractual-includes any work that would need to be contracted to complete the project			30,000
Equipment-includes vehicles, heavy equipment, technology, etc.			
Land-includes acquisition and sitework			
Building or Construction-includes costs to build or renovate a structure			
Other- any other capital or project category that is not listed			
Subtotal		$	30,000
Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).			
DESCRIPTION OF ITEMS			**AMOUNT**
Utilities			
Vehicle Maintenance			
Gasoline			
Future Personnel (If you are requesting personnel in current year, do not fill this in)			
Equipment Replacement			
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)			
SUBTOTAL			
Total Project/Capital Cost			**$ 30,000**

Requesting a walls and sheetrock repaired at Public Works office (Old EMS section). Total estimate is for wall/sheetrock repair and painting all offices (5) on the Public Works portion of 1969 Pageland Highway.

ITEM # 27

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	Indian Land Fire District		
Strategic Alignment: Public Safety			
Item	UEBSS, RIT Bags, SCBA	Part of CIP Y/N	No
Mandated? Y/N	Y	Part of Grant Y/N	No
One-Time Costs (This could be more than one category depending on request)			
Contractual-includes any work that would need to be contracted to complete the project			
Equipment-includes vehicles, heavy equipment, technology, etc.			28,000
Land-includes acquisition and sitework			
Building or Construction-includes costs to build or renovate a structure			
Other- any other capital or project category that is not listed			
Subtotal			$ 28,000
Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).			
DESCRIPTION OF ITEMS			**AMOUNT**
Utilities			
Vehicle Maintenance			
Gasoline			
Future Personnel (If you are requesting personnel in current year, do not fill this in)			
Equipment Replacement			
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)			
SUBTOTAL			**$ -**
Total Project/Capital Cost			**$ 28,000**
Project Description (Please include scope and timeframe estimate)			
Currently our UEBSS, RIT Bags and SCBA's will not interchange. This is a new standard.			

ITEM # 28

Operating Expenses (e.g., Training, Supplies, Copying, Contracts)

Recurring Request Form 2024-2025

Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Your roll-forwards should not be included in this form.

Department Name	Public Safety Communications 130		
Mandated? Y/N	No	Part of Grant Y/N	No

Recurring Item Requested

Advertising		
Contractual		
Copy/Printing		
Equipment Replacement Funds	$	25,000
Supplies		
Training/Travel		
Other (e.g., membership/association dues)		
Subtotal	$	25,000
Total Cost	$	25,000

Item(s) Breakdown

I am requesting that **10-7-130-540-05 Supplies-Radios** be increased by $25,000 in order to facilitate the required TDMA upgrade. The TDMA upgrade is required by Motorola and Palmetto 800. This amount requested will be in addition to the funds already in this account.

ITEM # 29

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	Indian Land Fire District		
Strategic Alignment: Public Safety			
Item	Battalion Chief Truck	Part of CIP Y/N	No
Mandated? Y/N	Y	Part of Grant Y/N	No
One-Time Costs (This could be more than one category depending on request)			
Contractual-includes any work that would need to be contracted to complete the project			
Equipment-includes vehicles, heavy equipment, technology, etc.			71,934
Land-includes acquisition and sitework			
Building or Construction-includes costs to build or renovate a structure			
Other- any other capital or project category that is not listed			
Subtotal	$		71,934
Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).			
DESCRIPTION OF ITEMS			**AMOUNT**
Utilities			
Vehicle Maintenance			
Gasoline			
Future Personnel (If you are requesting personnel in current year, do not fill this in)			
Equipment Replacement			
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)			7,500.0.
Command Box, Siren, Lights, Lettering			53,066
SUBTOTAL			**$ 53,066**
Total Project/Capital Cost			**$ 125,000**
Project Description (Please include scope and timeframe estimate)			
As the Battalion Chiefs are hired in April 2024 a New battalion Chief Vehicle will be needed. Battalion Chiefs will be the highest ranking Shift Officer on duty. Three will be hired to oversee dailey shift operations. We have pulled to Volunteer Service Truck temporarily to have vehicle for Battalions to use. We will need to purchase a new truck and cycle the repurposed battalion truck back to the volunteers.			

ITEM # 31

(For capital items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancastersc.net by Monday, March 4, close of business. Use one form per request. See Kelvia Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	Lancaster EMS		
Strategic Alignment: High Performance			
Item	Lifting Pillow	Part of CIP Y/N	No
Mandated? Y/N	No	Part of Grant Y/N	No
One-Time Costs (This could be more than one category depending on request)			
Contractual-includes any work that would need to be contracted to complete the project			
Equipment-includes vehicles, heavy equipment, technology, etc.			15,350
Land-includes acquisition and sitework			
Building or Construction-includes costs to build or renovate a structure			
Other- any other capital or project category that is not listed			
Subtotal			$ 15,350
Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).			
DESCRIPTION OF ITEMS			**AMOUNT**
Utilities			
Vehicle Maintenance			
Gasoline			
Future Personnel (If you are requesting personnel in current year, do not fill this in)			
Equipment Replacement			
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)			
SUBTOTAL			$ -
Total Project/Capital Cost			**$ 15,350**
Project Description (Please include scope and timeframe estimate)			
Lifting pillows for each EMS unit that will lift a patient from ground level up three feet with no manpower. This allows the patient to be moved to a chair or stretchering without crews picking up "dead" weight and possibly injuring themselves. Each device cost $1,535.00. This will also help cut down on the duplication of responses by mulitple agencies to help lift patients. This is a cost savings on mulitple levels for muliptle agencies.			

ITEM # 32

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	202 Road Maintenance		
Strategic Alignment: Infrastructure			
Item	Trailer	Part of CIP Y/N	
Mandated? Y/N		Part of Grant Y/N	

One-Time Costs (This could be more than one category depending on request)	
Contractual-includes any work that would need to be contracted to complete the project	
Equipment-includes vehicles, heavy equipment, technology, etc.	15,000
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	
Other- any other capital or project category that is not listed	
Subtotal	$ 15,000

Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).	
DESCRIPTION OF ITEMS	**AMOUNT**
Utilities	
Vehicle Maintenance	1,000
Gasoline	
Future Personnel (If you are requesting personnel in current year, do not fill this in)	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	**$ 1,000**
Total Project/Capital Cost	**$ 16,000**

Requesting a new tilt deck trailer

ITEM # 33

5. Stormwater Truck, $10,000
Equipment capitalized: (+$10,000) one-time: This represents the increased cost of ¾ ton PU.
(Source: As submitted by SW per their transmittal letter in March.)

ITEM # 34

Body Worn Camera Increase- $10,000- We are requesting an additional $10,000 to purchase 8 additional body-worn cameras. These cameras are needed for the 4 new deputy positions that we were allotted in July of 2023. The 4 additional cameras will be provided to other deputies that have not been previously assigned cameras. The cost for these cameras is an annual all-inclusive cost that includes the camera, free warranty replacement, support, licensing, and unlimited cloud storage. **Note- Our other camera contract is currently covered by the state body camera grant. We believe that it will continue to be covered and we will include these new cameras in the next grant request so this may become a 1-time expenditure. If not, it will need to remain in future budgets. **(Source: As submitted by the SHF in transmittal letter.)**

ITEM # 35

(For capital Items $5,000 and over)

Non-Recurring Request Form 2024-2025			
Submit to Budget Staff at budget@lancstersc.net by Monday, March 4, close of business. Use one form per request. See Kelvin Alexander and Tim Greene for assistance in drafting this request by Monday, February 12.			
Department Name	202 Road Maintenance		
Strategic Alignment: Resource Optimization			
Item	Dump Truck Trade in	Part of CIP Y/N	
Mandated? Y/N		Part of Grant Y/N	

One-Time Costs (This could be more than one category depending on request)	
Contractual-includes any work that would need to be contracted to complete the project	
Equipment-includes vehicles, heavy equipment, technology, etc.	5,000
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	
Other- any other capital or project category that is not listed	
Subtotal	$ 5,000

Recurring Costs: any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).

DESCRIPTION OF ITEMS	AMOUNT
Utilities	
Vehicle Maintenance	1,000
Gasoline	
Future Personnel (If you are requesting personnel in current year, do not fill this in)	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	**$ 1,000**
Total Project/Capital Cost	**$ 6,000**

Requesting trade in with vendor for Mack Dump truck

Lancaster County
South Carolina

2021-2031 Capital Improvement Plan (CIP) Overview

April 16-17, 2024

Jamie Privuznak, Budget Director

Lancaster County
South Carolina

AGENDA

1. Background
2. 2021-2031 CIP Overview
3. Current Project Status Updates
4. FY25 Project Requests
5. ARPA Update
6. Funding Strategies
7. Next Steps

Lancaster County
South Carolina

CIP TIMELINE IN-BRIEF

- March 2021 – Planning Commission received 2021-2031 CIP for review in accordance with Comprehensive Plan
    - Action Taken – Recommended to Council for approval

- March to July 2021 – Council conducted 1st, 2nd, and 3rd Ordinance Readings and Public Hearing

- July 2021 – Adopted by Council unanimously (Ordinance 2021-1726)

Lancaster County
South Carolina

CIP OVERVIEW

- Projects = 44

- 10-Year Total Planned Expenditures = $203.2M
- Major categories include:
    - Public Safety = $112.6M
    - General Services = $38.9M

- Major Revenue Sources:
    - Capital Project Sales Tax 2 and 3
    - General Obligation Debt (Bonds)
    - Impact Fee for specific projects

Lancaster County
South Carolina

CIP PROJECT UPDATES

Department/Project	Project Estimate	Cumulative thru March 31, 2024	Fiscal Year 2024-2025
Coroners Office			
Office Space	1,912,140	89,154	1,680,847
Emergency Medical Services			
Ambulances*	9,522,776		1,020,000
Fire Service/Emergency Mgmt.			
Fire Apparatus Countywide	8,740,788	640,788	7,459,213
Fire Stations*	14,391,201		4,000,000
Information Technology			
IT Hardware Improvements*	3,230,000	660,000	220,000

*Includes projects in future years

Lancaster County
South Carolina

CIP PROJECT UPDATES

Department/Project	Project Estimate	Cumulative thru March 31, 2024	Fiscal Year 2024-2025
Development Services			
Building/Office Space	4,000,000		4,000,000
Stormwater			
Stream Gauging Stations	150,000		150,000
Solid Waste			
Refuse Trucks (4)*	2,603,774	556,887	185,000
Parks & Recreation			
Rec Centers Security Systems	210,000		210,000
Parking Lot at Springdale	1,212,872	112,872	987,128

*Includes projects in future years

Lancaster County
South Carolina

CIP PROJECT UPDATES

Department/Project	Project Estimate	Cumulative thru March 31, 2024	Fiscal Year 2024-2025
Roads			
Fleet Operations Garage and Public Works Admin Office	2,000,000		2,000,000
Road Preservation*	5,918,500	1,210,000	420,000
Road Paving*	37,649,074	12,474,537	6,350,000
Motorgrader Replacement (5)*	3,050,000	600,000	210,000
Tandem Dump Truck Replacements (4)*	2,205,112	357,556	185,000

*Includes projects in future years

Lancaster County
South Carolina

FY25 CIP REQUESTS

- Requests = 35
- Total Amount = $21.4M (refer to combined excel file)
    - Station 3 Fire Station = $11.7M (IL Consolidated Fire District)
    - 31 Vehicle Replacements = $1.9M (Sheriff's Office)
    - Two Convenience Site Upgrades = $1.6M (Solid Waste)
- County Strategic Plan
    - Infrastructure and Public Safety

Lancaster County
South Carolina

ARPA PROJECTS UPDATE

COMPLETED PROJECTS - REVENUE REPLACEMENT		
Project	**Department**	**Amount Expended**
Admin Building Security Upgrades	Information Technology	81,106
Fiber Internet Capability	Airport	21,700
Vendor Software	Procurement	35,976
Camera System	911 Communications	50,318
GIS Server Replacement	Information Technology & GIS	35,926
Badge controller	Administration	34,855
Two Truck Replacement	Fire	640,788
Camera Upgrade	Sheriff	189,180
Replacement Vehicles	Sheriff	663,756

Lancaster County
South Carolina

ARPA PROJECTS UPDATE

COMPLETED PROJECTS - OTHER EXPENDITURES		
Project	**Department**	**Amount Expended**
Premium Pay 1 of 2	Multiple	1,338,411
PAPR Masks	EMS & Coroner	377,927
Glass Barriers - Multiple Depts.	Multiple	52,432
Temporary Housing Shelter	Lancaster Area Coalition for the Homeless	334,213
HVAC Unit Replacement	Multiple	1,444,546
Decontamination Shower	Sheriff	22,890
Wall construction	Sheriff	14,000
AV Upgrades to Council Chambers	IT & Administration	75,165
Remote Workstations	Information Technology	52,571
Enhanced bandwidth & remote operations	IT & Sheriff	522,530
Wastewater Project	LCWSD	486,083
Premium Pay 2 of 2	Pleasant Valley Fire	48,000
Council of Aging		18,000

Lancaster County
South Carolina

ARPA PROJECTS UPDATE

IN-PROCESS PROJECTS - REVENUE REPLACEMENT			
Project	**Department**	**Amount Allocated**	**Amount Expended**
Recreation Parking Lot Reclamation	Recreation	1,100,000	112,872
Storage Warehouse	Emergency Management	705,797	-
Evidence Building	Sheriff	1,440,000	62,510
Land Purchase and Facility Acquisition	Fleet & Registration & Elections	2,000,000	-
Barnett Building Renovation - Pending	Multiple	500,000	-

Lancaster County
South Carolina

ARPA PROJECTS UPDATE

IN-PROCESS PROJECTS - OTHER EXPENDITURES			
Project	**Department**	**Amount Allocated**	**Amount Expended**
County-Wide Network Overhaul	Information Technology	In Progress	2,052,724
Digital Records Indexing	Register of Deeds & Assessor	125,000	-
Building Expansion	Coroner	1,770,000	142,140
EMS HQ Bay Construction	EMS	455,229	94,579
Public Defender Office Addition	Clerk of Court	500,000	290,961
Personal Protective Equipment	Risk Management	50,000	-
Nonprofit/Community Programs	External	100,000	-
EMS Mass Transport Smaller Bus	EMS	975,000	397,119
Other Projects - Pending		1,000,000	-

Lancaster County
South Carolina

ARPA SUMMARY

- Lancaster County Allocation = $19,037,682
  - $10 million authorized for revenue replacement
- 22 of 34 approved projects are complete (65% complete)
- $1.5M pending project approval
- All funds must be obligated via secured purchase orders or executed contracts by December 31, 2024, and spent by December 31, 2026

Lancaster County
South Carolina

FUNDING STRATEGIES

- Fire Millage Discussion
- Bonds/Borrowing/Financing tools
  - Debt Service Fund (Millage Rate = 6.90)
- Capital Improvement Fund (Millage Rate = 5.30)

Lancaster County
South Carolina

FUND BALANCE

- Unassigned General Fund Balance = $54.3M (June 30, 2023)

- Can only be allocated for one of the following purposes:
  - One-time capital expenses which do not increase ongoing operational costs
  - Establishing or increasing reserves for special purposes
  - Other one-time costs
  - Debt reduction.

- County policy = 28% to 32% of operating budget is fund balance

Lancaster County
South Carolina

NEXT STEPS

- April 17 – Council Workshop – Elected Officials/Department Presentations to Council
- April 30 – Planning Commission – Special Meeting
- May 8 – Council Workshop – County Administrator presents FY25 Recommended
- May 15 – Committee of the Whole Budget Deliberation
- May 28 –1st Reading of Budget Ordinance
- June 10 – 2nd Reading of Budget Ordinance
- June 24 – 3rd Reading of Budget Ordinance

Lancaster County
South Carolina

QUESTIONS

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	Project Estimate	Cummulative thru March 31, 2024	2024-2025	2025-2026	2026-2027	2027-2031
Coroners Office	**1,912,140**	**89,154**	**1,680,847**	**-**	**-**	**-**
Office Space	1,912,140	89,154	1,680,847	-	-	-
Emergency Medical Services	**20,722,776**	**-**	**1,020,000**	**8,645,500**	**1,072,000**	**9,375,650**
Ambulances	9,522,776	-	1,020,000	1,045,500	1,072,000	5,775,650
EMS Station 3	1,800,000	-	-	1,800,000	-	-
EMS Station 6	1,800,000	-	-	1,800,000	-	-
EMS Combination Station	4,000,000	-	-	4,000,000	-	-
EMS Station 7	1,800,000	-	-	-	-	1,800,000
EMS Station 10	1,800,000	-	-	-	-	1,800,000
Economic Development	**4,000,000**	**-**	**-**	**-**	**4,000,000**	**-**
Spec. Building	4,000,000	-	-	-	4,000,000	-
Fire Service / Emergency Management	**47,984,813**	**9,839,300**	**11,459,213**	**3,227,900**	**-**	**13,619,101**
Fire Apparatus Countywide Purchase	8,740,788	640,788	7,459,213	-	-	
Aerial Apparatus/Mobile Command Post	18,397,024	9,198,512	-	-	-	-
Apparatus (New Stations)	6,455,800	-	-	3,227,900	-	3,227,900
Fire Stations	14,391,201	-	4,000,000	-	-	10,391,201
IT - Information Technology	**3,230,000**	**660,000**	**220,000**	**220,000**	**220,000**	**1,250,000**
IT Hardware Improvements	3,230,000	660,000	220,000	220,000	220,000	1,250,000
Development Services	**4,000,000**	**-**	**4,000,000**	**-**	**-**	**-**
Building/Office Space	4,000,000	-	4,000,000	-	-	-
Roads	**52,366,543**	**15,004,021**	**9,165,000**	**7,180,000**	**860,000**	**5,153,500**
Fleet Operations Garage and Public Works Admin Office	2,000,000	-	2,000,000	-	-	-
Road Preservation	5,918,500	1,210,000	420,000	425,000	435,000	2,218,500
Road Paving	37,649,074	12,474,537	6,350,000	6,350,000	-	-
Bush Hog Replacements (2)	804,836	202,418	-	-	-	400,000
Motorgrader Replacement (5)	3,050,000	600,000	210,000	210,000	220,000	1,210,000
Track Excavator	739,021	159,510	-	-	-	420,000
Tandem Dump Truck Replacements (4)	2,205,112	357,556	185,000	195,000	205,000	905,000
Solid Waste	**6,628,954**	**556,887**	**185,000**	**195,000**	**205,000**	**4,930,180**
Recycling Center Upgrades	2,120,000	-	-	-	-	2,120,000
Public Works Warehouse, Crew Facility, and Shop	1,905,180	-	-	-	-	1,905,180
Refuse Trucks (4)	2,603,774	556,887	185,000	195,000	205,000	905,000

	Project Estimate	Cummulative thru March 31, 2024	2024-2025	2025-2026	2026-2027	2027-2031
Parks & Recreation	**69,996,033**	**15,414,453**	**1,197,128**	**-**	**5,000,000**	**32,970,000**
Lancaster County Regional Park	34,700,000	-	-	-	5,000,000	29,700,000
Recreation Centers Security Systems	210,000	-	210,000	-	-	-
Parking Lot at Springdale	1,212,872	112,872	987,128	-	-	-
Gym Floors at AJRC and BRC	-	-	-	-	-	-
Field Lighting Additions and Replacements	1,925,034	302,517	-	-	-	1,320,000
Renovate IL EMS Station for Rec Use	475,000	-	-	-	-	475,000
Maintenance Shop at Buford Recreation	475,000	-	-	-	-	475,000
Walnut Creek Soccer Fields	1,000,000	-	-	-	-	1,000,000
Indian Land Recreation Center	11,672,138	5,836,069	-	-	-	-
Soccer Fields at Indian Land	8,223,433	4,111,717	-	-	-	-
Soccer Fields at Heath Springs	10,102,557	5,051,278	-	-	-	-
911	**2,020,567**	**1,010,283**	**-**	**-**	**-**	**-**
Console Replacement	2,020,567	1,010,283	-	-	-	-
Stormwater	**1,000,000**	**-**	**150,000**	**850,000**	**-**	**-**
Calvin Hall Road Stream Crossing Replacement	850,000	-	-	850,000	-	-
Stream Gauging Stations	150,000	-	150,000	-	-	-
Sheriff	**98,882,405**	**3,917,822**	**-**	**-**	**-**	**91,046,761**
Armored Vehicle	660,706	330,353	-	-	-	-
In Car Cameras and Body Cameras	524,581	262,290	-	-	-	-
Sheriff's Operations Building	1,210,000	-	-	-	-	1,210,000
Sheriff Substation	3,161,940	-	-	-	-	3,161,940
Detention Center	93,325,179	3,325,179	-	-	-	86,674,821
Total Departmental Requests	**312,744,230**	**46,491,919**	**29,077,187**	**20,318,400**	**11,357,000**	**158,345,192**

FY25 Capital Improvement Plan: Projects Requested

Item #	Project Name	Department	FY25 Request
1	Station 3 Construction	IL Consolidated Fire	11,745,240
2	31 Vehicle Replacements	Sheriff	1,953,000
3	Two Convenience Site Upgrades	Solid Waste	1,605,000
4	2024 Road Rehabilitation	Transportation Committee	1,400,000
5	Station 3 Engine	IL Consolidated Fire	1,200,000
6	Elections/Fleet Facility Add'l Upfit	Administration	600,000
7	Culvert on Henry Harris Road	Stormwater	500,000
8	Replacement Vehicles	Fleet	345,364
9	CAT D-4 Dozer	Road Maintenance	265,000
10	IT - Special Projects	Information Technology	244,000
11	Station 1 and 2 Renovations	IL Consolidated Fire	200,000
12	Refuse Truck	Solid Waste	200,000
13	Admin Building Upfit	Administration	192,000
14	IT - Dept Specific Software	Information Technology	191,337
15	Small Dump Truck	Road Maintenance	150,000
16	Building UPS	Emergency Management	79,000
17	Armored Vests	EMS Ambulance	60,000
18	Refuse Can Replacement	Solid Waste	60,000
19	Appartus Radios	IL Consolidated Fire	59,331
20	12 Flock Cameras	Sheriff	50,300
21	Ballfield Lighting Retrofit	Park & Recreation	50,000
22	Gym Wall Padding	Park & Recreation	40,000
23	Vehicles	Planning & Zoning	40,000
24	Voting Machines and Apparatus	Registration & Elect	31,615
25	Public Works Ofc Remodel	Road Maintenance	30,000
26	Motorola Radios	Fire/Public Communications	28,549
27	UEBSS RIT Bags	IL Consolidated Fire	28,000
28	TDMA Radio Upgrade	Public Communications	25,000
29	Battalion Chief Truck Upfit	IL Consolidated Fire	21,000
30	Strategic Planning Software	Council	20,000
31	Lifting Pillows	EMS Ambulance	15,350
32	Trailer	Road Maintenance	15,000
33	3/4 Ton Pick-up Truck	Stormwater	10,000
34	8 Body Worn Cameras	Sheriff	10,000
35	Mack Dump Truck	Road Maintenance	5,000
Total:			**$ 21,469,086**

*The threshold value for projects for the CIP is $5,000.

ARPA Funds

Expenditure Summary

Through 3/31/2024

Expenditure Group	Project	Amount Allocated	Amount Expended
RR	Admin Building Security Upgrades - IT	Completed	$ 81,105.91
RR	Fiber Internet Capability - Airport	Completed	$ 21,700.00
RR	Vendor Software - Procurement	Completed	$ 35,976.22
RR	Camera System for 911 Communications - 911 Communications	Completed	$ 50,318.44
RR	GIS Server Replacement - IT & GIS	Completed	$ 35,925.70
RR	Badge controller for Admin - Administration	Completed	$ 34,854.74
RR	Two Truck Replacement - Fire	Completed	$ 640,787.50
RR	Camera Upgrade - Sheriff	Completed	$ 189,180.31
RR	Replacement Vehicles - Sheriff	Completed	$ 663,756.19
OE	Premium Pay 1 of 2 - Multiple Depts.	Completed	$ 1,338,410.70
OE	PAPR Masks - EMS & Coroner	Completed	$ 377,926.56
OE	Glass Barriers - Multiple Depts.	Completed	$ 52,431.77
OE	Temporary Housing Shelter - LACH	Completed	$ 334,213.00
OE	HVAC Unit Replacement - Multiple Depts.	Completed	$ 1,444,546.10
OE	Decontamination Shower - Sheriff	Completed	$ 22,890.00
OE	Wall construction - Sheriff	Completed	$ 14,000.00
OE	AV Upgrades to Council Chambers - IT & Administration	Completed	$ 75,165.33
OE	Remote Workstations - IT	Completed	$ 52,571.28
OE	Enhanced Bandwidth & Remote operations - IT & Sheriff	Completed	$ 522,529.92
OE	Wastewater Project - Hannah's Creek - LCWSD	Completed	$ 486,083.29
OE	Premium Pay 2 of 2 - Pleasant Valley Fire	Completed	$ 48,000.00
OE	Council of Aging	Completed	$ 18,000.00

Expenditure Group	Project	Amount Allocated	Amount Expended
RR	Recreation Parking Lot Reclamation - Recreation	$ 1,100,000.00	$ 112,871.80
RR	Storage Warehouse - Emergency Management	$ 705,797.00	
RR	Evidence Building - Sheriff	$ 1,440,000.00	$ 62,510.00
RR	Land Purchase and Facility Acquisition - Fleet & Registration & Elections	$ 2,000,000.00	$ -
RR	Barnett Building Renovations - Multiple Depts. - Pending	$ 500,000.00	$ -
OE	County-Wide Network Overhaul - IT	In Progress	$ 2,052,724.46
OE	Digital Records Indexing - RoD & Assessor	$ 125,000.00	$ -
OE	Building Expansion - Coroner	$ 1,770,000.00	$ 142,139.75
OE	EMS HQ Bay Construction - EMS	$ 455,229.00	$ 94,578.95
OE	Public Defender Office Addition - Clerk of Court	$ 500,000.00	$ 290,960.79
OE	Personal Protective Equipment (PPE)/Supplies - Risk Management	$ 50,000.00	$ -
OE	Nonprofit/Community Programs - External	$ 100,000.00	$ -
OE	EMS Mass Transport Smaller Bus - EMS	$ 975,000.00	$ 397,118.64
OE	Other Projects - Pending	$ 1,000,000.00	$ -

RR - Revenue Replacement

OE - Other Expenditures

Agenda Item Summary

Ordinance # / Resolution #: RZ-2024-0259 Curative Professional LLC
Contact Person / Sponsor: A. Hardin
Department: Planning
Date Requested to be on Agenda: 5/2/2024

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	4/23/2024	Exhibit
Location Map	4/23/2024	Exhibit
Proposed Plat	4/23/2024	Exhibit
Deed 1067-254	4/23/2024	Exhibit

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address _____

City _____ State _____ Zip _____ Tax Parcel ID _____

Current Zoning _____ Current Use _____

Proposed Zoning _____ Total Acres _____

Project Description _____

_____

_ _____

_____

Surrounding Property Description _____

_____

_____

_____

CONTACT INFORMATION

Applicant Name _____

Address _____

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

Property Owner Name _____

Address _____

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

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

_____ _____

Applicant Date

_____ _____

Property Owner(s) Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

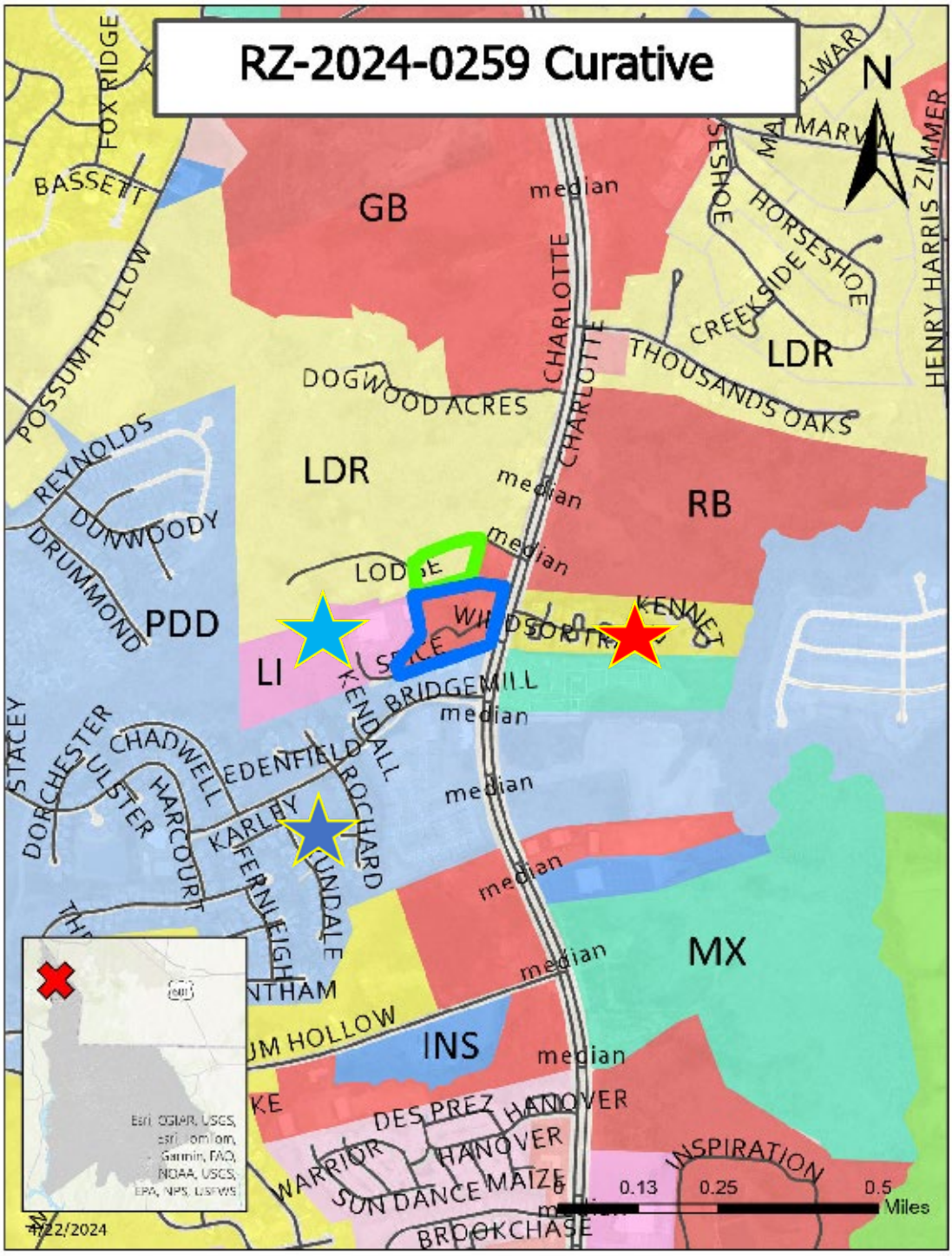
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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

2. **Planning Commission**

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

3. **County Council**

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



Proposal:
Rezoning LDR to GB

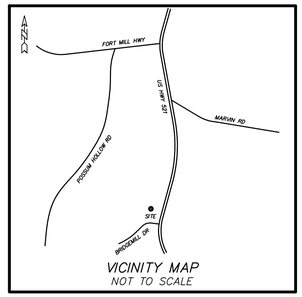
Lancaster County
South Carolina

McClancy Seasonings

Windsor Trace Development

Bridgemill Development

Subject Property



VICINITY MAP
NOT TO SCALE

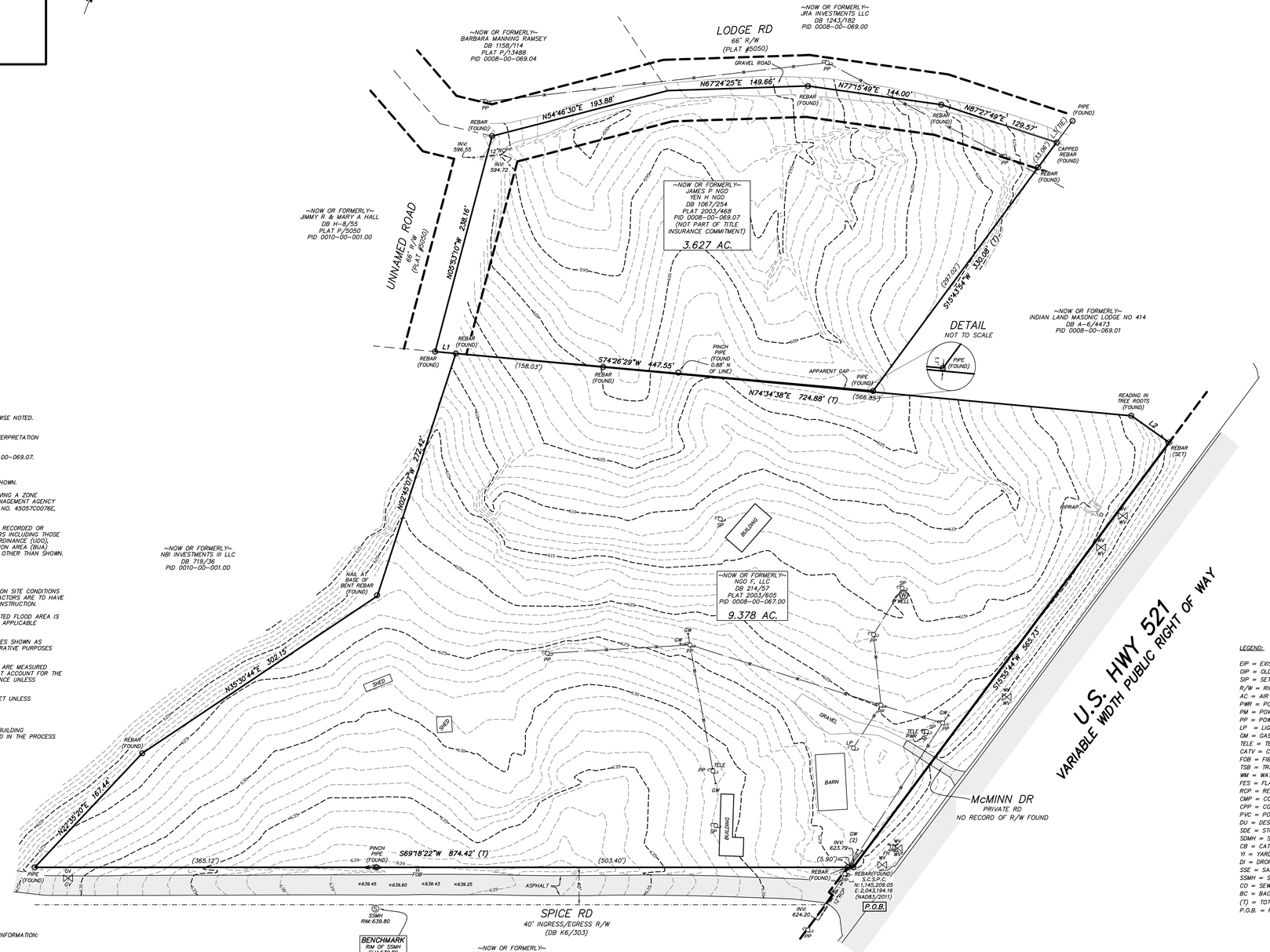
S.C. GRID (NAD83/2011)

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°26'29"W	22.20'
L2	S75°25'12"E	49.33'
L3	N15°43'54"E	28.59'



FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT DATE: OCTOBER 11, 2023 AT 8:00 AM
COMMITMENT NO.: MT23295I-C-1

SCHEDULE B, PART II – EXCEPTIONS

4. SUCH MATTER(S) AS ARE SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 233 **(NO PLOTTABLE MATTERS)**, PLAT BOOK 2003, PAGE 605 **(BOUNDARY LINES SHOWN)**, AND PLAT NO. 8779 **(NO PLOTTABLE MATTERS)**.

5. TITLE TO THAT PORTION OF SUBJECT PROPERTY EMBRACED WITHIN THE BOUNDS OF MCMINN DRIVE, U.S. HIGHWAY 521, AND SPICE ROAD. **(AS SHOWN)**

6. EASEMENT(S) AND / OR RIGHT(S) OF WAY IN FAVOR OF PALMETTO CABLE TV COMPANY RECORDED IN DEED BOOK D-8 AT PAGE 91 OF THE LANCASTER COUNTY REGISTRY. **(BLANKET IN NATURE, NOT PLOTTABLE)**

7. EASEMENT(S) AND / OR RIGHT(S) OF WAY IN FAVOR OF LANCASTER TELEPHONE COMPANY RECORDED IN DEED BOOK E-6 AT PAGE 2838 OF THE LANCASTER COUNTY REGISTRY. **(LOCATED OFFSITE)**

THIS IS TO CERTIFY TO

FIDELITY NATIONAL TITLE INSURANCE COMPANY
RAMAN SETH

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6a,7a,7b,7c,8,9,13,16,17,18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON _____.

_____
THOMAS E. WHITE, SCPLS #27745 DATE

NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONED: GB (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
3. TAX PARCEL NUMBER 0008-00-067.00 & 0008-00-069.07.
4. DEED REFERENCES AS SHOWN.
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 4505700076E, WITH A DATE OF IDENTIFICATION OF 5/16/2017.
7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS AND BUFFERS INCLUDING THOSE WITHIN THE APPLICABLE UNIFIED DEVELOPMENT ORDINANCE (UDO), RIGHTS-OF-WAY; IMPERVIOUS AREAS & BUILT UPON AREA (BUA) RESTRICTIONS, AND/OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
8. AREA COMPUTED BY COORDINATE METHOD.
9. NO NCGS MONUMENT FOUND WITHIN 2000'.
10. UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
11. ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY ANY APPLICABLE ORDINANCES OR REGULATIONS.
12. OFFSITE ADJOINER LINES AND RIGHT-OF-WAY LINES SHOWN AS DASHED ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
13. LINES SHOWN REPRESENTING FENCES AND WALLS ARE MEASURED FROM THE APPROXIMATE CENTERLINE AND DO NOT ACCOUNT FOR THE THICKNESS, PLUMBNESS OR MEANDER OF THE FENCE UNLESS OTHERWISE STATED.
14. DISTANCES SHOWN ARE GROUND U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
15. NO NEW LOTS OR PROPERTY LINES ESTABLISHED.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THE FOLLOWING WAS USED TO ESTABLISH S.C.S.P.C. INFORMATION:
(1) CLASS OF SURVEY: A-URBAN LAND SURVEY
(2) POSITIONAL ACCURACY: 0.06'
(3) TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
(4) DATES OF SURVEY: 10/31/2023
(5) DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
(6) PUBLISHED/FIXED-CONTROL USE: CORS SITES

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DF7471	NCCO CONCORD CORS ARP	N352235.243	W0803351.114	51121.7
DM3995	NCRO ROCKINGHAM CORS ARP	N345751.987	W0794747.740	96667.1
DK7758	SCUN UNION CORS ARP	N344558.605	W0813855.699	76437.1
DM3523	NCHI HICKORY CORS ARP	N354431.010	W0811830.934	93824.2
DG7402	NCPO POLKTON CORS ARP	N345933.172	W0801037.857	61892.4
DH682	NCLU LUMBERTON CORS ARP	N343736.336	W0790439.694	167337.4
DK4043	NCSP SPINDALE CORS ARP	N352155.834	W0815457.347	105587.9
DH3838	NCMO MOORESVILLE CORS ARP	N353446.877	W0804812.536	66441.2

(7) GEOID MODEL: GEOID18; NAVD 88
(8) COMBINED GRID FACTOR(S): 1.00003105
(9) UNITS: INTERNATIONAL FEET

LEGEND:

EIP = EXISTING IRON PIN
OIP = OLD IRON PIPE
SIP = SET IRON PIN
R/W = RIGHT OF WAY
AC = AIR CONDITIONING UNIT
PWR = POWER PAD
PM = POWER METER
PP = POWER POLE
LP = LIGHT POLE
GM = GAS METER
TELE = TELEPHONE PEDESTAL
CATV = CABLE TELEVISION
FOB = FIBER OPTIC BOX
TSB = TRAFFIC SIGNAL BOX
WM = WATER METER
FES = FLARED END SECTION
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
PVC = POLYVINYL CHLORIDE PIPE
DU = DESTINATION UNKNOWN
SDE = STORM DRAINAGE EASEMENT
SDMH = STORM DRAIN MANHOLE
CB = CATCH BASIN
YI = YARD INLET
DI = DROP INLET
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
CO = SEWER CLEAN OUT
BC = BACK OF CURB
(T) = TOTAL DISTANCE
P.O.B. = POINT OF BEGINNING

SYMBOL LEGEND

SET MONUMENT (TYPE INDICATED)
EXISTING MONUMENT (TYPE INDICATED)
CALCULATED POINT
GAS VALVE
WATER VALVE
MAIL BOX
WATER METER
WELL
FIRE HYDRANT
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
TMH TELEPHONE/COMMUNICATIONS MANHOLE
EMH ELECTRIC MANHOLE
DECIDUOUS TREE
EVERGREEN TREE
LIGHT POLE
POWER/UTILITY POLE
BFP BACK FLOW PREVENTOR
GW GUY WIRE
CB CATCH BASIN
DI DROP INLET
YI YARD INLET

LINETYPE LEGEND

BOUNDARY LINE
TIE LINE
RIGHT OF WAY
APPROXIMATE RIGHT OF WAY (NOT SURVEYED)
ADJOINING LINE (NOT SURVEYED)
FENCE
STORM DRAIN PIPE
OVERHEAD ELECTRIC
SANITARY SEWER PIPE

REVISIONS:	DATE

SCALE: 1" = 60'
PROJECT: 23-0453
DRAWN BY: NB
FIELD WORK: GW/CJ
NOVEMBER 6, 2023
DWG: CARLSON\2023\BAT\McMinn Dr #142
COGO: 2023\W\McMinn Dr #142

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
THOMAS E. WHITE, NCPLS & SCPLS 704-889-7601
TEW@CAROLINAS1.COM
CERTIFICATE OF AUTHORIZATION NC:C-1242 SC:886

McMINN DR & U.S. HWY 521

AN ALTA/NSPS LAND TITLE SURVEY SHOWING

SURVEYED FOR:
AREA: 13.005 AC.
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

LANCASTER COUNTY ASSESSOR
Tax Map:
0008 00 069 07

2017010096

DEED $10.00
RECORDING FEES $429.00
STATE TAX $181.50
COUNTY TAX
PRESENTED & RECORDED:
07-12-2017 04:11 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: JENNIFER REESE ROD
BK:DEED 1067
PG:254-255

DEED DRAWN BY:
ROBERT K. FOLKS
ATTORNEY AT LAW

RECORDED THIS 16th DAY OF JULY, 2017 IN BOOK 0 PAGE 0

Susan D. Hunter McAlhaney

Auditor, Lancaster County, SC

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Jihad D. Barham and Jennifer S. Barham**, ("Grantor"), in the State aforesaid, for and in consideration of the sum of One Hundred Sixty-five Thousand and no/100ths ($165,000.00) Dollars, to the Grantor in hand paid at and before the sealing and delivery of these Presents, by the Grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release the following described property, subject to the easements, restrictions, reservations and conditions set forth below, unto **James P. Ngo and Yen H. Ngo,** ("Grantee"), and Grantee's heirs, successors and assigns:

All that certain piece, parcel or lot of land lying, being and situate in Indian Land Township, Lancaster County, South Carolina, on Lodge Road (66' Right of Way), containing 3.634 acres, more or less, and being more particularly shown and described on boundary and subdivision survey for Debra Neal Petit drawn by Charles D. Mackey, PLS, dated June 26, 2003 and recorded as Plat No. 2003-468 in the Office of the Clerk of Court for Lancaster County, South Carolina, reference to said plat is hereby made for a more complete description of the premises.

Being the identical property conveyed to Jihad D. Barham and Jennifer S. Barham by Deed of Debra N. Petit dated August 9, 2006 and recorded August 16, 2006 in Deed Book 349 Page 279, Register of Deeds Office, Lancaster County, South Carolina.

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.

TAM 0008-00-069.07

Grantee's Address:
2901 Chatelaine Place
Raleigh, NC 27614

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 said premises before mentioned, unto the said Grantee and Grantee's Heirs, Successors and Assigns forever.

AND the 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 12th day of July, 2017, and in the two hundred forty-second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

/ Robert K. Folks

Jihad D. Barham (Seal)

Jennifer S. Barham (Seal)

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF LANCASTER)

I, the undersigned notary public, do hereby certify that the above named Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 12th day of July, 2017.

/ Robert K. Folks (Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA
Notary: Robert K. Folks
My Commission Expires: 3-30-21

s:\dbr\deedBarhamNgo

Agenda Item Summary

Ordinance # / Resolution #: RZ-2024-0511 Niven/Schmidt
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 5/2/2024

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	4/23/2024	Exhibit
Location Map	4/23/2024	Exhibit
Recorded plat	4/23/2024	Exhibit
Deed	4/23/2024	Exhibit

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 5987 Charlotte Hwy.

City Lancaster State SC Zip 29720 Tax Parcel ID 0021-00-016.00

Current Zoning RN Current Use non-res; agricultural

Proposed Zoning GB Total Acres 15.4 (surveyed 14.62 ac)

Project Description 14.6 acres along Hwy 521 and corner of Steele Hill Rd. This property holds a brick 3 BR. home and to the south also facing 521 there is a 2 BR smaller home. Several old out buildings.

Surrounding Property Description Millstone Creek Estates are to the west; Millstone Creek pond to the south. Niven Road runs to the east toward N.C.

CONTACT INFORMATION

Applicant Name Sandra Niven Schmidt

Address 602 Rugby Rd

City Lancaster State SC Zip 29720 Phone 803 804 4606 803 804 4605 husband

Fax _____ Email 5schmidt02121@gmail

Property Owner Name Sandra Niven Schmidt

Address 602 Rugby Rd

City Lancaster State SC Zip 29720 Phone 803 804 4606 803 804 4605 husband

Fax _____ Email 5schmidt02121@gmail
or RSchmidt4764@yahoo.com husband Rudolph C. Schmidt

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.

Sandra Nicen Schmidt — 3/12/2024

Applicant — Date

Sandra Nicen Schmidt — 3/12/2024

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.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel $435.00
- Rezoning Application Fee – multi parcel $610.00

2. **Planning Commission**

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

3. **County Council**

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

Lancaster County
South Carolina

Planning Department
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ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 5987 Charlotte Highway

City Lancaster State SC Zip 29720 Tax Parcel ID 0021-00-016.00

Current Zoning RN Rural Neighborhood District Current Use NQRes(NRN) QualAg(QUSE)

Proposed Zoning GB-General Business Total Acres 15.4 ; Surveyed 14.62 ac

Project Description car wash, gas station

Surrounding Property Description church, high school, residential

CONTACT INFORMATION

Applicant Name Archie P. Niven, III

Address 3217 Ripley Route O 573-707-1054

City Doniphan State MO Zip 63935

Email: ~~Fax~~ ck.chestnutridge@gmail.com Email

Sandra N. Schmidt
602 Rugby Road
Lancaster, SC 29720
Phone 803-804-4606
rschmidt4764@yahoo.com

Property Owner Name Archie P. Niven III Sandra N. Schmidt

Address Same as above for both owners

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

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

Archie P. Nivens 3-12-24

Applicant Date

Archie P. Nivens 3-12-24

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 _____

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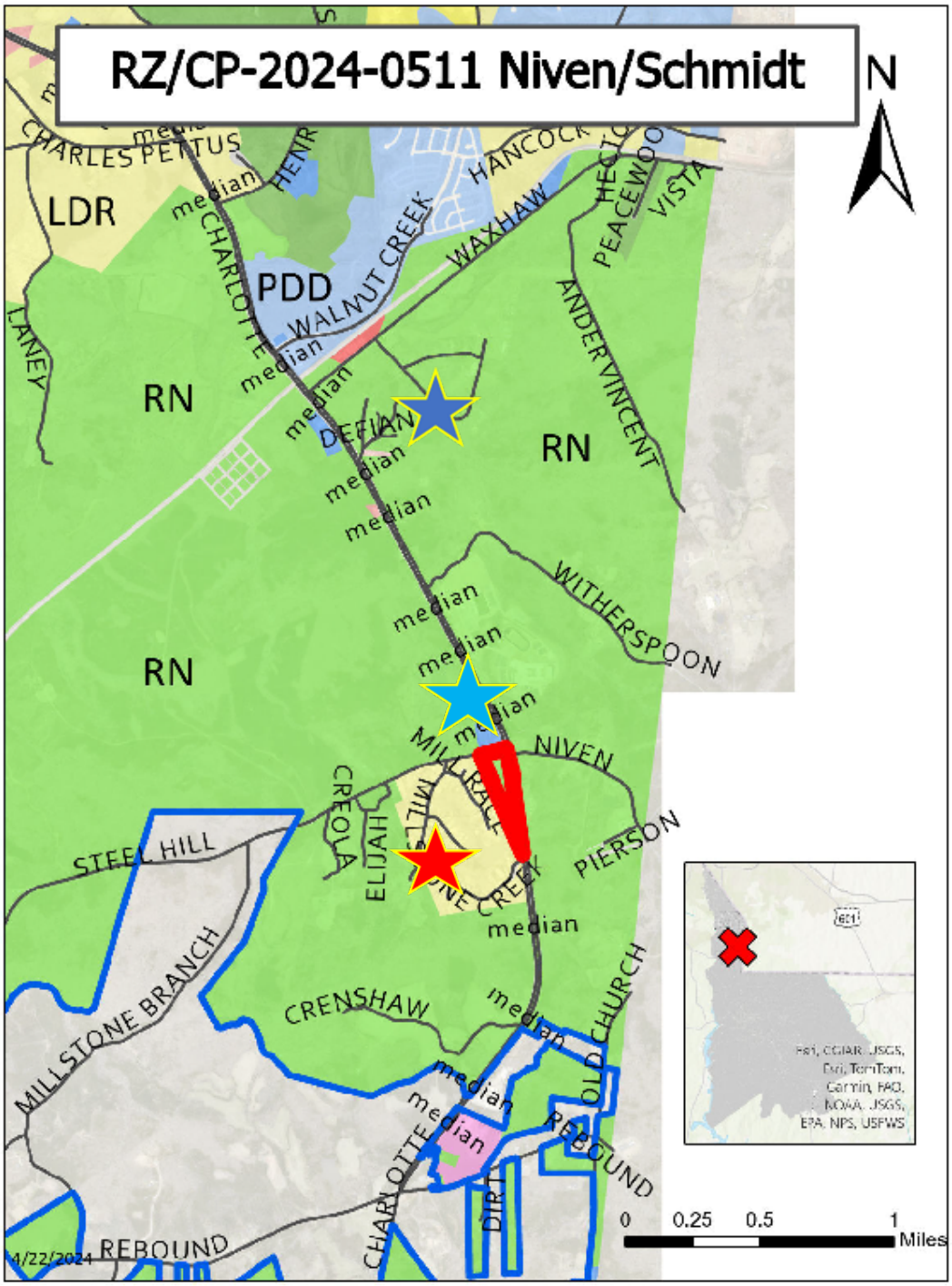


Proposal:
Rezoning RN to GB

Lancaster County
South Carolina

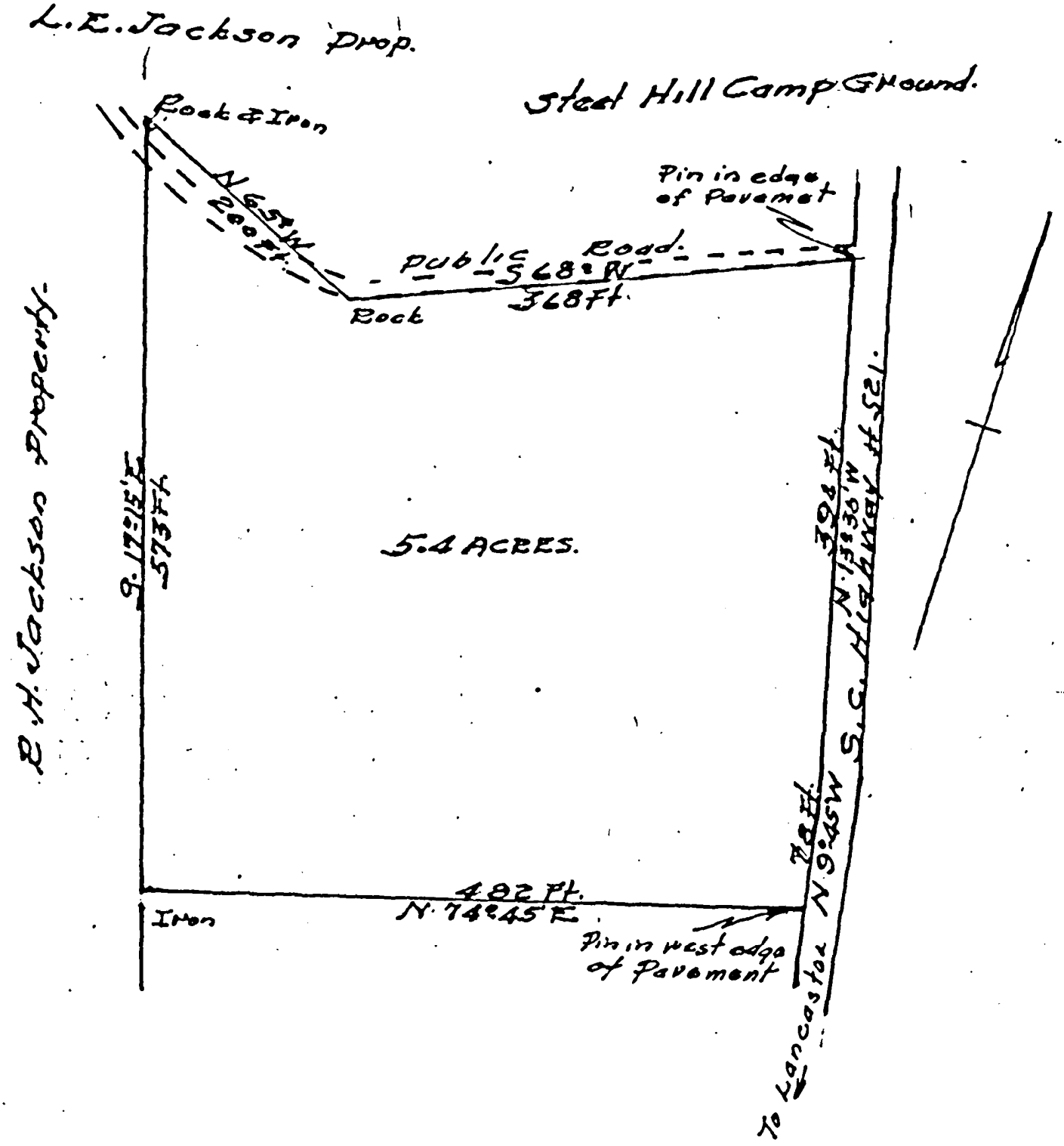
Subject Property

Steele Hill AME Zion Church

Millstone Creek Development

IL High School

129



ARCHIE P. NIVEN, JR.

Scale 1" = 100 Ft.
Date Sept 25, 1954.

Survey By J. C. Doue
Registered Land Surveyor. N.C.

Filed 9 A.M. October 6th, 1954

LANCASTER COUNTY ASSESSOR
Tax Map:
0021 00 016 00

2021005919
DEED OF DISTRIBUTION
RECORDING FEES $15.00
PRESENTED & RECORDED:
03-23-2021 01:19:09 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: PAM FAULKENBERRY
BK: DEED 1419
PG: 112 - 114

Deed Prepared by:
Norrell & Powers Norrell, LLC
P.O. Box 994
Lancaster, SC 29721

NO TITLE SEARCH PERFORMED

STATE OF SOUTH CAROLINA **PROBATE COURT**
COUNTY OF LANCASTER

IN THE MATTER OF IDA ELIZABETH NIVEN AKA IDA L. NIVEN
CASE NUMBER 2020ES2900560

DEED OF DISTRIBUTION

WHEREAS, the decedent died on the 7th day of September, 2020; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Lancaster County, South Carolina in File# 2020ES2900560; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Name:	Archie P. Niven, III and	Sandra N. Schmidt
Address:	3217 Ripley Route O	602 Rugby Road
	Doniphan, MO 63935	Lancaster, SC 29720

All of Ida L. Niven's right, title and interest in and to:

"All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Lancaster, Waxhaw Township, containing 5.4 acres and having such courses and distances as shown on plat of T.C. Dove, Surveyor, dated September 25, 1954. Being bounded now or formerly as follows: North by L.E. Jackson property and Steele Hill Camp Ground; East by South Carolina Highway #521; South by other property of Archie P. Niven, Sr., and West by R.H. Jackson property. For a more complete description reference to the aforementioned plat is craved which will be found recorded in the Office of the Register of Deeds for Lancaster County in Plat Book 7, at Page 129."

ALSO

"All that certain piece, parcel or tract of land lying, being and situate in Waxhaw Township, Lancaster County, South Carolina, North of the City of Lancaster, lying just South of the intersection of U.S. Highway 521 and South Carolina Road Number 125, located on the West side of Highway Number 521, containing ten (10) acres, more or less, and being bounded now or

RECORDED THIS 24th DAY
OF MARCH, 2021
IN BOOK 00 PAGE 00

Auditor, Lancaster County, SC

formerly as follows: On the North by other property of A.P. Niven, Jr. (as described on plat of survey recorded as Plat Book 7, Page 129); on the East by U.S. Highway 521; on the West by lands of Robert H. Jackson; and being all the property owned by A.P. Niven, Sr. lying to the West of U.S. Highway Number 521."

Being the identical properties conveyed to Ida L. Niven (aka Ida Elizabeth Niven) by Deed of Distribution of the Estate of Archie P. Niven, Jr., dated and recorded August 20, 2010 at the office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 576, at Pages 138-140 (see Probate Case No. 2020ES2900560).

Tax Map Code: 0021-00-016.00

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

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said Archie P. Niven, III, his heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, have executed this Deed, on this 26 day of February, 2021

Estate of Ida Elizabeth Niven AKA Ida L. Niven

IN THE PRESENCE OF by Signature:

Archie P. Niven, III, Personal Representative

Archie P. Niven

Witness: Jennifer Gargac

Witness: Elaine Whitaker

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

PROBATE COURT

PERSONALLY appeared before me Jennifer Gargac Elaine Whitaker and made oath that he/she saw the within named Personal Representative(s) sign, seal, and as his act and deed, deliver the within written Deed, and that he/she with Jennifer Gargac Elaine Whitaker witnessed the execution thereof.

SWORN TO before me this
26 day of Feb, 2021.

Witness Signature:
Jennifer Gargac
Elaine Whitaker

Debra Crowley
Notary Public for Missouri
My Commission Expires: 6-17-2023

DEBRA CROWLEY
Notary Public - Notary Seal
State of Missouri
Commissioned for Butler County
My Commission Expires: June 17, 2023
Commission Number: 15551087

Agenda Item Summary

Ordinance # / Resolution #: CP-2024-0511 Niven/Schmidt
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 5/2/2024

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	4/23/2024	Exhibit
Location Map	4/23/2024	Exhibit
New FLU Map, Panhandle	4/24/2024	Exhibit

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
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COMPREHENSIVE PLAN AMENDMENT APPLICATION

For amendments to Comprehensive Plan, Future Land Use Map, and Small Area Plans

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner(s)
- Deed and survey plat or boundary survey
- Fees associated with review: $435.00

GENERAL INFORMATION

Property Address 5987 Charlotte Hwy.

City Lancaster State SC Zip 29720 Tax Parcel ID 0021-00-016.00

Current Zoning RV Current FLU SMALL AREA PLAN: LOW DENSITY RESIDENTIAL

Proposed FLU: Commercial (to allow GB)

Total Acres 14.62 Surrounding Property Description rual, with housing area in back. Property faces Hwy 521.

Is there a Rezoning Application associated with this request? Not yet

Intended Use/Reason for change in use We are waiting to change this property to commercial.

CONTACT INFORMATION

Applicant Name Sandra Niven Schmidt

Address 602 Rugby Rd.

City Lancaster State S.C. Zip 29720 Phone 803 804 4606

Email sschmidt0212l@gmail.com

Property Owner Name Sandra Niven Schmidt & Archie P. Niven, III

Address 602 Rugby Rd. Lancaster

City Lancaster State S.C. Zip 29720 Phone 803-804-4606

Email sschmidt0212l@gmail

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.

Sandra Niven Schmidt — Applicant — 3/11/2024 — Date

Sandra Niven Schmidt — Property Owner(s) — 3/11/2024 — Date

ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION WITH PROPERTY INFORMATION IF THE APPLICANT IS NOT THE OWNER

SCHEDULE/PROCESS

Submission of Application

- Please schedule a pre-submittal meeting with planning staff to answer questions and prevent delays.
- 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 an upcoming Planning Commission agenda.
- If the application is intended to amend the use of only a portion of an existing parcel then a survey subdividing the lot will need to be approved by staff prior to the Planning Commission hearing. This survey, and a deed for the newly created parcel, will need to be recorded no later than the second reading at County Council.
- An application withdrawal should be made in writing and received PRIOR TO PUBLIC NOTICE in order to receive a refund. If notice has been published, fee cannot be refunded.

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.

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 amending FLU, 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 5:00 pm on the first Monday of the month to make arrangements.

This letter is in regards to the property at 5987 Charlotte Highway.

The property faces hwy 521 to the front (east) and is on the corner of Steele Hill Road at 521. To the south is Millstone Creek Pond and entry to Millstone Creek Homes. Millstone Creek homes surround our property.

My Father and Mother built the brick home that is there now. It had been a corn field before that. My Grandfather Niven had a Gulf station and store across the old 2 lane 521. We were surrounded by corn fields and watermelon patches. It was a peaceful rural area. We moved into the new home when I was in 2nd grade. My brother was born the next year. It was my home until I married in 1968 and moved with my husband to San Juan, PR where he was stationed in the Navy.

We would visit often because we lived in Va. SC and California until 2001. My parent's health declined rapidly so I returned to help my brother care for them. My parents refused to go into professional care so I cared for them with hired help. My brother and his wife bought a large ranch and moved to Missouri in 2007 and Dad died in 2009. My mother died in 2020 and was both deaf and blind. I was the main care giver to my parents last days.

My husband and I lived in a Mobile Home on the property to make care for my parents easier. It also faced 521.

What I need to address is the noise from the highway. When we moved there I was a child, it was a peaceful lovely place. We could spend time under the tree visiting with family and friends. When 521 was widened the quiet began to go leave. With all the growth came heavier traffic. Trucks and motorcycles can be especially loud and offensive.

I believe this property should be rezoned commercial. No one will build a home with 521 frontage and apartments/condos can't be built there because there is no sewer line. Our son and his family live in my mother's home now. They stay in the back as much as possible because of the noise from the hwy. Two of the bedrooms are at the front of the house and they say they are woken up often by loud trucks and traffic.

This is not a quiet peaceful rural area as it was in the past. I feel sure that some commerce/business would welcome that place on the corner of 521 and Steele Hill Road. It is a place well-traveled with many people coming out of NC on Niven Road. Residential living on 521 is not very good now and will get worse in the future.

Thank you for your consideration and time.

Sandra Niven Schmidt
March 11, 2024

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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

For amendments to Comprehensive Plan, Future Land Use Map, and Small Area Plans

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner(s)
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- Fees associated with review: $435.00

GENERAL INFORMATION

Property Address 5987 Charlotte Hwy
City Lancaster State SC Zip 29720 Tax Parcel ID 0021-00-016.00
Current Zoning RN Current FLU SMALL AREA PLAN: LDR
Proposed FLU: Commercial (to allow GB)
Total Acres 14.62 Surrounding Property Description

Is there a Rezoning Application associated with this request?
Intended Use/Reason for change in use

CONTACT INFORMATION

Applicant Name Archie P. Niven III
Address 3217 Ripley Rd O
City Doniphan State MO Zip 63935 Phone 573-707-1054
Email CK.chestnutridge@gmail.com
Property Owner Name Archie P. Niven III Sandra Niven Schmidt
Address
City State Zip Phone
Email

APPLICATION CERTIFICATIONS

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

Archie P. Nivens III — 3-8-24

Applicant — Date

Archie P. Nivens III — 3-8-24

Property Owner(s) — Date

ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION WITH PROPERTY INFORMATION IF THE APPLICANT IS NOT THE OWNER

SCHEDULE/PROCESS

Submission of Application

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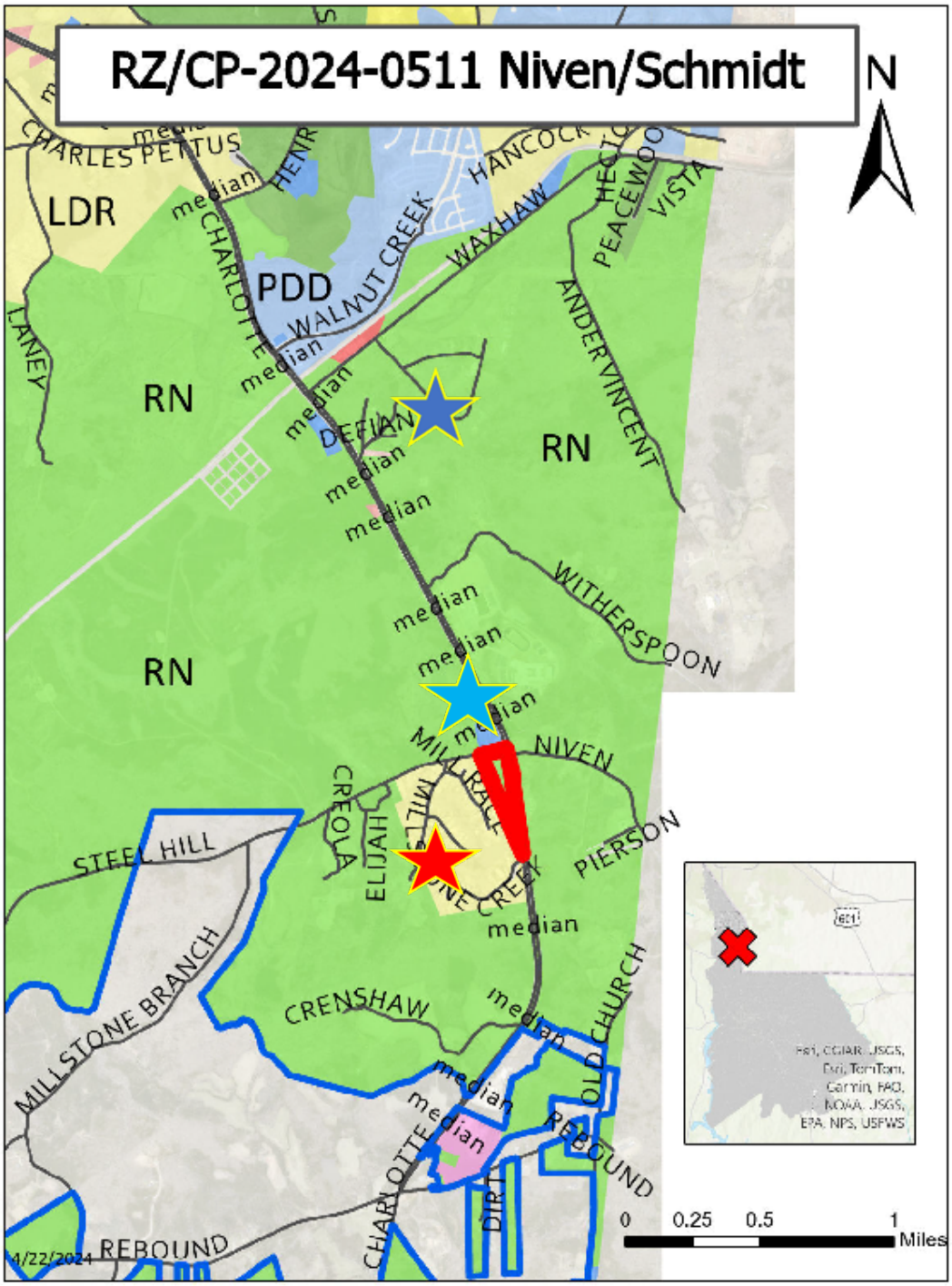


Proposal:
Rezoning RN to GB

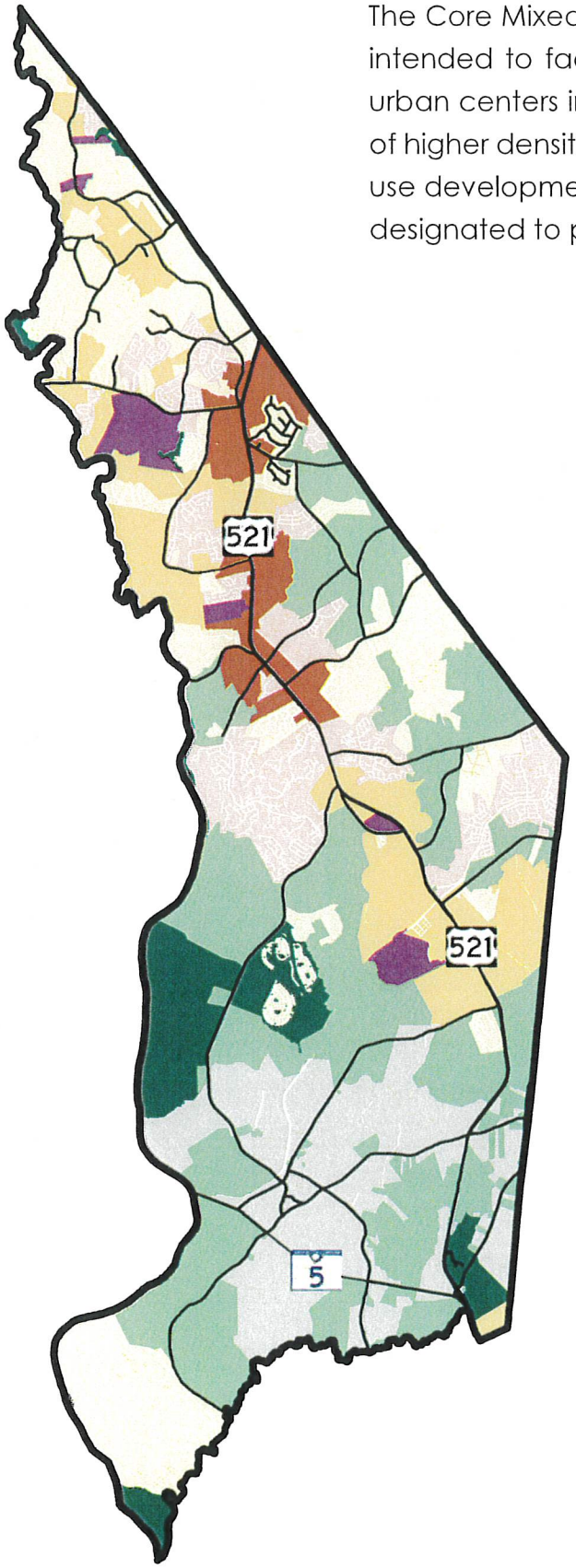
Lancaster County
South Carolina

Subject Property

Steele Hill AME Zion Church

Millstone Creek Development

IL High School



The Core Mixed Use area, which is concentrated along US-521, is intended to facilitate the ongoing development of the primary urban centers in the Panhandle, accommodating a wider range of higher density housing, as well as major commercial and mixed use developments. A few Economic Development areas are also designated to protect development which already exists.

Much of the southern portion of the Panhandle is designated as Conservation or Rural. The Conservation areas include large contiguous tracts which are protected from development. The Rural areas should permit low density residential development, agriculture, and crossroads commercial use so long as they maintain the rural character of the area. In the Panhandle, a number of these rural areas also serve as a transition between growth areas and places with compatibility issues, or areas which do not have the proper infrastructure to support growth. The Town of Van Wyck is designated as a Municipality, as it is not subject to the County's zoning and land development regulations.

Future Land Uses

- Conservation
- Rural
- Neighborhood
- Growth Area
- Master Planned Community
- Core Mixed Use
- Economic Development
- Municipality

Agenda Item Summary

Ordinance # / Resolution #: RZ-2024-0584 Sanchez
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 5/2/2024

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	4/23/2024	Exhibit
Location Map	4/23/2024	Exhibit
Recorded Plat	4/23/2024	Exhibit
Recorded Deed	4/23/2024	Exhibit
Reid Point Master Plan	4/23/2024	Exhibit

Lancaster County
South Carolina

Planning Department
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ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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- Signatures of Applicant and Property Owner
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GENERAL INFORMATION

Property Address Country Acres

City Fort Mill State SC Zip 29707 Tax Parcel ID 0006 00 072 04

Current Zoning "UR" Current Use N/A

Proposed Zoning MDR Total Acres 2.56 acres.

Project Description Divid the 256 acres into 4 lots (10,000 square feet) to build houses or single home. Need to rezone - was zoned UR as part of neighboring project

Surrounding Property Description Reid Point, Sanchez Rd. and houses in front of property located on Country Acres Dr.

CONTACT INFORMATION

Applicant Name Carlos Sanchez Flores Mariela Sanchez

Address 2900 Eppington South Drive 803-762-6833

City Fort Mill State SC Zip 29708 Phone 803-554-1902

Fax _____ Email Carlossanchez202323@yahoo.com

Property Owner Name Carlos Sanchez, Carlos Julian Sanchez

Address 2900 Eppington South Drive

City Fort Mill State SC Zip 29708 Phone 803-554-1902

Fax _____ Email Carlossanchez202323@yahoo.com

Tax Map: 0006 00 072 04

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

Applicant _____ Date _____

Property Owner(s) Carla Faulkner 01/17/2024 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 _____

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- 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.

Experiencing Lancaster County, SC through GIS Technology

Parcel Summary

Parcel ID	0006-00-072.04
Account #	102939
Millage Group	01 - County - County
Land Size	2.556 ACRES
Location Address	FORT MILL HWY Indian Land 29707
Zoning	
Neighborhood	3
Property Use Code	Land Only (NLN)
Plat Book	2023
Plat Page	313
Block#	
Lot#	1

Scanned Property Card

Property Card

Note: Property Cards are current as of 4/1/2020 and are no longer updated

Owner Information

SANCHEZ CARLOS FLORES
PO BOX 823
FORT MILL SC 29716

SANCHEZ CARLOS JULIAN
PO BOX 823
FORT MILL SC 29716

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
LandOnly (NLN)	2.56	ACRES	SITE	0	0	

Sales Information

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/21/2023	$45,000	DEED	1730	338	Qualified	Improved	YW PROPERTIES LLC	SANCHEZ CARLOS FLORES
2/9/2023	$529,455	DEED	1634	192	Qualified	Improved	SOUTHEASTERN LAND INVESTMENTS LLC	YW PROPERTIES LLC
4/4/2005	$987,120	DEED	277	174	Qualified	Improved	CAROLINA DRVELOPMENT OF CCHARLOT	SOUTHEASTERN LAND INVESTMENTS LLC

No data available for the following modules: Commercial Building Information, Building Information, Mobile Home Information, Accessory Information, Assessed Values, Photos, Sketches.

The data contained on this site is intended for information purposes only. It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/12/2024, 10:29:18 AM

Contact Us

Developed by Schneider GEOSPATIAL

Lancaster County
South Carolina

Experiencing Lancaster County, SC through GIS Technology

Overview

Legend

- Parcels
- Roads

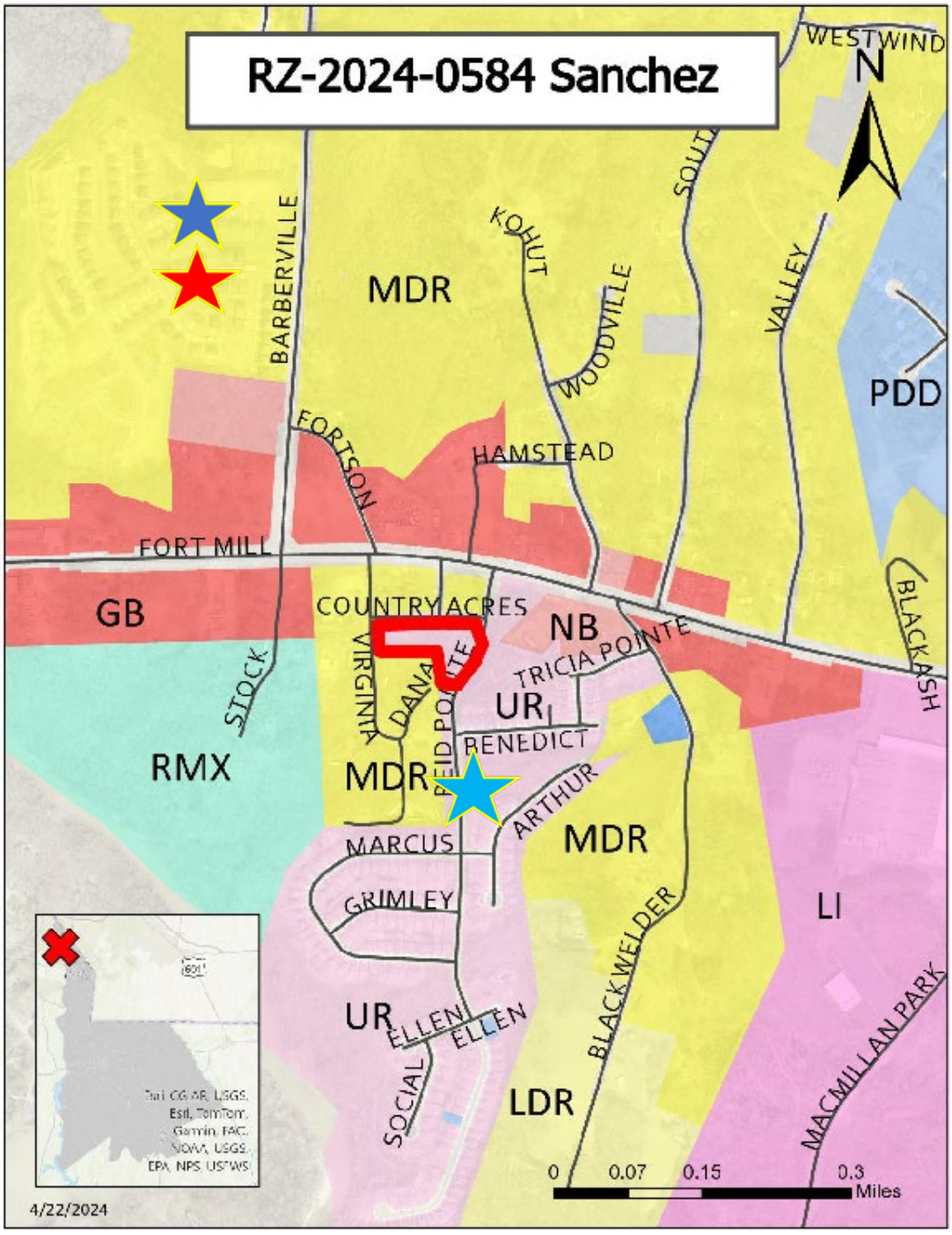
Zoning Districts

- AR
- CITY
- GB
- HDR
- HI
- HSPRGS
- IMX
- INS
- KER
- LDR
- LI
- M
- MDR
- MH
- MX
- NB
- OSP
- PB
- PDD
- RB
- RMX
- RN
- RR
- RUB
- UR

Parcel ID	0006-00-072.04		**Owner**	SANCHEZ CARLOS FLORES	**Last 2 Sales**			
Class Code	Land Only			SANCHEZ CARLOS JULIAN	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County			PO BOX 823	11/21/2023	$45000	TRUE SALE	Q
	INDIAN LAND			FORT MILL, SC 29716	2/9/2023	$529455	TRUE SALE	Q
Land Size	2.56	ACRES	**Physical Address**	FORT MILL HWY				
			Assessed Value					

(Note: Not to be used on legal documents)

Date created: 3/12/2024
Last Data Uploaded: 3/12/2024 10:29:18 AM



Proposal:
Rezoning UR to MDR

Lancaster County
South Carolina

Reid Pointe Development

Bethel Freewill Baptist Church

Overlook at Barber Rock

Subject Property

GENERAL NOTES:

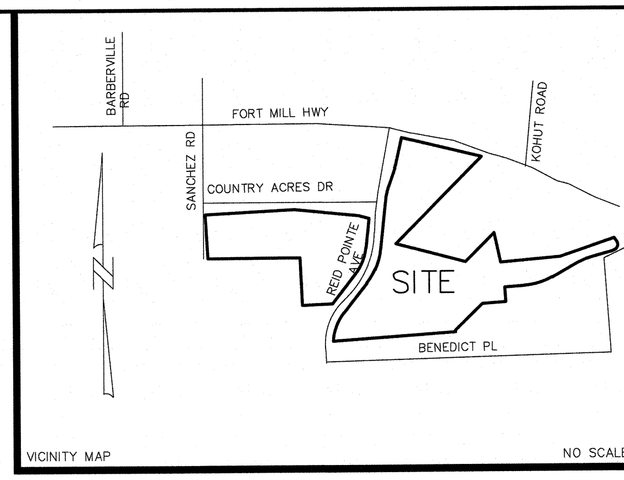
1. NO ZONING LETTER PROVIDED
2. HORIZONTAL CONTROL ESTABLISHED WITH GPS USING SCGS VRS NETWORK. HORIZONTAL DATUM– SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM SCSPCS(NAD 83/2011).
3. ALL ROADS WILL BE PUBLIC, PRIVATELY MAINTAINED (AS NOTED).
4. SANITARY SEWER WILL BE PUBLIC AND CONSTRUCTED TO LANCASTER COUNTY WATER AND SEWER DISTRICT STANDARDS.
5. #5 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. SUBJECT TRACT ADDRESS: FORT MILL HWY., INDIAN LAND, S.C. 29707
7. SUBJECT TRACT DEED/PLAT REFERENCE: DB 1634 PG 192; PB 2005 PG 189.
8. SUBJECT TRACT TAX PARCEL: #0006–00–072.00.
9. SURVEY COMPLETED: JANUARY 26, 2023.
10. AREA COMPUTATION BY COORDINATE METHOD.
11. PLAT IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHTS–OF–WAY, UTILITIES AND COVENANTS WHICH MAY BE OF RECORD.
12. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
13. COMMON OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OR ITS ASSIGNS.
14. EASEMENTS HAVING A MINIMUM WIDTH OF AT LEAST TEN (10') WIDE AND LOCATED ALONG THE FRONT, SIDE, OR REAR LOT LINES SHALL BE PROVIDED AS REQUIRED FOR UTILITY LINES AND UNDERGROUND MAINS AND CABLES (5' EACH SIDE OF LOT LINE).
15. PROPOSED FIRE HYDRANTS, SIDEWALKS AND DRIVEWAYS NOT FIELD LOCATED, LOCATIONS TAKEN FROM PLANS BY ESP ASSOCIATES, INC.
16. PROPERTY OWNERS ARE JOINTLY AND SEVERALLY LIABLE FOR COMPLIANCE WITH LANCASTER COUNTY STANDARDS AND REGULATIONS REGARDING COMMON AREA/OPEN SPACE MAINTENANCE INCLUDING, BUT NOT LIMITED TO, ALLEYS, DETENTION PONDS, AND TREES AND LANDSCAPING.
17. NO OWNER/DEVELOPER/CONTRACTOR SHALL PLACE ANY PART OF A STRUCTURE, PERMANENT EQUIPMENT, PERMANENT RETAINING WALL, OR IMPOUNDMENT WITHIN A PUBLIC UTILITY EASEMENT DEDICATED TO THE COUNTY. FENCES AND WALLS MAY BE PERMITTED WITHIN PUBLIC UTILITY EASEMENTS WITH APPROVAL FROM THE COUNTY THROUGH AN ENCROACHING PERMIT.
18. THIS FINAL PLAT IS SUBJECT TO A PERFORMANCE GUARANTEE, WHICH MEANS THAT ALL REQUIRED PUBLIC IMPROVEMENTS ARE NOT COMPLETED. ISSUANCE OF BUILDING PERMITS PRIOR TO THE COMPLETION OF PUBLIC IMPROVEMENTS SUBJECT TO THE PERFORMANCE GUARANTEE SHALL OCCUR AT THE SOLE DISCRETION OF LANCASTER COUNTY. IN THE EVENT THE DEVELOPER DEFAULTS AND THE COUNTY MUST COMPLETE THE IMPROVEMENTS, THE DEVELOPER WILL BE ASSESSED ANY DIFFERENCE IN THE AMOUNT OF THE PERFORMANCE GUARANTEE AND THE ACTUAL CONSTRUCTION COST.
19. NO EVIDENCE OF OBVIOUS OR APPARENT CEMETERIES OR BURIAL GROUNDS WERE OBSERVED BY THE SURVEYOR AT THE TIME OF SURVEY. INFORMATION OF THEIR EXISTENCE AND LOCATION WAS NOT FURNISHED TO THE SURVEYOR PRIOR TO OR DURING THE PERFORMANCE OF THE SURVEY.
20. BOTH SUBJECT TRACTS ARE GRAPHICALLY LOCATED IN ZONE "X" AREAS OF MINIMAL FLOOD HAZARD. AS SHOWN ON FEMA FIRM COMMUNITY PANEL NUMBER #45057C0020E, HAVING AN EFFECTIVE DATE OF 5/16/2017.

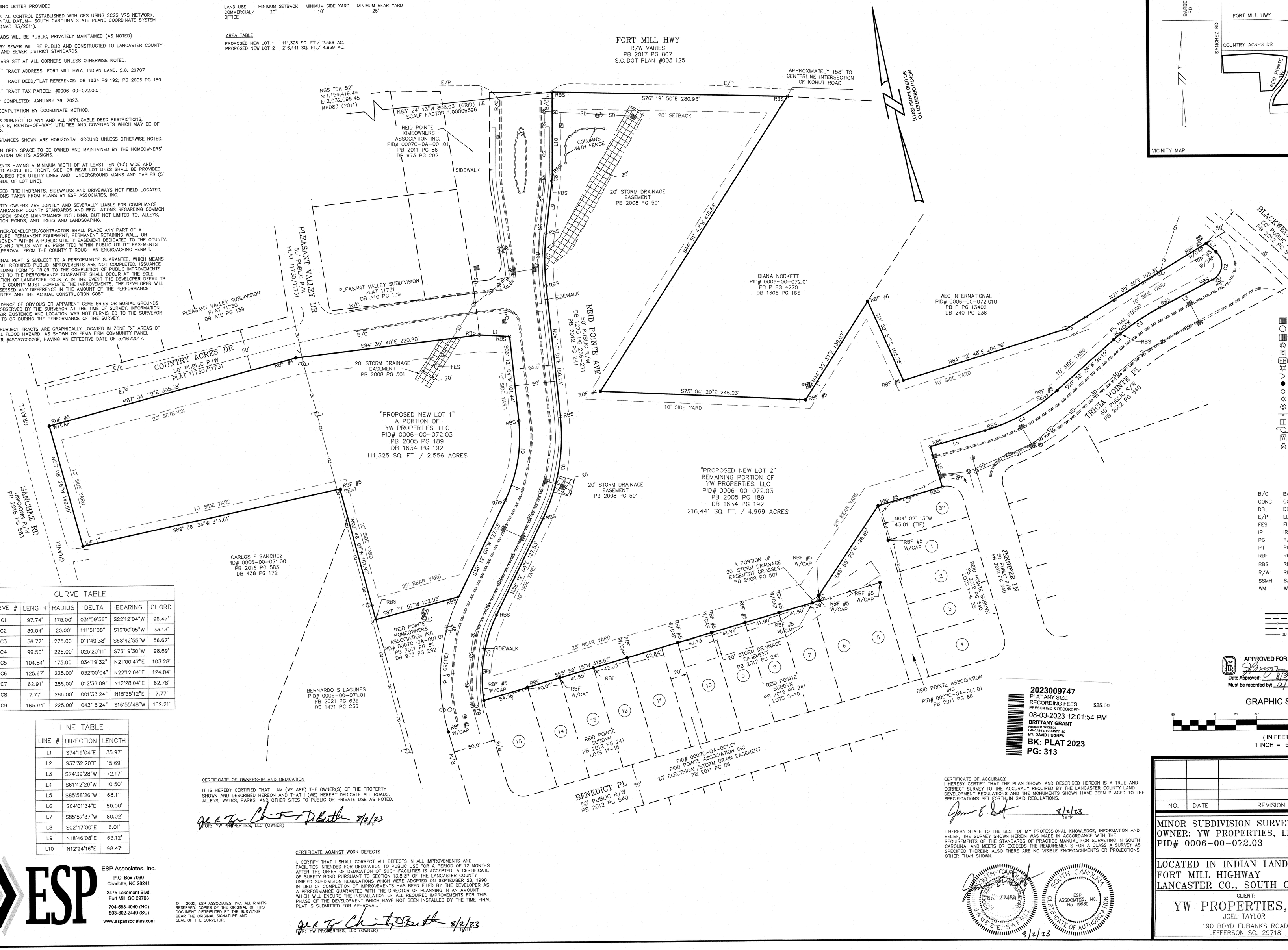
SETBACKS PER ZONING PDD–16 ORDINANCE #629

LAND USE	MINIMUM SETBACK	MINIMUM SIDE YARD	MINIMUM REAR YARD
COMMERCIAL/ OFFICE	20'	10'	25'

AREA TABLE

PROPOSED NEW LOT 1 111,325 SQ. FT./ 2.556 AC.
PROPOSED NEW LOT 2 216,441 SQ. FT./ 4.969 AC.





CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	97.74'	175.00'	031°59'56"	S22°12'04"W	96.47'
C2	39.04'	20.00'	111°51'08"	S19°00'05"W	33.13'
C3	56.77'	275.00'	011°49'38"	S68°42'55"W	56.67'
C4	99.50'	225.00'	025°20'11"	S73°19'30"W	98.69'
C5	104.84'	175.00'	034°19'32"	N21°00'47"E	103.28'
C6	125.67'	225.00'	032°00'04"	N22°12'04"E	124.04'
C7	62.91'	286.00'	012°36'09"	N12°28'04"E	62.78'
C8	7.77'	286.00'	001°33'24"	N15°35'12"E	7.77'
C9	165.94'	225.00'	042°15'24"	S16°55'48"W	162.21'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S74°19'04"E	35.97'
L2	S37°32'20"E	15.69'
L3	S74°39'28"W	72.17'
L4	S61°42'29"W	10.50'
L5	S85°58'26"W	68.11'
L6	S04°01'34"E	50.00'
L7	S85°57'37"W	80.02'
L8	S02°47'00"E	6.01'
L9	N18°46'08"E	63.12'
L10	N12°24'16"E	98.47'

SYMBOL LEGEND

- CATCH BASIN (CB)
- CLEAN OUT (CO)
- DROP INLET (DI)
- DRAINAGE MH
- EBOX
- HANDHOLE
- EXISTING HYDRANT
- GUY
- REBAR FOUND
- REBAR SET
- LIGHT POLE
- SEWER MANHOLE
- SINGLE POLE SIGN
- TELPHONE PEDESTAL
- UTILITY POLE
- WATER METER (WM)
- WATER VALVE

ABBREVIATIONS

B/C	BACK OF CURB
CONC	CONCRETE
DB	DEED BOOK
E/P	EDGE OF PAVEMENT
FES	FLARED END SECTION
IP	IRON PIPE or IRON PIN
PG	PAGE
PT	POINT
RBF	REBAR FOUND
RBS	REBAR SET
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER

LINETYPE LEGEND

- BOUNDARY/LOT LINES
- ADJOINING BOUNDARY OR LOT LINE
- FENCE LINE
- RIGHT OF WAY LINE
- OU OVERHEAD ELECTRIC LINE

APPROVED FOR RECORDING
Planning Official
Date Approved: 8/3/2023
Must be recorded by: 8/3/2024

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 INCH = 50 FT.

2023009747
PLAT ANY SIZE
RECORDING FEES $25.00
PRESENTED & RECORDED:
08-03-2023 12:01:54 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: DAVID HUGHES
BK: PLAT 2023
PG: 313

PLAT BK 2023 PG 313

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

FOR: YW PROPERTIES, LLC (OWNER) DATE 8/2/23

CERTIFICATE AGAINST WORK DEFECTS

I, CERTIFY THAT I SHALL CORRECT ALL DEFECTS IN ALL IMPROVEMENTS AND FACILITIES INTENDED FOR DEDICATION TO PUBLIC USE FOR A PERIOD OF 12 MONTHS AFTER THE OFFER OF DEDICATION OF SUCH FACILITIES IS ACCEPTED. A CERTIFICATE OF SURETY BOND PURSUANT TO SECTION 13.8.3P OF THE LANCASTER COUNTY UNIFIED SUBDIVISION REGULATIONS WHICH WERE ADOPTED ON SEPTEMBER 28, 1998 IN LIEU OF COMPLETION OF IMPROVEMENTS HAS BEEN FILED BY THE DEVELOPER AS A PERFORMANCE GUARANTEE WITH THE DIRECTOR OF PLANNING IN AN AMOUNT WHICH WILL ENSURE THE INSTALLATION OF ALL REQUIRED IMPROVEMENTS FOR THIS PHASE OF THE DEVELOPMENT WHICH HAVE NOT BEEN INSTALLED BY THE TIME FINAL PLAT IS SUBMITTED FOR APPROVAL.

FOR: YW PROPERTIES, LLC (OWNER) DATE 8/2/23

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

8/2/23 DATE

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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.

SOUTH CAROLINA PROFESSIONAL ENGINEER JAMES E. S. AF RIT No. 27459
SOUTH CAROLINA ESP ASSOCIATES, INC. No. 5839 CERTIFICATE OF AUTHORIZATION
8/2/23

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

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NO.	DATE	REVISION	BY

MINOR SUBDIVISION SURVEY
OWNER: YW PROPERTIES, LLC
PID# 0006–00–072.03

LOCATED IN INDIAN LAND
FORT MILL HIGHWAY
LANCASTER CO., SOUTH CAROLINA

CLIENT:
YW PROPERTIES, LLC
JOEL TAYLOR
190 BOYD EUBANKS ROAD
JEFFERSON SC. 29718

PROJECT NO	KX41
SCALE	1"=50'
DATE	MAY 31, 2023
DRAWN BY	GEJ/JDB
CHECKED BY	YES
DATE SURVEYED	JANUARY 26, 202
DRAWING NO	Y PROPERTIES (KX41) SUBDIVISION

SHEET 1 OF 1

RECORDED THIS 29th DAY OF NOVEMBER, 2023 IN BOOK 00 PAGE 00

Auditor, Lancaster County, SC

Prepared By
& Return
Solorzano
111 Cleb
Suite 230
Fort Mill,

LANCASTER COUNTY, SC
2023014628 DEED
RECORDING FEES $15.00
STATE TAX $117.00
COUNTY TAX $49.50
PRESENTED & RECORDED
11-22-2023 08:38:25 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
By: TERRY PARKMAN
BK:DEED 1730 PG:338-341

LANCASTER COUNTY GIS
Tax Map:
0006 00 072 04

----------Space Above This Line For Recording Data----------

STAT)
)
COU) **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS that **YW Properties, LLC, a South Carolina limited liability company** ("Grantor") in the State aforesaid, for and in consideration of the sum of FORTY FIVE THOUSAND AND 00/100 DOLLARS ($45,000.00), the receipt and sufficiency of which is here acknowledged, **subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats**, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Carlos Flores Sanchez and Carlos Julian Sanchez CJ CJS

as Joint Tenants with Rights of Survivorship and not as tenants in common ("Grantee"), Grantee's heirs, successors and assigns forever, all Grantor's right, title and equitable or legal interest in and to the following described real property:

See Attached "Exhibit A" for Property Description

Tax Map No: A portion of 0006-00-072.03

Address of Grantee: P.O Box 823
Fort mill SC 29715

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 said Premises before mentioned unto the said Grantee, his, her, its or their Heirs, Successors and Assigns, forever.

AND THE GRANTOR does hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warranty and forever defend the above premises unto the said Grantee and Grantee's heirs and assigns, against the Grantor and the Grantor's heirs, successors, and assigns and against any person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 21st day of November, 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

YW PROPERTIES, LLC,
a South Carolina limited liability company

Joel R. Taylor, Member

Christopher D. Butler, Member

Lyric Chapman
Witness # One

Witness #Two/Notary

STATE OF SOUTH CAROLINA
COUNTY OF YORK

I, Andrea Solorzano Johnson, Notary Public, do hereby certify that Joel R. Taylor and Christopher D. Butler, Members of YW Properties, LLC, a South Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 21st day of November, 2023.

Official Signature of the Notary

Printed or typed name of Notary: Andrea Solorzano Johnson

My Commission Expires: 07/26/31

ANDREA S. JOHNSON
NOTARY PUBLIC
My Commission Expires
July 26, 2031
SOUTH CAROLINA

STATE OF SOUTH CAROLINA }
COUNTY OF LANCASTER } AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 was transferred by YW Properties, LLC, a South Carolina limited liability company to Carlos Flores Sanchez and Carlos Julian Sanchez on 11/ 21 /2023.

3. Check one of the following: The deed is
   (A) [✔] 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 distribution to a trust beneficiary.
   (C) [ ] exempt from the deed recording fee because (See Information section of affidavit): _____ (Explanation required)
   (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) [✔] The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $45,000.00.
   (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 [✔] 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: $45,000.00
   (B) Place the amount listed in item 5 above here: _____
   (If no amount is listed, place zero here.)
   (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: $166.50.

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as: Joel R. Taylor, Member and Christopher D. Butler, Member.

I understand that a person required to furnish this affidavit who wilfully 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.

LYRIC CHAPMAN NOTARY PUBLIC SOUTH CAROLINA My Commission Expires August 3, 2033

Responsible Person Connected with the Transaction

Joel R Taylor
Print or Type Name Here

Sworn this 21st day of November 23
Lyric Chapman
Notary Public for SC
My Commission Expires: 08/03, 2033

Exhibit A

BEING ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE, LYING AND BEING SOUTH OF COUNTRY ACRES DRIVE, AND WEST OF REID PONTE AVENUE, INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA, BEING A PORTION OF PARCEL ID # 0006-00-072.03 AND DESIGNATED AS "PROPOSED NEW LOT 1" ON PLAT BY ESP ASSOCIATES, INC. RECORDED AUGUST 3, 2023 IN PLAT BOOK 2023 AT PAGE 313 IN THE OFFICE OF THE CLERK OF COURT FOR LANCASTER COUNTY, SC AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM SCGS MONUMENT "EA 52" HAVING SOUTH CAROLINA GRID COORDINATES NORTH: 1,154,419.49, EAST: 2,032,096.45 LOCATED ON THE SOUTH SIDE OF FORT MILL HIGHWAY, THENCE S 20° 19' 19" E FOR A DISTANCE OF 375.01 FEET TO A #5 REBAR WITH A CAP FOUND IN THE SOUTHERN RIGHT OF WAY OF COUNTRY ACRES DRIVE (HAVING A 50' PUBLIC RIGHT PER PLAT 11730) AND BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING, CONTINUING WITH THE SAID RIGHT OF WAY FOR THE NEXT (3) COURSES AND DISTANCES, N 87° 04' 59" E FOR A DISTANCE OF 305.58 FEET TO A #4 REBAR IN THE RIGHT OF WAY OF COUNTRY ACRES DRIVE; THENCE S 84° 30' 40" E FOR A DISTANCE OF 220.90 FEET TO A SET #5 REBAR; THENCE S 74° 19' 04" E FOR A DISTANCE OF 35.97 FEET TO A SET #5 REBAR IN THE WESTERN RIGHT OF WAY OF REID POINTE AVENUE (HAVING A 50' PUBLIC RIGHT OF WAY PER DB 1275 PG 266-271). THENCE CONTINUING WITH THE SAID RIGHT OF WAY FOR THE NEXT (3) COURSES AND DISTANCES, S 06° 12' 04" W FOR A DISTANCE OF 101.44 FEET TO A SET #5 REBAR (THE BEGINNING OF A CURVE), SAID CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 97.74 FEET, HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 22° 12' 04* W FOR A DISTANCE OF 96.47 FEET TO A SET #5 REBAR (THE END OF THE CURVE). S 38° 12' 06" W FOR A DISTANCE OF 127.53 FEET TO A SET #5 REBAR. THENCE LEAVING SAID RIGHT OF WAY S 87° 07' 57" W FOR A DISTANCE OF 102.93 FEET TO A SET #5 REBAR AT THE COMMON CORNER WITH REID POINTE HOMEOWNERS ASSOCIATION INC (DB 973 PG 292), SOUTHEASTERN LAND INVESTMENTS, LLC (DB 277 PG 174) AND BERNARDO S. LAGUNES (DB 1471 PG 236); THENCE ALONG THE COMMON LINE OF BERNARDO S. LAGUNES (DB 1471 PG 236) AND CARLOS F. SANCHES (DB 438 PG 172) N 02° 46' 01" W FOR A DISTANCE OF 161.97 FEET TO A #5 REBAR. THENCE CONTINUING WITH THE LINE OF CARLOS F. SANCHEZ, S 89° 56' 34" W FOR A DISTANCE OF 314.61 FEET TO A 1" IRON PIN; THENCE RUNING ON THE EASTERN SIDE OF SANCHEZ ROAD (PLAT BOOK 2016 PAGE 583, UNKNOWN RIGHT OF WAY), N 03° 08' 26" W A DISTANCE OF 149.59 FEET TO A #5 REBAR WITH A CAP IN THE SOUTHERN RIGHT OF WAY OF COUNTRY ACRES DRIVE, BEING THE TRUE POINT OF BEGINNING. CONTAINING 111,325 SQUARE FEET OR 2.556 ACRES MORE OR LESS.

DERIVATION FOR INFORMATIONAL PURPOSES ONLY:

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO YW PROPERTIES LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, BY DEED OF H&EG INVESTMENT MANAGEMENT, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, DATED 2/9/2023 AND RECORDED 2/9/2023 IN BOOK 1634 AT PAGE 192 IN THE OFFICE OF THE CLERK OF COURT FOR LANCASTER COUNTY, SOUTH CAROLINA.

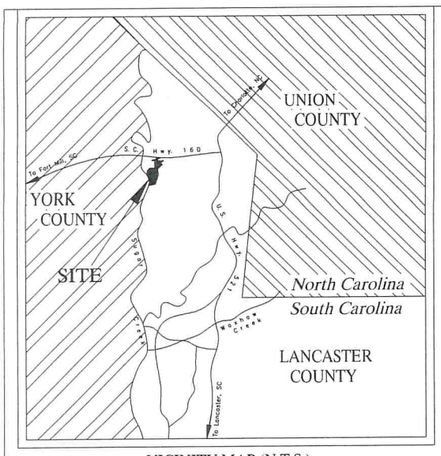
TAX ID NO: A PORTION OF 0006-00-072.03

Revised Master Plan

OVERALL MAP FOR

REID POINTE SUBDIVISION

INDIAN LAND TOWNSHIP
LANCASTER COUNTY, SOUTH CAROLINA
SEPTEMBER 4, 2013



VICINITY MAP (N.T.S.)

- 50' LOTS PH I MAP I
- 50' LOTS PH I MAP II
- 60' LOTS PH I MAP III
- OPENSPACE PH I MAP IV
- 70' LOTS PH I MAP V
- 50' LOTS PH I MAP VI
- 50' LOTS PH II MAP I
- 50' LOTS PH II MAP II
- 40' LOTS PH III MAP I
- 40' LOTS PH III MAP II
- 50' LOTS PH V MAP I

S. C. HWY 160 66' R/W
PLEASANT VALLEY DR.
COUNTRY ACRES DR.
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
BLACKWELDER RD.
TRICIA POINT PL.
PH V MAP I
OPEN SPACE
JENNIFER LN.
PH III MAP II
BENEDICT PLACE PH III MAP I
OPEN SPACE
ARTHUR ROAD PH I MAP III
OPEN SPACE
MARCUS STREET PH I MAP I
GRIMLEY LANE PH II MAPI
REID POINTE AVENUE
PH I MAP VI
MARCUS STREET PH I MAP II
OPEN SPACE/POOL PH I MAP IV
REID POINTE AVE
PH I MAP V
PH I MAP IV
PH I MAP V
ELLEN LANE
OPEN SPACE PH I MAP IV
CHARLEY LANE PH I MAP V
REID POINTE AVENUE PH II MAP II
E SUGAR CREEK

NORTH

105

Owned and Developed by:
Reid Pointe, LLC
1312 Matthews – Mint Hill Road
Matthews, North Carolina 28105
Phone:(704) 321-2802
Fax:(704) 321-2806
Contact: Harry Grimmer

KECK & WOOD, INC.
ENGINEERS SURVEYORS PLANNERS
215 HAMPTON STREET
SUITE 100
ROCK HILL, S.C. 29730
Phone: 803-326-3192
Fax: 803-324-0930

SCALE:	N.T.S.
DATE:	09-04-13
JOB NO:	046414
COMP. FILE:	H:\046414\Dwg\Overall Plan-Color 9-04-13.dwg

1 OF 1

RECEIVED
9-9-13

Agenda Item Summary

Ordinance # / Resolution #: RZ-2024-0627 Lomax
Contact Person / Sponsor: A. Hardin
Department: Planning
Date Requested to be on Agenda: 5/2/2024

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	4/23/2024	Exhibit
Location Map	4/23/2024	Exhibit
Recorded Plat	4/24/2024	Exhibit
Recorded Deed	4/24/2024	Exhibit

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 1743 Lynwood Dr

City Lancaster State SC Zip 29720 Tax Parcel ID 0087G-0C-004.00

Current Zoning Residential Current Use Single family house

Proposed Zoning GB Total Acres 5.8 acres

Project Description Commercial Daycare facility

Surrounding Property Description GB

CONTACT INFORMATION

Applicant Name Courtney Lomax

Address 962 Wilson Dr

City Lancaster State SC Zip 29720 Phone 704 724 8269

Fax _____ Email Courtneylomax78@gmail.com

Property Owner Name Courtney Lomax

Address 962 Wilson Dr

City Lancaster State SC Zip 29720 Phone 704 724 8269

Fax _____ Email Courtneylomax78@gmail.com

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

Applicant _____ Date 3/19/2024

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**

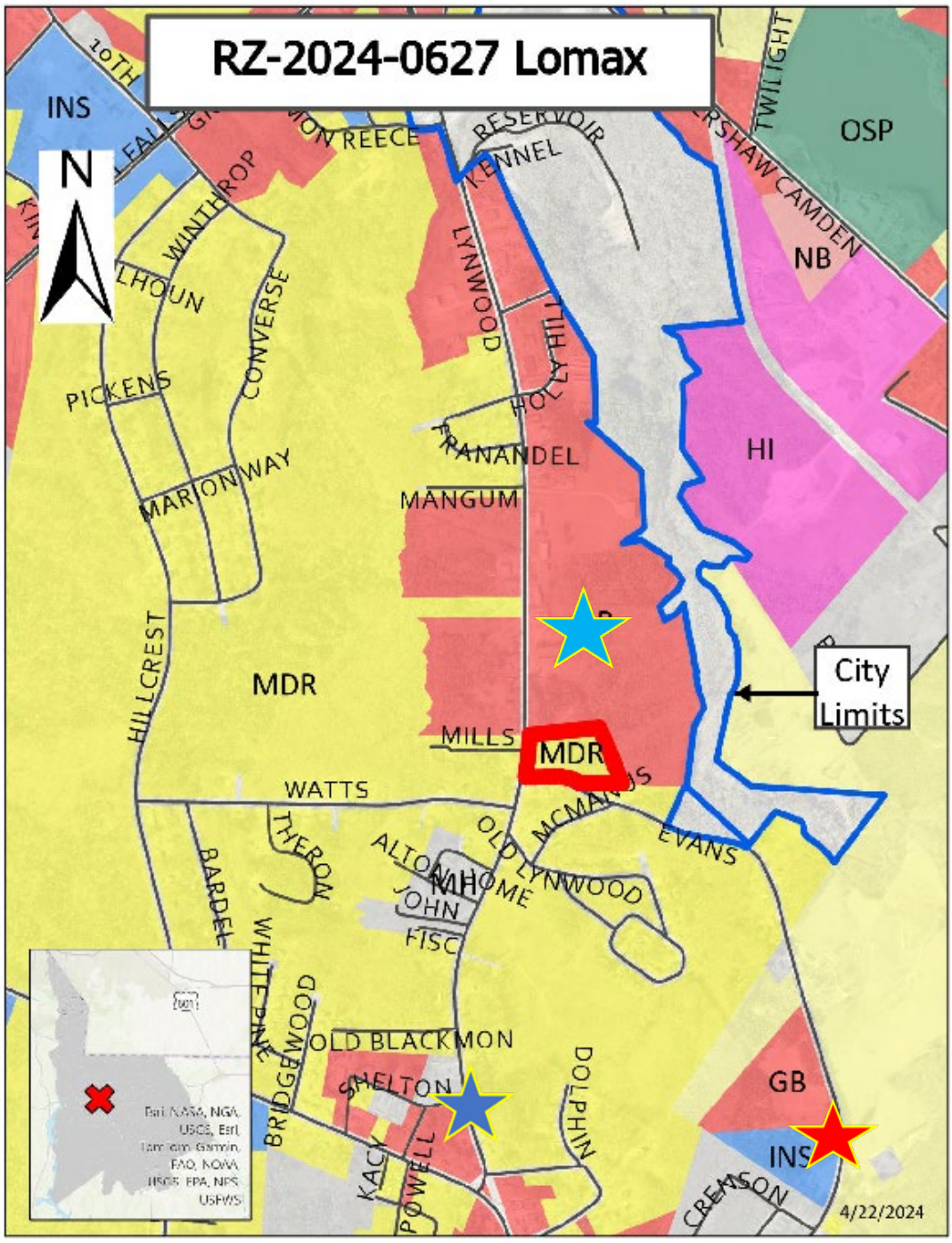
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- An application withdrawal should be made in 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.



Proposal:
Rezoning MDR to GB

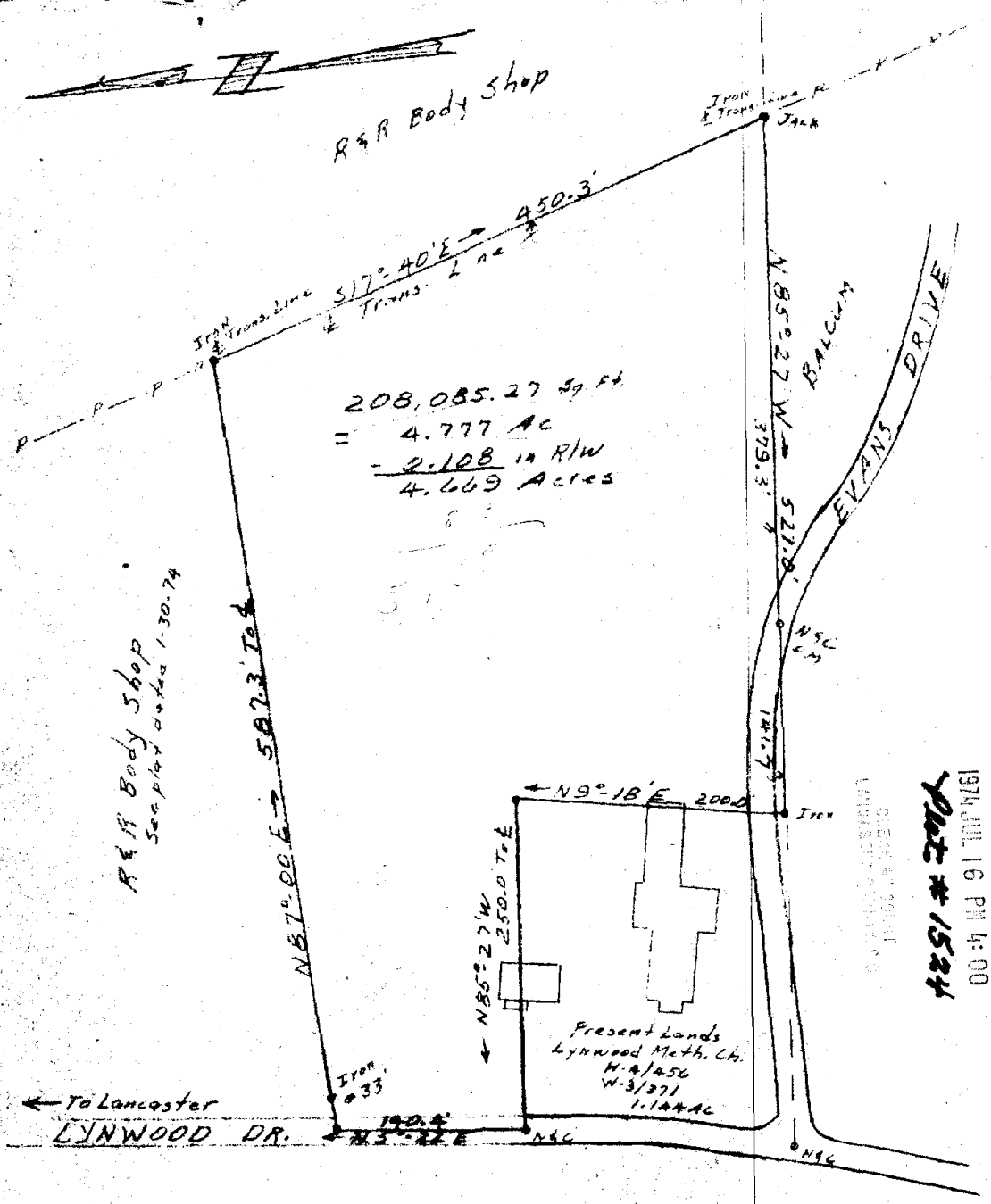
Lancaster County
South Carolina

Martin's Machine Co.

Beacon Baptist Church

Y & J Express Gas Station

Subject Property



FILED
1974 JUN 16 PM 4:00
Plat # 1524

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER
PROPERTY TO BE CONVEYED TO

LYNWOOD METHODIST CHURCH

Located south of Lancaster, near intersection of Lynwood Drive and Evans Drive. Being a portion of the lands shown on plat of R & R Body Shop, by Jack Smith, dated 1-30-74.

Scale: 1" = 100' 13 June 1974

Jack Smith, RLS
100 Forest Drive
Lancaster, S. C.

LANCASTER COUNTY, SC	
2024003270	DEED
RECORDING FEES	$15.00
STATE TAX	$780.00
COUNTY TAX	$330.00
PRESENTED & RECORDED	
03-21-2024	02:24:35 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1768 PG:324-327	

PREPARED BY TRIMNAL & MYERS, LLC

LANCASTER COUNTY ASSESSOR
Tax Map:
0087G 0C 004 00

RECORDED THIS 22nd DAY OF MARCH, 2024 IN BOOK 00 PAGE 00

Dwight C Murphy
Auditor, Lancaster County, SC

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Lynwood United Methodist Church, Inc. (nka Grace-Lynnwood United Methodist Church by Articles of Merger filed October 21, 2021 with the South Carolina Secretary of State)** (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of THREE HUNDRED THOUSAND AND 00/100 ($300,000.00) Dollars, to him paid by **Courtney Lomax** (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

Courtney Lomax, his/their Heirs and/or Assigns Forever:

All that piece, parcel or lot of land lying, being and situate in Gills Creek Township, Lancaster County, SC, being the Southern portion of Lot No. 35 on plat of survey of estate lands of J. P. Funderburke, November, 1935, by J. M. Bailes, Surveyor, being bounded on the West by Water Works paved State Highway for a distance of one hundred feet, on the South by a new cut road known as the Blackmon Road for a distance of two hundred and fifty feet, on the Last by other lands of Mrs. B. C. Hough, Sr. for a distance of one hundred feet, and on the North by other lands of Mrs. B. C. Hough, Sr. for a distance of two hundred and fifty feet. Said lot of land being in the shape of a parallelogram, and being the Southern and Western portion of Lot No. 35 hereinabove mentioned, with such measurements and shape as hereinabove mentioned.

ALSO: All that certain piece, parcel or tract of land situate, lying and being in Lancaster County, SC, in Gills Creek Township, located South of Lancaster near intersection of Lynwood Drive and Evans Drive, containing 4.669 acres, more or less, as shown on plat made by Jack Smith, RLS, dated June 13, 1974, recorded in the Office of the Register of Deeds for Lancaster County, SC, as Plat Number 1524, and having such courses and distances as shown thereon. For a more complete description reference to said plat is craved.

ALSO: All that piece, parcel or tract of land lying, being and situate in Gills Creek Township, Lancaster County, SC, situated about one mile south of the Town of Lancaster, on the East side of State Highway No. 529. known as the Old Coile Road, having a frontage of 100 feet (one hundred) on said highway #529. bounded as follows: On the North by lands of Ben C. Hough

and Perry Belle B. Hough for a distance of two hundred and fifty 250 feet; on the East by other lands of Ben O. Hough and Perry Belle B. Hough for a distance of one hundred (100) feet; bounded, on the South by Lynwood Methodist Church property for two hundred and fifty (250) feet.

Being the property conveyed to Lynwood United Methodist Church, Inc by Deed recorded October 16, 2008 in Deed Book 489 Page 156 in the Register of Deeds Office for Lancaster, SC.

TMS# 0087G-0C-004.00

Grantee's Address: 962 Wilson Dr Lancaster SC 29720

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments.

TOGETHER will 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 said premises before mentioned unto the said **GRANTEE/S**, Their Heirs and/or Assigns forever.

AND the said **GRANTOR/S** do hereby bind themselves and their heirs and/or assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE/S, Their Heirs and/or Assigns, against Themselves and Their Heirs and/or Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hand(s) and Seal(s) this 20th day of March in the year of our Lord 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Lynwood United Methodist Church, Inc.
(nka Grace-Lynnwood United Methodist Church by Articles of Merger filed October 21, 2021 with the South Carolina Secretary of State)

Witness #1

BY: _____
Jack Hammond, Trustee

Witness #2

BY: _____
Ronald Woods, Trustee

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF LANCASTER)

I, _____, Notary Public for the State of SC,

do hereby certify that **GRANTOR/S** personally appeared before me this day and acknowledged the due execution of the foregoing deed.

Sworn before me this 20th day of March, 2024

Notary Public for the State of SC
My Commission Expires: 11/5/24

GOVAN T. MYERS, III
Notary Public-State of South Carolina
My Commission Expires
November 05, 2024

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT

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 located at 1743 Lynwood Dr. being transferred Lynwood United Methodist Church, Inc nka Grace-Lynnwood United Methodist Church by Articles of Merger filed October 21, 2021 with the South Carolina Secretary of State to Courtney Lomax dated 03/20/2024.
3. Check one of the following: The deed is
   (a) XXX 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)
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 $300,000.00
   (b) _____ The fee is computed on the fair market value of the realty which
   (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: $300,000.00
   (b) Place the amount listed in item 5 above here: _____ (If no amount is listed, place zero here.)
   (c) Subtract Line 6(b) from Line 6(a) and place result here: $300,000.00 ,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: $1110.00
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor
9. I understand that a person required to furnish this affidavit who wilfully 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.

Ronald Wood
Grantor Trustee

SWORN to before me this 20th day of November 2024

Notary Public for _____
My Commission Expires: 11/5/24

GOVAN T. MYERS, III
Notary Public-State of South Carolina
My Commission Expires
November 05, 2024

Agenda Item Summary

Ordinance # / Resolution #: SD-2023-2224 HTTF/Woodland Point
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 5/2/2024

Points to Consider:
New documents filed just prior to 4/16 meeting:
* Revised Preliminary Plat
* Landscape Plan
* OpenSpace/Sidewalk Plan
* Traffic Study memo
* Comment Response Memo

New round of TRC comments was not available as of 4/26. We will provide TRC review of new documents as soon as it is available.

ATTACHMENTS:

Description	Upload Date	Type
Application	3/22/2024	Exhibit
Joinder Agreement (Owner Signatures)	3/22/2024	Exhibit
Location Map	3/22/2024	Exhibit
Revised Preliminary Plat 4/10/2024	4/24/2024	Exhibit
Sidewalk/Open Space Plan	4/24/2024	Exhibit
Landscape Plan	4/24/2024	Exhibit
TRC Comments: Not Approved Letter	4/10/2024	Exhibit
Comment Response Memo 4/10/2024	4/24/2024	Exhibit
TIA Consultant's Report Arbor Walk	4/10/2024	Exhibit
TIA Executive Summary	4/10/2024	Exhibit
Traffic Tech Memo 4-15-2024	4/24/2024	Exhibit

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

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

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

APPLICATION AND APPROVAL PROCESS

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

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

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

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

Plans will be reviewed by County staff and a notice of revision, if required, will be sent to the designated contact person. Prior to the Planning Commission meeting, staff will review the plan with the Technical Review Committee. After Planning Commission approves the plat, you will receive a notification that you can print the stamped digital set from Evolve Project Portal. Upon the approval of a Preliminary Plat, detailed plans for street construction, utility line installations,and similar approvals shall be included in detailed **Civil Construction Plans**.

PROJECT INFORMATION

Project Address/Location: 2991 Vance Baker Road

Tax Map ID/Parcel No.: 0009-00-015.00

Project Description: Proposing to develop a single-family residential subdivision

Applicant Name: David Weekley Homes (ATTN: Joe Dancy)

Address: 7400 Carmel Executive Drive, Suite 225, Charlotte, NC 28226

Phone: (704) 507-4641 Email: jdancy@dwhomes.com

Property Owner Name: HHTF Company, LLC (ATTN: Jim Tarulli)

Address: 1004 Shinnecock Lane, Marvin, NC 28173

Phone: (704) 661-5940 Email: jtar199547@aol.com

Other Project Contacts

Name: ESP Associates, Inc. (ATTN: Matthew Mandle)

Address: 3745 Lakemont Boulevard, Fort Mill, SC 29708

Phone: (704) 280-4218 Email: mmandle@espassociates.com

Name: _____

Address: _____

Phone: _____ Email: _____

Applicant Signature: Joe K. Dancy Date: 2/2/24

Owner Signature: See attached joinder agreement Date: _____

Owner Signature: _____ Date: _____

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

PRELIMINARY PLAT CHECKLIST

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

GENERAL PROJECT INFORMATION:

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

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

EXISTING CONDITIONS:

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

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

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

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

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

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

TREE RETENTION

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

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

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

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

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

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

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

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

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

LOT DESIGN

Identify a lot configuration that complies with the following standards.

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

c. Flag lots are prohibited except where they are necessary to eliminate access onto arterial or collector roadways.

d. Side lot lines must be at right angles to straight street lines and radial to curved sidewalk and street lines.

USE-SPECIFIC STANDARDS

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

OVERLAY DISTRICTS

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

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

Lancaster County

Tax Parcel ID: 0009-00-015.00

Petitioner Joinder Agreement

The undersigned, as the owner of this parcel of land located at 2991 Vance Baker Road in Lancaster County, South Carolina that is designated as Parcel Identification Number **0009-00-015.00** on the Lancaster County Tax Parcel Map and which is the subject of the attached Preliminary Plat and subsequent Site Plan(s), Plat(s), Construction Document(s) and Application(s), hereby join and give permission to David Weekley Homes to request and file this Application with Lancaster County, South Carolina for the parcel referenced above.

This 7th day of Feb 2024
(day) (month)

By: _____
(Owner Signature)

HHTF COMPANY, LLC
1224 FIRETHORNE CLUB DRIVE
MARVIN, NC 28173

South Carolina
County of Mecklenburg

James Tarulli, appearing before the undersigned
Name of Property Owner (printed)

Notary and being duly sworn, says that:
1. I am the owner of the property described above
2. All statements above are true and correct
Property Owners Signature
Sworn to (or affirmed) and subscribed before me this the 7th day of February 2024.

(Official Seal)

TAMMY L. WOOD
Notary Public - North Carolina
Mecklenburg County
My Commission Expires Aug 21, 2027

Tammy L. Wood
Official Signature of Notary

Tammy L. Wood, Notary Public
Notary's Name (printed)

My commission expires: Aug. 21, 2027

Lancaster County
South Carolina

Proposal:
Preliminary Plat

Legend:

Subject Property

Legacy Park

The Indigo Apartments

Shelley Woods

Woodland Pointe Preliminary Plat

Located In:
Lancaster County, South Carolina

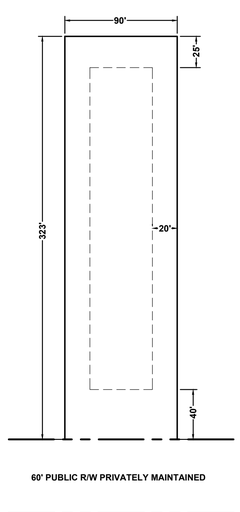
INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
COVER	PRELIMINARY PLAT (COVER SHEET)	02/16/2024	04/10/2024
INDEX	PRELIMINARY PLAT (INDEX SHEET)	02/16/2024	04/10/2024
1 OF 6	PRELIMINARY PLAT (SHEET 1 OF 6)	02/16/2024	04/10/2024
2 OF 6	PRELIMINARY PLAT (SHEET 2 OF 6)	02/16/2024	04/10/2024
3 OF 6	PRELIMINARY PLAT (SHEET 3 OF 6)	02/16/2024	04/10/2024
4 OF 6	PRELIMINARY PLAT (SHEET 4 OF 6)	02/16/2024	04/10/2024
5 OF 6	PRELIMINARY PLAT (SHEET 5 OF 6)	02/16/2024	04/10/2024
6 OF 6	PRELIMINARY PLAT (SHEET 6 OF 6)	02/16/2024	04/10/2024

GENERAL NOTES:

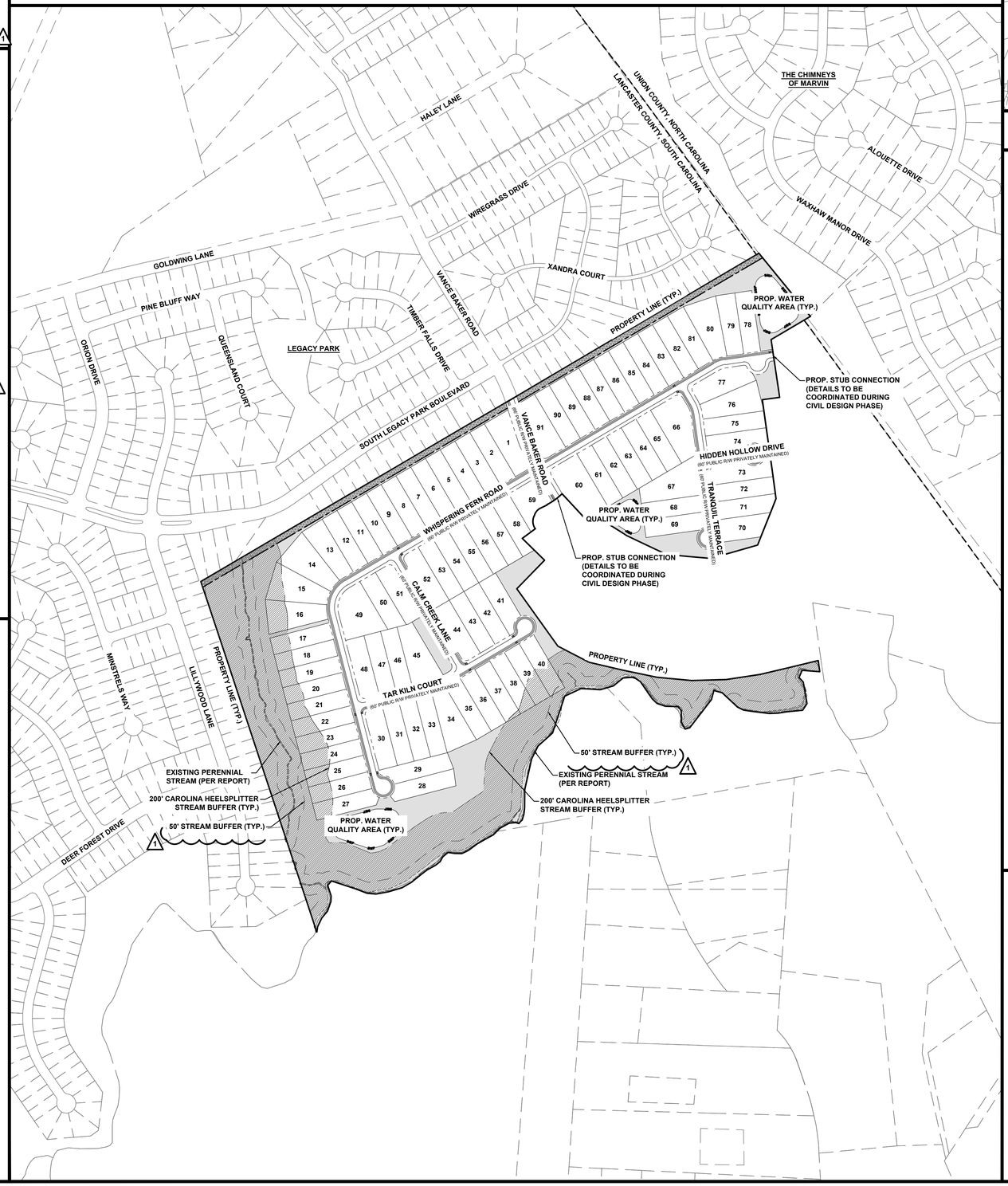
1. Preliminary Plat is subject to minor revisions during the design process as may be required.
2. See sheets 1-6 for detailed lot dimensions.
3. Applicant to provide and install road signs for this subdivision.
4. Applicant to install central mail kiosks for this community. Locations shown on Preliminary Plat are conceptual and subject to final approval from USPS. Location and number of kiosks is subject to change. Mail kiosk parking to be coordinated with USPS during civil design.
5. Proposed locations of water and sewer lines shown on Preliminary Plat are preliminary and have not been designed. Design and details of water and sewer systems shall be provided during construction document phase.
6. Road grading and profiles to be determined during construction document phase.
7. Site grading, cut, and fill to be determined during construction document phase.
8. Detailed landscape planting plans, outlining landscaping and buffer plantings, to be provided during construction document phase.
9. Location and size of potential stormwater management areas are conceptual. The exact size and location of these areas will be determined during construction document phase.
10. Signage and monumentation details, including sizing and locations, will be determined upon the submittal of construction documents. monumentation and signage to be permitted separately. Monumentation to be installed outside of sight triangles & sight distance lines. Monument height to be per UDO.
11. Street signs to be consistent with Lancaster County details or approved equivalent. Decorative street signs may be installed as long as they meet or exceed the minimum specifications established by the Lancaster County UDO.
12. Proposed sanitary sewer easements shall have no steeper than 4:1 slope as requested by LCWSD.
13. Fire hydrants to be spaced 500' minimum from any structure and installed to ensure that each phase of construction of development has adequate hydrant protection. Phasing to be determined at construction documentation phase, hydrant locations to be adjusted to provide coverage based on phasing.
14. Fire department access roads shall be no less than 26' wide. (per 503.1.2.1 of the South Carolina Fire Code).
15. Access during construction shall be in place prior to vertical construction and maintained throughout construction. Fire hydrants shall be in place and accessible prior to vertical construction and access maintained.
16. No speed bumps, humps, tables, etc. shall be permitted.
17. No dead ends greater than 150' allowed without approved turn-around.
18. Applicant to install street trees outside of planting strip behind sidewalk. Street trees to be located 3-4' behind back of sidewalk either in the front yard of each lot, side yard of each lot or in a common open space area. Exact locations to be determined at construction documents to avoid conflicts with utilities and driveways.
19. Waterline shall be installed at least 10' from any landscaping within the proposed planting strips.
20. Pedestrian trails to be soft surface. Exact design and location to be determined during construction document phase. Applicant to review options for potential external trail connectivity to determine feasibility.
21. Stub streets shall be marked "no parking fire lane" if used for fire apparatus turnaround.
22. Waterlines on cul-de-sac roads to be 2.5" in diameter.

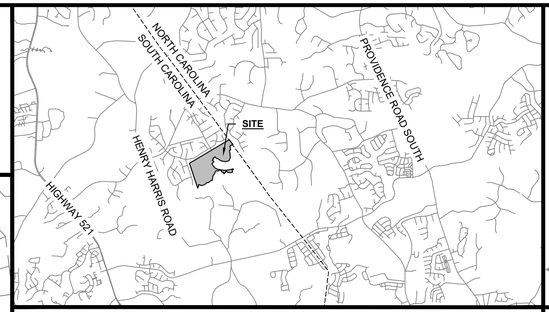
Typical Lot Detail
NOT TO SCALE



90' x 323' Lots:

Setbacks
F: 40'
S: 20'
R: 25'





VICINITY MAP
1 INCH = 1 MILE

DEVELOPMENT DATA:

TAX PARCELS:	0009-00-015.00
TOTAL ACREAGE:	+/- 112.48 ACRES (PER SURVEY)
LOCATION:	LANCASTER COUNTY, SOUTH CAROLINA
ZONING:	
EXISTING:	LDR (LOW DENSITY RESIDENTIAL)
PROPOSED:	LDR (LOW DENSITY RESIDENTIAL)
OVERLAY DISTRICT:	CAROLINA HEELSPLITTER OVERLAY
TOTAL LOTS:	+/- 91 LOTS (90' X 323')
PROPOSED DENSITY:	+/- 0.81 DU/AC
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
OPEN SPACE:	
REQUIRED:	+/- 11.25 ACRES (10%) MIN.
PROPOSED:	+/- 11.25 ACRES (10%)
PARK SPACE:	
REQUIRED:	+/- 5.62 ACRES (5%) MIN.
PROPOSED:	+/- 5.62 ACRES (5%)
CONNECTIVITY INDEX:	
REQUIRED:	1.3 (LINKS/NODES)
PROPOSED:	1.3 (13 LINKS/10 NODES)

TYPICAL LOT STANDARDS:

MINIMUM LOT SIZE:	29,040 SQUARE FEET
MINIMUM LOT WIDTH:	90 FEET (AT FRONT SETBACK)
MINIMUM SETBACKS:	
FRONT SETBACK:	40 FEET
SIDE SETBACK:	20 FEET
CORNER SIDE SETBACK:	20 FEET
REAR SETBACK:	25 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET

UTILITY SERVICES:

WATER:	Lancaster County Water and Sewer District
SEWER:	Lancaster County Water and Sewer District
ELECTRICITY:	Duke Energy
NATURAL GAS:	Lancaster County Natural Gas
TELEPHONE:	Comporium
CABLE TV:	Comporium

GENERAL NOTES:

1. Base information is based on preliminary information obtained from "ALTA/NSPS Land Title Survey HHTF Company, LLC" provided by ESP Associates, Inc. dated 01/04/2024 and Lancaster County GIS data and should be verified for accuracy.

2. Stream/Wetlands information is based on preliminary information obtained from "Aquatic Resources Sketch Map" provided by Atlas Environmental, dated 12/01/2023 and Lancaster County GIS data. For purposed of preparation of this Preliminary Plat, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location.

ENGINEERING FIRM: ESP ASSOCIATES, INC.
ADDRESS: 3475 LAKEMONT BOULEVARD, FORT MILL, SC 29708
PHONE: (803) 802-2440
CONTACT: MATTHEW MANDLE, PLA

DEVELOPER: DAVID WEEKLEY HOMES
ADDRESS: 7400 CARMEL EXECUTIVE DRIVE, SUITE 225, CHARLOTTE, NC 28226
PHONE: (704) 507-4641
CONTACT: MR. JOE DANCY

REVIEW AGENCY: LANCASTER COUNTY
ADDRESS: 101 NORTH MAIN STREET, LANCASTER, SC 29720
PHONE: (803) 285-1969

Know what's below. Call before you dig.

GRAPHIC SCALE
300' 0 150' 300' 600' 1200'
(IN FEET)
1 inch = 300 ft.

NORTH ORIENTED TO SC GRID

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

STATE OF SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
378–C
ESP ASSOCIATES, INC.

Matthew W. Mandle
State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1127

04/10/2024

NO.	DATE	REVISION	BY
1	04/10/2024	REVISED PER LANCASTER COUNTY COMMENTS	EL

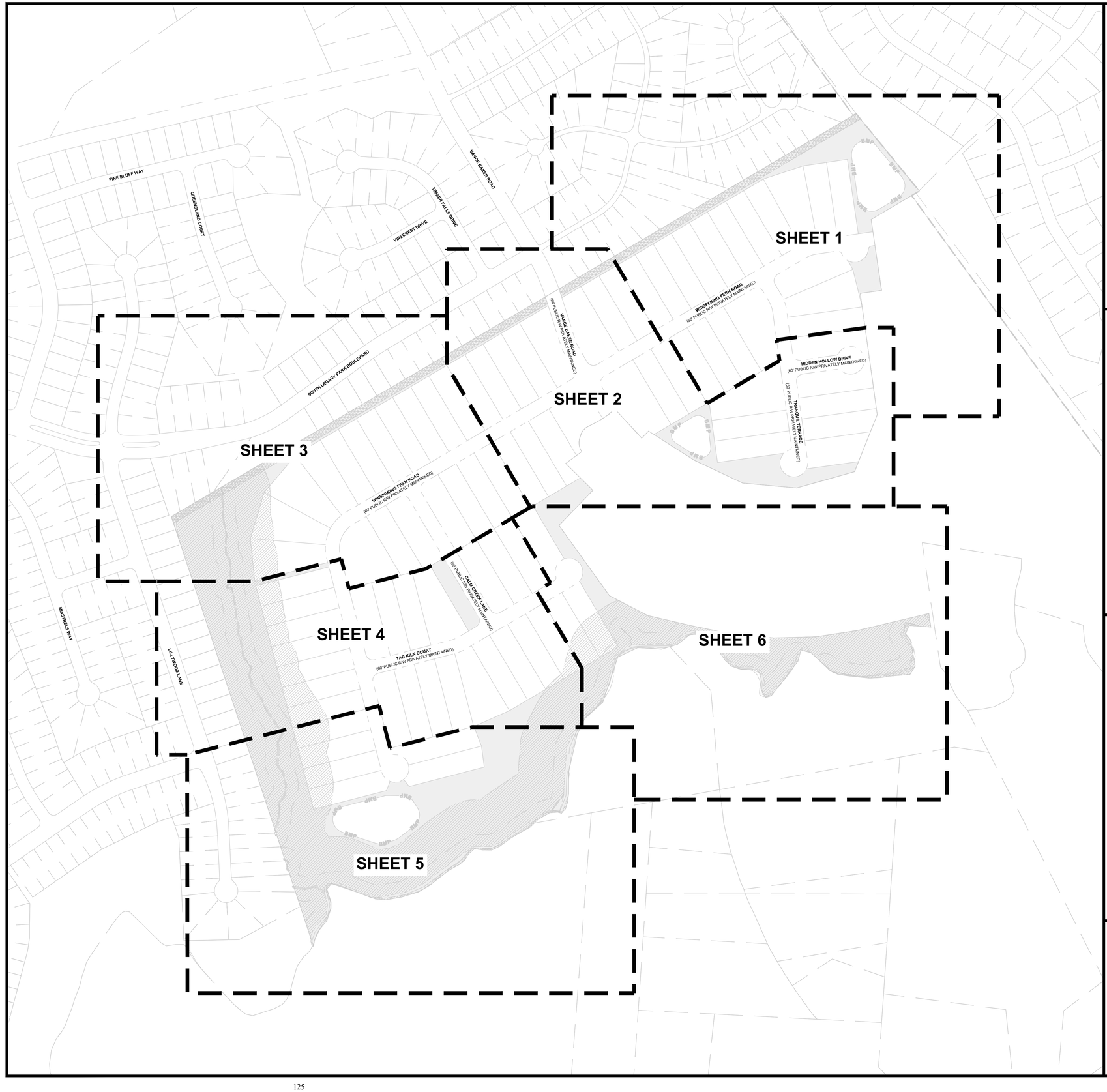
PRELIMINARY PLAT (COVER SHEET)

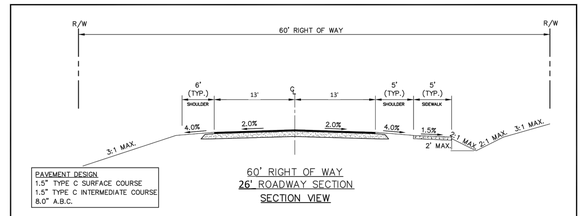
WOODLAND POINTE
LANCASTER COUNTY, SC
DAVID WEEKLEY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00729
ORIGINAL DATE:	02/16/2024

SHEET: **COVER**

U:\2023 Projects (L)\23-00729 - HHTF Lancaster (David Weekley)\Submittals Working Drawings\2024-04-XX_2nd Preliminary Plat Submittal\Sheets\23-00729-COVR.dwg, Layout, ebong





PAVEMENT DESIGN
1.5" TYPE C SURFACE COURSE
1.5" TYPE C INTERMEDIATE COURSE
8.0" A.B.C.

60' RIGHT OF WAY
26' ROADWAY SECTION
SECTION VIEW

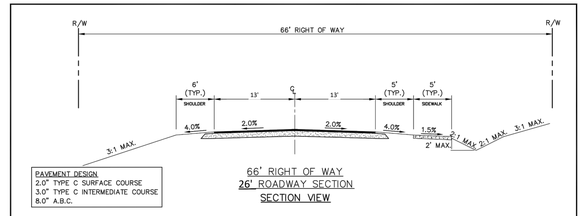
NOTES:
1. NORMAL CROWN OF 2% UNLESS OTHERWISE DIRECTED BY DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE THE GREATER AS SHOWN OR AS DETERMINED BY A CBR ANALYSIS.
3. SWALE SYSTEM DESIGNED TO CARRY AT LEAST THE 25 YEAR STORM.
4. VELOCITY WITHIN THE SWALE SHALL BE NON-EROSIVE.
5. DETAILED DRAINAGE CALCULATIONS REQUIRED.
6. ROADSIDE DITCHES SHALL BE LINED WITH NORTH AMERICAN GREEN SC 150BN OR APPROVED EQUAL.

Lancaster County, South Carolina

EFFECTIVE DATE	REVISIONS:	DETAIL No.
11/26/2016		R2
		SHEET 1 OF 1

LOCAL STREET (RURAL)

*NOTE: TYPICAL SECTION HAS BEEN MODIFIED TO INCREASE PAVEMENT WIDTH TO 26' (TOTAL)



PAVEMENT DESIGN
2.0" TYPE C SURFACE COURSE
3.0" TYPE C INTERMEDIATE COURSE
8.0" A.B.C.

66' RIGHT OF WAY
26' ROADWAY SECTION
SECTION VIEW

NOTES:
1. NORMAL CROWN OF 2% UNLESS OTHERWISE DIRECTED BY DIRECTOR OF ENGINEERING.
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3. SWALE SYSTEM DESIGNED TO CARRY AT LEAST THE 25 YEAR STORM.
4. VELOCITY WITHIN THE SWALE SHALL BE NON-EROSIVE.
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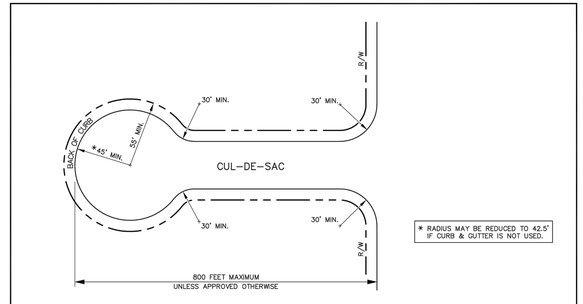
6. ROADSIDE DITCHES SHALL BE LINED WITH NORTH AMERICAN GREEN SC 150BN OR APPROVED EQUAL.

Lancaster County, South Carolina

EFFECTIVE DATE	REVISIONS:	DETAIL No.
11/26/2016		R4
		SHEET 1 OF 1

COLLECTOR (RURAL)

*NOTE: TYPICAL SECTION HAS BEEN MODIFIED TO INCREASE PAVEMENT WIDTH TO 26' (TOTAL)



* RADIUS MAY BE REDUCED TO 42.5' IF CURB & GUTTER IS NOT USED.

Lancaster County, South Carolina

EFFECTIVE DATE	REVISIONS:	DETAIL No.
11/26/2016	11/25/2017	R11
		SHEET 1 OF 1

RESIDENTIAL CUL-DE-SAC DIMENSIONS

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

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803-802-2440 (SC)
www.espassociates.com

STATE OF SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
ESP ASSOCIATES, INC.
378-C

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1127
MATTHEW W. MANDL
04/10/2024

NO.	DATE	REVISION	BY
1	04/10/2024	REVISED PER LANCASTER COUNTY COMMENTS	EL

PRELIMINARY PLAT (INDEX SHEET)

WOODLAND POINTE

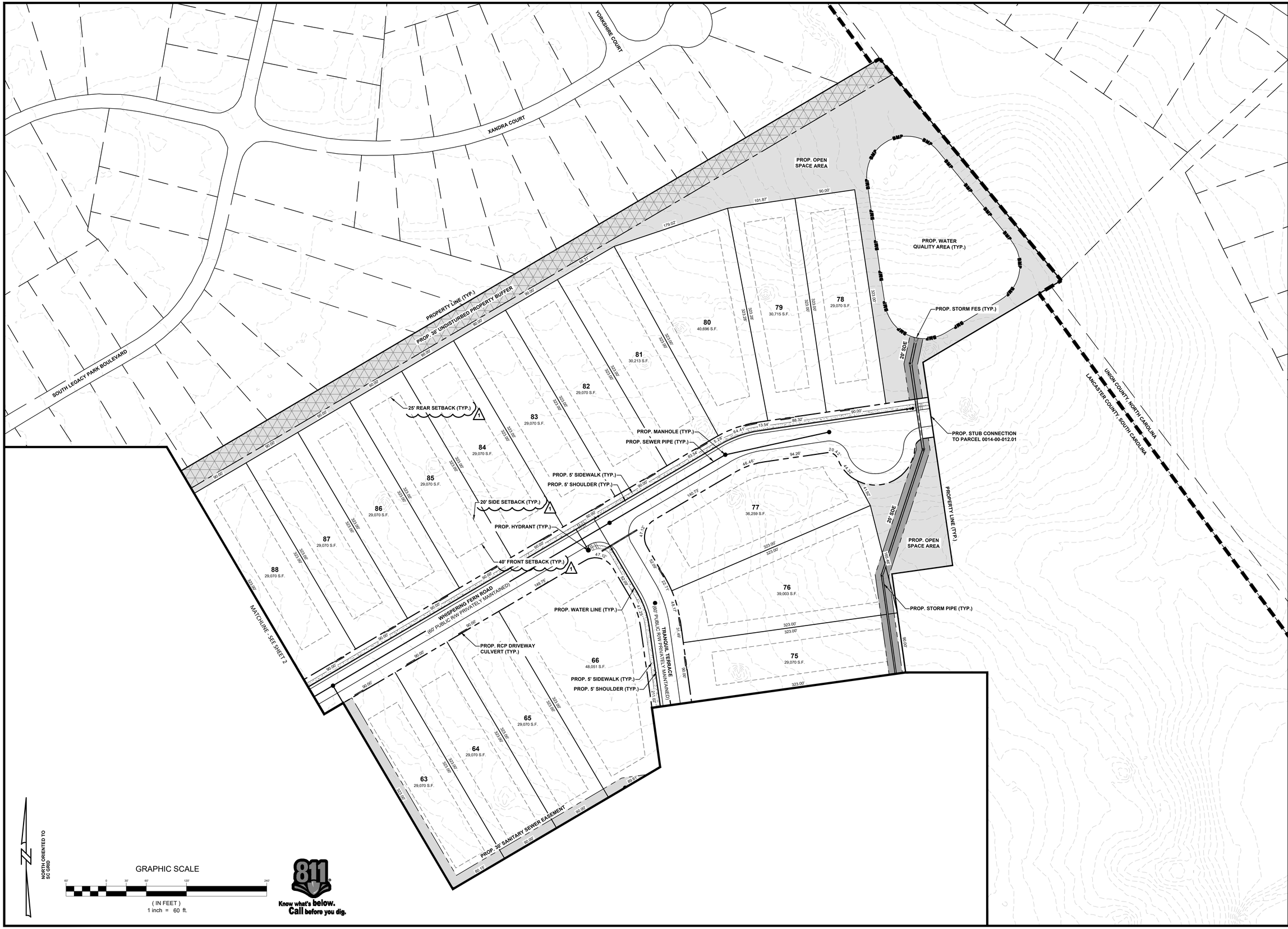
LANCASTER COUNTY, SC

DAVID WEEKLEY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00729
ORIGINAL DATE:	02/16/2024

SHEET:
INDEX

U:\2023 Projects (L)\23-00729 - HHTF Lancaster (David Weekley)\Submittals Working Drawings\2024-04-XX_2nd Preliminary Plat Submittal\Sheets\23-00729-INDEX.dwg, Layout, elong



NORTH ORIENTED TO SC GRID

GRAPHIC SCALE

60' 0 30' 60' 120' 240'

(IN FEET)
1 inch = 60 ft.

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04/10/2024

NO.	DATE	REVISION	BY
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PRELIMINARY PLAT (SHEET 1 OF 6)

WOODLAND POINTE

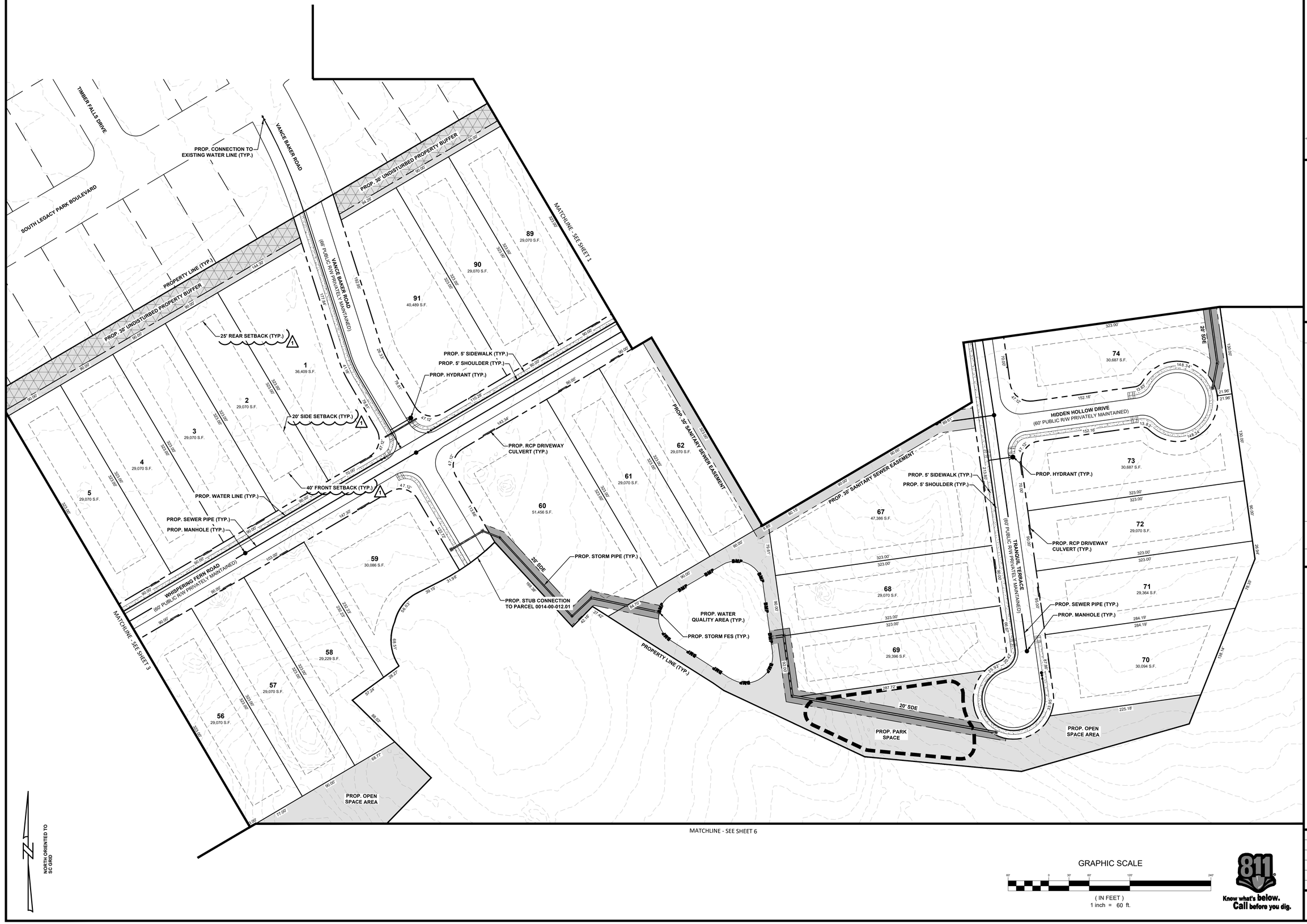
LANCASTER COUNTY, SC

DAVID WEEKLEY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00729
ORIGINAL DATE:	02/16/2024

SHEET:
1 OF 6

U:\2023 Projects (L)\23-00729 - HHTF Lancaster (David Weekley)\Submittals Working Drawings\2024-04-XX_ 2nd Preliminary Plat Submittal\Sheets\23-00729-SHEET5.dwg, Sheet 1, xlong



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State of South Carolina — No. 1127 — REGISTERED LANDSCAPE ARCHITECT — MATTHEW W. MANDL

04/10/2024

NO.	DATE	REVISION	BY
1	04/10/2024	REVISED PER LANCASTER COUNTY COMMENTS	EL

PRELIMINARY PLAT (SHEET 2 OF 6)

WOODLAND POINTE

LANCASTER COUNTY, SC

DAVID WEEKLEY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00729
ORIGINAL DATE:	02/16/2024

SHEET: **2 OF 6**

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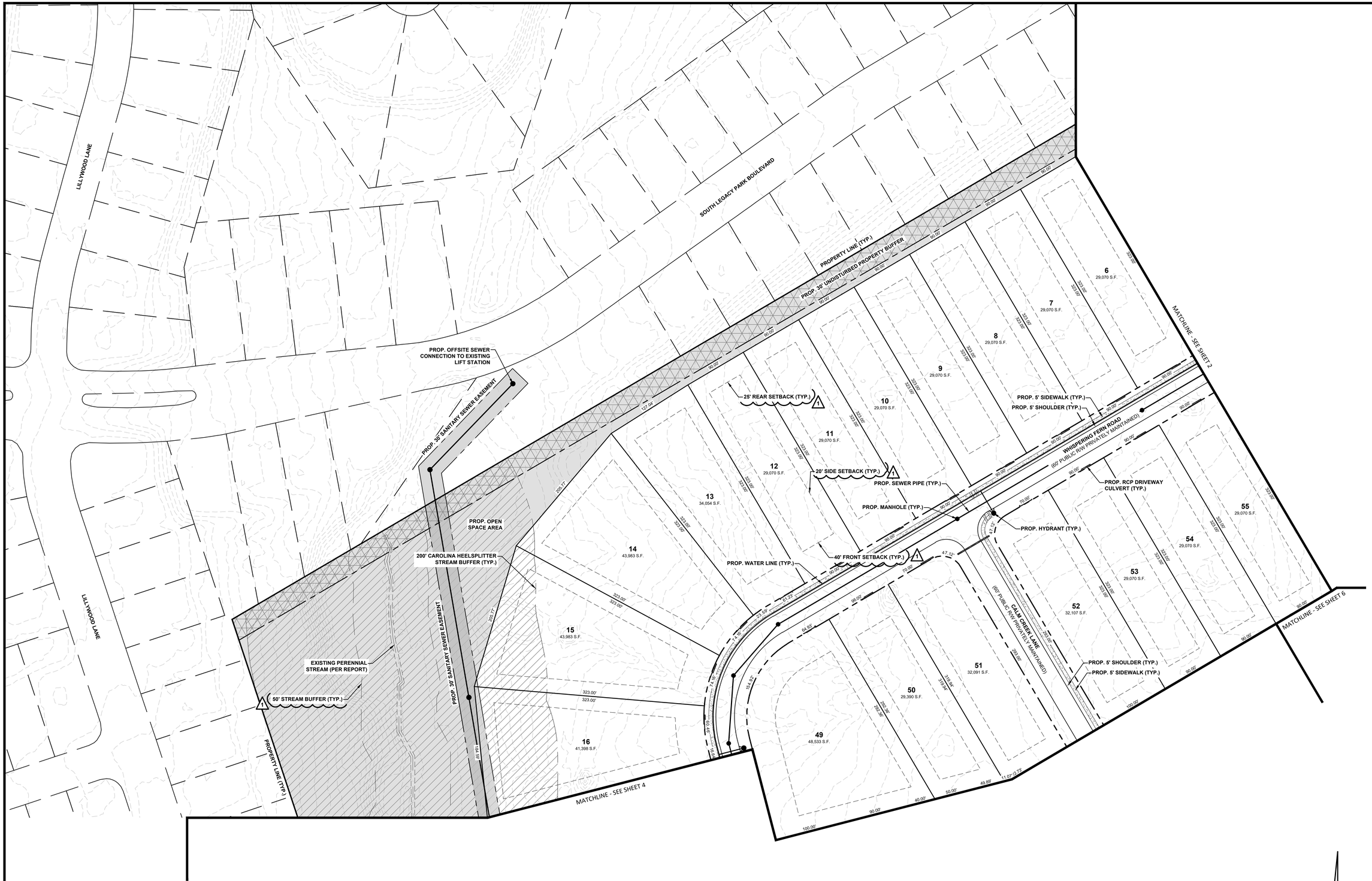

GRAPHIC SCALE

60' 0 30' 60' 120' 240'

(IN FEET)
1 inch = 60 ft.

NORTH ORIENTED TO SC GRID

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MATTHEW W. MANOLI

04/10/2024

NO.	DATE	REVISION	BY
1	04/10/2024	REVISED PER LANCASTER COUNTY COMMENTS	EL

PRELIMINARY PLAT (SHEET 3 OF 6)

WOODLAND POINTE

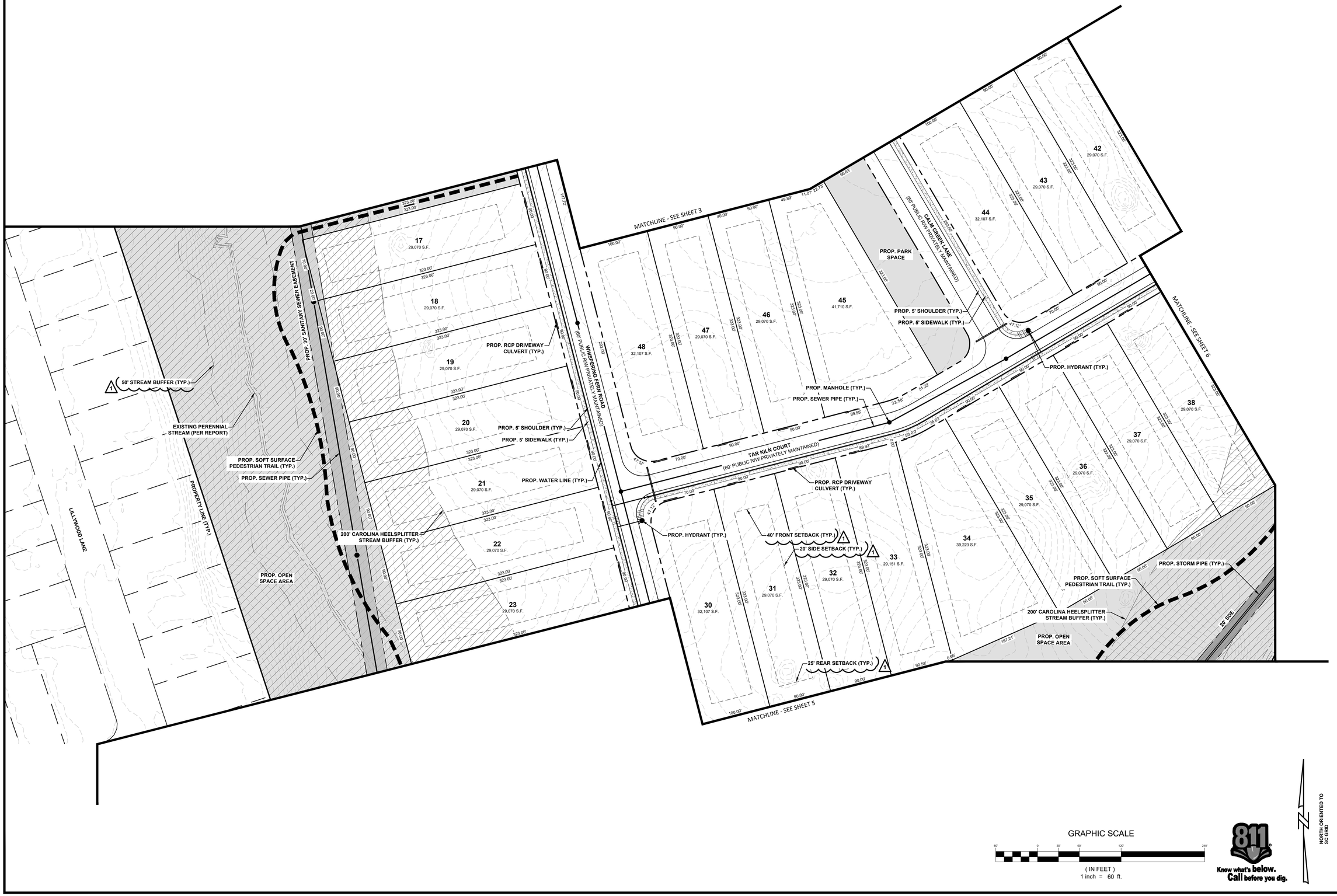
LANCASTER COUNTY, SC

DAVID WEEKLEY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00729
ORIGINAL DATE:	02/16/2024

SHEET: 3 OF 6

U:\2023 Projects (L)\23-00729 - HHTF Lancaster (David Weekley)\Submittals Working Drawings\2024-04-XX_2nd Preliminary Plat Submittal\Sheets\23-00729-SHEET3.dwg, Sheet 3, along



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MATTHEW W. MANDL
04/10/2024

NO.	DATE	REVISION	BY
1	04/10/2024	REVISED PER LANCASTER COUNTY COMMENTS	EL

PRELIMINARY PLAT (SHEET 4 OF 6)

WOODLAND POINTE
LANCASTER COUNTY, SC
DAVID WEEKLEY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00729
ORIGINAL DATE:	02/16/2024

SHEET:
4 OF 6

U:\2023 Projects (L)\23-00729 - HHTF Lancaster (David Weekley)\Submittals Working Drawings\2024-04-XX_2nd Preliminary Plat Submittal\Sheets\23-00729-SHEET5.dwg, Sheet 4, xlong

GRAPHIC SCALE

60' 0 30' 60' 120' 240'

(IN FEET)
1 inch = 60 ft.

NORTH ORIENTED TO SC GRID

811 Know what's below. Call before you dig.

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

WHISPERING FERN ROAD
(60' PUBLIC/ROW PRIVATELY MAINTAINED)

24
29,070 S.F.

25
29,070 S.F.

26
29,070 S.F.

27
29,857 S.F.

28
30,130 S.F.

29
31,115 S.F.

PROP. WATER LINE (TYP.)

PROP. RCP DRIVEWAY CULVERT (TYP.)

PROP. 5' SHOULDER (TYP.)

PROP. 5' SIDEWALK (TYP.)

PROP. MANHOLE (TYP.)

PROP. SEWER PIPE (TYP.)

25' REAR SETBACK (TYP.)

40' FRONT SETBACK (TYP.)

20' SIDE SETBACK (TYP.)

50' STREAM BUFFER (TYP.)

EXISTING PERENNIAL STREAM (PER REPORT)

200' CAROLINA HEELSPLITTER STREAM BUFFER (TYP.)

PROP. 30' SANITARY SEWER EASEMENT

PROP. STORM PIPE (TYP.)

20' SDE

PROP. OPEN SPACE AREA

PROP. STORM FES (TYP.)

PROP. WATER QUALITY AREA (TYP.)

PROP. SOFT SURFACE PEDESTRIAN TRAIL (TYP.)

BMP

PROPERTY LINE (TYP.)

LILLYWOOD LANE

PROP. OFFSITE SEWER CONNECTION TO LENNAR AT HARRIS MILL

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MATTHEW W. MANOLI

04/10/2024

NO.	DATE	REVISION	BY
1	04/10/2024	REVISED PER LANCASTER COUNTY COMMENTS	EL

PRELIMINARY PLAT (SHEET 5 OF 6)

WOODLAND POINTE
LANCASTER COUNTY, SC

DAVID WEEKLEY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00729
ORIGINAL DATE:	02/16/2024

SHEET:
5 OF 6

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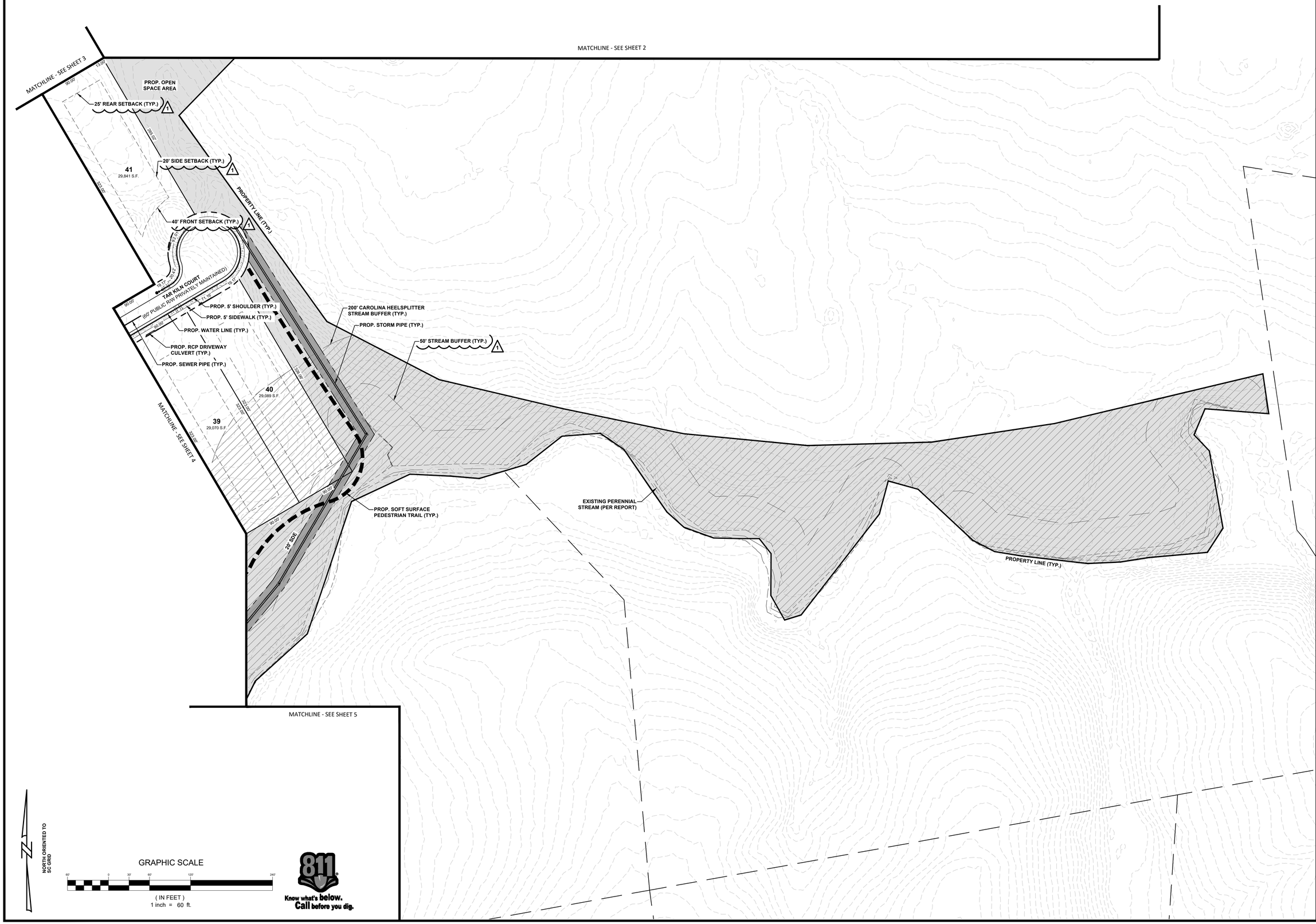

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378–C
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State of South Carolina
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MATTHEW W. MANOLI

04/10/2024

NO.	DATE	REVISION	BY
1	04/10/2024	REVISED PER LANCASTER COUNTY COMMENTS	EL

PRELIMINARY PLAT (SHEET 6 OF 6)

WOODLAND POINTE
LANCASTER COUNTY, SC
DAVID WEEKLEY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00729
ORIGINAL DATE:	02/16/2024

SHEET:
6 OF 6

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PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY

SIDEWALK AND OPEN SPACE PLAN

WOODLAND POINTE
LANCASTER COUNTY, SC
DAVID WEEKLEY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00729
ORIGINAL DATE:	02/16/2024

SHEET: 1 OF 1

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LEGEND:

- STREET TREE
- 30' UNDISTURBED PROPERTY BUFFER

1. STREET TREE LOCATIONS ARE PRELIMINARY, FINAL LOCATIONS TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.

2. STREET TREES SHALL BE PLANTED OUTSIDE OF THE RIGHT-OF-WAY ON PRIVATE PROPERTY.

3. STREET TREES SHALL BE SPACED IN ACCORDANCE WITH SECTION 7.1.3.A OF THE LANCASTER COUNTY UDO.

4. THE SPECIES OF STREET TREE SHALL BE SELECTED FROM THE RECOMMENDED SPECIES LIST IN SECTION 4.3.2.J.6.vii OF THE LANCASTER COUNTY UDO.

4. 30' UNDISTURBED PROPERTY BUFFER TO REMAIN UNDISTURBED WITH EXISTING VEGETATION PRESERVED.

GRAPHIC SCALE

200' 0 100' 200' 400' 800'

(IN FEET)
1 inch = 200 ft.

NORTH ORIENTED TO SC GRID

Know what's below. Call before you dig.

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PRELIMINARY NOT FOR CONSTRUCTION

NO.	REVISION	DATE	BY

LANDSCAPE PLAN

WOODLAND POINTE

LANCASTER COUNTY, SC

DAVID WEEKLEY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00729
ORIGINAL DATE:	02/16/2024

SHEET:
1 OF 1

U:\2023 Projects (L)\23-00729 - HHTF Lancaster (David Weekley)\Submittals Working Drawings\02024-04-XX_2nd Preliminary Plat Submittal\Sheets\23-00729-TREE.dwg, Layout, elong

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

March 25, 2024

Emily Long
ESP Associates, Inc.
3475 Lakemont Blvd, Fort Mill, SC, 29708
Fort Mill, SC 29708

Project Number	20232224
Project Name	HHTF Lancaster aka Woodland Pointe
Location	2991 Vance Baker Road
Stage	Preliminary Plat
Parcel(s)	0009-00-015.00
Status	Not Approved

Dear: Emily Long

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If the attached comments require changes to the plans, please submit the requisite number of sets, along with a pdf of the plan set on a CD, to the Lancaster County Planning Department.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

Chanda Kirkland

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

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406 — Not Approved
sblackwelder@lancastersc.net

Review Comments:

General Comments:
1. Most of our comments and questions will be at the Construction Document review of the civil plans. Below are some general observations from the sketch plan submitted.
2. Delineation of wetlands and stream analysis will need to conducted. Based on those findings, stream buffers of 30' to 50' will be needed.
3. Permits from the Army Corp of Engineers (USACE 404/DHEC 401) will be necessary for any stream crossings and/or filling in the stream buffer areas and/or wetlands for this project. This can be a lengthy and expensive process.
4. This project is located in the Carolina Heelsplitter Overlay District (Lancaster County Ordinance #963). A CHOD worksheet (uploaded to Evolve) will need to be completed. We will review the impervious surface calculations and any stream buffer numbers as they relate to Heelsplitter Credits. Once a number of credits has been agreed upon, $8500 per credit or portion thereof will need to be purchased through Lancaster County. This must occur prior to civil approval of the project's plan.
5. BMP ponds will be needed and cannot be included in the open space area calculations.
6. All BMP ponds will need an access area at least 10' wide. This access can be at a slope not greater than 4(H) to 1(V) for maintenance equipment to get to the pond.
7. Developer has stated that stormwater and other infrastructure already on the site will be removed and not used.
8. A Traffic Impact Analysis (TIA) was submitted for Arbor Walk (228 Lots) in August 2021. In a meeting on February 21, 2024 the developer stated they intent to use that TIA for this project. We requested a technical memorandum with adequate justification for using this TIA. Also, to include acknowledgement of the latest TIA review comments from ICE. The developer intends to partner with Lancaster County on the widening of the worst sections of Vance Baker Road.
9. The latest Fire Code requirements regarding one access will need to be met. We defer to the Fire Marshal for this requirement, but include it here in case the TIA changes.
10. LCWSD will need to provide a letter certifying they have availability and capacity for water and sewer service prior to a grading permit being issued.

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

Review Comments:

The following road names have been submitted to the Planning Commission for Final Approval:
Tar Kiln Ct
Calm Creek Lane
Whispering Fern Road
Tranquil Terrace
Hidden Hollow Drive

We will be extending the existing Vance Baker Road into the proposed subdivision.

Fire Marshal - John Magette - 8032838888 — Not Approved
jmagette@lancastersc.net

Review Comments:

1. Correct notes to state that all fire department access roads shall be no less than 26 feet wide as this is a one access subdivision and must comply with the provisions of Section 503.1.2.1 of the South Carolina Fire Code

LC Water & Sewer District - Erin Evans - 8032856919 — Not Approved
eevans@lcwasd.org

Review Comments:

LCWSD is a separate entity from the County. We have our own submittal requirements. Please check our website,

www.lcwasd.org, under the Developers tab for our policies and procedures.

The developer must submit 2 sets of hard copy water and sewer plans directly to LCWSD, adhering to the LCWSD Water & Wastewater Extension Policy.

Planning - Matthew Blaszyk - 803-285-6005 **Not Approved**
mblaszyk@lancastersc.net

Review Comments:

A landscaping plan is required for Preliminary Plat Submittal. Please refer to section 7 of the Unified Development Ordiance for landscaping requirements.

Submit written verification to serve from all non-county utility service providers (gas, telephone, cable, and water and sewer district).

On a seperate page, provide a key on the plan labeling what color is representing the required open space and what color is representing the required park space and depict these areas on a single sheet.

Extend the sidewalks and roads on the proposed stub outs to the property line

Please label the setbacks for the lots on sheets 1-6 of the plan.

Extend the sidewalk around the following lots/cul-de-saqs:

69-70, 73-74, 26 27 28 29, and 40-41.

Please show the overall site sidewalk plan on one sheet.

LC School District - David Small - (803) 286-6972 **No Review Done**
David.Small@lcsd.k12.sc.us

Review Comments:

No review done -Chanda

SCDOT - David Gamble - (803) 385-4280 **No Review Needed**
GambleDD@scdot.org

Review Comments:

This site does not directly access a state maintained road. If a TIA is required please submit it to SCDOT for review.

Impact Fee - Chanda Kirkland - 803-416-9390 **Approved**
ckirkland@lancastersc.net

Review Comments:

This project is located in the Indian Land Fire District, the following impact fees apply:

The Lancaster County Development Impact fee for each housing unit is $1,943.00. The total fee for all 176 units will be $341,968.00.

Fees will be collected at the time of building permit issuance. Should you wish to arrange prepayment that can be coordinated after you receive final plat approval. This is only an estimate and not an invoice for payment.

Development Impact fees increase July 1. If you have any questions or would like further information on the Development Impact fee you can contact me.

Date:	April 10, 2024
Project Name:	HHTF Lancaster aka Woodland Pointe
Project Number:	23-00729
To:	Chanda Kirkland, Development Service Coordinator
Re:	Preliminary Plat Review Comments on 03/25/2024

Lancaster County has completed the review of the proposed Preliminary Plat submittal. The following items were noted by the town:

County Engineer Comments:

1. Most of our comments and questions will be at the Construction Document review of the civil plans. Below are some general observations from the sketch plan submitted.

   Response: Acknowledged.

2. Delineation of wetlands and stream analysis will need to be conducted. Based on those findings, stream buffers of 30' to 50' will be needed.

   Response: Please see attached stream and wetland delineation attached. The Preliminary Plat has been updated to show a 50' stream buffer.

3. Permits from the Army Corp of Engineers (USACE 404/DHEC 401) will be necessary for any stream crossings and/or filling in the stream buffer areas and/or wetlands for this project. This can be a lengthy and expensive process.

   Response: Acknowledged. There are no proposed stream or wetland crossings.

4. This project is located in the Carolina Heelsplitter Overlay District (Lancaster County Ordinance #963). A CHOD worksheet (uploaded to Evolve) will need to be completed. We will review the impervious surface calculations and any stream buffer numbers as they relate to Heelsplitter Credits. Once a number of credits has been agreed upon, $8500 per credit or portion thereof will need to be purchased through Lancaster County. This must occur prior to civil approval of the project's plan.

   Response: Acknowledged. The CHOD worksheet will be completed prior to civil approval.

5. BMP ponds will be needed and cannot be included in the open space area calculations.

   Response: Acknowledged. BMP ponds are not included in the open space area calculations.

P.O. Box 7030 · Charlotte, NC 28241
1.800.960.7317 · NC: 704.583.4949, fax 704.583.4950 · SC: 803.802.2440, fax 803.802.2515
www.espassociates.com

6. All BMP ponds will need an access area at least 10' wide. This access can be at a slope not greater than 4(H) to 1(V) for maintenance equipment to get to the pond.

   Response: Acknowledged. BMP ponds will be designed to meet the above criteria during the civil design phase.

7. Developer has stated that stormwater and other infrastructure already on the site will be removed and not used.

   Response: Correct. The developer intends to remove existing stormwater and other infrastructure.

8. A Traffic Impact Analysis (TIA) was submitted for Arbor Walk (228 Lots) in August 2021. In a meeting on February 21, 2024 the developer stated they intent to use that TIA for this project. We requested a technical memorandum with adequate justification for using this TIA. Also, to include acknowledgement of the latest TIA review comments from ICE. The developer intends to partner with Lancaster County on the widening of the worst sections of Vance Baker Road.

   Response: TIA Memorandum has been submitted. The developer has agreed to partner with the county to provide a monetary contribution towards the widening of Vance Baker Road.

9. The latest Fire Code requirements regarding one access will need to be met. We defer to the Fire Marshal for this requirement, but include it here in case the TIA changes.

   Response: Acknowledged. All Fire Code requirements will be met.

10. LCWSD will need to provide a letter certifying they have availability and capacity for water and sewer service prior to a grading permit being issued.

    Response: Acknowledged.

E911 Address Comments:

1. The following road names have been submitted to the Planning Commission for Final Approval:
   a. Tar Kiln Ct
   b. Calm Creek Lane
   c. Whispering Fern Road
   d. Tranquil Terrace
   e. Hidden Hollow Drive

   We will be extending the existing Vance Baker Road into the proposed subdivision.

   Response: Acknowledged.

Fire Marshal Comments:

1. Correct notes to state that all fire department access roads shall be no less than 26 feet wide as this is a one access subdivision and must comply with the provisions of Section 503.1.2.1 of the South Carolina Fire Code

   Response: Acknowledged. The note has been revised, please see updated Preliminary Plat.

LC Water & Sewer District Comments:

1. LCWSD is a separate entity from the County. We have our own submittal requirements. Please check our website. The developer must submit 2 sets of hard copy water and sewer plans directly to LCWSD, adhering to the LCWSD Water & Wastewater Extension Policy.

   Response: Acknowledged. The water and sewer sketch plan was submitted to LCWSD for review on 3/27/2024.

Planning Comments:

1. A landscaping plan is required for Preliminary Plat Submittal. Please refer to section 7 of the Unified Development Ordinance for landscaping requirements.

   Response: Acknowledged. Please see attached Preliminary Landscape Plan.

2. Submit written verification to serve from all non-county utility service providers (gas, telephone, cable, and water and sewer district).

   Response: Acknowledged. Please see attached will serve letters from Lancaster County Natural Gas Authority and Comporium. Water and sewer will serve letters will not be provided to the developer until after LCWSD approves the submitted sketch plan.

3. On a separate page, provide a key on the plan labeling what color is representing the required open space and what color is representing the required park space and depict these areas on a single sheet.

   Response: Acknowledged. Please see attached Preliminary Sidewalk and Open Space Plan.

4. Extend the sidewalks and roads on the proposed stub outs to the property line

   Response: Acknowledged. Sidewalks and pavement have been extended to the property line for the proposed stub outs.

5. Please label the setbacks for the lots on sheets 1-6 of the plan.

   Response: Acknowledged. Please see updated Preliminary Plat Submittal.

6. Extend the sidewalk around the following lots/cul-de-sacs:

   a. 69-70, 73-74, 26 27 28 29, and 40-41.

   Response: Acknowledged. Sidewalks have been extended around the above lots/cul-de-sacs.

7. Please show the overall site sidewalk plan on one sheet.

   Response: Acknowledged. Please see attached Preliminary Sidewalk and Open Space Plan.

LC School District Comments:

1. No review done -Chanda

   Response: Acknowledged.

SCDOT Comments:

1. This site does not directly access a state maintained road. If a TIA is required please submit it to SCDOT for review.

Response: Acknowledged. TIA memorandum has been submitted.

Impact Fee Comments:

This project is located in the Indian Land Fire District, the following impact fees apply:

The Lancaster County Development Impact fee for each housing unit is $1,943.00. The total fee for all 176 units will be $341,968.00.

Fees will be collected at the time of building permit issuance. Should you wish to arrange prepayment that can be coordinated after you receive final plat approval. This is only an estimate and not an invoice for payment.

Development Impact fees increase July 1. If you have any questions or would like further information on the Development Impact fee you can contact me.

Response: The development only has 91 units, therefore the Lancaster County Development Impact fee for all 91 units will be $176,813.00 ($1,943.00 per unit for 91 units).

1. Overview of Traffic Impact Analysis (TIA) Report

Design Resource Group (DRG) submitted a traffic impact analysis report for single family home development that will access S. Legacy Park Blvd. Michael Wickline is the Engineer on Record (EOR) for producing the detailed traffic report. Six intersections were analyzed for impacts – Shelley Mullis Road at Henry Harris Road, Shelley Mullis Road at S Legacy Park Blvd., Shelley Mullis Road at Vance Baker Road, Henry Nesbit Road @ Waxhaw Marvin Road, S. Legacy Park Blvd. at Vance Barker Road/Access A, and S Legacy Blvd. at Access B. The overall report contained a good breakdown of volume and distribution among the 6 intersections. The analysis just showed a Build year of 2027 with 2027 No Build and Build conditions. Did not show Build plus 1 year of 2028 Build conditions but adjustments would have little effect on the outcome of the report. Shelly Mullis at S Legacy Park Blvd. showed an LOS D for a No-Build to LOS F with Build conditions. Restriping for 2 lanes on S & N Legacy Park Blvd. raised the LOS to E and decreased delay. Henry Nesbit Road at Waxhaw Marvin Road intersection in North Carolina showed a LOS C for AM No Build and drops to LOS D for AM Build conditions. Same intersection showed an LOS F for PM No Build and remains LOS F for PM Build with an increase of 32 seconds of delay. No mitigation was suggested for this intersection in the report.

2. Items of Interest in the TIA Report

The TIA document was redlined with marks highlighting interest items below:

- Page 1 – Should have performed a 2028 No-Build to compare to 2028 Build in accordance with the UDO 6.8 (Build plus 1 year); did compare 2027 No-Build to 2027 Build which is the forecasted year of completion of the development.
- Page 7 – Did not note that S Legacy Park Blvd. at Vance Baker Road is all-way stop control.
- Page 9 – Repeat of first bullet – build year +1 year should be analysis year.
- Page 10 – Report does say that SCDOT and County approved growth rate but does not show where it came from in the report – appendix mentions it was taken from SCDOT historic data which would be the AADT counts.
- Page 26 – Henry Nesbit Road at Waxhaw Marvin Road - PM No-Build and Build LOS F with increase of 31.9 seconds of delay with added traffic which is significant.
- Page 28 – Noted All-Way stop control improvements at S Legacy Park Blvd. at Vance Baker Road – add All-Way plates below stop signs and add stop bars.
- Page 30 - sight distance at Access B and S. Legacy Park Blvd. needs to be verified, either state in the report that the site engineer will verify or show in the report for future reports.

3. Checklist Comments

Attached is a TIA checklist that reviews all submitted information for proper TIA submittal. The analysis period did not show a 2028 No-Build comparison to 2028 Build (Build plus 1 year). The TIA did not cover SCDOT's ARM compliance relating to driveway sight distance. (should have stated in report that sight distance will be verified by site engineer).

4. Recommendations – Action Items

1. **Verify sight distance for both access points on S Legacy Park Blvd. Access B is the new intersection that is a concern.**

2. **Review needs with NC for improvements to Henry Nesbit Road and Waxhaw Marvin Road ("T" intersection) - LOS F with significant increase in Delay from No Build to Build for overall intersection.**

3. **Improve All-Way stop control at S. Legacy Park Blvd. with Vance Baker Road/Access A with All-Way plates below the stop signs and added stop bars.**

EXECUTIVE SUMMARY

Arbor Construction, LLC is proposing to develop a single family residential development on the south side of S Legacy Park Boulevard located in Lancaster County, SC (see Figure 1). For this study, the project is assumed to be completed in 2027.

Vance Baker Road at S Legacy Park Boulevard facing south toward Access "A"

This report provides analysis of the traffic operations within the area of influence, according to the standards set by the South Carolina Department of Transportation's (SCDOT) "Access and Roadside Management Standards" (ARMS) document dated April 27, 2015 and Lancaster County's November 2016 Unified Development Ordinance (UDO). It provides recommended access management for the site and intersection improvements needed for mitigating traffic impacts.

This study evaluates the following scenarios:

- 2021 Existing Conditions
- 2027 No Build
- 2027 Full Buildout

The area of influence of the study site as indicated by SCDOT and Lancaster County staff includes five existing intersections and one proposed access location:

1. Shelley Mullis Road & Henry Harris Road (unsignalized)
2. Shelley Mullis Road & S Legacy Park Boulevard (unsignalized)
3. Shelley Mullis Road & Vance Baker Road (unsignalized)
4. Henry Nesbit Road & Waxhaw Marvin Road (unsignalized) [NC intersection]
5. S Legacy Park Boulevard & Vance Baker Road/Access "A" (unsignalized)
6. S Legacy Park Boulevard & Access "B" (unsignalized)

According to the site plan, access to the project is expected to occur via two unsignalized locations:

- Proposed Access "A" (Full Movement) – unsignalized access located on S Legacy Park Boulevard, across from Vance Baker Road
- Proposed Access "B" (Full Movement) – unsignalized access located on S Legacy Park Boulevard, approximately 1,300 feet west of Vance Baker Road

The trip generation results indicate that the project is expected to generate 167 new AM peak hour trips and 224 new PM peak hour trips.

The intersections identified within the area of influence were analyzed to identify the traffic impact that the site development has under the build scenario. The traffic analysis is based on the LOS analysis at the identified intersections. The intersections were analyzed assuming buildout of the site in 2027.

With the results of our analyses (specifics are described in the Traffic Analysis section of this report) we suggest the following improvements/modifications at the study intersections and proposed accesses:

2027 Build Suggested Improvements/Access Configurations:

***1.* Shelley Mullis Road & Henry Harris Road (unsignalized)**

- No suggested improvements

***2.* Shelley Mullis Road & S Legacy Park Boulevard (unsignalized)**

- Restripe the northbound lane of S Legacy Park Boulevard to provide a thru-right lane and a separate left turn lane with 150 feet of storage
- Restripe the southbound lane of N Legacy Park Boulevard to provide a thru-right lane and a separate left turn lane with 150 feet of storage

***3.* Shelley Mullis Road & Vance Baker Road (unsignalized)**

- No suggested improvements

***4.* Henry Nesbit Road & Waxhaw Marvin Road (unsignalized)**

- No suggested improvements

***5.* S Legacy Park Boulevard & Vance Baker Road/Access "A" (unsignalized)**

We propose the following access configuration:

- One ingress lane and one egress lane on Access "A" (a northbound combined left-thru-right lane)

***6.* S Legacy Park Boulevard & Access "B" (unsignalized)**

We propose the following access configuration:

- One ingress lane and one egress lane on Access "B" (a northbound combined left-right turn lane)

In conclusion, even though the Arbor Walk residential development will slightly increase the amount of traffic on the adjacent corridors, the project will not materially impact adjacent roadways, intersections, or the general public traveling in the area if the site is developed according to the proposed plan and includes the suggested access configurations and offsite roadway improvements.

DESIGN RESOURCE GROUP

TRANSPORTATION TECHNICAL MEMORANDUM

Date: April 15, 2024

To: Stephen Blackwelder
Environmental Compliance Manager
Lancaster County

From: Michael W. Wickline, PE
Principal
Design Resource Group, PA (COA 2370)

Subject: **Woodland Pointe Residential/Arbor Walk TIA Comparison (498-015)**

Project Information

David Weekley Homes is proposing to develop a small residential community with 91 single family homes on the south side of S Legacy Park Boulevard located in Lancaster County, SC. This site was previously proposed to be developed by Arbor Construction, LLC with 228 single family homes in the Arbor Walk TIA, which was sealed in August 2021, with additional supporting information in August 2022.

Trip Generation

The estimated daily and peak-hour trip generation data for the Arbor Walk site and proposed Woodland Pointe Residential site is presented in Table 1. Values derived for the Arbor Walk site were obtained from the Institute of Transportation Engineers, Trip Generation Manual, 10th Edition, 2017 (the latest version at the time of the August 2021 TIA). Values derived for the anticipated trips generated by the Woodland Pointe Residential site are obtained from the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition, 2021.

Table 1: Site Trip Generation

Land Use [ITE Code]			Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
August 2021 Arbor Walk									
Single-Family (Detached) [210]*	228	DUs	2,219	42	125	167	141	83	224
Proposed Woodland Pointe Residential									
Single-Family (Detached) [210]	91	DUs	925	17	51	68	57	34	91
Difference Between Proposed and August 2021 Trips			**-1,294**	**-25**	**-74**	**-99**	**-84**	**-49**	**-133**

References:
Trip Generation, 11th Edition, Institute of Transportation Engineers, Washington, DC. 2021.
*Trip Generation, 10th Edition, Institute of Transportation Engineers, Washington, DC. 2017.

Under the August 2021 Arbor Walk TIA, the site was anticipated to generate 2,219 daily trips, 167 AM peak hour trips, and 224 PM peak hour trips. The proposed Woodland Pointe Residential site is anticipated to generate 925 daily trips, 68 AM peak hour trips, and 91 PM peak hour trips.

1111 Hawthorne Lane
Charlotte, NC 28205
O 704.343.0608
W www.drgrp.com

The proposed Woodland Pointe Residential site is expected to generate 1,294 fewer daily trips, 99 fewer AM peak hour trips, and 133 fewer PM peak hour trips.

Existing & Projected Traffic

The existing turning movement counts (TMCs) for the Arbor Walk TIA were collected on Tuesday, June 8, 2021. The TMCs were recollected at the original study intersections on Wednesday, February 28, 2024 for comparison to the Arbor Walk TIA. The differences between 2024 and 2021 AM and PM peak hour TMCs are shown in Tables 2 and 3, respectively.

Table 2: AM Peak Hour TMC Comparison

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
1. Shelley Mullis Road & Henry Harris Road												
2021	15	115	25	53	50	21	42	134	21	26	175	91
2024	29	351	63	48	70	30	59	157	13	40	196	107
Difference	**14**	**236**	**38**	**-5**	**20**	**9**	**17**	**23**	**-8**	**14**	**21**	**16**
2. Shelley Mullis Road & S Legacy Park Boulevard												
2021	84	1	27	23	1	29	15	144	49	13	129	10
2024	90	0	44	27	0	38	19	206	47	7	164	8
Difference	**6**	**-1**	**17**	**4**	**-1**	**9**	**4**	**62**	**-2**	**-6**	**35**	**-2**
3. Shelley Mullis Road & Vance Baker Road												
2021	10	0	31	0	0	0	0	176	4	10	106	0
2024	13	0	43	0	0	0	0	255	5	14	119	0
Difference	**3**	**0**	**12**	**0**	**0**	**0**	**0**	**79**	**1**	**4**	**13**	**0**
4. Henry Nesbit Road & Waxhaw-Marvin Road [NC Intersection]												
2021	60	437	0	0	162	45	123	0	76	0	0	0
2024	70	546	0	0	263	70	191	0	90	0	0	0
Difference	**10**	**109**	**0**	**0**	**101**	**25**	**68**	**0**	**14**	**0**	**0**	**0**
5. S Legacy Park Boulevard & Vance Baker Road												
2021	1	0	0	6	1	10	18	2	0	0	0	12
2024	0	0	0	10	0	16	25	4	0	0	3	21
Difference	**-1**	**0**	**0**	**4**	**-1**	**6**	**7**	**2**	**0**	**0**	**3**	**9**

Table 3: PM Peak Hour TMC Comparison

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
1. Shelley Mullis Road & Henry Harris Road												
2021	13	98	22	122	147	44	36	259	32	46	191	90
2024	31	136	50	97	198	56	41	235	46	64	207	70
Difference	**18**	**38**	**28**	**-25**	**51**	**12**	**5**	**-24**	**14**	**18**	**16**	**-20**
2. Shelley Mullis Road & S Legacy Park Boulevard												
2021	76	6	27	11	3	34	39	235	114	40	178	21
2024	69	1	30	9	3	10	40	214	88	38	244	21
Difference	**-7**	**-5**	**3**	**-2**	**0**	**-24**	**1**	**-21**	**-26**	**-2**	**66**	**0**
3. Shelley Mullis Road & Vance Baker Road												
2021	6	0	22	0	0	0	0	204	16	26	212	0
2024	7	0	25	0	0	0	0	185	7	28	277	0
Difference	**1**	**0**	**3**	**0**	**0**	**0**	**0**	**-19**	**-9**	**2**	**65**	**0**
4. Henry Nesbit Road & Waxhaw-Marvin Road [NC Intersection]												
2021	106	308	0	0	541	136	75	0	145	0	0	0
2024	141	302	0	0	645	164	60	0	142	0	0	0
Difference	**35**	**-6**	**0**	**0**	**104**	**28**	**-15**	**0**	**-3**	**0**	**0**	**0**
5. S Legacy Park Boulevard & Vance Baker Road												
2021	0	0	0	23	0	23	15	5	0	1	3	6
2024	0	0	0	13	0	20	18	6	1	0	1	13
Difference	**0**	**0**	**0**	**-10**	**0**	**-3**	**3**	**1**	**1**	**-1**	**-2**	**7**

Since the intersection of Shelley Mullis Road and Henry Harris Road and the intersection of Henry Nesbit Road and Waxhaw-Marvin Road have the greatest difference in existing TMCs, these two intersections were analyzed to compare the impact of the Woodland Pointe Residential development to the August 2021 Arbor Walk TIA.

The projected background traffic volumes used in the analyses were developed from the existing peak hour TMCs. Per SCDOT and Lancaster County staff, a 2% per year growth rate over 6 years was applied to the 2021 TMCs to obtain the 2027 background volumes in the August 2021 Arbor Walk TIA. For the purposes of this comparison, the same 2% per year growth rate over 6 years was applied to the 2024 TMCs to obtain the 2030 background volumes in the Woodland Pointe Residential analysis.

Analysis of Future Conditions

Lancaster County Analysis Requirements - To determine the mitigation responsibility of the developer, this analysis compares 2030 Build results to the 2030 No Build results.

- For collector or local streets, a Level-of-Service (LOS) “C” or better shall be maintained. On any arterial or higher order street a LOS “D” or better shall be maintained. Level of service will be measured for segments and intersections using ITE standards for LOS calculation. Where the existing LOS is below these standards, the traffic impact analysis shall identify those improvements required to ensure that development related traffic demands result in no net reduction in LOS, and identify additional improvements needed to raise the level of service to the standards on the applicable streets to the adopted LOS standard.

The analysis results are presented in Tables 4-5.

1. Shelley Mullis Road & Henry Harris Road (unsignalized)

Table 4: Shelley Mullis Rd & Henry Harris Rd Analysis Results

Approach	AM Peak Hour			PM Peak Hour		
	LOS	Delay (sec/veh)	Capacity (v/c)	LOS	Delay (sec/veh)	Capacity (v/c)
2024 Existing Conditions						
Intersection	D	30.1	-	D	31.7	-
Eastbound - Shelley Mullis Rd	C	18.1	-	D	31.1	-
Westbound - Shelley Mullis Rd	D	25.6	-	D	34.0	-
Northbound - Henry Harris Rd	E	45.0	-	C	20.4	-
Southbound - Henry Harris Rd	B	14.6	-	E	37.1	-
2030 No Build Conditions (Signal)						
Intersection	B	18.2	0.77	B	17.5	0.73
Eastbound - Shelley Mullis Rd	B	18.5	-	C	21.2	-
Westbound - Shelley Mullis Rd	C	25.2	-	B	19.1	-
Northbound - Henry Harris Rd	B	14.6	-	B	13.5	-
Southbound - Henry Harris Rd	B	10.7	-	B	14.4	-
2030 Build Conditions (Signal)						
Intersection	B	18.7	0.78	B	17.8	0.74
Eastbound - Shelley Mullis Rd	B	17.8	-	C	20.8	-
Westbound - Shelley Mullis Rd	C	24.9	-	B	18.7	-
Northbound - Henry Harris Rd	B	16.0	-	B	14.5	-
Southbound - Henry Harris Rd	B	11.7	-	B	15.5	-
2030 No Build Conditions (RAB)						
Intersection	C	16.7	0.77	B	13.6	0.70
Eastbound - Shelley Mullis Rd	A	6.7	-	C	17.3	-
Westbound - Shelley Mullis Rd	C	24.5	-	B	11.0	-
Northbound - Henry Harris Rd	C	18.3	-	B	10.5	-
Southbound - Henry Harris Rd	A	7.0	-	B	14.1	-
2030 Build Conditions (RAB)						
Intersection	C	19.1	0.84	C	15.0	0.75
Eastbound - Shelley Mullis Rd	A	7.0	-	C	20.0	-
Westbound - Shelley Mullis Rd	D	30.2	-	B	11.7	-
Northbound - Henry Harris Rd	C	19.2	-	B	11.4	-
Southbound - Henry Harris Rd	A	7.4	-	C	15.2	-

2024 Existing Conditions

Currently the intersection is an all-way stop that operates at LOS “D” during both the AM and PM peak hours. The worst leg of the intersection operates at LOS “E” during both the AM and PM peak hours.

2030 No Build Conditions (Signal)

The following required offsite improvements from the August 2021 Arbor Walk TIA are the shared responsibility of the Harris Mill and Wilson Creek developments and have been included in the analysis for both No Build and Build Conditions at this intersection:

- Installation of a traffic signal
- Construction of left turn lanes on all approaches with:
    - 225 feet of storage on the northbound approach
    - 400 feet of storage on the eastbound approach
    - 350 feet of storage on the southbound approach, and
    - 225 feet of storage on the westbound approach

With the inclusion of offsite traffic, growth in background traffic, and the offsite improvements the intersection operates at LOS "B" during both the AM and PM peak hours.

2030 Build Conditions (Signal)

When comparing the impact of the 2030 Build to the 2030 No Build conditions, the intersection continues to operate at LOS "B" during both the AM and PM peak hours. **As the intersection LOS is above the set threshold of LOS "C" in both peak hours, no developer required improvements should be deemed necessary at this intersection.**

2030 No Build Conditions (RAB)

Although different from the Arbor Walk TIA, the current plans for the intersection include conversion to a single lane roundabout. In order to be as accurate as possible, this intersection was also analyzed as a single-lane roundabout for both the No Build and Build conditions.

With the inclusion of offsite traffic, growth in background traffic, and the installation of a single-lane roundabout, the intersection operates at LOS "C" during the AM peak hour and LOS "B" during the PM peak hour.

2030 Build Conditions (RAB)

When comparing the impact of the 2030 Build to the 2030 No Build conditions, the intersection continues to operate at LOS "C" during the AM peak hour and drops to LOS "C" during the PM peak hour. **As the intersection LOS is at the set threshold of LOS "C" in both peak hours, no developer required improvements should be deemed necessary at this intersection.**

Since the analysis results still fall under Lancaster County and SCDOT's thresholds for mitigation with the updated site trip generation and increase in background traffic, the analysis results, recommendations, and methodology presented within the original Arbor Walk TIA should still be considered acceptable.

4. Henry Nesbit Road & Waxhaw-Marvin Road (unsignalized)

Table 5: Henry Nesbit Rd & Waxhaw-Marvin Rd Analysis Results

Approach	AM Peak Hour			PM Peak Hour		
	LOS	Delay (sec/veh)	Capacity (v/c)	LOS	Delay (sec/veh)	Capacity (v/c)
2024 Existing Conditions						
Intersection	D	31.8	-	C	17.9	-
Eastbound - Henry Nesbit Rd	F	137.4	-	F	120.9	-
Northbound - Waxhaw-Marvin Rd	A	0.9	-	A	3.5	-
Southbound - Waxhaw-Marvin Rd	A	0.0	-	A	0.0	-
2030 No Build Conditions						
Intersection	F	127.1	-	F	118.6	-
Eastbound - Henry Nesbit Rd	F	505.5	-	F	753.5	-
Northbound - Waxhaw-Marvin Rd	A	1.2	-	A	4.7	-
Southbound - Waxhaw-Marvin Rd	A	0.0	-	A	0.0	-
2030 Build Conditions						
Intersection	F	140.2	-	F	137.2	-
Eastbound - Henry Nesbit Rd	F	545.6	-	F	859.0	-
Northbound - Waxhaw-Marvin Rd	A	1.2	-	A	4.9	-
Southbound - Waxhaw-Marvin Rd	A	0.0	-	A	0.0	-
2030 Build Conditions with Test Improvements						
Intersection	F	80.5	-	E	42.6	-
Eastbound - Henry Nesbit Rd	F	312.2	-	F	260.6	-
Northbound - Waxhaw-Marvin Rd	A	1.2	-	A	4.9	-
Southbound - Waxhaw-Marvin Rd	A	0.0	-	A	0.0	-

2024 Existing Conditions

Currently the intersection operates at LOS “D” during the AM peak hour and LOS “C” during the PM peak hour. The worst leg of the intersection (eastbound) operates at LOS “F” during both the AM and PM peak hours.

2030 No Build Conditions

With the inclusion of offsite traffic and growth in background traffic volumes, the intersection operates at LOS “F” during both the AM and PM peak hours. The worst leg of the intersection (eastbound) operates at LOS “F” during both the AM and PM peak hours.

2030 Build Conditions

When comparing the impact of the 2030 Build to the 2030 No Build conditions, the intersection continues to operate at LOS “F” during both the AM and PM peak hours. The worst leg of the intersection (eastbound) continues to operate at LOS “F” during both the AM and PM peak hours.

2030 Build Conditions with Test Improvement

Based on Lancaster County requirements, the results indicate the need to identify mitigation at the study intersection.

The following improvement was tested but is not suggested as the worst leg of the intersection (eastbound) operates below the set threshold of LOS "C" under No Build Conditions:

- Construct an eastbound right turn lane with 100 feet of storage on Henry Nesbit Road

Assuming this improvement in place, the intersection operates at LOS "F" during the AM peak hour and LOS "E" during the PM peak hour. The worst leg of the intersection (eastbound) operates at LOS "F" during both the AM and PM peak hours. The delay for the worst leg of the intersection (eastbound) decreases by 38% in the AM peak hour and 65% in the PM peak hour compared to the No Build Conditions.

Although this intersection technically triggered mitigation based on Lancaster County mitigation parameters, this intersection falls outside of the county's jurisdiction in Union County, North Carolina. Due to this, previous coordination with Lancaster County staff resulted in an agreement that indicated the developer would be responsible for 3.5% of the cost of the suggested right turn lane which was determined to be approximately $115,000.00. The percentage was determined by the highest proportionate amount of site traffic to total traffic at the intersection.

The total expected site trips account for approximately 1% of both the AM and PM peak hour total intersection volume based on the updated trip generation and recent peak hour traffic counts collected in February 2024.

Since the analysis results still fall under Lancaster County and SCDOT's thresholds for mitigation with the updated site trip generation and increase in background traffic, the analysis results, recommendations, and methodology presented within the original Arbor Walk TIA should still be considered acceptable.

Conclusion

It is our professional opinion that the proposed Woodland Pointe Residential analysis results would not significantly differ from the August 2021 Arbor Walk TIA.

Arbor Walk TIA Build Suggested Improvements/Access Configurations:

1. Shelley Mullis Road & Henry Harris Road (unsignalized)

- No suggested improvements

2. Shelley Mullis Road & S Legacy Park Boulevard (unsignalized)

- Restripe the northbound lane of S Legacy Park Boulevard to provide a thru-right lane and a separate left turn lane with 150 feet of storage
- Restripe the southbound lane of N Legacy Park Boulevard to provide a thru-right lane and a separate left turn lane with 150 feet of storage

3. **Shelley Mullis Road & Vance Baker Road (unsignalized)**

- No suggested improvements

4. **Henry Nesbit Road & Waxhaw Marvin Road (unsignalized – NC intersection)**

- Provide a monetary contribution equal to proportionate impact (3.5%) of a right turn lane (previous estimate $115,000.00) – approximately $4,025.00

5. **S Legacy Park Boulevard & Vance Baker Road/Access "A" (unsignalized)**

We propose the following access configuration:

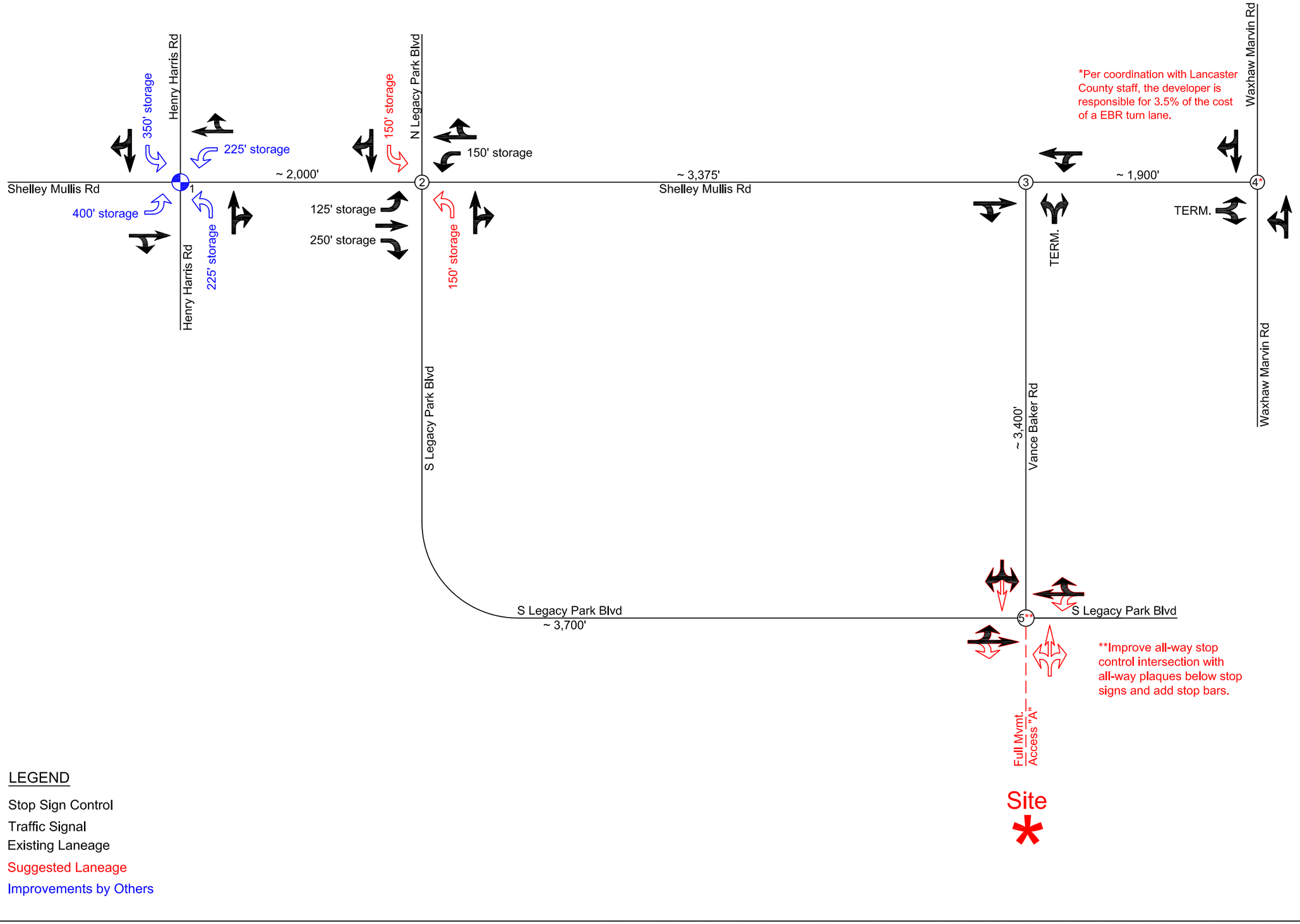
- One ingress lane and one egress lane on Access "A" (a northbound combined left-thru-right lane)
- Verify sight distance during permitting
- Improve all-way stop controlled intersection with all-way plaques below stop signs and add stop bars

In conclusion, the proposed Woodland Pointe Residential development will not significantly increase the amount of vehicular traffic on the adjacent roadways/corridors especially with the reduction in homes from the original plan to the current plan (228 to 91 homes), but is currently willing to commit to the improvements required for a 228 home subdivision. Updated volume comparisons indicate the traffic volumes are mostly consistent with what was previously studied, with updated traffic analysis for the two intersections with the biggest volume discrepancies indicating no additional mitigation would be necessary. It is our opinion, that this project should not be considered significant enough to warrant the need for a TIA Addendum and we would ask that you take this information into account and grant the request for the waiver of a TIA Addendum and/or Update and consider the previous TIA and TIA recommendations acceptable.

Please contact us should you need any additional information.

Attachments: Suggested Laneage Figure
Volume Development
Raw Count Data
Analysis Results

cc: File



DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
1111 Hawthorne Lane, Charlotte, NC 28205
704.343.0608
www.drgrp.com

WOODLAND POINTE RESIDENTIAL TTM
LANCASTER COUNTY, SC

DAVID WEEKLEY HOMES
7400 CARMEL EXECUTIVE DRIVE, SUITE 225
CHARLOTTE, NC 28226

SUGGESTED LANEAGE

SCALE: NTS

PROJECT #: 948-001
DRAWN BY: CRB
CHECKED BY: REG

AUGUST 2021

REVISIONS:

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2024 AM - Existing Conditions Turning Movement Counts

INT	INTID	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
Shelley Mullis Road & Henry Harris Road	1	29	351	63	48	70	30	59	157	13	40	196	107
Henry Nesbit Road & Waxhaw-Marvin Road	4	70	546	0	0	263	70	191	0	90	0	0	0

2024 PM - Existing Conditions Turning Movement Counts

INT	INTID	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
Shelley Mullis Road & Henry Harris Road	1	31	136	50	97	198	56	41	235	46	64	207	70
Henry Nesbit Road & Waxhaw-Marvin Road	4	141	302	0	0	645	164	60	0	142	0	0	0

2030 AM - No Build Volumes (2% CAGR Applied + Offsite Trips)

INT	INTID	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
Shelley Mullis Road & Henry Harris Road	1	105	405	91	60	82	34	73	212	15	72	256	151
Henry Nesbit Road & Waxhaw-Marvin Road	4	96	615	0	0	296	104	246	0	125	0	0	0

2030 PM - No Build Volumes (2% CAGR Applied + Offsite Trips)

INT	INTID	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
Shelley Mullis Road & Henry Harris Road	1	82	160	69	109	234	82	70	298	142	95	288	79
Henry Nesbit Road & Waxhaw-Marvin Road	4	191	340	0	0	726	231	95	0	179	0	0	0

AM - Site Trip Assignment

INT	INTID	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
Shelley Mullis Road & Henry Harris Road	1	0	0	2	3	0	0	0	9	0	5	26	8
Henry Nesbit Road & Waxhaw-Marvin Road	4	2	0	0	0	0	3	8	0	5	0	0	0

PM - Site Trip Assignment

INT	INTID	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
Shelley Mullis Road & Henry Harris Road	1	0	0	6	9	0	0	0	29	0	3	17	5
Henry Nesbit Road & Waxhaw-Marvin Road	4	6	0	0	0	0	9	5	0	3	0	0	0

2030 AM - Build Volumes (No Build + Site Assignment)

INT	INTID	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
Shelley Mullis Road & Henry Harris Road	1	105	405	93	63	82	34	73	221	15	77	282	159
Henry Nesbit Road & Waxhaw-Marvin Road	4	98	615	0	0	296	107	254	0	130	0	0	0

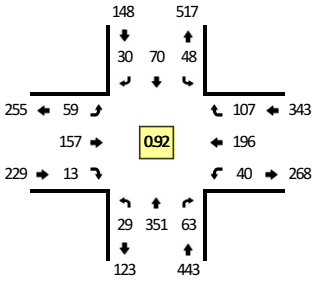
2030 PM - Build Volumes (No Build + Site Assignment)

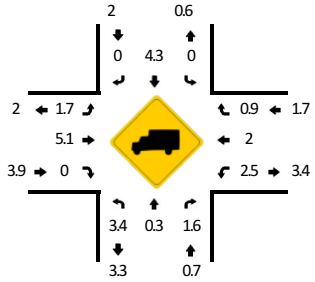
INT	INTID	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
Shelley Mullis Road & Henry Harris Road	1	82	160	75	118	234	82	70	327	142	98	305	84
Henry Nesbit Road & Waxhaw-Marvin Road	4	197	340	0	0	726	240	100	0	182	0	0	0

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

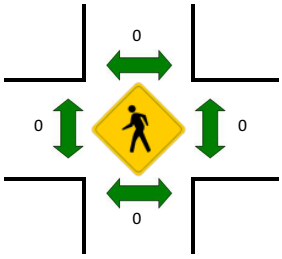
LOCATION: Henry Harris Rd -- Shelley Mullis Rd | **QC JOB #:** 16453901
CITY/STATE: Fort Mill, SC | **DATE:** Wed, Feb 28 2024

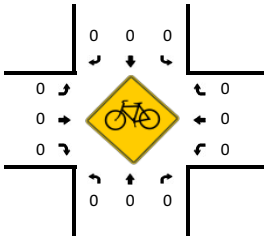
Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 8:00 AM -- 8:15 AM

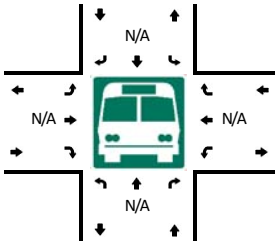


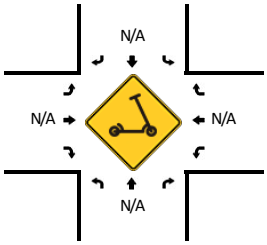


TRUE DATA TO IMPROVE MOBILITY









15-Min Count Period Beginning At	Henry Harris Rd (Northbound)				Henry Harris Rd (Southbound)				Shelley Mullis Rd (Eastbound)				Shelley Mullis Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	7	48	7	0	10	9	6	0	13	32	2	0	7	53	28	0	222	
7:15 AM	2	90	16	0	11	12	0	0	14	50	3	0	11	42	23	0	274	
7:30 AM	7	80	14	0	8	18	5	0	12	37	3	0	15	47	23	0	269	
7:45 AM	11	97	12	0	9	14	8	0	13	33	3	0	10	53	42	0	305	1070
8:00 AM	9	84	21	0	20	26	17	0	20	37	4	0	4	54	19	0	315	1163
8:15 AM	8	52	16	0	15	26	10	0	16	24	2	0	9	51	19	0	248	1137
8:30 AM	3	45	14	0	13	25	3	0	9	40	5	0	17	53	20	0	247	1115
8:45 AM	2	30	9	0	12	20	13	0	11	26	5	0	14	44	22	0	208	1018

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	36	336	84	0	80	104	68	0	80	148	16	0	16	216	76	0	1260
Heavy Trucks	0	4	4		0	4	0		0	12	0		4	0	0		28
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

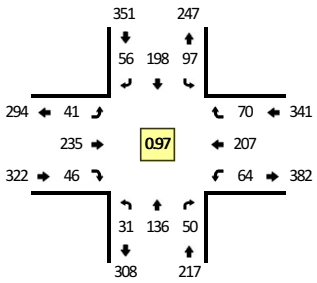
Comments:

Report generated on 3/1/2024 11:29 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

LOCATION: Henry Harris Rd -- Shelley Mullis Rd | **QC JOB #:** 16453902
CITY/STATE: Fort Mill, SC | **DATE:** Wed, Feb 28 2024

Peak-Hour: 4:45 PM -- 5:45 PM
Peak 15-Min: 5:00 PM -- 5:15 PM



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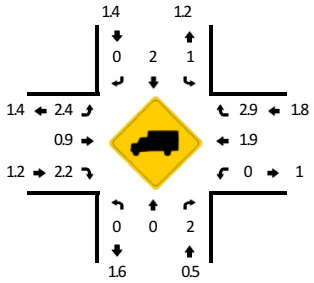
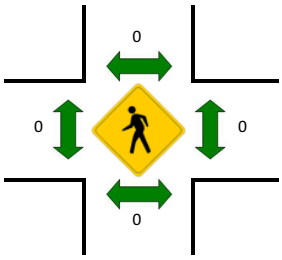
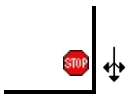
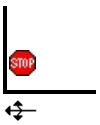
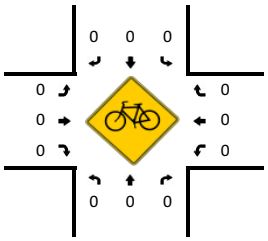
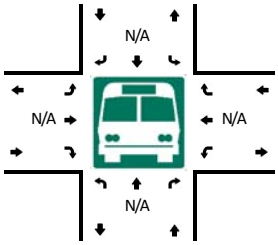


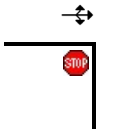


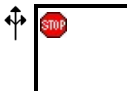


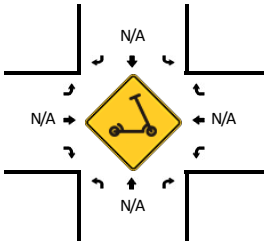












15-Min Count Period Beginning At	Henry Harris Rd (Northbound)				Henry Harris Rd (Southbound)				Shelley Mullis Rd (Eastbound)				Shelley Mullis Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	2	19	7	0	34	39	14	0	7	43	8	0	18	39	20	0	250	
4:15 PM	1	23	17	0	18	33	12	0	6	49	6	0	14	46	12	0	237	
4:30 PM	6	27	27	0	23	38	20	0	11	45	9	0	22	47	15	0	290	
4:45 PM	5	33	18	0	19	41	18	0	8	62	6	0	12	57	28	0	307	1084
5:00 PM	12	39	10	0	27	41	19	0	9	59	13	0	17	53	17	0	316	1150
5:15 PM	12	36	9	0	28	48	8	0	11	58	17	0	21	54	11	0	313	1226
5:30 PM	2	28	13	0	23	68	11	0	13	56	10	0	14	43	14	0	295	1231
5:45 PM	6	22	7	0	24	47	17	0	7	58	3	0	11	35	14	0	251	1175

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	48	156	40	0	108	164	76	0	36	236	52	0	68	212	68	0	1264
Heavy Trucks	0	0	0		4	8	0		0	0	0		0	0	4		16
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

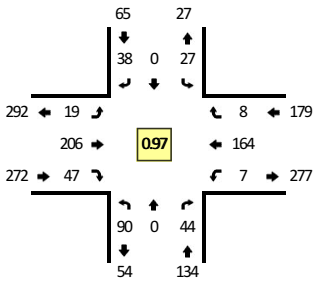
Comments:

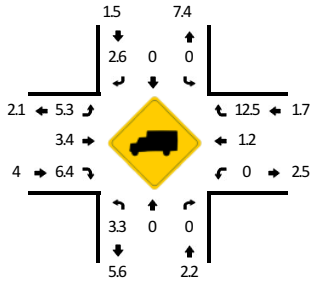
Report generated on 3/1/2024 11:29 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

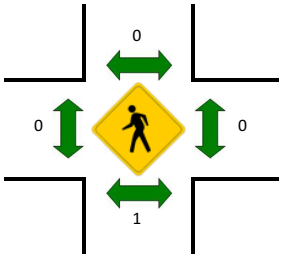
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

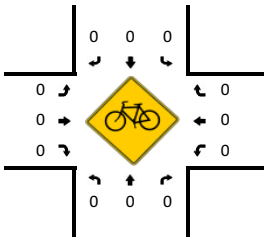
LOCATION: Legacy Pk Blvd -- Shelley Mullis Rd | **QC JOB #:** 16453903
CITY/STATE: Indian Land, SC | **DATE:** Wed, Feb 28 2024

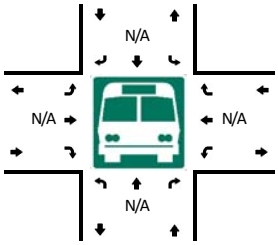
Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 8:00 AM -- 8:15 AM

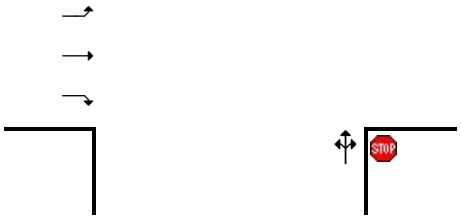


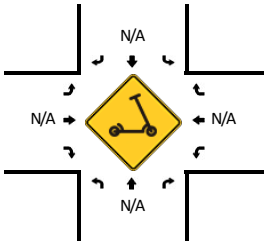












15-Min Count Period Beginning At	Legacy Pk Blvd (Northbound)				Legacy Pk Blvd (Southbound)				Shelley Mullis Rd (Eastbound)				Shelley Mullis Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	23	0	12	0	4	0	14	0	4	40	8	0	1	51	0	0	157	
7:15 AM	22	0	11	0	6	0	9	0	1	57	15	0	2	32	1	0	156	
7:30 AM	22	0	12	0	9	0	6	0	7	52	9	0	2	44	1	0	164	
7:45 AM	26	0	10	0	4	0	12	0	8	37	12	0	0	49	4	0	162	639
8:00 AM	20	0	11	0	8	0	11	0	3	60	11	0	3	39	2	0	168	650
8:15 AM	25	0	9	0	1	0	8	0	2	46	11	0	2	35	2	0	141	635
8:30 AM	26	0	11	0	4	0	10	0	5	50	11	0	9	37	1	0	164	635
8:45 AM	17	0	6	0	7	0	9	0	1	30	16	0	4	52	1	0	143	616

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	80	0	44	0	32	0	44	0	12	240	44	0	12	156	8	0	672
Heavy Trucks	4	0	0		0	0	0		0	20	4		0	0	0		28
Buses																	
Pedestrians		4				0				0				0			4
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

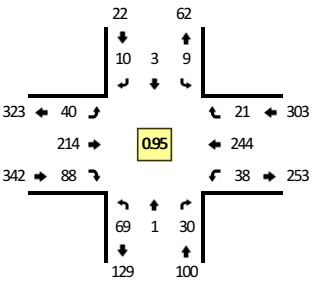
Comments:

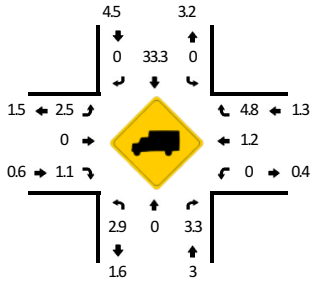
Report generated on 3/1/2024 11:29 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

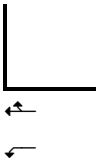
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

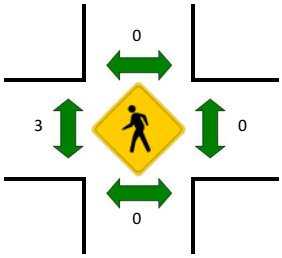
LOCATION: Legacy Pk Blvd -- Shelley Mullis Rd | **QC JOB #:** 16453904
CITY/STATE: Indian Land, SC | **DATE:** Wed, Feb 28 2024

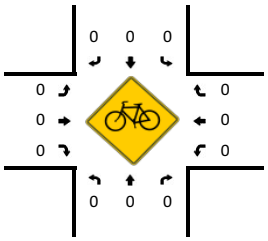
Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 4:45 PM -- 5:00 PM

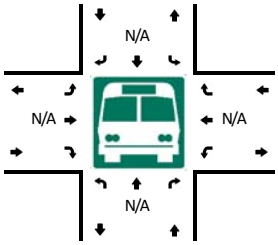


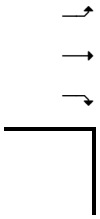


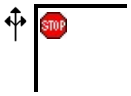


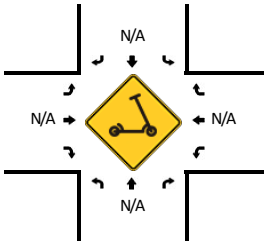












15-Min Count Period Beginning At	Legacy Pk Blvd (Northbound)				Legacy Pk Blvd (Southbound)				Shelley Mullis Rd (Eastbound)				Shelley Mullis Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	15	0	5	0	4	0	4	0	7	51	31	0	4	55	2	0	178	
4:15 PM	14	0	4	0	2	0	5	0	10	47	16	0	5	47	7	0	157	
4:30 PM	11	0	8	0	2	1	2	0	7	60	31	0	10	57	4	0	193	
4:45 PM	22	0	7	0	2	0	1	0	13	52	25	0	8	66	6	0	202	730
5:00 PM	19	1	9	0	4	1	3	0	10	51	19	0	13	58	6	0	194	746
5:15 PM	17	0	6	0	1	1	4	0	10	51	13	0	7	63	5	0	178	767
5:30 PM	13	0	5	0	2	0	6	0	10	54	29	0	8	48	9	0	184	758
5:45 PM	7	0	4	0	3	1	10	0	7	49	29	0	11	44	4	0	169	725

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	88	0	28	0	8	0	4	0	52	208	100	0	32	264	24	0	808
Heavy Trucks	0	0	4		0	0	0		0	0	4		0	0	0		8
Buses																	
Pedestrians		0				0				12				0			12
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

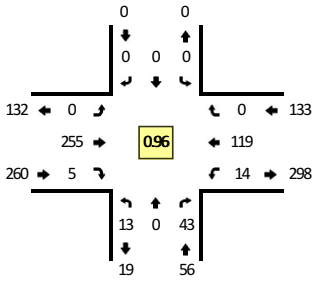
Comments:

Report generated on 3/1/2024 11:29 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

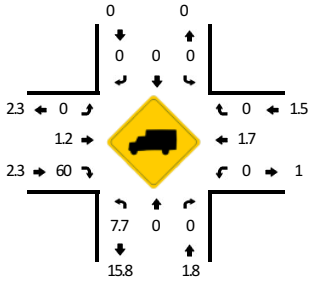
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

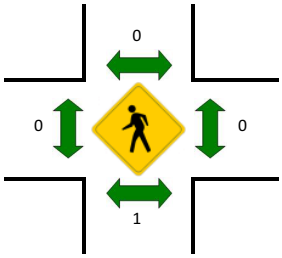
LOCATION: Vance Baker Rd -- Shelley Mullis Rd | **QC JOB #:** 16453905
CITY/STATE: Fort Mill, SC | **DATE:** Wed, Feb 28 2024

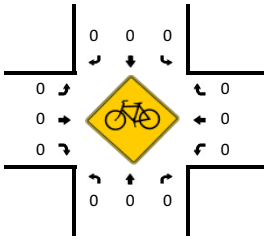
Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

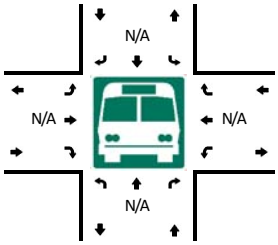


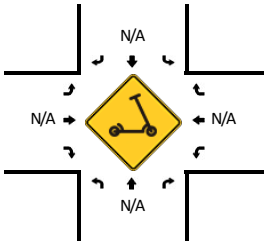
TRUE DATA TO IMPROVE MOBILITY











15-Min Count Period Beginning At	Vance Baker Rd (Northbound)				Vance Baker Rd (Southbound)				Shelley Mullis Rd (Eastbound)				Shelley Mullis Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	2	0	9	0	0	0	0	0	0	53	2	0	2	20	0	0	88	
7:15 AM	3	0	12	0	0	0	0	0	0	64	3	0	4	23	0	0	109	
7:30 AM	4	0	10	0	0	0	0	0	0	64	1	0	4	34	0	0	117	
7:45 AM	5	0	13	0	0	0	0	0	0	57	0	0	1	30	0	0	106	420
8:00 AM	1	0	8	0	0	0	0	0	0	70	1	0	5	32	0	0	117	449
8:15 AM	0	0	6	0	0	0	0	0	0	46	3	0	4	26	0	0	85	425
8:30 AM	4	0	10	0	0	0	0	0	0	61	1	0	1	43	0	0	120	428
8:45 AM	5	0	7	0	0	0	0	0	0	40	2	0	1	35	0	0	90	412

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	16	0	40	0	0	0	0	0	0	256	4	0	16	136	0	0	468
Heavy Trucks	4	0	0		0	0	0		0	0	0		0	4	0		8
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

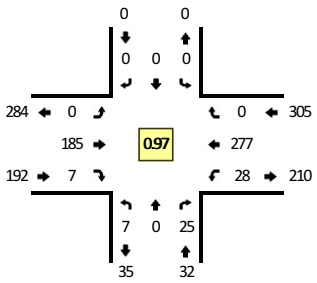
Comments:

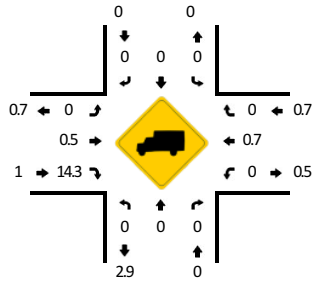
Report generated on 3/1/2024 11:29 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

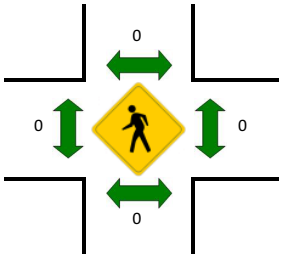
LOCATION: Vance Baker Rd -- Shelley Mullis Rd | **QC JOB #:** 16453906
CITY/STATE: Fort Mill, SC | **DATE:** Wed, Feb 28 2024

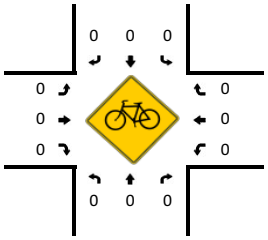
Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 5:00 PM -- 5:15 PM

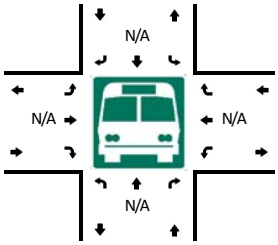


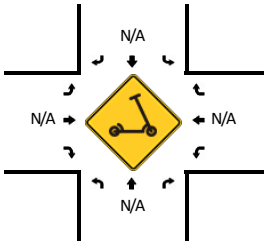


TRUE DATA TO IMPROVE MOBILITY









15-Min Count Period Beginning At	Vance Baker Rd (Northbound)				Vance Baker Rd (Southbound)				Shelley Mullis Rd (Eastbound)				Shelley Mullis Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	2	0	6	0	0	0	0	0	0	41	8	0	3	51	0	0	111	
4:15 PM	0	0	6	0	0	0	0	0	0	40	4	0	8	55	0	0	113	
4:30 PM	3	0	11	0	0	0	0	0	0	44	6	0	10	61	0	0	135	
4:45 PM	2	0	2	0	0	0	0	0	0	45	0	0	9	77	0	0	135	494
5:00 PM	2	0	11	0	0	0	0	0	0	51	1	0	6	65	0	0	136	519
5:15 PM	0	0	1	0	0	0	0	0	0	45	0	0	3	74	0	0	123	529
5:30 PM	2	0	3	0	0	0	0	0	0	50	0	0	7	57	0	0	119	513
5:45 PM	0	0	7	0	0	0	0	0	0	46	2	0	6	61	0	0	122	500

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	8	0	44	0	0	0	0	0	0	204	4	0	24	260	0	0	544
Heavy Trucks	0	0	0		0	0	0		0	0	4		0	4	0		8
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

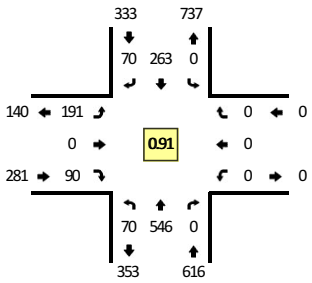
Report generated on 3/1/2024 11:29 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

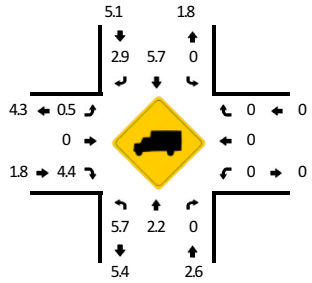
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

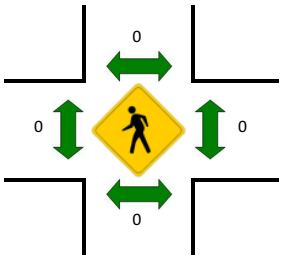
LOCATION: Waxhaw-Marvin Rd -- Henry Nesbit Rd
CITY/STATE: Waxhaw, NC

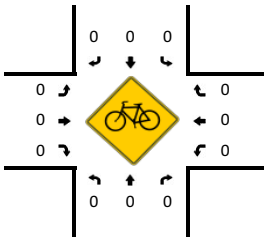
QC JOB #: 16453907
DATE: Wed, Feb 28 2024

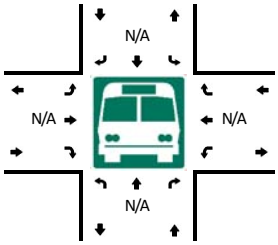
Peak-Hour: 7:45 AM -- 8:45 AM
Peak 15-Min: 7:45 AM -- 8:00 AM

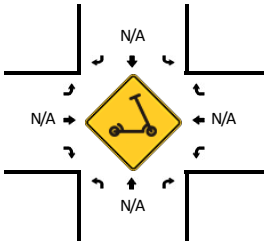












15-Min Count Period Beginning At	Waxhaw-Marvin Rd (Northbound)				Waxhaw-Marvin Rd (Southbound)				Henry Nesbit Rd (Eastbound)				Henry Nesbit Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	19	104	0	0	0	20	3	0	36	0	23	0	0	0	0	0	205	
7:15 AM	20	105	0	0	0	36	7	0	41	0	43	0	0	0	0	0	252	
7:30 AM	22	134	0	0	0	59	10	0	48	0	23	0	0	0	0	0	296	
7:45 AM	12	120	0	0	0	124	10	0	54	0	19	0	0	0	0	0	339	1092
8:00 AM	21	154	0	0	0	39	19	0	57	0	22	0	0	0	0	0	312	1199
8:15 AM	17	142	0	0	0	41	18	0	36	0	21	0	0	0	0	0	275	1222
8:30 AM	20	130	0	0	0	59	23	0	44	0	28	0	0	0	0	0	304	1230
8:45 AM	20	115	0	0	0	70	15	0	24	0	26	0	0	0	0	0	270	1161

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	48	480	0	0	0	496	40	0	216	0	76	0	0	0	0	0	1356
Heavy Trucks	0	4	0		0	4	0		0	0	0		0	0	0		8
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 3/1/2024 11:29 AM

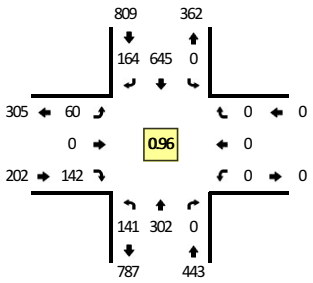
SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

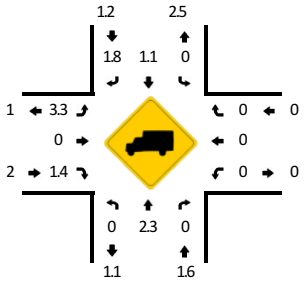
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

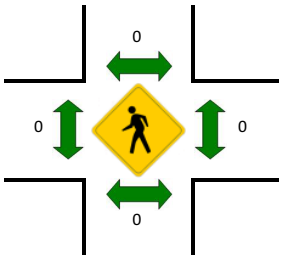
LOCATION: Waxhaw-Marvin Rd -- Henry Nesbit Rd
CITY/STATE: Waxhaw, NC

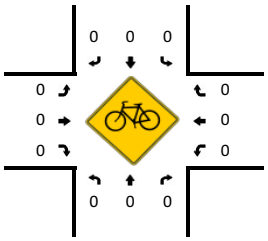
QC JOB #: 16453908
DATE: Wed, Feb 28 2024

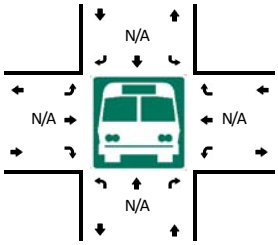
Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 4:45 PM -- 5:00 PM

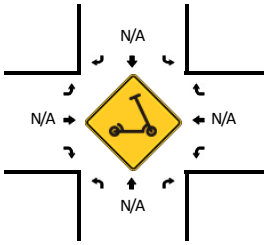












15-Min Count Period Beginning At	Waxhaw-Marvin Rd (Northbound)				Waxhaw-Marvin Rd (Southbound)				Henry Nesbit Rd (Eastbound)				Henry Nesbit Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	16	58	0	0	0	109	37	0	19	0	28	0	0	0	0	0	267	
4:15 PM	27	73	0	0	0	133	40	0	7	0	31	0	0	0	0	0	311	
4:30 PM	36	65	0	0	0	147	37	0	15	0	43	0	0	0	0	0	343	
4:45 PM	40	79	0	0	0	179	45	0	5	0	29	0	0	0	0	0	377	1298
5:00 PM	28	72	0	0	0	156	40	0	24	0	40	0	0	0	0	0	360	1391
5:15 PM	37	86	0	0	0	163	42	0	16	0	30	0	0	0	0	0	374	1454
5:30 PM	28	56	0	0	0	144	45	0	23	0	30	0	0	0	0	0	326	1437
5:45 PM	30	83	0	0	0	187	34	0	16	0	31	0	0	0	0	0	381	1441

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	160	316	0	0	0	716	180	0	20	0	116	0	0	0	0	0	1508
Heavy Trucks	0	4	0		0	4	0		4	0	4		0	0	0		16
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 3/1/2024 11:29 AM

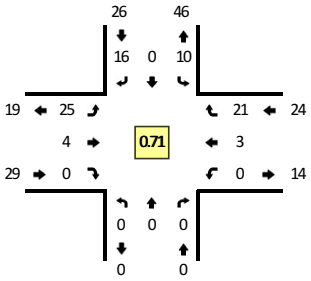
SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

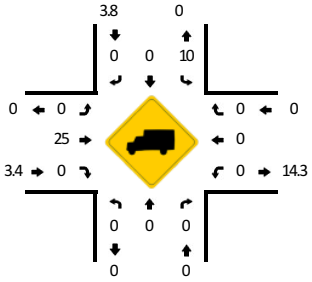
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

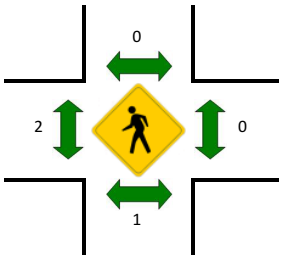
LOCATION: Vance Baker Rd -- Legacy Park Blvd
CITY/STATE: Indian Land, SC

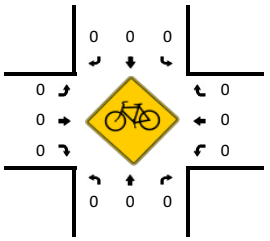
QC JOB #: 16453909
DATE: Wed, Feb 28 2024

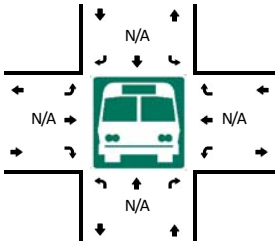
Peak-Hour: 7:30 AM -- 8:30 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

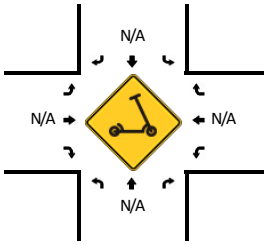












15-Min Count Period Beginning At	Vance Baker Rd (Northbound)				Vance Baker Rd (Southbound)				Legacy Park Blvd (Eastbound)				Legacy Park Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	3	0	4	0	6	1	0	0	0	1	6	0	21	
7:15 AM	0	0	0	0	2	0	2	0	3	2	0	0	0	0	3	0	12	
7:30 AM	0	0	0	0	3	0	8	0	10	1	0	0	0	1	5	0	28	
7:45 AM	0	0	0	0	0	0	2	0	5	0	0	0	0	1	5	0	13	74
8:00 AM	0	0	0	0	3	0	2	0	5	1	0	0	0	0	7	0	18	71
8:15 AM	0	0	0	0	4	0	4	0	5	2	0	0	0	1	4	0	20	79
8:30 AM	0	0	0	0	2	0	2	0	4	0	0	0	0	0	5	0	13	64
8:45 AM	0	0	0	0	1	0	0	0	2	0	0	0	0	0	3	0	6	57

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	12	0	32	0	40	4	0	0	0	4	20	0	112
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	0	0		0
Buses																	
Pedestrians		0				0				4				0			4
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

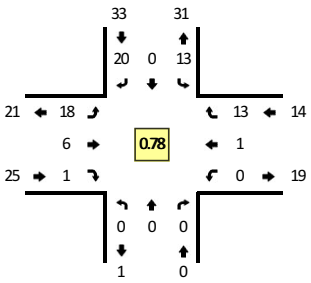
Report generated on 3/1/2024 11:29 AM

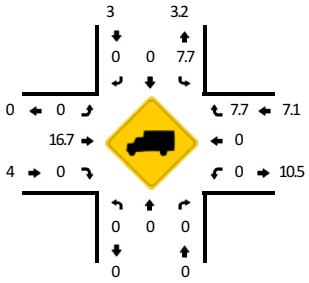
SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

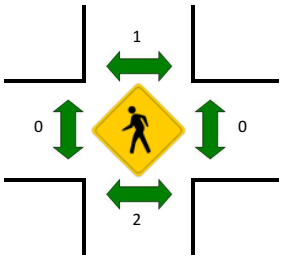
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

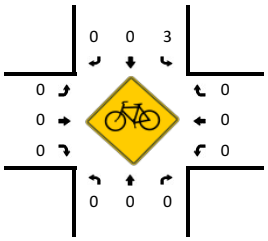
LOCATION: Vance Baker Rd -- Legacy Park Blvd | **QC JOB #:** 16453910
CITY/STATE: Indian Land, SC | **DATE:** Wed, Feb 28 2024

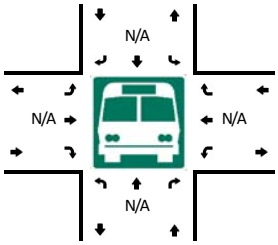
Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 5:00 PM -- 5:15 PM

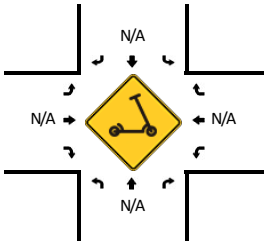












15-Min Count Period Beginning At	Vance Baker Rd (Northbound)				Vance Baker Rd (Southbound)				Legacy Park Blvd (Eastbound)				Legacy Park Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	1	0	5	0	1	4	0	0	0	2	4	0	17	
4:15 PM	0	0	0	0	2	0	2	0	3	0	0	0	0	0	3	0	10	
4:30 PM	0	0	0	0	4	0	6	0	5	1	0	0	0	0	2	0	18	
4:45 PM	0	0	0	0	2	0	9	0	4	2	1	0	0	0	2	0	20	65
5:00 PM	0	0	0	0	5	0	3	0	7	0	0	0	0	1	7	0	23	71
5:15 PM	0	0	0	0	2	0	2	0	2	3	0	0	0	0	2	0	11	72
5:30 PM	0	0	0	0	7	0	4	0	4	0	0	0	0	0	2	0	17	71
5:45 PM	0	0	0	0	6	0	4	0	3	1	0	0	0	0	1	0	15	66

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	20	0	12	0	28	0	0	0	0	4	28	0	92
Heavy Trucks	0	0	0		4	0	0		0	0	0		0	0	4		8
Buses																	
Pedestrians		0				4				0				0			4
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 3/1/2024 11:29 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	59	157	13	40	196	107	29	351	63	48	70	30
Future Volume (vph)	59	157	13	40	196	107	29	351	63	48	70	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.993			0.958			0.981			0.973	
Flt Protected		0.987			0.994			0.997			0.984	
Satd. Flow (prot)	0	1790	0	0	1774	0	0	1821	0	0	1767	0
Flt Permitted		0.987			0.994			0.997			0.984	
Satd. Flow (perm)	0	1790	0	0	1774	0	0	1821	0	0	1767	0
Link Speed (mph)		45			45			35			35	
Link Distance (ft)		1933			1972			1523			1668	
Travel Time (s)		29.3			29.9			29.7			32.5	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	5%	2%	2%	2%	2%	3%	2%	2%	2%	4%	2%
Adj. Flow (vph)	66	174	14	44	218	119	32	390	70	53	78	33
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	254	0	0	381	0	0	492	0	0	164	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		10			10			10			10	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary

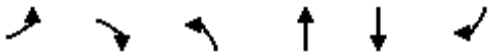
Area Type: Other
Control Type: Unsignalized
Intersection Capacity Utilization 54.3% ICU Level of Service A
Analysis Period (min) 15

Intersection	
Intersection Delay, s/veh	30.1
Intersection LOS	D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	59	157	13	40	196	107	29	351	63	48	70	30
Future Vol, veh/h	59	157	13	40	196	107	29	351	63	48	70	30
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	5	2	2	2	2	3	2	2	2	4	2
Mvmt Flow	66	174	14	44	218	119	32	390	70	53	78	33
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	18.1	25.6	45	14.6
HCM LOS	C	D	E	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	7%	26%	12%	32%
Vol Thru, %	79%	69%	57%	47%
Vol Right, %	14%	6%	31%	20%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	443	229	343	148
LT Vol	29	59	40	48
Through Vol	351	157	196	70
RT Vol	63	13	107	30
Lane Flow Rate	492	254	381	164
Geometry Grp	1	1	1	1
Degree of Util (X)	0.908	0.517	0.72	0.344
Departure Headway (Hd)	6.641	7.32	6.803	7.533
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	551	491	530	475
Service Time	4.641	5.4	4.872	5.614
HCM Lane V/C Ratio	0.893	0.517	0.719	0.345
HCM Control Delay	45	18.1	25.6	14.6
HCM Lane LOS	E	C	D	B
HCM 95th-tile Q	10.8	2.9	5.8	1.5



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	191	90	70	546	263	70
Future Volume (vph)	191	90	70	546	263	70
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.957				0.972	
Flt Protected	0.967			0.994		
Satd. Flow (prot)	1713	0	0	1843	1753	0
Flt Permitted	0.967			0.994		
Satd. Flow (perm)	1713	0	0	1843	1753	0
Link Speed (mph)	45			45	45	
Link Distance (ft)	1930			1423	1493	
Travel Time (s)	29.2			21.6	22.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	4%	6%	2%	6%	3%
Adj. Flow (vph)	212	100	78	607	292	78
Shared Lane Traffic (%)						
Lane Group Flow (vph)	312	0	0	685	370	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	10			10	10	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type: Other
Control Type: Unsignalized
Intersection Capacity Utilization 76.8% ICU Level of Service D
Analysis Period (min) 15

Intersection	
Int Delay, s/veh	31.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	191	90	70	546	263	70
Future Vol, veh/h	191	90	70	546	263	70
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	4	6	2	6	3
Mvmt Flow	212	100	78	607	292	78

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1094	331	370	0	-	0
Stage 1	331	-	-	-	-	-
Stage 2	763	-	-	-	-	-
Critical Hdwy	6.42	6.24	4.16	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.336	2.254	-	-	-
Pot Cap-1 Maneuver	237	706	1167	-	-	-
Stage 1	728	-	-	-	-	-
Stage 2	460	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	213	706	1167	-	-	-
Mov Cap-2 Maneuver	213	-	-	-	-	-
Stage 1	654	-	-	-	-	-
Stage 2	460	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	137.4	0.9	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1167	-	274	-	-
HCM Lane V/C Ratio	0.067	-	1.139	-	-
HCM Control Delay (s)	8.3	0	137.4	-	-
HCM Lane LOS	A	A	F	-	-
HCM 95th %tile Q(veh)	0.2	-	13.5	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	41	235	46	64	207	70	31	136	50	97	198	56
Future Volume (vph)	41	235	46	64	207	70	31	136	50	97	198	56
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.981			0.972			0.969			0.979	
Flt Protected		0.994			0.991			0.993			0.986	
Satd. Flow (prot)	0	1816	0	0	1791	0	0	1792	0	0	1798	0
Flt Permitted		0.994			0.991			0.993			0.986	
Satd. Flow (perm)	0	1816	0	0	1791	0	0	1792	0	0	1798	0
Link Speed (mph)		45			45			35			35	
Link Distance (ft)		1933			1972			1523			1668	
Travel Time (s)		29.3			29.9			29.7			32.5	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	46	261	51	71	230	78	34	151	56	108	220	62
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	358	0	0	379	0	0	241	0	0	390	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		10			10			10			10	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary

Area Type: Other
Control Type: Unsignalized
Intersection Capacity Utilization 69.2% ICU Level of Service C
Analysis Period (min) 15

Intersection	
Intersection Delay, s/veh	31.7
Intersection LOS	D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	41	235	46	64	207	70	31	136	50	97	198	56
Future Vol, veh/h	41	235	46	64	207	70	31	136	50	97	198	56
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	3	2	2	2	2	2	2
Mvmt Flow	46	261	51	71	230	78	34	151	56	108	220	62
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	31.1	34	20.4	37.1
HCM LOS	D	D	C	E

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	14%	13%	19%	28%
Vol Thru, %	63%	73%	61%	56%
Vol Right, %	23%	14%	21%	16%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	217	322	341	351
LT Vol	31	41	64	97
Through Vol	136	235	207	198
RT Vol	50	46	70	56
Lane Flow Rate	241	358	379	390
Geometry Grp	1	1	1	1
Degree of Util (X)	0.541	0.759	0.794	0.821
Departure Headway (Hd)	8.081	7.635	7.545	7.582
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	444	472	477	476
Service Time	6.163	5.706	5.615	5.65
HCM Lane V/C Ratio	0.543	0.758	0.795	0.819
HCM Control Delay	20.4	31.1	34	37.1
HCM Lane LOS	C	D	D	E
HCM 95th-tile Q	3.1	6.5	7.2	7.9

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	60	142	141	302	645	164
Future Volume (vph)	60	142	141	302	645	164
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.905				0.973	
Flt Protected	0.985			0.984		
Satd. Flow (prot)	1656	0	0	1833	1812	0
Flt Permitted	0.985			0.984		
Satd. Flow (perm)	1656	0	0	1833	1812	0
Link Speed (mph)	45			45	45	
Link Distance (ft)	1930			1423	1493	
Travel Time (s)	29.2			21.6	22.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	3%	2%	2%	2%	2%	2%
Adj. Flow (vph)	67	158	157	336	717	182
Shared Lane Traffic (%)						
Lane Group Flow (vph)	225	0	0	493	899	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	10			10	10	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type: Other
Control Type: Unsignalized
Intersection Capacity Utilization 89.7% ICU Level of Service E
Analysis Period (min) 15

Intersection	
Int Delay, s/veh	17.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	60	142	141	302	645	164
Future Vol, veh/h	60	142	141	302	645	164
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	3	2	2	2	2	2
Mvmt Flow	67	158	157	336	717	182

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1458	808	899	0	-	0
Stage 1	808	-	-	-	-	-
Stage 2	650	-	-	-	-	-
Critical Hdwy	6.43	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	142	381	756	-	-	-
Stage 1	437	-	-	-	-	-
Stage 2	518	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	106	381	756	-	-	-
Mov Cap-2 Maneuver	106	-	-	-	-	-
Stage 1	326	-	-	-	-	-
Stage 2	518	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	120.9	3.5	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	756	-	215	-	-
HCM Lane V/C Ratio	0.207	-	1.044	-	-
HCM Control Delay (s)	11	0	120.9	-	-
HCM Lane LOS	B	A	F	-	-
HCM 95th %tile Q(veh)	0.8	-	9.8	-	-

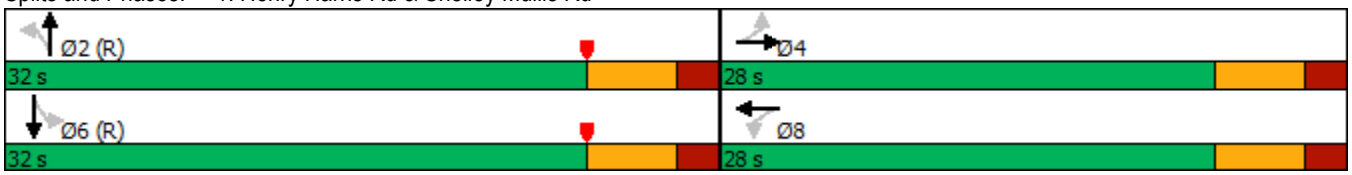
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	73	212	15	72	256	151	105	405	91	60	82	34
Future Volume (vph)	73	212	15	72	256	151	105	405	91	60	82	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	400		0	225		0	225		0	350		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.990			0.944			0.973			0.956	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1795	0	1770	1758	0	1752	1812	0	1770	1756	0
Flt Permitted	0.293			0.557			0.674			0.331		
Satd. Flow (perm)	546	1795	0	1038	1758	0	1243	1812	0	617	1756	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		45			45			35			35	
Link Distance (ft)		1933			1972			1523			1668	
Travel Time (s)		29.3			29.9			29.7			32.5	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	5%	2%	2%	2%	2%	3%	2%	2%	2%	4%	2%
Adj. Flow (vph)	81	236	17	80	284	168	117	450	101	67	91	38
Shared Lane Traffic (%)												
Lane Group Flow (vph)	81	253	0	80	452	0	117	551	0	67	129	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		10			10			10			10	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.0	22.0		22.0	22.0		22.0	22.0		22.0	22.0	
Total Split (s)	28.0	28.0		28.0	28.0		32.0	32.0		32.0	32.0	
Total Split (%)	46.7%	46.7%		46.7%	46.7%		53.3%	53.3%		53.3%	53.3%	
Maximum Green (s)	22.0	22.0		22.0	22.0		26.0	26.0		26.0	26.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	-1.0	-1.0		-1.0	-1.0		-1.0	-1.0		-1.0	-1.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Act Effct Green (s)	20.1	20.1		20.1	20.1		29.9	29.9		29.9	29.9	
Actuated g/C Ratio	0.34	0.34		0.34	0.34		0.50	0.50		0.50	0.50	
v/c Ratio	0.45	0.42		0.23	0.77		0.19	0.61		0.22	0.15	
Control Delay	23.1	17.1		15.0	27.0		10.6	15.5		12.2	9.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	23.1	17.1		15.0	27.0		10.6	15.5		12.2	9.8	
LOS	C	B		B	C		B	B		B	A	
Approach Delay		18.5			25.2			14.6			10.7	
Approach LOS		B			C			B			B	

Intersection Summary

Area Type: Other
Cycle Length: 60
Actuated Cycle Length: 60
Offset: 28 (47%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow
Natural Cycle: 45
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.77
Intersection Signal Delay: 18.2 Intersection LOS: B
Intersection Capacity Utilization 74.5% ICU Level of Service D
Analysis Period (min) 15

Splits and Phases: 1: Henry Harris Rd & Shelley Mullis Rd



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	81	253	80	452	117	551	67	129
v/c Ratio	0.45	0.42	0.23	0.77	0.19	0.61	0.22	0.15
Control Delay	23.1	17.1	15.0	27.0	10.6	15.5	12.2	9.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	23.1	17.1	15.0	27.0	10.6	15.5	12.2	9.8
Queue Length 50th (ft)	22	67	20	138	23	139	13	24
Queue Length 95th (ft)	56	115	45	223	53	249	38	54
Internal Link Dist (ft)		1853		1892		1443		1588
Turn Bay Length (ft)	400		225		225		350	
Base Capacity (vph)	209	688	397	673	619	903	307	875
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.39	0.37	0.20	0.67	0.19	0.61	0.22	0.15

Intersection Summary

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	246	125	96	615	296	104
Future Volume (vph)	246	125	96	615	296	104
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.954				0.965	
Flt Protected	0.968			0.993		
Satd. Flow (prot)	1709	0	0	1840	1743	0
Flt Permitted	0.968			0.993		
Satd. Flow (perm)	1709	0	0	1840	1743	0
Link Speed (mph)	45			45	45	
Link Distance (ft)	1930			1423	1493	
Travel Time (s)	29.2			21.6	22.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	4%	6%	2%	6%	3%
Adj. Flow (vph)	273	139	107	683	329	116
Shared Lane Traffic (%)						
Lane Group Flow (vph)	412	0	0	790	445	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	10			10	10	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type: Other
Control Type: Unsignalized
Intersection Capacity Utilization 90.9% ICU Level of Service E
Analysis Period (min) 15

Intersection						
Int Delay, s/veh	127.1					

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	246	125	96	615	296	104
Future Vol, veh/h	246	125	96	615	296	104
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	4	6	2	6	3
Mvmt Flow	273	139	107	683	329	116

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1284	387	445	0	-	0
Stage 1	387	-	-	-	-	-
Stage 2	897	-	-	-	-	-
Critical Hdwy	6.42	6.24	4.16	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.336	2.254	-	-	-
Pot Cap-1 Maneuver	~ 182	657	1094	-	-	-
Stage 1	686	-	-	-	-	-
Stage 2	398	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 153	657	1094	-	-	-
Mov Cap-2 Maneuver	~ 153	-	-	-	-	-
Stage 1	578	-	-	-	-	-
Stage 2	398	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	$ 505.5	1.2	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1094	-	206	-	-
HCM Lane V/C Ratio	0.098	-	2.001	-	-
HCM Control Delay (s)	8.6	0	$ 505.5	-	-
HCM Lane LOS	A	A	F	-	-
HCM 95th %tile Q(veh)	0.3	-	30.8	-	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

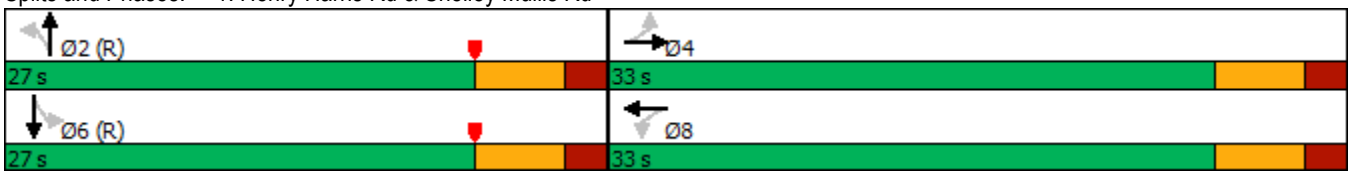
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	70	298	142	95	288	79	82	160	69	109	234	82
Future Volume (vph)	70	298	142	95	288	79	82	160	69	109	234	82
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	400		0	225		0	225		0	350		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.952			0.968			0.955			0.961	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1773	0	1770	1799	0	1770	1779	0	1770	1790	0
Flt Permitted	0.386			0.295			0.492			0.593		
Satd. Flow (perm)	719	1773	0	550	1799	0	916	1779	0	1105	1790	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		45			45			35			35	
Link Distance (ft)		1933			1972			1523			1668	
Travel Time (s)		29.3			29.9			29.7			32.5	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	78	331	158	106	320	88	91	178	77	121	260	91
Shared Lane Traffic (%)												
Lane Group Flow (vph)	78	489	0	106	408	0	91	255	0	121	351	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		10			10			10			10	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.0	22.0		22.0	22.0		22.0	22.0		22.0	22.0	
Total Split (s)	33.0	33.0		33.0	33.0		27.0	27.0		27.0	27.0	
Total Split (%)	55.0%	55.0%		55.0%	55.0%		45.0%	45.0%		45.0%	45.0%	
Maximum Green (s)	27.0	27.0		27.0	27.0		21.0	21.0		21.0	21.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	-1.0	-1.0		-1.0	-1.0		-1.0	-1.0		-1.0	-1.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Act Effct Green (s)	22.7	22.7		22.7	22.7		27.3	27.3		27.3	27.3	
Actuated g/C Ratio	0.38	0.38		0.38	0.38		0.46	0.46		0.46	0.46	
v/c Ratio	0.29	0.73		0.51	0.60		0.22	0.32		0.24	0.43	
Control Delay	14.4	22.3		22.4	18.2		13.9	13.3		13.7	14.7	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	14.4	22.3		22.4	18.2		13.9	13.3		13.7	14.7	
LOS	B	C		C	B		B	B		B	B	
Approach Delay		21.2			19.1			13.5			14.4	
Approach LOS		C			B			B			B	

Intersection Summary

Area Type: Other
Cycle Length: 60
Actuated Cycle Length: 60
Offset: 58.5 (98%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow
Natural Cycle: 45
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.73
Intersection Signal Delay: 17.5 Intersection LOS: B
Intersection Capacity Utilization 68.1% ICU Level of Service C
Analysis Period (min) 15

Splits and Phases: 1: Henry Harris Rd & Shelley Mullis Rd



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	78	489	106	408	91	255	121	351
v/c Ratio	0.29	0.73	0.51	0.60	0.22	0.32	0.24	0.43
Control Delay	14.4	22.3	22.4	18.2	13.9	13.3	13.7	14.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	14.4	22.3	22.4	18.2	13.9	13.3	13.7	14.7
Queue Length 50th (ft)	19	143	28	111	19	57	26	84
Queue Length 95th (ft)	41	206	63	162	54	119	66	168
Internal Link Dist (ft)		1853		1892		1443		1588
Turn Bay Length (ft)	400		225		225		350	
Base Capacity (vph)	335	827	256	839	417	809	503	815
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.23	0.59	0.41	0.49	0.22	0.32	0.24	0.43

Intersection Summary

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	95	179	191	340	726	231
Future Volume (vph)	95	179	191	340	726	231
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.912				0.967	
Flt Protected	0.983			0.982		
Satd. Flow (prot)	1664	0	0	1829	1801	0
Flt Permitted	0.983			0.982		
Satd. Flow (perm)	1664	0	0	1829	1801	0
Link Speed (mph)	45			45	45	
Link Distance (ft)	1930			1423	1493	
Travel Time (s)	29.2			21.6	22.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	3%	2%	2%	2%	2%	2%
Adj. Flow (vph)	106	199	212	378	807	257
Shared Lane Traffic (%)						
Lane Group Flow (vph)	305	0	0	590	1064	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	10			10	10	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type: Other
Control Type: Unsignalized
Intersection Capacity Utilization 107.0% ICU Level of Service G
Analysis Period (min) 15

Intersection						
Int Delay, s/veh	118.6					

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	95	179	191	340	726	231
Future Vol, veh/h	95	179	191	340	726	231
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	3	2	2	2	2	2
Mvmt Flow	106	199	212	378	807	257

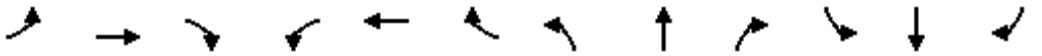
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1738	936	1064	0	-	0
Stage 1	936	-	-	-	-	-
Stage 2	802	-	-	-	-	-
Critical Hdwy	6.43	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	~ 95	321	655	-	-	-
Stage 1	380	-	-	-	-	-
Stage 2	440	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 56	321	655	-	-	-
Mov Cap-2 Maneuver	~ 56	-	-	-	-	-
Stage 1	224	-	-	-	-	-
Stage 2	440	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	$ 753.5	4.7	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	655	-	122	-	-
HCM Lane V/C Ratio	0.324	-	2.495	-	-
HCM Control Delay (s)	13.1	0	$ 753.5	-	-
HCM Lane LOS	B	A	F	-	-
HCM 95th %tile Q(veh)	1.4	-	27	-	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon



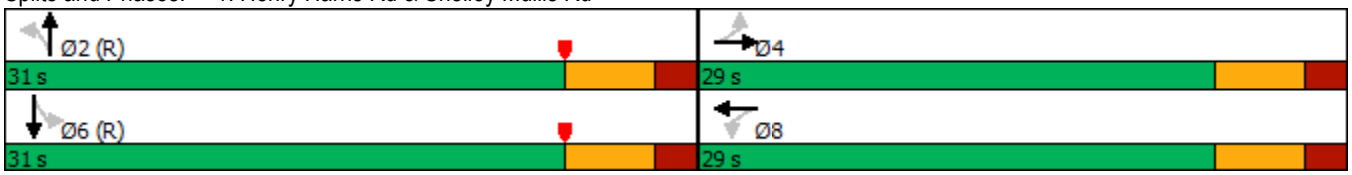
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	73	221	15	77	282	159	105	405	93	63	82	34
Future Volume (vph)	73	221	15	77	282	159	105	405	93	63	82	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	400		0	225		0	225		0	350		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.990			0.946			0.972			0.956	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1795	0	1770	1762	0	1752	1811	0	1770	1756	0
Flt Permitted	0.269			0.551			0.674			0.316		
Satd. Flow (perm)	501	1795	0	1026	1762	0	1243	1811	0	589	1756	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		45			45			35			35	
Link Distance (ft)		1933			1972			1523			1668	
Travel Time (s)		29.3			29.9			29.7			32.5	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	5%	2%	2%	2%	2%	3%	2%	2%	2%	4%	2%
Adj. Flow (vph)	81	246	17	86	313	177	117	450	103	70	91	38
Shared Lane Traffic (%)												
Lane Group Flow (vph)	81	263	0	86	490	0	117	553	0	70	129	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		10			10			10			10	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.0	22.0		22.0	22.0		22.0	22.0		22.0	22.0	
Total Split (s)	29.0	29.0		29.0	29.0		31.0	31.0		31.0	31.0	
Total Split (%)	48.3%	48.3%		48.3%	48.3%		51.7%	51.7%		51.7%	51.7%	
Maximum Green (s)	23.0	23.0		23.0	23.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	-1.0	-1.0		-1.0	-1.0		-1.0	-1.0		-1.0	-1.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Act Effct Green (s)	21.3	21.3		21.3	21.3		28.7	28.7		28.7	28.7	
Actuated g/C Ratio	0.36	0.36		0.36	0.36		0.48	0.48		0.48	0.48	
v/c Ratio	0.46	0.41		0.24	0.78		0.20	0.64		0.25	0.15	
Control Delay	23.2	16.1		14.3	26.8		11.4	17.0		13.7	10.6	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	23.2	16.1		14.3	26.8		11.4	17.0		13.7	10.6	
LOS	C	B		B	C		B	B		B	B	
Approach Delay		17.8			24.9			16.0			11.7	
Approach LOS		B			C			B			B	

Intersection Summary

Area Type: Other
Cycle Length: 60
Actuated Cycle Length: 60
Offset: 28 (47%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow
Natural Cycle: 50
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.78
Intersection Signal Delay: 18.7 Intersection LOS: B
Intersection Capacity Utilization 76.5% ICU Level of Service D
Analysis Period (min) 15

Splits and Phases: 1: Henry Harris Rd & Shelley Mullis Rd



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	81	263	86	490	117	553	70	129
v/c Ratio	0.46	0.41	0.24	0.78	0.20	0.64	0.25	0.15
Control Delay	23.2	16.1	14.3	26.8	11.4	17.0	13.7	10.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	23.2	16.1	14.3	26.8	11.4	17.0	13.7	10.6
Queue Length 50th (ft)	21	66	20	145	24	150	15	26
Queue Length 95th (ft)	57	115	47	239	55	260	42	56
Internal Link Dist (ft)		1853		1892		1443		1588
Turn Bay Length (ft)	400		225		225		350	
Base Capacity (vph)	200	718	410	704	594	866	281	839
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.41	0.37	0.21	0.70	0.20	0.64	0.25	0.15

Intersection Summary

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	254	130	98	615	296	107
Future Volume (vph)	254	130	98	615	296	107
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.954				0.964	
Flt Protected	0.968			0.993		
Satd. Flow (prot)	1709	0	0	1840	1741	0
Flt Permitted	0.968			0.993		
Satd. Flow (perm)	1709	0	0	1840	1741	0
Link Speed (mph)	45			45	45	
Link Distance (ft)	1930			1423	1493	
Travel Time (s)	29.2			21.6	22.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	4%	6%	2%	6%	3%
Adj. Flow (vph)	282	144	109	683	329	119
Shared Lane Traffic (%)						
Lane Group Flow (vph)	426	0	0	792	448	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	10			10	10	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type: Other
Control Type: Unsignalized
Intersection Capacity Utilization 91.9% ICU Level of Service F
Analysis Period (min) 15

Intersection	
Int Delay, s/veh	140.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	254	130	98	615	296	107
Future Vol, veh/h	254	130	98	615	296	107
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	4	6	2	6	3
Mvmt Flow	282	144	109	683	329	119

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1290	389	448	0	-	0
Stage 1	389	-	-	-	-	-
Stage 2	901	-	-	-	-	-
Critical Hdwy	6.42	6.24	4.16	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.336	2.254	-	-	-
Pot Cap-1 Maneuver	~ 180	655	1091	-	-	-
Stage 1	685	-	-	-	-	-
Stage 2	396	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 151	655	1091	-	-	-
Mov Cap-2 Maneuver	~ 151	-	-	-	-	-
Stage 1	575	-	-	-	-	-
Stage 2	396	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	$ 545.6	1.2	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1091	-	204	-	-
HCM Lane V/C Ratio	0.1	-	2.092	-	-
HCM Control Delay (s)	8.7	0	$ 545.6	-	-
HCM Lane LOS	A	A	F	-	-
HCM 95th %tile Q(veh)	0.3	-	32.7	-	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

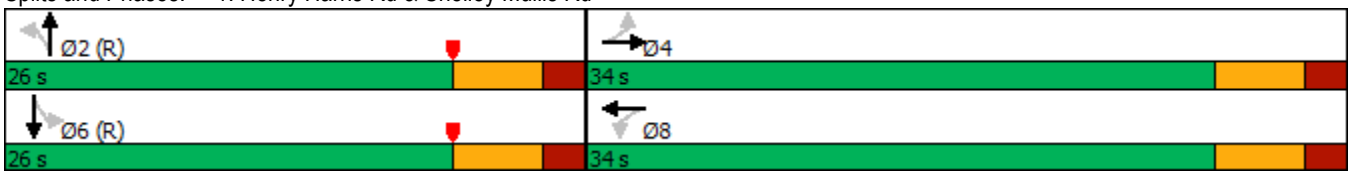
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	70	327	142	98	305	84	82	160	75	118	234	82
Future Volume (vph)	70	327	142	98	305	84	82	160	75	118	234	82
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	400		0	225		0	225		0	350		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.955			0.968			0.952			0.961	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1779	0	1770	1799	0	1770	1773	0	1770	1790	0
Flt Permitted	0.372			0.276			0.484			0.582		
Satd. Flow (perm)	693	1779	0	514	1799	0	902	1773	0	1084	1790	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		45			45			35			35	
Link Distance (ft)		1933			1972			1523			1668	
Travel Time (s)		29.3			29.9			29.7			32.5	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	78	363	158	109	339	93	91	178	83	131	260	91
Shared Lane Traffic (%)												
Lane Group Flow (vph)	78	521	0	109	432	0	91	261	0	131	351	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		10			10			10			10	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.0	22.0		22.0	22.0		22.0	22.0		22.0	22.0	
Total Split (s)	34.0	34.0		34.0	34.0		26.0	26.0		26.0	26.0	
Total Split (%)	56.7%	56.7%		56.7%	56.7%		43.3%	43.3%		43.3%	43.3%	
Maximum Green (s)	28.0	28.0		28.0	28.0		20.0	20.0		20.0	20.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	-1.0	-1.0		-1.0	-1.0		-1.0	-1.0		-1.0	-1.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Act Effct Green (s)	23.7	23.7		23.7	23.7		26.3	26.3		26.3	26.3	
Actuated g/C Ratio	0.40	0.40		0.40	0.40		0.44	0.44		0.44	0.44	
v/c Ratio	0.28	0.74		0.54	0.61		0.23	0.34		0.28	0.45	
Control Delay	13.7	21.8		23.2	17.6		14.9	14.3		14.9	15.7	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	13.7	21.8		23.2	17.6		14.9	14.3		14.9	15.7	
LOS	B	C		C	B		B	B		B	B	
Approach Delay		20.8			18.7			14.5			15.5	
Approach LOS		C			B			B			B	

Intersection Summary

Area Type: Other
Cycle Length: 60
Actuated Cycle Length: 60
Offset: 58.5 (98%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow
Natural Cycle: 45
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.74
Intersection Signal Delay: 17.8 Intersection LOS: B
Intersection Capacity Utilization 69.8% ICU Level of Service C
Analysis Period (min) 15

Splits and Phases: 1: Henry Harris Rd & Shelley Mullis Rd



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	78	521	109	432	91	261	131	351
v/c Ratio	0.28	0.74	0.54	0.61	0.23	0.34	0.28	0.45
Control Delay	13.7	21.8	23.2	17.6	14.9	14.3	14.9	15.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	13.7	21.8	23.2	17.6	14.9	14.3	14.9	15.7
Queue Length 50th (ft)	18	149	28	115	20	61	30	87
Queue Length 95th (ft)	40	216	66	167	56	126	74	173
Internal Link Dist (ft)		1853		1892		1443		1588
Turn Bay Length (ft)	400		225		225		350	
Base Capacity (vph)	334	859	248	869	394	775	474	783
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.23	0.61	0.44	0.50	0.23	0.34	0.28	0.45

Intersection Summary

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	100	182	197	340	726	240
Future Volume (vph)	100	182	197	340	726	240
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.913				0.966	
Flt Protected	0.983			0.982		
Satd. Flow (prot)	1666	0	0	1829	1799	0
Flt Permitted	0.983			0.982		
Satd. Flow (perm)	1666	0	0	1829	1799	0
Link Speed (mph)	45			45	45	
Link Distance (ft)	1930			1423	1493	
Travel Time (s)	29.2			21.6	22.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	3%	2%	2%	2%	2%	2%
Adj. Flow (vph)	111	202	219	378	807	267
Shared Lane Traffic (%)						
Lane Group Flow (vph)	313	0	0	597	1074	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	10			10	10	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type: Other
Control Type: Unsignalized
Intersection Capacity Utilization 108.3% ICU Level of Service G
Analysis Period (min) 15

Intersection						
Int Delay, s/veh	137.2					

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	100	182	197	340	726	240
Future Vol, veh/h	100	182	197	340	726	240
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	3	2	2	2	2	2
Mvmt Flow	111	202	219	378	807	267

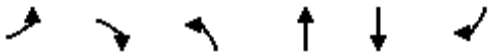
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1757	941	1074	0	-	0
Stage 1	941	-	-	-	-	-
Stage 2	816	-	-	-	-	-
Critical Hdwy	6.43	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	~ 93	319	649	-	-	-
Stage 1	378	-	-	-	-	-
Stage 2	433	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 53	319	649	-	-	-
Mov Cap-2 Maneuver	~ 53	-	-	-	-	-
Stage 1	217	-	-	-	-	-
Stage 2	433	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	$ 859	4.9	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	649	-	115	-	-
HCM Lane V/C Ratio	0.337	-	2.725	-	-
HCM Control Delay (s)	13.3	0	$ 859	-	-
HCM Lane LOS	B	A	F	-	-
HCM 95th %tile Q(veh)	1.5	-	28.9	-	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	254	130	98	615	296	107
Future Volume (vph)	254	130	98	615	296	107
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	100	0			0
Storage Lanes	1	1	0			0
Taper Length (ft)	100		100			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.964	
Flt Protected	0.950			0.993		
Satd. Flow (prot)	1770	1553	0	1840	1741	0
Flt Permitted	0.950			0.993		
Satd. Flow (perm)	1770	1553	0	1840	1741	0
Link Speed (mph)	45			45	45	
Link Distance (ft)	1930			1423	1493	
Travel Time (s)	29.2			21.6	22.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	4%	6%	2%	6%	3%
Adj. Flow (vph)	282	144	109	683	329	119
Shared Lane Traffic (%)						
Lane Group Flow (vph)	282	144	0	792	448	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	10			10	10	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type: Other
Control Type: Unsignalized
Intersection Capacity Utilization 83.9% ICU Level of Service E
Analysis Period (min) 15

Intersection	
Int Delay, s/veh	80.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	254	130	98	615	296	107
Future Vol, veh/h	254	130	98	615	296	107
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	100	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	4	6	2	6	3
Mvmt Flow	282	144	109	683	329	119

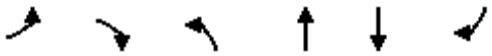
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1290	389	448	0	-	0
Stage 1	389	-	-	-	-	-
Stage 2	901	-	-	-	-	-
Critical Hdwy	6.42	6.24	4.16	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.336	2.254	-	-	-
Pot Cap-1 Maneuver	~ 180	655	1091	-	-	-
Stage 1	685	-	-	-	-	-
Stage 2	396	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 151	655	1091	-	-	-
Mov Cap-2 Maneuver	~ 151	-	-	-	-	-
Stage 1	575	-	-	-	-	-
Stage 2	396	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	$ 312.2	1.2	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1091	-	151	655	-	-
HCM Lane V/C Ratio	0.1	-	1.869	0.221	-	-
HCM Control Delay (s)	8.7	0	$ 465.8	12	-	-
HCM Lane LOS	A	A	F	B	-	-
HCM 95th %tile Q(veh)	0.3	-	21.4	0.8	-	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	100	182	197	340	726	240
Future Volume (vph)	100	182	197	340	726	240
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	100	0			0
Storage Lanes	1	1	0			0
Taper Length (ft)	100		100			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.966	
Flt Protected	0.950			0.982		
Satd. Flow (prot)	1752	1583	0	1829	1799	0
Flt Permitted	0.950			0.982		
Satd. Flow (perm)	1752	1583	0	1829	1799	0
Link Speed (mph)	45			45	45	
Link Distance (ft)	1930			1423	1493	
Travel Time (s)	29.2			21.6	22.6	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	3%	2%	2%	2%	2%	2%
Adj. Flow (vph)	111	202	219	378	807	267
Shared Lane Traffic (%)						
Lane Group Flow (vph)	111	202	0	597	1074	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	10			10	10	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type: Other
Control Type: Unsignalized
Intersection Capacity Utilization 97.1% ICU Level of Service F
Analysis Period (min) 15

Intersection	
Int Delay, s/veh	42.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	100	182	197	340	726	240
Future Vol, veh/h	100	182	197	340	726	240
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	100	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	3	2	2	2	2	2
Mvmt Flow	111	202	219	378	807	267

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1757	941	1074	0	-	0
Stage 1	941	-	-	-	-	-
Stage 2	816	-	-	-	-	-
Critical Hdwy	6.43	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	~ 93	319	649	-	-	-
Stage 1	378	-	-	-	-	-
Stage 2	433	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 53	319	649	-	-	-
Mov Cap-2 Maneuver	~ 53	-	-	-	-	-
Stage 1	217	-	-	-	-	-
Stage 2	433	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	260.6	4.9	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	649	-	53	319	-	-
HCM Lane V/C Ratio	0.337	-	2.096	0.634	-	-
HCM Control Delay (s)	13.3	0$	673.1	33.9	-	-
HCM Lane LOS	B	A	F	D	-	-
HCM 95th %tile Q(veh)	1.5	-	11	4.1	-	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

MOVEMENT SUMMARY

Site: 101 [2030 AM No Build (Site Folder: General)]

Shelley Mullis Rd & Henry Harris Rd
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Henry Harris Rd														
3	L2	105	3.0	117	3.0	0.742	18.3	LOS C	11.6	295.2	0.88	1.17	1.68	28.6
8	T1	405	2.0	450	2.0	0.742	18.3	LOS C	11.6	295.2	0.88	1.17	1.68	28.6
18	R2	91	2.0	101	2.0	0.742	18.3	LOS C	11.6	295.2	0.88	1.17	1.68	28.0
Approach		601	2.2	668	2.2	0.742	18.3	LOS C	11.6	295.2	0.88	1.17	1.68	28.5
East: Shelley Mullis Rd														
1	L2	72	2.0	80	2.0	0.773	24.5	LOS C	9.3	237.5	0.91	1.28	2.01	26.5
6	T1	256	2.0	284	2.0	0.773	24.5	LOS C	9.3	237.5	0.91	1.28	2.01	26.5
16	R2	151	2.0	168	2.0	0.773	24.5	LOS C	9.3	237.5	0.91	1.28	2.01	26.0
Approach		479	2.0	532	2.0	0.773	24.5	LOS C	9.3	237.5	0.91	1.28	2.01	26.4
North: Henry Harris Rd														
7	L2	60	2.0	67	2.0	0.241	7.0	LOS A	1.1	27.1	0.58	0.53	0.58	32.9
4	T1	82	4.0	91	4.0	0.241	7.1	LOS A	1.1	27.1	0.58	0.53	0.58	32.9
14	R2	34	2.0	38	2.0	0.241	7.0	LOS A	1.1	27.1	0.58	0.53	0.58	32.1
Approach		176	2.9	196	2.9	0.241	7.0	LOS A	1.1	27.1	0.58	0.53	0.58	32.8
West: Shelley Mullis Rd														
5	L2	73	2.0	81	2.0	0.323	6.7	LOS A	1.7	42.7	0.47	0.35	0.47	33.3
2	T1	212	5.0	236	5.0	0.323	6.8	LOS A	1.7	42.7	0.47	0.35	0.47	33.3
12	R2	15	2.0	17	2.0	0.323	6.7	LOS A	1.7	42.7	0.47	0.35	0.47	32.5
Approach		300	4.1	333	4.1	0.323	6.7	LOS A	1.7	42.7	0.47	0.35	0.47	33.3
All Vehicles		1556	2.6	1729	2.6	0.773	16.7	LOS C	11.6	295.2	0.77	0.97	1.42	29.0

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 101 [2030 PM No Build (Site Folder: General)]

Shelley Mullis Rd & Henry Harris Rd
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Henry Harris Rd														
3	L2	82	2.0	91	2.0	0.443	10.5	LOS B	2.7	68.2	0.69	0.75	0.87	31.6
8	T1	160	2.0	178	2.0	0.443	10.5	LOS B	2.7	68.2	0.69	0.75	0.87	31.6
18	R2	69	2.0	77	2.0	0.443	10.5	LOS B	2.7	68.2	0.69	0.75	0.87	30.8
Approach		311	2.0	346	2.0	0.443	10.5	LOS B	2.7	68.2	0.69	0.75	0.87	31.4
East: Shelley Mullis Rd														
1	L2	95	2.0	106	2.0	0.545	11.0	LOS B	4.6	117.5	0.68	0.70	0.90	31.4
6	T1	288	2.0	320	2.0	0.545	11.0	LOS B	4.6	117.5	0.68	0.70	0.90	31.5
16	R2	79	3.0	88	3.0	0.545	11.1	LOS B	4.6	117.5	0.68	0.70	0.90	30.7
Approach		462	2.2	513	2.2	0.545	11.0	LOS B	4.6	117.5	0.68	0.70	0.90	31.3
North: Henry Harris Rd														
7	L2	109	2.0	121	2.0	0.597	14.1	LOS B	5.3	135.0	0.78	0.95	1.25	30.1
4	T1	234	2.0	260	2.0	0.597	14.1	LOS B	5.3	135.0	0.78	0.95	1.25	30.1
14	R2	82	2.0	91	2.0	0.597	14.1	LOS B	5.3	135.0	0.78	0.95	1.25	29.4
Approach		425	2.0	472	2.0	0.597	14.1	LOS B	5.3	135.0	0.78	0.95	1.25	29.9
West: Shelley Mullis Rd														
5	L2	70	2.0	78	2.0	0.695	17.3	LOS C	8.3	209.7	0.85	1.11	1.56	29.0
2	T1	298	2.0	331	2.0	0.695	17.3	LOS C	8.3	209.7	0.85	1.11	1.56	29.0
12	R2	142	2.0	158	2.0	0.695	17.3	LOS C	8.3	209.7	0.85	1.11	1.56	28.4
Approach		510	2.0	567	2.0	0.695	17.3	LOS C	8.3	209.7	0.85	1.11	1.56	28.9
All Vehicles		1708	2.0	1898	2.0	0.695	13.6	LOS B	8.3	209.7	0.76	0.90	1.18	30.2

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 101 [2030 AM Build (Site Folder: General)]

Shelley Mullis Rd & Henry Harris Rd
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Henry Harris Rd														
3	L2	105	3.0	117	3.0	0.755	19.2	LOS C	12.1	307.5	0.89	1.22	1.76	28.3
8	T1	405	2.0	450	2.0	0.755	19.2	LOS C	12.1	307.5	0.89	1.22	1.76	28.3
18	R2	93	2.0	103	2.0	0.755	19.2	LOS C	12.1	307.5	0.89	1.22	1.76	27.7
Approach		603	2.2	670	2.2	0.755	19.2	LOS C	12.1	307.5	0.89	1.22	1.76	28.2
East: Shelley Mullis Rd														
1	L2	77	2.0	86	2.0	0.836	30.2	LOS D	12.3	311.9	0.96	1.45	2.42	24.9
6	T1	282	2.0	313	2.0	0.836	30.2	LOS D	12.3	311.9	0.96	1.45	2.42	24.9
16	R2	159	2.0	177	2.0	0.836	30.2	LOS D	12.3	311.9	0.96	1.45	2.42	24.4
Approach		518	2.0	576	2.0	0.836	30.2	LOS D	12.3	311.9	0.96	1.45	2.42	24.8
North: Henry Harris Rd														
7	L2	63	2.0	70	2.0	0.254	7.4	LOS A	1.1	28.5	0.60	0.57	0.60	32.7
4	T1	82	4.0	91	4.0	0.254	7.5	LOS A	1.1	28.5	0.60	0.57	0.60	32.7
14	R2	34	2.0	38	2.0	0.254	7.4	LOS A	1.1	28.5	0.60	0.57	0.60	31.9
Approach		179	2.9	199	2.9	0.254	7.4	LOS A	1.1	28.5	0.60	0.57	0.60	32.6
West: Shelley Mullis Rd														
5	L2	73	2.0	81	2.0	0.336	6.9	LOS A	1.7	44.7	0.48	0.36	0.48	33.3
2	T1	221	5.0	246	5.0	0.336	7.0	LOS A	1.7	44.7	0.48	0.36	0.48	33.2
12	R2	15	2.0	17	2.0	0.336	6.9	LOS A	1.7	44.7	0.48	0.36	0.48	32.4
Approach		309	4.1	343	4.1	0.336	7.0	LOS A	1.7	44.7	0.48	0.36	0.48	33.2
All Vehicles		1609	2.6	1788	2.6	0.836	19.1	LOS C	12.3	311.9	0.80	1.06	1.60	28.2

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 101 [2030 PM Build (Site Folder: General)]

Shelley Mullis Rd & Henry Harris Rd
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Henry Harris Rd														
3	L2	82	2.0	91	2.0	0.472	11.4	LOS B	3.0	76.6	0.72	0.81	0.97	31.1
8	T1	160	2.0	178	2.0	0.472	11.4	LOS B	3.0	76.6	0.72	0.81	0.97	31.2
18	R2	75	2.0	83	2.0	0.472	11.4	LOS B	3.0	76.6	0.72	0.81	0.97	30.4
Approach		317	2.0	352	2.0	0.472	11.4	LOS B	3.0	76.6	0.72	0.81	0.97	31.0
East: Shelley Mullis Rd														
1	L2	98	2.0	109	2.0	0.575	11.7	LOS B	5.4	137.4	0.70	0.75	0.98	31.2
6	T1	305	2.0	339	2.0	0.575	11.7	LOS B	5.4	137.4	0.70	0.75	0.98	31.2
16	R2	84	3.0	93	3.0	0.575	11.8	LOS B	5.4	137.4	0.70	0.75	0.98	30.4
Approach		487	2.2	541	2.2	0.575	11.7	LOS B	5.4	137.4	0.70	0.75	0.98	31.0
North: Henry Harris Rd														
7	L2	118	2.0	131	2.0	0.624	15.2	LOS C	5.8	147.7	0.80	1.00	1.35	29.6
4	T1	234	2.0	260	2.0	0.624	15.2	LOS C	5.8	147.7	0.80	1.00	1.35	29.6
14	R2	82	2.0	91	2.0	0.624	15.2	LOS C	5.8	147.7	0.80	1.00	1.35	28.9
Approach		434	2.0	482	2.0	0.624	15.2	LOS C	5.8	147.7	0.80	1.00	1.35	29.5
West: Shelley Mullis Rd														
5	L2	70	2.0	78	2.0	0.745	20.0	LOS C	10.1	255.4	0.89	1.23	1.79	28.1
2	T1	327	2.0	363	2.0	0.745	20.0	LOS C	10.1	255.4	0.89	1.23	1.79	28.1
12	R2	142	2.0	158	2.0	0.745	20.0	LOS C	10.1	255.4	0.89	1.23	1.79	27.5
Approach		539	2.0	599	2.0	0.745	20.0	LOS C	10.1	255.4	0.89	1.23	1.79	27.9
All Vehicles		1777	2.0	1974	2.0	0.745	15.0	LOS C	10.1	255.4	0.79	0.97	1.32	29.6

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
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Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Agenda Item Summary

Ordinance # / Resolution #: TA-2024-0162 Asphalt Conditional Use
Contact Person / Sponsor: A. Hardin
Department: Planning
Date Requested to be on Agenda: 5/2/2024

Points to Consider:
Council will discuss the Text Amendment again at the April 10 C.O.W., and will report additional conditions.

ATTACHMENTS:

Description	Upload Date	Type
Application	2/5/2024	Exhibit
Exhibit 2: Proposed Change 2/20/2024	2/13/2024	Exhibit
Research: Other Jurisdictions	3/12/2024	Exhibit
Presentation Slides 4/16/2024	4/25/2024	Presentation

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

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended UDO Sec 2.5 & Sec. 5.9

Current Text

See attached text "Exhibit 1"

Proposed Text

See attached text "Exhibit 2"

Description of Need for Proposed Text

At direction of County Council, to establish newly adopted HI use "Non-Metallic Mineral Manufactuer" as a Conditional Use

☑ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name _____

Address _____

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

APPLICATION CERTIFICATIONS

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

Alli Hall - for — 2/5/24

Applicant — Date

County Council — _____

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.
- Text Amendment Application Fee - $435.00

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

PROPOSED AMENDMENT

CHAPTER 5 USE REGULATIONS, SECTION 5.9 INDUSTRY/WHOLESALE/STORAGE USES

[Text of 5.9.17 approved in Ordinance 2023-1879]

5.9.17 Nonmetallic Mineral Product Manufacturing [HI]

A. Permitted Industrial and Manufacturing Activities: Nonmetallic Mineral Product Manufacturing as described in the North American Industry Classification System (NAICS) group 3200. This land use activity includes facilities that engage in the recycling, storage, processing, resale, or reuse of recovered materials and are not classified as a Class III Landfill.

B. Permitted Location and Size
   1. Such uses shall be exclusively located in the HI zoning district.
   2. Such uses shall be sited on a parcel(s) of not less than 6 acres.

C. Separation Requirements
   1. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from: Any lots located in the LDR, MDR, HDR, MH, RMX, MX, IMX, BP, and INS zoning districts; and
   2. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from any lots containing residential dwelling units, schools, day care centers, religious facilities, public parks, and designated historic districts and landmarks, whether or not such lots are located in the incorporated or unincorporated area of Lancaster County.

D. Required Setbacks

   All elements of the nonmetallic mineral product manufacturing facility, including structures, buildings, equipment, parking areas, and access roads, shall be located at least 75 feet from all property lines; except that access roads may cross the 75- foot setback area and utilities may be located within the 75-foot setback area.

E. Screening

   A minimum 8ft. tall opaque buffer of no less than 50ft in width consisting of 18 trees and 36 shrubs per 100 linear feet will be placed between adjoining properties. Buffer can be placed within required setbacks.

F. Vehicular Access

   Vehicular access to the site of all nonmetallic mineral product manufacturing uses shall be located on an arterial or major collector road, or on a road improved to necessary industrial capacity as determined by the Administrator.

G. Dust Reduction Measures

Nonmetallic mineral product manufacturing facilities shall employ dust reduction measures to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include but are not limited to: (A) Utilization of stabilized roadways within the site; (B) On-site speed limits to minimize disturbance; and (C) Application of water and other dust palliatives.

H. Outdoor Storage

1. All materials stored outdoors must follow the separation requirements in Section C of this ordinance.
2. All materials must be contained within a defined area or structure and shall not be allowed to spill out into adjacent areas or the separation buffers.
3. All materials shall be stored and maintained so as to not create environmental hazards that may pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.

CHAPTER 2, SECTION 2.5.3.~~D~~ H USE TABLE - ~~COMMERCIAL/ENTERTAIN~~ INDUSTRY/WHOLESALE/STORAGE – change "Nonmetallic Mineral Product Manufacturing" from a Use Permitted with Review (PR) in HI zones, to a Conditional Use permitted in HI zones.

LANCASTER COUNTY

CURRENT CONDITIONS ON NONMETALLIC MINERAL PRODUCT MANUFACTURING SECTION 5.9.17

B. Permitted Location and Size

1. Such uses shall be exclusively located in the HI zoning district.
2. Such uses shall be sited on a parcel(s) of not less than 6 acres.

C. Separation Requirements

1. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from: Any lots located in the LDR, MDR, HDR, MH, RMX, MX, IMX, BP, and INS zoning districts; and
2. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from any lots containing residential dwelling units, schools, day care centers, religious facilities, public parks, and designated historic districts and landmarks, whether or not such lots are located in the incorporated or unincorporated area of Lancaster County.

D. Required Setbacks

All elements of the nonmetallic mineral product manufacturing facility, including structures, buildings, equipment, parking areas, and access roads, shall be located at least 75 feet from all property lines; except that access roads may cross the 75- foot setback area and utilities may be located within the 75-foot setback area.

E. Screening

A minimum 8ft. tall opaque buffer of no less than 50ft in width consisting of 18 trees and 36 shrubs per 100 linear feet will be placed between adjoining properties. Buffer can be placed within required setbacks.

F. Vehicular Access

Vehicular access to the site of all nonmetallic mineral product manufacturing uses shall be located on an arterial or major collector road, or on a road improved to necessary industrial capacity as determined by the Administrator.

G. Dust Reduction Measures

Nonmetallic mineral product manufacturing facilities shall employ dust reduction measures to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include but are not limited to: (A) Utilization of stabilized roadways within the site; (B) On-site speed limits to minimize disturbance; and (C) Application of water and other dust palliatives.

H. Outdoor Storage

1. All materials stored outdoors must follow the separation requirements in 5.9.17.C.

2. All materials must be contained within a defined area or structure and shall not be allowed to spill out into adjacent areas or the separation buffers.
3. All materials shall be stored and maintained so as to not create environmental hazards that may pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.

OTHER JURISDICTION REGULATIONS

See attached:

Chester County, SC
Horry County, SC
Kershaw County, SC
York County, SC

§ 4-119 ID-1- Restricted Industrial District Uses.

ID-1 PERMITTED USES (continued)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
3. Manufacturing, limited to NAICS codes listed	3112, 3113, 3114, 3115, 3118, 3119, 312, 315, 3162, 3169, 321214, 321219, 3219, 3222, 323, 32513, 3252, 3254, 3256, 3259, 3261, 3262, 327111, 327112, 327113, 3272, 327992, 327993, 327999, 3312,	Grain milling (except 311225-fats, oils); Sugar & confectionery; Fruit & vegetable; Dairy products; Bakeries & tortilla; Other Misc. food; Beverage, tobacco products; Apparel; Footwear; Leather products & allied products; Truss Mfg.; Reconstituted wood products; Other wood products; Converted paper products (except 322299); Printing, related support; Dye & pigment; Resin, plastic, synthetic fibers; Pharmaceutical, medicine; Soap, cleaners; Other chemicals (except 32592-explosives); Plastics; Rubber products (except 32621 - tires); Vitreous plumbing fixtures; China & pottery; Porcelain electrical supply; Glass & glass products; Mineral & earth; Mineral wool; Misc. nonmetallic mineral; Steel products;	1 per employee for maximum shift plus 1 per office and 1 per 200 square feet of sales area

Chapter 4 DISTRICT REGULATIONS

§ 4-120 ID-1 - Restricted Industrial District Regulations.

The following regulations apply to all uses in ID-1 districts:

Minimum lot area	Utility substations and water towers: 10,000 square feet. Other: As specified in conditions, or none.
Minimum street frontage	100 feet, or access as specified in conditions.
Minimum front yard depth:	30 feet from road right-of-way; except gasoline island may be 20 feet from road right-of-way.
Minimum setback from second street frontage:	Side street on corner lot - 10 feet. Rear street on double frontage lot - 30 feet.
Minimum side yard:	Principal structure - 10 feet from interior side lot line. Accessory structure - 6 feet from interior side lot line.
Minimum rear yard:	Principal structure - 15 feet from interior rear lot line. Accessory structure - 6 feet from interior rear lot line.
Minimum setback from any commercial or industrial district	50 feet
Minimum setback from any rural, residential or agricultural district	150 feet, or 75 feet with a 50-foot-wide densely planted buffer maintained at least 6 feet high along the rural, residential or agricultural district line, or as specified in conditions
Maximum structure height:	50 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]. Manufacturing, processing and assembly plants may exceed 50 feet in height provided setbacks from residential districts shall be increased by four additional feet for every two feet in height over 50 feet.
Outdoor storage:	Wrecked or junk vehicles prohibited. Outdoor storage of materials used in assembly, fabrication or processing is permitted; provided, junk or salvage is limited to 25% of floor area of buildings on same lot. Outdoor storage shall be screened from view from a public road.

SECTION 903 - ASPHALT, CONCRETE AND AGGREGATE PROCESSING FACILITIES

Section 903 - Facilities engaged in the processing of aggregates used in the production, demolition or recycling of asphalt and/or concrete products shall be subject to the following conditions.

A. HOURS OF OPERATION

Hours of operation shall be governed by the Horry County Noise Ordinance.

B. SEPARATION FROM RESIDENTIAL.

1. All proposed batch production facilities shall be located a minimum of five hundred (500) feet from any residentially used or zoned lot, whether said lot is located within the unincorporated county or a municipal jurisdiction. The distance shall be measured from the parcel line of the proposed site to the residential zoning line or residentially used lot line. The separation distance shall be reduced to three hundred (300) feet if the facility is separated from the residential by an active railroad right-of-way or highway with at least two hundred fifty (250) feet of right-of-way.
2. All proposed outdoor aggregate processing (i.e., crushing, sorting and recycling) facilities are required to be separated by one thousand (1,000) feet from any residentially used or zoned lot, whether said lot is located within the unincorporated county or a municipal jurisdiction. The distance shall be measured from the parcel line of the proposed site to the residential zoning line or residentially used lot line. The separation distance shall be reduced to five hundred (500) feet if the facility is separated from the residential by an active railroad right-of-way or highway with at least two hundred fifty (250) feet of right-of-way.

C. MINIMUM LOT AREA

2.5 acres.

D. MINIMUM SETBACKS

Mixing, batching, crushing and processing equipment shall be a minimum of fifty (50) feet from all property lines. Setbacks may be greater if required by the zoning district in which the facility is being constructed. Setbacks for all other buildings or uses on the property are required to meet the minimums for that zoning district.

E. ENCLOSURE REQUIREMENTS

All asphalt and concrete batch plants under this section shall be located in fully enclosed structures. Aggregate processing (i.e., crushing, sorting and recycling) facilities are not required to be fully enclosed as long as they meet all other requirements of this ordinance.

F. VEHICLE AREAS

All internal vehicle use areas shall be maintained in a dust free condition. All aggregate processing facilities must submit a dust control plan prior to receiving approval.

G. LANDSCAPING/BUFFERING.

1. Roadway Screening.

   The site shall be screened from adjacent roadways to a minimum height of ten (10) feet. This can be accomplished from any combination of walls, berms and/or vegetation whether planted or existing. If screening is composed solely of vegetation the buffer width from the roadway must be a minimum of twenty-five (25) feet and no less than eighty (80) percent opacity in the winter season. Buffers shall contain landscape materials equal to twice that of the standard supplemental planting requirements of Article V. If the screen contains walls and/or berms a minimum of ten (10) feet in height or the roadway only services adjacent industrial uses then the site only has to meet the landscaping requirements of Article V.

2. Side and rear property lines. All side and rear property lines must be screened according to the requirements of Article V, unless subject to (c) below.

3. Enhanced buffers. Asphalt and concrete batch facilities within one thousand (1,000) feet of a residentially used or zoned property shall be screened through enhanced buffers. The enhanced buffer shall be around the entire work area with openings provided for approved entrances. The site should be designed so that structures and or walls are designed to provide interior site screening in front of the openings provided for access. The enhanced buffer shall consist of one of the following options:

   a) Buffer one hundred (100) feet in width with twice the landscaping material as required by the supplemental planting in buffer areas. Existing vegetation may be supplemented using a combination of evergreen trees and shrubs to reach eighty (80) percent winter season opacity within three (3) years; or
   b) A ten-foot wall, berm or combination in addition to the landscape buffer requirements of Article V..

H. TRUCK ROUTES.

1. All such facilities shall submit to the County for approval a map showing a pre-designated route for all transport trucks traveling north, east, south, and west between the facility and the nearest arterial/collector street. The intent of this section is to control the route between the nearest arterial/collector street and the facility, taking into consideration that the routes may be different depending on the travel direction.

2. The route maps shall restrict to the greatest extent possible the routing of transport trucks so as to minimize routes that traverse residential neighborhoods, that unreasonably and adversely impact residential dwelling units, or that damage or degrade public streets from repetitive heavy weights or the spillage of materials from transport trucks. No facility operations shall commence until the county has approved the truck route map as conforming to the requirements of this section. Once the route map is approved by the county, all transport trucks shall travel the approved routes as shown on the route map unless a temporary diversion is necessary to avoid emergency or hazardous conditions along the approved route. The owner or operator shall promptly contact the county in the event of any circumstance necessitating a diversion from the route map.

I. MAINTENANCE OF PUBLIC STREETS.

1. Facilities shall employ measures to limit the tracking, carrying, or depositing of aggregates, fillers, dirt, dust, mud, sludge, or other materials associated with the facility upon any public street or thoroughfare.
2. All transport trucks and equipment leaving a facility shall be completely rinsed of asphalt, concrete, aggregates, fillers, dirt, dust, mud, sludge, or other facility materials prior to leaving the site.
3. All facilities shall provide paved aprons from any paved public or private right-of-ways onto the site for a distance of at least one hundred (100) feet.
4. If, on paved public roadways, there are visible tracks or deposits of aggregates, fillers, dirt, dust, mud, sludge, or an other material associate with the operation of a concrete or asphalt facility along the travel path of vehicles exiting the facility site, all such paved public road(s) shall be swept by the owner or operator at least once each day of operation or more often as reasonably required by the county to remedy and remove the tracking and deposit. All sweeping shall be done by a commercial grade mechanical, vacuum or regenerative air sweeper that uses water for controlling dust. The owner or operator shall keep a daily written log of sweeping activities. The log shall be kept for one month.
5. If accessing off an unpaved road the facility operator will be required to maintain said road to Horry County standards. This will involve, at a minimum, the provision of a water truck and motor grader for all plant locations.

J. STORMWATER.

1. All sites regardless of size will be required to obtain a Horry County stormwater permit.
2. All liquid residues resulting from the cleaning of transport trucks and equipment shall be directed to impervious process holding basins approved by the county.
    a) Basins shall be designed to hydraulically separate from the stormwater detention/water quality control facilities.
    b) All liquids from such basins shall be either recycled through the facility or discharged to the sanitary sewer system.
    c) All residual material from the basins shall be collected and disposed of or recycled, in

accordance with applicable laws and regulations.

d) After issuance of approval by the county, records evidencing proper disposition of residue materials must be maintained on site.

e) The stormwater detention pond and liquid and the holding basins may be combined into a single facility where it can be demonstrated that the facility will meet the discharge and water quality requirements.

KERSHAW COUNTY

3:3.18 Manufacturing Facilities

The following performance standards shall be used to ensure that all conditionally permitted manufacturing uses shall produce no injurious or obnoxious conditions related to the operation of such uses sufficient to create a nuisance beyond the premises. The Planning and Zoning Commission or the Planning Official, as applicable, may require additional restrictions based on proximity to schools, churches, residential areas, etc. Furthermore, the Planning and Zoning Commission may require that an engineer certify that the proposed project will not violate the restrictions listed herein.

3:3.18-1 Vibration

No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at any point beyond the lot line; nor shall any vibration produced exceed the following velocity levels, measured with a vibration monitor in inches per second at the nearest:

A. Residential property line: 0.02
B. Non-residential property line: 0.10

3:3.18-2 Fire and Explosives

All activities and all storage of flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion, including adequate fire fighting and fire suppression equipment, as prescribed in the applicable building codes.

3:3.18-3 Noise

All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency, or shrillness. In no event shall the sound pressure level of noise radiated continuously from a facility exceed at the lot line the values given in the night time and day time schedules below in any octave band or frequency. Sound pressure level shall be measured with a sound level meter and an octave band analyzer that conforms to American National Standards Institute (ANSI) type 2 standards.

A. Night Time Schedule

Maximum permissible sound pressure levels at the lot line for noise radiated continuously from a facility between the hours of 9 p.m. and 7 a.m.:

Table 3-7 MAXIMUM CONTINUOUS SOUND PRESSURE LEVELS - NIGHT TIME		
Frequency Band (In Cycles per Second)	**Sound Pressure Levels (In Decibels)**	
	At Non-Residential Lot Line	**At Residential Lot Line**
20-75	69	65
76-150	60	50
151-300	56	43
301-600	51	38
601-1,200	42	33
1,201-2,400	40	30
2,401-4,800	38	28
4,801-10,000	35	20

B. Day Time Schedule

Maximum permissible sound pressure levels at the lot line for noise radiated from a facility between the hours of 7 a.m. and 9 p.m. shall not exceed the limits of the preceding table except as specified and corrected below:

Table 3-8 MAXIMUM SOUND PRESSURE LEVEL EXCEPTIONS - DAY TIME	
Type of Operation in Character of Noise	**Correction in Decibel***
Day time operation only	plus 5
Noise source operates less than 20% of any one-hour period	plus 5
Noise source operates less than 5% of any one-hour period	plus 10
Noise source operates less than 1% of any one-hour period	plus 15
Noise of impulsive character (hammering, etc.)	minus 5
Noise of periodic character (hum, speech, etc.)	minus 5
* Applicable only if these corrections may be applied to the preceding table.	

Noises emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these requirements. Vibration emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these regulations.

3:3.18-4 Air Pollution

The emission of visible smoke, dust, dirt, fly ash, particulate matter from any pipes, vents, or other openings, or from any other source into the air, shall comply with the regulations of the South Carolina Department of Health and Environmental Control (SCDHEC) and the SCDHEC Air Operating Permit. Air pollution emanating from construction activities shall be governed by the SCDHEC Air Construction Permit.

3:3.18-5 Odor

There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at the property line. Any process which may involve the creation or emission of any such odor shall be provided with both a primary and a secondary safeguard system so that control may be maintained in the event of failure of the primary safeguard system.

3:3.18-6 Glare

There shall be no direct or sky reflected glare, whether from floodlights, high temperature processing, combustion, welding, or otherwise, so as to be visible in any residence.

3:3.18-7 Fumes and Vapors

There shall be no emission of any fumes or vapors of a noxious, toxic, or corrosive nature which can cause damage or irritation to health, animals, vegetation, or to any form of property.

3:3.18-8 Heat, Cold, Dampness, or Movement of Air

Activities which could produce any adverse effect on the temperature, motion, or humidity of the atmosphere beyond the lot line shall not be permitted.

3:3.18-9 Toxic Matter

The measurement of toxic matter shall be at ground level or habitable elevation, and shall be the average of any twenty-four (24) hour sampling period. The release of any airborne toxic matter shall not exceed the quantities permitted for those toxic materials currently listed in *Threshold*

3:3.18-10 Exterior Illumination

All operations, activities, and uses shall be conducted so as to comply with the performance standards governing exterior illumination prescribed below.

In general, the pattern of light pooling from each light source shall be carefully considered to avoid throwing light onto adjacent properties. Light sources visible in residential or medical areas shall comply with light intensities indicated in Column A, below. Light sources visible in commercial or industrial areas shall comply with light intensities indicated in Column B below.

Table 3-9 MAXIMUM INTENSITY FOR EXTERIOR LIGHTING

	Column A	Column B
Bare Incandescent Bulbs	5 watts	40 watts
Illuminated Buildings	15 ft. candles	30 ft. candles
Internally Illuminated Signs	150 ft. lamberts	250 ft. lamberts
Externally Illuminated Signs	25 ft. candles	110 ft. candles
Any Other Unshielded Sources, Intrinsic Brightness	50 candela per square centimeter	50 candela per square centimeter

Illumination shall be measured from any point outside the property. Measurements are to be conducted by Illumination Engineering Society of North America (IESNA) standards.

3:3.18-11 Compliance Guarantee

The applicant of a permit for a manufacturing or processing plant which would produce any of the above “objectionable elements” shall acknowledge in writing his understanding of the performance standards applicable to the proposed use, and shall submit with the permit application, an agreement to conform with such standards at all times. Any violation of the agreement shall constitute a violation of this Ordinance and shall be treated accordingly.

YORK COUNTY, SC

AN ORDINANCE

TO AMEND THE YORK COUNTY CODE OF ORDINANCES, CHAPTER 155, ZONING CODE, SO AS TO PROVIDE FOR "NONMETALLIC MINERAL PRODUCT MANUFACTURING"("NMPM"); TO PROVIDE FOR REGULATORY PROVISIONS RELATED THERETO; TO AMEND THE DEFINITION AND USE TABLE IN ORDER TO ESTABLISH THE USES AND PROVIDE FOR THE DISTRICTS IN WHICH THEY ARE ALLOWED OR REMOVED; TO CHANGE FROM A PERMJTFED USE TO A SPECIAL EXCEPTION USE IN ID; AND TO REMOVE AS A PERMITTED USE IN UD; TO AMEND INDIVIDUAL DISTRICT USE REGULATIONS IN ID BY ADDING SUPPLEMENTAL REGULATIONS IN ORDER TO ADDRESS ITEMS SUCH AS MINIMUM LOT SIZE; ACCESS AND ROUTING PLANS; SEPARATION, SCREENING, DUST REGULATION; PERFORMANCE STANDARDS AGREEMENTS; AND PROOF OF OTHER GOVERNMENTAL REGULATORY COMPLIANCE REQUIREMENTS/PERMITS; TO REMOVE NMPM AS AN ALLOWABLE USE IN UD; TO INVOKE THE PENDING ORDINANCE DOCTRINE; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

BE IT ORDAINED AND ENACTED BY THE COUNTY COUNCIL OF YORK COUNTY, SOUTH CAROLINA:

SECTION 1. Legislative findings.

As an incident to the adoption of this ordinance, the York County Council, as the governing body of York County, South Carolina, has made the following legislative findings:

I.I The Code of Ordinances of York County, South Carolina, should be amended by amending through amendments to Chapter 155, Zoning Code, in order to clarify the ordinance governing uses which are not set out sufficiently in the Code or which are developing to such a degree or with such impact that additional regulation is needed to safeguard our citizenry and promote orderly prospective treatment of the uses in order to guide development with regard to existing and future zoning needs and promote the public health, safety, convenience, order, appearance, prosperity and general welfare of York County and its citizens.

1.2 Council is empowered to enact ordinances for the implementation and enforcement of powers granted to Council pursuant to Sections 4-9-30 (9), (14), and (17), S.C. Code Ann., as amended, and to exercise such other powers as may be authorized for counties under S.C. Code Ann. Section 6-29-710, as amended.

1.3 Council finds that the amendment and clarification will, inter alia, guide development and provide for the orderly and subsequent growth in the County; facilitate the creation of a convenient, attractive, and harmonious community; regulate the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, public activities, and other purposes; and further the public welfare.

1.4 Specifically, Council finds that regulation of nonmetallic mineral product manufacturing will expound upon a zoning use not sufficiently regulated within the existing code of ordinances and will thereby provide a regulation process specific for the NMPM (concrete) industry within York County while safeguarding the interests of the York County citizens and the integrity of the County.

SECTION 2. Code of York County Amended.

Chapter 155, ZONING CODE, is hereby amended **in** the particulars established in Exhibit A, attached an incorporated herewith by reference.

SECTION 3. Public Hearing Required.

The York County Council shall conduct a public hearing after publishing a notice of the date, time and place of such hearing at least fifteen (15) days in advance of such hearing before final legislative action is taken for the adoption of this ordinance.

Additionally, the York County Council hereby invokes the application of the Pending Ordinance Doctrine to this Ordinance.

EXHIBIT A

York County Code of Ordinances, Section 155.009, DEFINITIONS is hereby amended by adding the following terms {in alphabetical order within the Code) and definitions, as follows:

NONMETALLIC MINERAL PRODUCT MANUFACTURING {NA/CS CODE 32J: An industrial facility used for the manufacturing and production of Clay Product and Refractory Manufacturing (NAICS 3271); Glass and Glass Product Manufacturing (NAICS 3272); Cement and Concrete Product Manufacturing (NAICS 3273); Lime and Gypsum Product Manufacturing (NAICS 3274); and Other Nonmetallic Mineral Product Manufacturing (NAICS 3279).

York County Code of Ordinances, Section 155.010, TABLE OF PERMITTED USES AND SPECIAL EXCEPTIONS, Paragraph {Fl is hereby amended, to remove uses "Asphalt Manufacturing, Clay Product Manufacturing, Concrete Manufacturing and Production, Enamel Manufacturing and Production, Glass and Glass Production Manufacturing, Stone and Masonry Manufacturing and Production," and Add "Nonmetallic Mineral Product Manufacturing" as follows:

Table of Permitted Uses and Special Exceptions															
Uses	*Supplemental Regulations?*														
MANUFACTURING															
Nonmetallic mineral product manufacturing	Yes												SE		

The York County Code of Ordinances, Section 155.161, INDUSTRIAL DEVELOPMENT DISTRICT {ID) PERMITTED USES is hereby amended by deleting paragraphs (L) (3), (6), (9), (12), (18), (32), and renumbering subsequent paragraphs:

The York County Code of Ordinances, Section 155.162, INDUSTRIAL DEVELOPMENT DISTRICT (ID) SPECIAL EXCEPTIONS is hereby amended by adding new paragraph *(BJ (BJ, asfollows:*

"(B) (8) Nonmetallic mineral product manufacturing, provided:

(a) *Minimum lot size*. Minimum lot size is 5 acres.

(b) *Access and routing plan*.

1. The purpose of the access and routing plan is to avoid unreasonable impacts on residential land uses and to maintain the safe conditions of public roads in the vicinity of the proposed use, which may deteriorate or be damaged by heavy truck traffic associated with industrial uses.

2. The access and routing plan shall include:
   (i) All public roads within two (2) miles of any property boundary of the proposed site;
   (ii) Access ways to the site, including public rights-of-way, intersections, existing and proposed paving and drainage improvements;
   (iii) State- and federally-designated truck routes; and
   (iv) County roadway classifications for each public road.

3. The access and routing plan shall demonstrate compliance with the following criteria:
   (i) Reasonable steps have been taken to avoid regular hauling and transport routes and points of access in residential areas;

(ii) All means of access for heavy trucks must be onto a major road, as defined by York County Zoning Code Section 155.009, unless the Zoning Board of Appeals determines that:

a. The minor road is sufficient to accommodate safe turning movements into and out of the site;

b. The minor road is built to conditions sufficient to withstand the impacts of heavy truck ingress and egress to the site or the applicant commits to necessary upgrades or to repairs, if needed, through a liability agreement;

c. Ingress and egress by heavy truck traffic at the proposed access points will not unreasonably impact residential land uses and areas; and

d. Measures have been included at all intersections where access drives connect with a public right-of-way to limit dirt, rocks, and other debris from collecting on the road surface.

(iii) No minor roads will be used for regular hauling and transport within the 2-mile plan area, unless the ZBA determines that:

a. Regular hauling and transport routes will not unreasonably impact residential land uses or lands zoned for residential uses; and

b. Minor roads in the plan area are built to conditions sufficient to withstand the impacts of heavy truck traffic, based on projected trips to and from the site, or the applicant commits to necessary upgrades to the minor roads or to any repairs attributable to the use, through a liability agreement.

(iv) The applicant has instituted procedures for ensuring drivers of heavy trucks associated with the site are provided with maps indicating the roads within the 2-mile plan area approved for regular hauling and transport.

(v) If the Director of Public Works determines that any road designated for regular hauling and transport is not adequately constructed to meet the weight and volume of heavy truck traffic associated with the proposed use, a special exception must include as a condition the execution of a liability agreement with the County prior to final site plan approval.

(c) *Separation Requirements*.

1. Nonmetallic mineral product manufacturing uses shall be located at least 500 feet from:

(i) Any existing or approved residence, school, day care center, church or similar religious land use, hospital, or public park.

(ii) The following zoning districts: RC-I, RC-II, RD-I, RD-II, PD, and TND; and

(iii) The following overlay zoning districts: Lake Wylie and Catawba River Buffers and AGC and RUD Significant Historical and Architectural Sites Overlay.

2. Separation distances shall be measured from the property line of the manufacturing facility to the nearest property line of the existing land use or the nearest zoning district boundary, as applicable.

3. *Setbacks*. All elements of the facility, including structures/buildings, equipment, parking areas, and access roads, shall be located at least 125 feet from all property lines; except that access roads may cross the 125-foot setback area and utilities may be located within the 125-foot setback area.

(d) *Screening*.

1. A Type D bufferyard shall be required along all property lines regardless of the adjacent land use.
2. Access roads may cross the bufferyard.
3. Utilities may be located within the bufferyard. Where utilities are located within the required buffer, only the minimum amount of disturbance necessary shall be allowed for installation of the utility. The Zoning Board of Appeals may require supplemental buffering including, but not limited to, additional buffer width, supplemental plantings in other areas of the buffer, or a privacy fence, if the ZBA determines the placement of the utilities in the buffer negatively impacts adjacent property owners.
4. All existing trees within the buffer area shall be preserved, except for reasonable allowances for construction of necessary road crossings and utilities.
5. When located within 1,000 feet of a residential use, the ZBA may require additional screening measures in order to protect nearby residential areas from noise and visual blight.

(e) *Dust reduction measures*. Dust reduction measures shall be employed to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include, but are not limited to:

1. Utilization of stabilized roadways within the site;
2. On-site speed limits to minimize disturbance; and
3. Application of water and other dust palliatives.

(f) *Performance Standards Agreement*. All nonmetallic mineral product manufacturing uses shall comply with the provisions of the Performance Standards Agreement in Appendix D, Exhibit 1. A signed copy of the agreement shall be submitted with the special exception application.

(g) *Proof of other required permit approvals*.

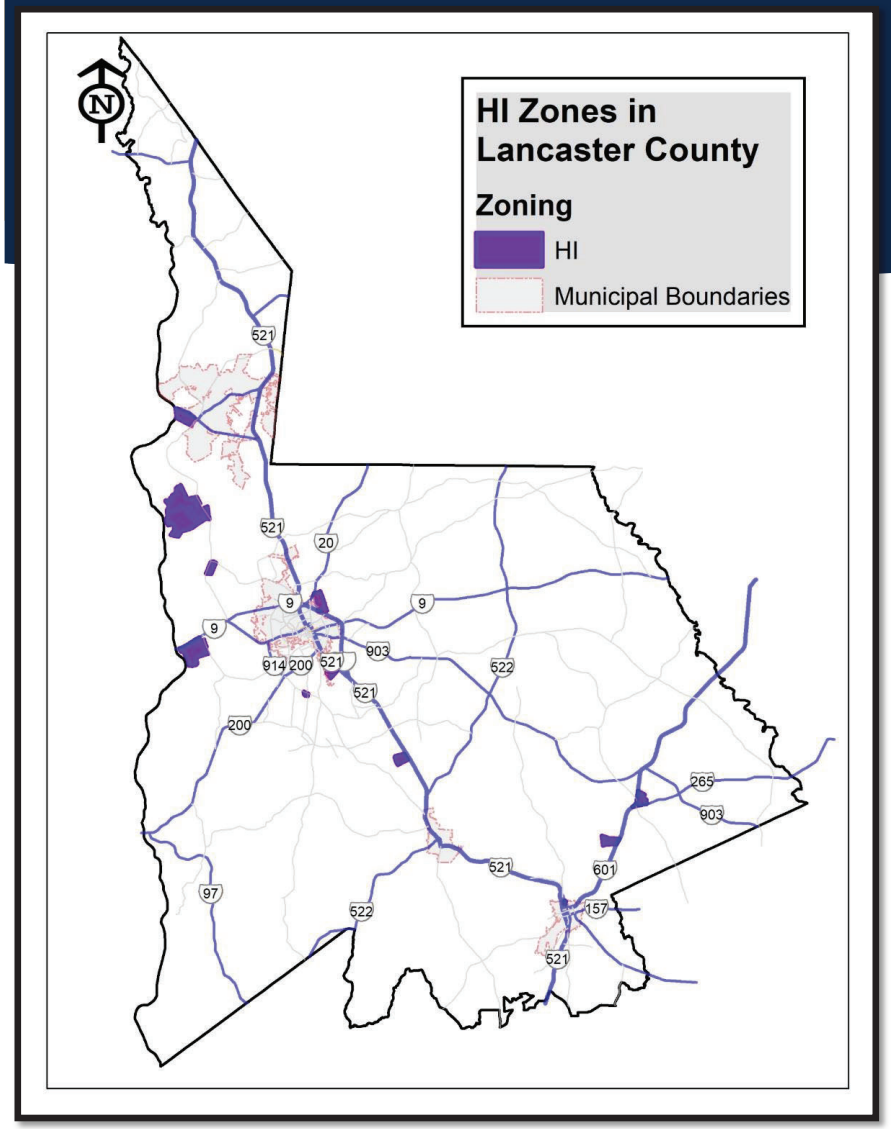
1. In conjunction with the special exception application, the applicant shall submit one complete digital (PDF) copy of all final approvals to operate from other required local, state, and/or federal permitting agencies. All approvals must be demonstrated to be up-to-date and in effect.
2. In cases where final permitting agency approval is not issued without evidence of all necessary local zoning approvals, the applicant shall provide one complete digital (PDF) copy of the application submitted to the permitting agency. Once final approval is received, the applicant shall provide one complete digital (PDF) copy of the permit to County staff prior to the start of manufacturing operations."

Lancaster County
South Carolina

5. Public Items

d.)**TA-2024-0162 Non-Metallic Mineral Manufacture Conditional Use**

Application at direction of Council, to change the newly approved Use at UDO 5.9.17 "Non-metallic Mineral Manufacture" from a "Permitted with Review" use per Use Table 2.5, to a Conditional Use.



Overview

Proposal

- Amend the UDO to convert "nonmetallic mineral product manufacturing" use in the HI districts from "Permitted with Review" to "Conditional Use."

Applicant

- Lancaster County

Intent

- To add two legislative review opportunities to the process required to secure a permit for nonmetallic mineral product manufacturing, based on input from the public.

Lancaster County
South Carolina

Activities to Date

- **October/November 2023:** Private property owner requested a text amendment to the UDO, separating "nonmetallic mineral product manufacturing" from "restricted industry" classification and create new conditions for the review of nonmetallic mineral product manufacturing uses. Planning Commission held a public hearing, and recommended denial.
- **December 2023/January 2024**: County Council reviewed the proposal and received public input. Discussions among Council included options in the future for more control over the use. Staff investigated and developed an ordinance that would achieve this for future uses.
- **February 2024:** County Council gives 1st reading to an ordinance to amend nonmetallic mineral product manufacturing from "permitted with review" to "conditional use." During the review the Council discussed interest in amending the conditions.
- **March 13, 2024:** Council gives some ideas to staff and asks for additional information.
- **April 8, 2024**: Council gives staff feedback and asks for additional information.

Lancaster County
South Carolina

Last COW Meeting

Options Discussed Included:

- *Reverting separation back to 1,320 ft between residential/educational/civic uses*
- *Evaluating a distance buffer from the Catawba River*
- *Discussion of what DHEC regulates:*
  - *Air quality*
  - *Groundwater*

Also Requested:

- *What would it cost Lancaster County to increase the code review for options*

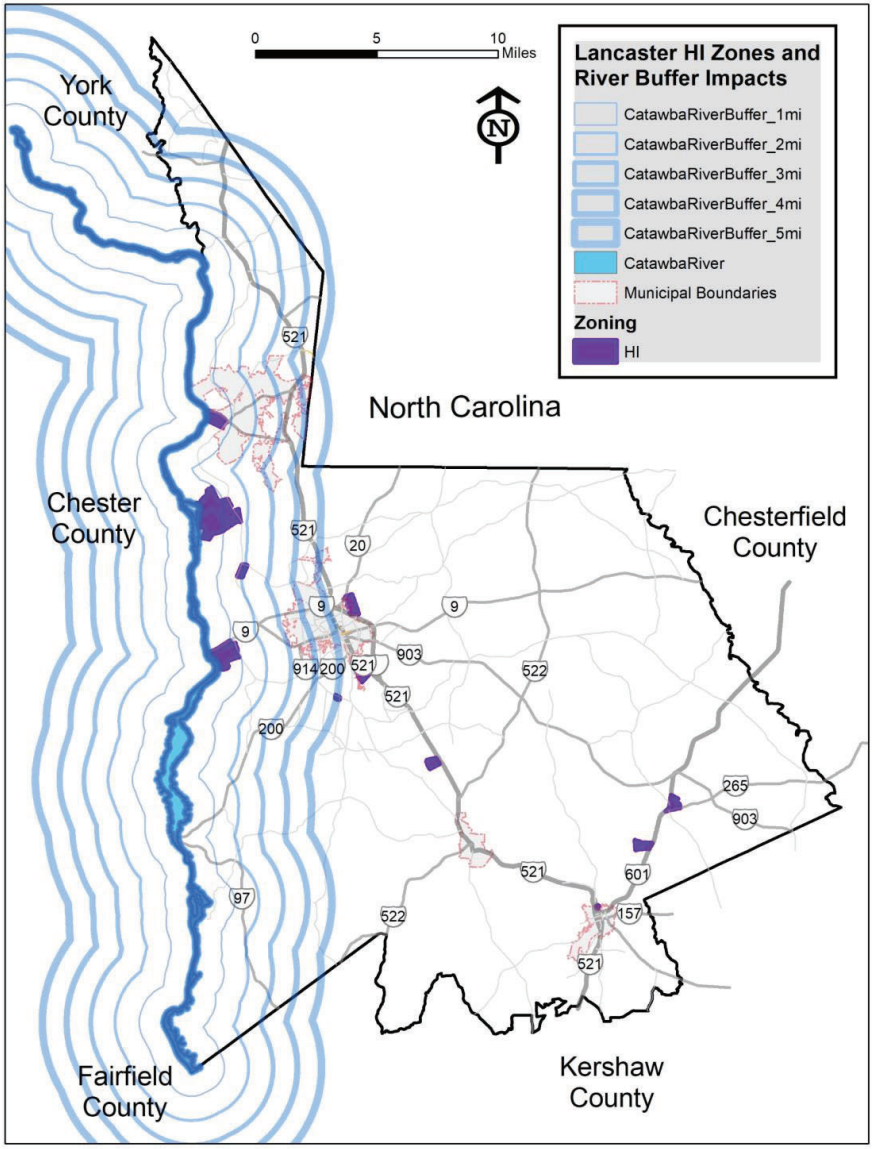
Lancaster County
South Carolina

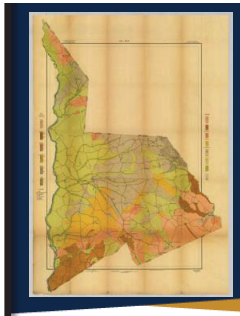
Separations

	Separation from Res/Edu/Civic	Separation from Water Bodies
Lancaster County		
Current	500 ft	None
Previous *(Under Restricted Industry)*	2,640 ft (1/2 mile)	None
Other Counties		
Chester County	150 ft	None
Horry County	500 - 1,000 ft	None
Kershaw County	40 ft	None
York County	500 ft	500 ft

Separations

- Separations are different from buffers and setbacks, in that the use has to be located a specific distance from protected uses (residences, schools, civic buildings, sometimes businesses as well)
- Previously, asphalt plants were considered "industry, restricted" which has a ½ mile separation requirement
- "Industry, restricted" covers other uses and still requires a ½ mile separation requirement from protected land uses
- Capacity exists to monitor and enforce separations

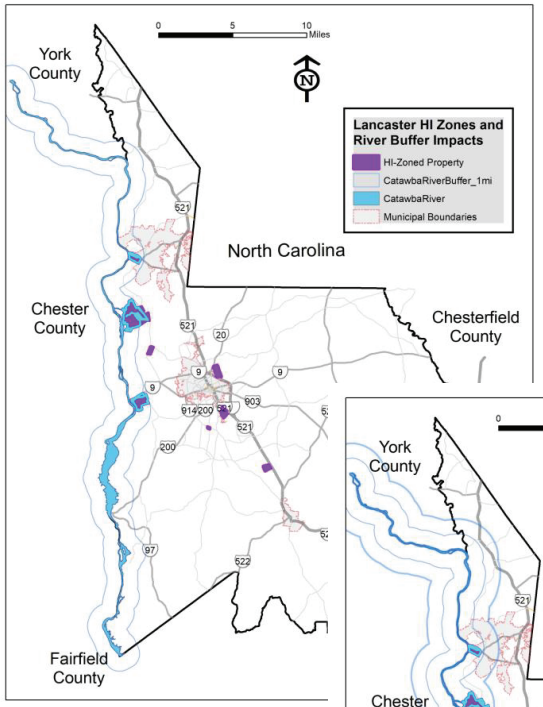


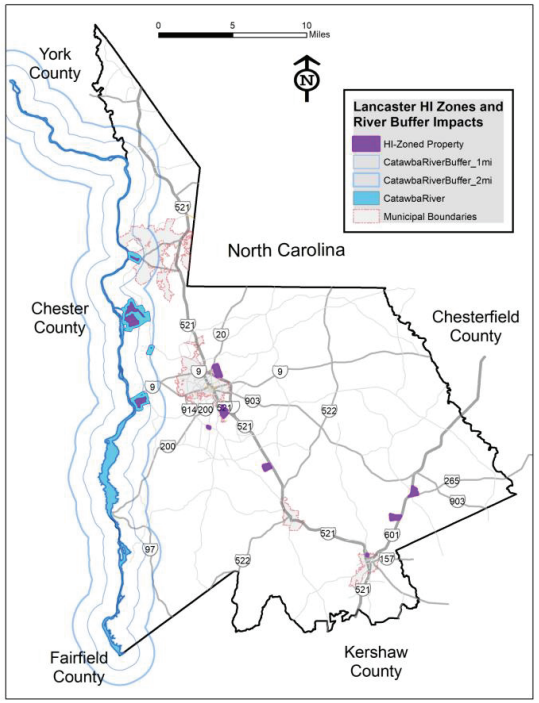


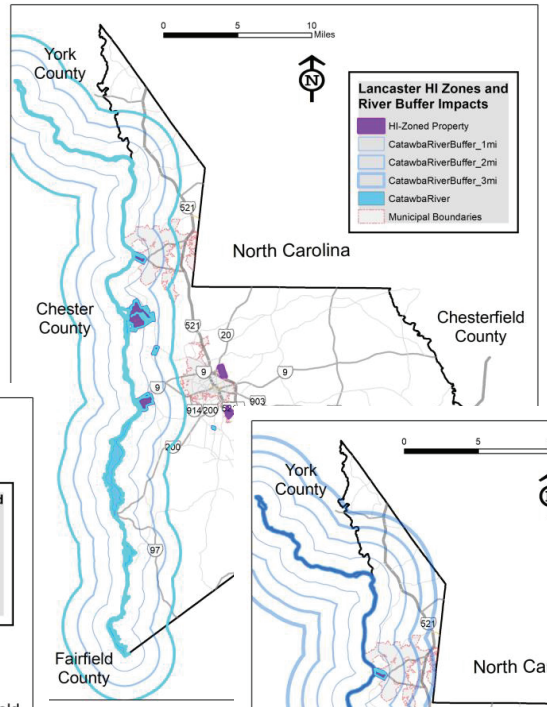
Distance from Catawba River

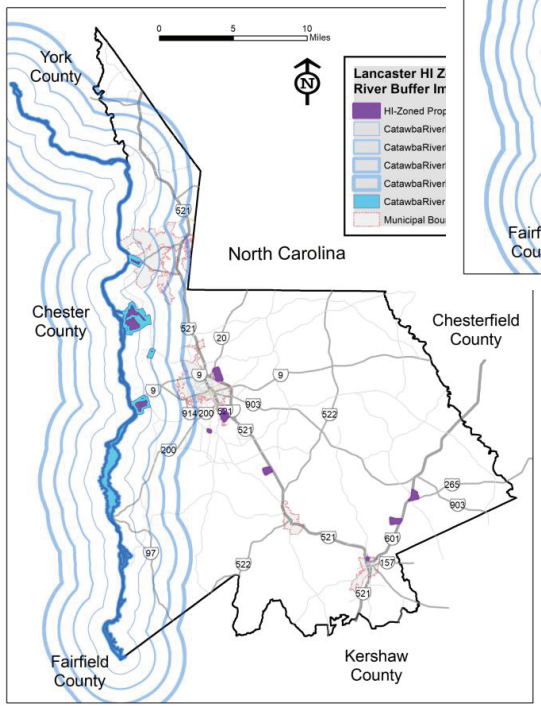
Soil and Groundwater Information

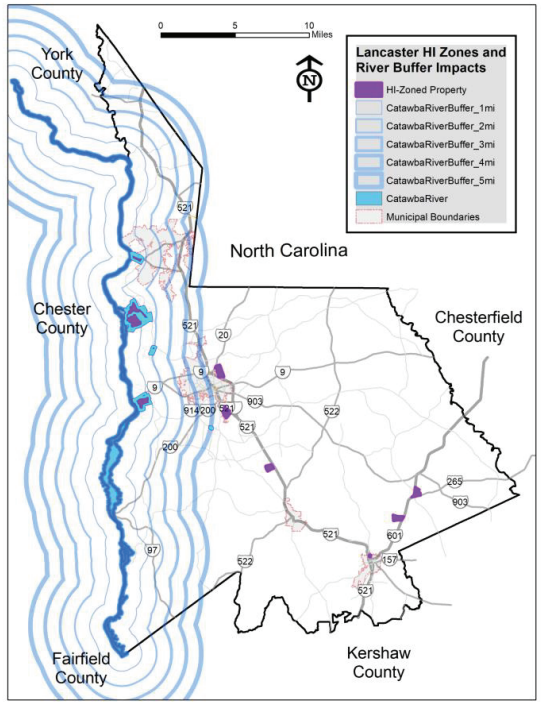
- Soils around the Catawba River are mostly clay, sand, loam, and silt (such as Cecil, Davidson, and Mecklenburg soils)
- These soils range from slow to medium permeability, which have filtration rates of 0.6 inches per hour to 2.0 inches per hour
- Min 0.6 x 24 = 14.4 inches/day = 12.05 years to 1 mile
- Max 2.0 x 24 = 48 inches/day = 3.62 years to 1 mile
- Stormwater staff monitors water bodies once per month and could include any water bodies within a specified range of the operation











Buffer Study

Lancaster County
South Carolina

Air Quality

Construction Permit Emission Threshold & Permitting Table

Regulated Air Pollutants	Common Operations	Emission Level Exemption	Minor Source Emission Thresholds Minor Construction Permit	Major Source Thresholds Synthetic Minor (SM) Construction Permit Limit	Major Source Emission Thresholds (PSD) Construction Permit	Major Source Emission Thresholds (112g) Construction Permit	Minor Construction Permit Permit Review & Public Notice (PN) Regulatory Timeframe	SM Construction Permit Permit Review & Public Notice (PN) Regulatory Timeframe	PSD Construction Permit Permit Review & Public Notice (PN) Regulatory Timeframe	112(g) Construction Permit Permit Review & Public Notice (PN) Regulatory Timeframe
Carbon Monoxide (CO)	Combustion devices	PTE < 5TPY	PTE < 250 or 100 TPY**	PTE < 250 or 100 TPY**	PTE ≥ 250 or 100 TPY**	N/A	90 days/No PN Expedited*** 30 days/No PN	90 days/PN Expedited*** 65 days/PN	270 days/PN Expedited*** 120 days/PN-Non Class 1 Area 150 days/PN-Class 1 Area	N/A
Particulate Matter PM	Sandblasting, woodworking	PTE < 5TPY	PTE < 250 or 100 TPY**	PTE < 250 or 100 TPY**	PTE ≥ 250 or 100 TPY**	N/A	90 days/No PN Expedited*** 30 days/No PN	90 days/PN Expedited*** 65 days/PN	270 days/PN Expedited*** 120 days/PN-Non Class 1 Area 150 days/PN-Class 1 Area	N/A
PM_{10}	Fuel combustion, sanding operations	PTE < 5TPY	PTE < 250 or 100 TPY**	PTE < 250 or 100 TPY**	PTE ≥ 250 or 100 TPY**	N/A	90 days/No PN Expedited*** 30 days/No PN	90 days/PN Expedited*** 65 days/PN	270 days/PN Expedited*** 120 days/PN-Non Class 1 Area 150 days/PN-Class 1 Area	N/A
$PM_{2.5}$	Mining operations, fuel combustion	PTE < 5TPY	PTE < 250 or 100 TPY**	PTE < 250 or 100 TPY**	PTE ≥ 250 or 100 TPY**	N/A	90 days/No PN Expedited*** 30 days/No PN	90 days/PN Expedited*** 65 days/PN	270 days/PN Expedited*** 120 days/PN-Non Class 1 Area 150 days/PN-Class 1 Area	N/A
Nitrogen Oxides (NO_x)	Combustion devices	PTE < 5TPY	PTE < 250 or 100 TPY**	PTE < 250 or 100 TPY**	PTE ≥ 250 or 100 TPY**	N/A	90 days/No PN Expedited*** 30 days/No PN	90 days/PN Expedited*** 65 days/PN	270 days/PN Expedited*** 120 days/PN-Non Class 1 Area 150 days/PN-Class 1 Area	N/A
Sulfur Dioxide (SO_2)	Fuel oil, boilers	PTE < 5TPY	PTE < 250 or 100 TPY**	PTE < 250 or 100 TPY**	PTE ≥ 250 or 100 TPY**	N/A	90 days/No PN Expedited*** 30 days/No PN	90 days/PN Expedited*** 65 days/PN	270 days/PN Expedited*** 120 days/PN-Non Class 1 Area 150 days/PN-Class 1 Area	N/A
Volatile Organic Compounds (VOCs)	Paint booths	PTE < 1000 lb/mo*	PTE < 250 or 100 TPY**	PTE < 250 or 100 TPY**	PTE ≥ 250 or 100 TPY**	N/A	90 days/No PN Expedited*** 30 days/No PN	90 days/PN Expedited*** 65 days/PN	270 days/PN Expedited*** 120 days/PN-Non Class 1 Area 150 days/PN-Class 1 Area	N/A
Lead (Pb)	Fuel combustion, lead smelting operations		PTE < 10 TPY	PTE < 10 TPY	PTE ≥ 10 TPY	N/A	90 days/No PN Expedited*** 30 days/No PN	90 days/PN Expedited*** 65 days/PN	270 days/PN Expedited*** 120 days/PN-Non Class 1 Area 150 days/PN-Class 1 Area	N/A
Hazardous Air Pollutant (HAP): Single Hap **(each HAP calculated separately)** www.epa.gov/ttn/atw/pollsour.html	Printing operations, textile operations		PTE < 10 TPY	PTE < 10 TPY	N/A	PTE ≥ 10 TPY	90 days/No PN Expedited*** 30 days/No PN	90 days/PN Expedited*** 65 days/PN	N/A	105 days/PN
Multiple HAPS: (All HAP emissions summed together)	Chemical batch operations		PTE < 25 TPY	PTE < 25 TPY	N/A	PTE ≥ 25 TPY	90 days/No PN Expedited*** 30 days/No PN	90 days/PN Expedited*** 65 days/PN	N/A	105 days/PN

Criteria Pollutants (CO, NOX, SO2, Particulate Matter, Lead, VOC) are common and emitted in relatively large quantities by a variety of sources.

PTE: Potential To Emit

* Sources of VOCs greater than 1,000 lb/month may be exempt on a case by case basis.

** Sources that are one of the 28 source categories defined in the PSD Regulations have a threshold of 100 tons per year, including fugitive emissions. All other sources have a threshold of 250 tons per year. If your facility has proposed emissions at or greater than the 100/250 TPY threshold and are not taking limits, please contact BAQ to discuss.

*** Visit the Expedited Review Program at www.scdhec.gov/Environment/AirQuality/ConstructionPermits/ExpeditedReviewofPermits for details prior to application submittal.

dhec Healthy People. Healthy Communities.

CR-011244 10/16

- DHEC monitors air quality and issues permits under the General Conditional Major (GCM) permit
- DHEC enforces EPA regulations in-state and has higher standard for source testing
- Thresholds for for Hazardous Air Pollutants (HAPs) are significantly lower than general pollutants
- The entire state of South Carolina is currently attaining all the EPA's health-based national air quality standards

- Currently no capacity to regulate and enforce air quality monitoring

Lancaster County
South Carolina

Options and Capacity

Option	*Capacity Exists?*	*Requires*
Re-set separation between NMPM operations to 1/2 mile	Yes	Site plan review
Periodic stream testing within a measure from the site for contaminants	Yes	Stormwater staff assistance, possible new staff to cover south of Hwy 5
Require annual testing of nuisances relating to operations	Yes	Requirement for operator to turn in reports;
Require a compliance guarantee	Yes	Staff review and legal team if compliance fails
Restrict hours of operation	Potentially	Observation and/or response to complaints
Implement odor mitigation requirement	Not currently	Agreements, ability of County to fine and/or cease operations if violated
Implement stricter air quality standards	No	Air testing, staffing, scientific assistance with code draft

Agenda Item Summary

Ordinance # / Resolution #: TA-2024-0789 Amusements Sec 2.5 /Ord. 2024-1896
Contact Person / Sponsor: A. Hardin
Department: Planning
Date Requested to be on Agenda: 5/2/2024

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	4/24/2024	Exhibit
Exhibit 1 Existing TExt	4/24/2024	Exhibit

Lancaster County
South Carolina

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

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended: Use Table 2.5.3.D

Current Text: In Use Table 2.5.3, Sec D " Commercial/Entertainment" Line 2, 'Amusements, Indoor"

Proposed Text: Strike line from Use Table

Description of Need for Proposed Text: Ord. 2024-1896 No regulations or definitions for use; remove line in Use Table

☐ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name: At the direction of County Council. % Allison Hardo, Development Svc Dir.

Address: 101 N. Main Street

City: Lancaster State: SC Zip: 29720 Phone: 803-285-6005

Fax: _____ Email: ahardin@lancastersc.net

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.

County Council % Development Services _____

Applicant

Date

Allison Hardin

4-22-24

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.
- Text Amendment Application Fee - $435.00

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

UDO Sec. 2.5.3.D (relevant portion)

D. COMMERCIAL/ENTERTAINMENT	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Alcoholic Beverage Sales Store	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	P	-	
Amusements, Indoor	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	