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

County Attorney
Ginny L. Merck-Dupont

Clerk to Board of Zoning Appeals
Jennifer Bryan

Development Services Director
Rox Burhans

May 2, 2023	**6:00 PM**	**101 North Main Street Lancaster, SC 29720**

LANCASTER COUNTY BOARD OF ZONING APPEALS
County Council Chambers, County Administration Building, 101 North Main Street, Lancaster, SC 29720

AGENDA

1. **Call to Order Regular Meeting - Chair**
2. **Roll Call**
3. **Approval of the Agenda - Board of Zoning Appeals**
4. **Approval of Minutes**
   - **a.** November 1, 2022 Minutes

     November 1, 2022 Minutes
5. **Public Hearing Items**
   - **a.** SE-2023-0595 David Cox: Campground

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

     Each year the County Administration asks for nominations from each board and committee, to recognize the efforts of its appointed members.

7. **Adjourn**

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

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

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

Agenda Item Summary

Ordinance # / Resolution #:
Contact Person / Sponsor:
Department: Board of Zoning Appeals
Date Requested to be on Agenda: 5/2/2023

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
November 1, 2022 BZA Minutes	4/25/2023	Exhibit

MEMBERS OF LANCASTER COUNTY BOARD OF ZONING APPEALS
BEVERLY WILLIAMS, DISTRICT 1
KEMESHA LOWERY, DISTRICT 2
KEYE JONES, DISTRICT 3
, DISTRICT 4
SHERESA INGRAM, DISTRICT 5
MIKE COUCH, DISTRICT 6
FRANCES LIU, DISTRICT 7

MINUTES OF THE LANCASTER COUNTY BOARD OF ZONING APPEALS REGULAR MEETING

November 1, 2022 at 6:00 PM

1. Call to Order

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

2. Roll Call

Board Members present:

Beverly Williams	Mike Couch	Frances Liu
Keye Jones	Kemesha Lowery	Sheresa Ingram

Staff: Ashley Davis, Senior Planner
Matthew Blaszyk, Planner Jennifer Bryan, Clerk

Staff members Ashley Davis and Matthew Blaszyk were placed under oath.

Others Present:
County Attorney: Daniel Plyler, Smith Robinson Law

Billy Mosteller, County Council; Charles Deese, Planning Commission; Dennis Marstall, County Administrator.

Members of the press were not present. All adjacent property owners were notified by first class mail. A notice was published in the local newspaper to include meeting place, date, time and the public hearing items; a copy was posted in the lobby of the Administration Building; and a copy is on file.

3. Approval of Agenda

Kemesha Lowery moved to Approve the Agenda; 2nd by **Mike Couch**. The motion was approved by unanimous consent.

4. Approval of Minutes from October 4, 2022

Chair Frances Liu asked if there were any comments, changes or corrections to the Minutes of the October 4, 2022 meeting. **Keye Jones** moved to approve minutes as written, seconded by **Mike Couch**. Frances Liu and Sheresa Ingram abstained as absent from the meeting of 10/04/2022. The remaining Board members voted unanimously to approve and adopt the October 4, 2022 minutes.

5. Public Hearing Items

Chair Frances Liu yields the chair to **Vice Chair Beverly Williams** to moderate the continuation of the Scharpenberg Exception.

HEARING WAS HELD OCTOBER 4, 2022. Board deferred the vote and decision at that time. Chair Francis Liu and Board Member Sheresa Ingram absent themselves from continuation of hearing, as they were not present for the October 4 hearing and may not vote on the item.

a. SE-20221556 Scharpenberg: Campground Exception

Application by Jeremy Scharpenberg, requesting a Special Exception pursuant to Unified Development Ordinance Section 2.5.3 and 5.5.3, to allow a Campground on a parcel of land located on Cedar Creek Road, approximately 2 miles south of intersection with Great Falls Hwy (TM# 0147-00-001.00) in the Agricultural Residential (AR) District.

Vice Chair **Williams** asked if any members wished to question Mr. Scharpenberg, or continue discussion of the facts of the case.

- **Keye Jones** stated that Mr. Scharpenberg had answered all of his questions. He would like to hear the other Board members' thoughts about the information provided by Mr. Yarborough at the October 4th hearing [see attachments: Letter from Benjamin Yarborough and excerpts from NC regulations].

- **Beverly Williams**: states that in her opinion, the campground usage is compatible with the surrounding area, contrary to Mr. Yarborough's contention; Mr. Yarborough made claims about people drinking and bringing guns to the campsite which do not make sense given that Mr. Yarborough is using the adjacent land for hunting with firearms. She is more concerned about the safety of campers near the hunters.

- **Beverly Williams** asked about buffering in proximity to the hunting club leased land. Scharpenberg responded that the designed buffer is fifty feet per code, but the actual distance from property line to campers is 100 feet.

- **Ms. Williams** wants to make sure that Mr. Scharpenberg is aware of the hunting and trapping, and may want to include more safety measures to protect campground visitors in future design revisions.

Mr. Yarborough interjected from the audience. Counsel Plyler noted that if Board wished to hear additional comments from the public, they would have to re-open the public hearing. **Mr. Jones** stated that he did not wish to re-open the public hearing; **Ms. Williams** concurred.

- **Ms. Williams** stated that the campground use seems appropriate given the nearby development of the Whitewater Center at Great Falls, it would be a positive impact.

- **Keye Jones** referred to the documents submitted by Mr. Yarborough on October 4; Jones feels the campground use is compatible with the surrounding area; both campground and hunting are outdoor recreational activities. The traffic issues were thoroughly discussed and it is apparent that SCDOT is looking closely at the design. SCDHEC is addressing environmental concerns. To make a claim of "offensive or noxious uses," borders on insult to camping enthusiasts. It will not impede development of surrounding properties; and the statement of "risk of safety and lawlessness" in the area is without merit. The applicant has addressed reasonable safety measures; the primary responsibility for gun safety is with the hunt club, not the campground.

Vice-Chair **Williams** called for a motion.

Motion to Approve by **Keye Jones**; Motion to approve with condition of stated 60 day stay limit followed by 30 days interim by **Mike Couch**.
Staff and Counsel advised on procedural issues for motions.
Keye Jones' <u>motion to approve</u> seconded by **Kemesha Lowery**; **Mike Couch** moved to <u>amend</u> to include conditions on length of stay and interim; seconded by **Keye Jones**.
Vote on Amendment with condition for length of stay: 4:0. Amendment approved unanimously.
<u>Vote on Approval as Amended: 4:0</u>. Motion with conditions approved unanimously.

Chair **Frances Liu** and Board Member **Sheresa Ingram** were recalled for remaining items.
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b. <u>VAR-2022-2006 Wilson Family</u>
Application by the Wilson Family for a variance from UDO Section 6.4.1.D.1: Number of lots accessing off cul-de-sac. Location of subject property: 7843 Green Pond Road, Indian Land SC 29707 (TM# 0014-00-007.00).

<u>Staff Presentation</u>: **Ashley Davis**, Senior Planner, presented the application consistent with the report attached to agenda. [See also Agenda slideshow presentation attached].

<u>Sworn In</u>:
- Larry Honeycutt (Lancaster SC) in support of the Wilson Family
- Maryann Wilson (Applicant, Green Pond Road, Lancaster)

- **Larry Honeycutt**: Mrs. Wilson wants to donate land to her granddaughter to build a house. She is a widow; the family has not been able to fully use the property. There are sufficient turn-offs for fire engines on the road. Mrs. Wilson needs family close by to help care for her.

- **Maryann Wilson**: She and her husband established their home in 1973. They raised their family on the 10-acre tract. The property has been in her husband's family for 5 generations. When her husband passed in 2000, she kept the land to pass on to her children and grandchildren. Her granddaughter is graduating from nursing school and wants to live on the property. Mrs. Wilson would like her granddaughter to be nearby. They found out about the ordinance when they inquired about subdividing the land. No one else on the road knew it either. She has been paying ever-increasing taxes on the land, but the land is devalued, there is nothing she can do with itif she wants to sell. In the future, if her children inherit it, it will be a tax burden and unusable. She is hoping the Board will approve the request for a variance so her granddaughter can build a home.
- **Larry Honeycutt**: It is beautiful land, and the homes there are beautiful.

Keye Jones: Mrs. Wilson, looking at number two on your application, where does the reference to "waiting two more years for a new UDO" come from?

> **Wilson**: It is her understanding from speaking to staff that the County is revising the UDO, and there is no way to know if a change will be made to this ordinance. Granddaughter needs to make a decision soon.

Fran Liu: Referring to the same section of the application, you say that without this variance, your land is rendered useless?

> **Wilson**: If I were to try and sell, which I don't want to do, no one would want to buy property that they can't subdivide. A nearby property of 7 acres has had the same problem marketing their land, no one wants to buy it if they can't divide it.

Mike Couch: Agrees that the property is beautiful, it's nice of you to consider your grandchildren. Where on the property would you make the new lot?

> **Wilson**: just before my driveway, on the left, is another driveway that goes to existing homes behind ours. She would locate her lot accessing this driveway. No additional driveway would be needed.
>
> In reference to the road being narrow, I've lived there close to 50 years, the road is in better condition now than it's ever been. If you live there, you learn how to drive on it. I've never had an accident.

Fran Liu: I think the concern is for emergency responders who are not familiar with the road, having to speed to someone's aid and navigate a road that's barely bigger than their vehicle.

> **Wilson**: I think that's a good point, but Indian Land has an amazing fire department, and those volunteers are familiar with the area.

Keye Jones: I have a question for Ashley.

Fran Liu: Mrs. Wilson, thank you for your comments, we may recall you if we have more questions. The public [hearing] portion of the meeting is now closed. Do Board Members have any questions for staff.

Senior Planner Ashley Davis recalled to podium.

Ashley Davis: A point of clarification: existing lots on the road can still pull building permits. We're not stopping building permits on Green Pond, we are not allowing a new lots to be created. This parcel already has a home on it, so the issue is building a second home. They could build an accessory dwelling, but there are restrictions on square footage for the accessory structure, which would not allow the home they want to build.

Keye Jones: Is this a County-maintained road?

Davis: Yes, it is, until you get to the last three houses – the gravel portion is a private drive, there is an "end of County maintenance" sign there.

Keye Jones: In the report it mentions 50 or more homes already access off of Green Pond or it's tributaries?

Davis: No, there are over 50 parcels that access; that does not mean there are 50 homes. We count parcels because we cannot stop an owner from pulling a building permit for an existing lot.

Beverly Williams: I understand the applicant's frustration, I would be upset too if I could not subdivide; I also understand the purpose of the ordinance, because if everyone subdivided their lot we'd go from 50 to 100 lots overnight. Is there not someway to grandfather these homeowners who were established before the UDO went into effect, something that Council can do? Or will we have to decide this on a case by case basis?

Davis: There is a process for Text Amendment of the UDO, changing the actual ordinance, it is about a four-month process. If you wanted to recommend that to Council, we would be happy to pass that on to them. It would be difficult to track individual parcels, but we could take the approach that County roads existing prior to the 2016 ordinance could be exempted. Otherwise, yes, we would be seeing this on a case-by-case basis.

Fran Liu: My concern is with all of the existing parcels, if we start doing case-by-case, how do we determine criteria? The code is silent on familial relations vs. someone who wants to sell and profit.

Davis: That is a fair concern. Also, this is not the only road with this issue. We have a list of roads that are tapped out, for example River Road.

Sheresa Ingram: How long has this ordinance been in effect?

Davis: The UDO was adopted in 2016, this ordinance was part of it.

Sheresa Ingram: I don't understand why this can't be grandfathered in.

Davis: If it had been subdivided prior to …

Ingram: That's not the answer I'm looking for.

Davis: That's how the Ordinance is written.

Ingram: They already owned the land, now you're telling me there's no point in having private property because you can't do what you want to do. That's not fair.

Beverly Williams: That's what we're up against. I think we need to carefully consider this, and also take this to Council, because people are not able to make use of their property. As a landowner, I understand, but there has to be some sort of grandfathering.

Keye Jones: There is a parcel out there that's 34 acres. So that landowner can only build one home?

Davis: Per our current ordinance, that is correct.

Jones: On the Wilson's plat, there is one acre cut out, is that lot owned by the Wilsons?

Davis: That is not owned by Mrs. Wilson.

[unclear conversation from audience.]

Davis: That lot was cut out for Mrs. Wilson's daughter in 2001.

Jones: It is surrounded on all sides by Wilson's property? How is it accessed?

Mike Couch: That's the driveway we were talking about, that goes behind Mrs. Wilson's house.

Counsel Plyler: Madame Chair, regarding the term "grandfathered," I want to make sure we're all on the same page. An example would be if someone operated a business on a property, and a new zoning overlay were instituted, we could not stop them from continuing to operate that business. That's an example of grandfathering.

On this property, not requiring owners to break up the length of the road to comply with the length ordinance is essentially grandfathering. Allowing existing lots over the ordinance limit of 20 is grandfathering.

Fran Liu: So the property was already subdivided once, when the one acre lot was created. We will have to vote on the variance criteria, without reference to family relationships, considering only the facts. Before we vote on that, could staff explain how we would go forward with a text amendment?

Davis: We won't need a vote, we'll just need an acknowledgement from the majority of the Board that they would like to see an amendment, and what specifically they are recommending for example no limits on number of lots.

Fran Liu: Should we advise the family to withdraw pending a text amendment? Or just vote on the variance?

Davis: The family can withdraw at any time; if you vote to approve there's no need for a text amendment; if you vote to deny, there's nothing preventing them from coming back again with a request. There's no benefit either way to withdrawing.

Fran Liu: Would they have to wait to apply again?

Davis: I know there's a waiting period for rezoning, but I'd have to check the ordinance to see if there's a waiting period for variance application.

Keye Jones: If we vote no, would that prohibit taking a text amendment to Council?

Davis: No. No matter what decision is made on the variance, it would not prevent a text amendment from going forward.

Keye Jones: So there is a procedure the family could go to if they are denied here.

Davis: Yes. Any landowner can apply for a text amendment.

Liu: If we recommended the text amendment to Council, the family would not have to apply for it themselves?

Counsel Plyler: If Council approves a text amendment, the family would not need to take any other action, there would be nothing to appeal.

To clarify an earlier point about reapplying for a variance: if there was no change in the circumstances, the eight criteria that are considered for a variance, they might not be able to reapply. Otherwise people would just keep submitting the same application. They can appeal it elsewhere.

Beverly Williams: I agree, my understanding is if we vote no, that's pretty much it.

Counsel: Unless there's a change in circumstance, or the UDO changes.

Beverly Williams: It's very difficult to get a change to the UDO, the wheels grind slow. This might light a fire.

Fran Liu: I think Council has great respect for the Board, and if we find that this ordinance is hampering what is best for the County and its citizens, they will listen. I think we're ready for a vote on the questions.

[List of Variance Criteria are distributed.]

[Procedural advice by Counsel on the options for form of motion]

Chair F. Liu calls for a motion on case VAR 2022-2006 Wilson Family

Motion to Approve by Mike Couch; Second by Sheresa Ingram.

i. THAT THERE ARE PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS IN THE WAY OF CARRYING OUT THE STRICT LETTER OF THIS ORDINANCE;
FL: No. MC: Yes BW: Yes KL: Yes SI: Yes KJ: Yes
VOTE: 5:1

ii. THAT IF THE APPLICANT COMPLIES WITH THE PROVISIONS OF THE ORDINANCE, THE PROPERTY OWNER SEEKING THE VARIANCE CAN SECURE NO REASONABLE RETURN FROM, OR MAKE NO REASONABLE USE OF HIS PROPERTY;
FL: No MC: Yes BW: Yes KL:Yes SI: Yes KJ: No.
VOTE: 4:2.

iii. THAT SPECIAL CONDITIONS AND CIRCUMSTANCES EXIST WHICH ARE PECULIAR TO THE LAND, STRUCTURE OR BUILDING INVOLVED AND WHICH ARE NOT APPLICABLE TO OTHER LANDS, STRUCTURES OR BUILDINGS LOCATED IN THE SAME LAND DEVELOPMENT DISTRICT;
FL: No MC: Yes BW: Yes KL: Yes SI: Yes KJ: No.
VOTE: 4:2.

iv. THAT THE VARIANCE WILL NOT MATERIALLY DIMINISH OR IMPAIR ESTABLISHED PROPERTY VALUES WITHIN THE SURROUNDING AREA;
FL: Yes MC: Yes BW: Yes KL: No SI: No KJ: No
VOTE: 3:3.

v. THAT THE SPECIAL CONDITIONS AND CIRCUMSTANCES REFERENCED IN III, ABOVE, RESULT FROM THE APPLICATION OF THIS ORDINANCE AND NOT FROM THE ACTIONS OF THE APPLICANT;
FL: No MC: Yes BW: Yes KL: Yes SI: Yes KJ: YEs
VOTE: 5:1.

vi. THAT THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ORDINANCE AND PRESERVES ITS SPIRIT;
FL: No MC: Yes BW: Yes KL: Yes SI: No KJ: No
VOTE: 3:3.

vii. THAT THE VARIANCE IS THE MINIMUM NECESSARY TO AFFORD RELIEF; AND
FL: No MC: Yes BW: Yes KL: No SI: No KJ: No
VOTE: 2:4.

viii. THAT THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE HAVE BEEN ASSURED AND SUBSTANTIAL JUSTICE HAS BEEN DONE
FL: Yes MC: Yes BW: Yes KL: Yes SI: Yes KJ: No
VOTE: 5:1.

The motion fails on 3 counts. The variance is denied.

The Board requests that County Council consider an amendment to the UDO to address this situation. Counsel and staff advise that the language of the ordinance concerns the type of road, and the definition of dead-end and cul-de-sac. Staff can draft the amendment with help from John DuBose.

Rox Burhans: We will bring your concern to County Council; only certain entities can bring an amendment to Council. There may also be a concern by Council not to make changes while a re-write of the UDO is being undertaken.

Fran Liu: We just want Council to be aware of our concern.

Keye Jones: The road has been in existence for decades, and emergency services has managed so far. I understand the concern, but something needs to be done for these families. I understand the constraints the County is under, but they could have addressed widening this road before this.

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c. VAR-2022-2164 Continental Tire

Application by Continental Tire the Americas, LLC for a variance from UDO Section 7.4.5: maximum size of wall signs. Location: 1749 MacMillan Park Drive, Fort Mill SC 29707 (TM# 0007-00-008.07).

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report attached to agenda. [See also attached slide show presentation].

Sworn In:

- Scott Barnette (Continental Tire: 1830 MacMillan Park Drive, Fort Mill, SC 29707)
- Steve Knighten (Continental Tire: same address)

Scott Barnette: Thank you for the opportunity to speak tonight. It is a privilege for us to operate our headquarters in South Carolina. We are building a home campus, historically we have leased; our board has asked us to build a campus for the next 50 years.

We have images here of the proposed sign, it is not solid, and not illuminated. It is not a burden to the community, because we have surrounded it with forest. These pictures were taken recently.

The location is designed to feel like it is in the middle of the woods. The sign would not be visible from the road. There are wetlands and trees around us, much of it will not be developed. The County has worked with us to make this project happen; we are investing here for the long term. Most importantly, we just want to say thank you.

Fran Liu: Are there any questions for the applicant?

Sheresa Ingram: Thank you for being in Lancaster County. If the sign is not visible from the road, why is it needed?

Steve Knighten: We bring our customers here from all over the world. We're proud of our logo; we don't want to have a headquarters with [an inadequate] sign on it. We see other businesses with larger signs like Lowe's, that are not headquarters just sales locations. We don't have the things that larger communities like Asheville have. What we do have is the outdoors. The sign is not a massive solid object; it's mostly glass; it is proportional to the building and suits the location. We will be adding to the building later, and the smaller sign would be even more out of proportion. We think what we're asking for is reasonable. Our goal was a unique, quality facility with green engineering, sensitive to the location. Even if what we are asking for doesn't fit the ordinance exactly, we think it is reasonable.

Fran Liu: "Doesn't fit exactly" is an understatement; [the request] is 333% larger. We are thrilled you came to Lancaster, having you here is a plus. Would you lose any revenue if you did not have an 18 x 18 sign?

Steve Knighten: I'll be honest: if you go down the list of criteria, and ask if we meet every one, the answer is no. That's why we're here asking. We can't afford to wait for a change in the UDO, we're building now. The design is ready, we have people asking if we can make it. It will cost $80,000. The brackets are already in the wall.

Fran Liu: Were you aware of the restrictions of the UDO when you put the brackets up?

Knighten: Of course not. We wouldn't have come to that battle later.

Fran Liu: I just want to confirm that the purpose is cosmetic, it is not to direct customers to the property; if you're bringing visitors they know what it is.

Sheresa Ingram: [to staff] How big is the Lowe's sign?

Fran Liu: Which was approved before this UDO.

Matthew Blaszyk: The examples provided such as Lowe's and Red Ventures were all approved before the current UDO. I'd have to dig into past records to see what the dimensions are.

Steve Knighten: The current building that we lease at the end of the cul-de-sac, that sign and has way more square footage. Here we're building a glass palace on the hill in the woods, and we're being told we have to have an itty bitty sign.

Fran Liu: You're being told that we have a Unified Development Ordinance that everyone has to follow, that was put in for a reason in 2016 as our County developed. We can only deal with what we have now, we must consider the criteria, if it does not pass, then we cannot grant a variance.

Steve Knighten: I listened to the previous case and I thought this pitiful old woman, if her case is not heard, they can't find a rule or find a way, then we don't have a chance.

Fran Liu: Our job is not to find a rule or find a way, our job is to consider the criteria and make sometimes painful decisions. We cannot vote on "pitiful old women," we can vote on cases. The hardest thing to do is to only vote on facts.

Are there any other questions for staff or the applicant? Hearing none, I will accept a motion to bring the matter to the floor.

Motion to Approve by Beverly Williams; second by Mike Couch.

[List of Variance Criteria are distributed.]

i. THAT THERE ARE PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS IN THE WAY OF CARRYING OUT THE STRICT LETTER OF THIS ORDINANCE;
FL: No MC: No BW: No KL: No SI: No KJ:No
VOTE: 0:6

ii. THAT IF THE APPLICANT COMPLIES WITH THE PROVISIONS OF THE ORDINANCE, THE PROPERTY OWNER SEEKING THE VARIANCE CAN SECURE NO REASONABLE RETURN FROM, OR MAKE NO REASONABLE USE OF HIS PROPERTY;
FL: No MC: Yes BW: No KL: No SI: No KJ: No
VOTE: 1:5.

iii. THAT SPECIAL CONDITIONS AND CIRCUMSTANCES EXIST WHICH ARE PECULIAR TO THE LAND, STRUCTURE OR BUILDING INVOLVED AND WHICH ARE NOT APPLICABLE TO OTHER LANDS, STRUCTURES OR BUILDINGS LOCATED IN THE SAME LAND DEVELOPMENT DISTRICT;
FL: No MC: No BW: No KL: No SI: No KJ:No
VOTE: 0:6

iv. THAT THE VARIANCE WILL NOT MATERIALLY DIMINISH OR IMPAIR ESTABLISHED PROPERTY VALUES WITHIN THE SURROUNDING AREA;
FL: Yes MC: Yes BW: Yes KL: Yes SI: Yes KJ: Yes
VOTE: 6:0

v. THAT THE SPECIAL CONDITIONS AND CIRCUMSTANCES REFERENCED IN III, ABOVE, RESULT FROM THE APPLICATION OF THIS ORDINANCE AND NOT FROM THE ACTIONS OF THE APPLICANT;
FL: No MC: No BW: No KL: No SI: No KJ:No
VOTE: 0:6

vi. THAT THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ORDINANCE AND PRESERVES ITS SPIRIT;
FL: No MC: No BW: No KL: No SI: No KJ:No
VOTE: 0:6

vii. THAT THE VARIANCE IS THE MINIMUM NECESSARY TO AFFORD RELIEF; AND
FL: No MC: No BW: No KL: No SI: No KJ:No
VOTE: 0:6

viii. THAT THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE HAVE BEEN ASSURED AND SUBSTANTIAL JUSTICE HAS BEEN DONE
FL: No MC: No BW: No KL: No SI: No KJ:No
VOTE: 0:6

The motion fails on seven of the eight criteria. The variance request is denied.

6. New Business

- **Next Month's agenda:**
- No cases have been submitted for next month's agenda.

- **Other**: Clerk will contact Board members with possible dates for a group CE session.

7. Adjournment:

With there being no further business, **Kemesha Lowery** moved to adjourn; motion seconded by **Mike Couch**. The motion was approved by unanimous consent. **Adjourned at 7:40 PM**.

Lancaster County
South Carolina

Board of Zoning Appeals
Public Hearing Sign In Sheet

Item 5a: SE-2022-1556 Scharpenberg (Campground)

Application by Jeremy Scharpenberg, requesting a Special Exception pursuant to Unified Development Ordinance Section 2.5.3 and 5.5.3, to allow a Campground on a parcel of land located on Cedar Creek Road, approximately 2 miles south of intersection with Great Falls Hwy (TM# 0147-00-001.00) in the Agricultural Residential (AR) District.

NOTE: Hearing was held on Tuesday, October 18, 2022. It will be at the discretion of the Board whether they wish to re-open the Public Hearing to hear any additional evidence.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 1, 2022

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

PLEASE PRINT

1.	Ann Bass
2.	Ben Yarbrough

3. Rachael Rosenstein
4. Edward Zito
5. John Reid
6. Joe Coleman Jr
7.
8.
9.
10.
11.
12.
13.
14.
15.

Lancaster County
South Carolina

Board of Zoning Appeals
Public Hearing Sign In Sheet

Item 5b: VAR-2022-2006 The Wilson Family

Application by the Wilson Family for a variance from UDO Section 6.4.1.D.1: Number of lots accessing off cul-de-sac. Location of subject property: 7843 Green Pond Road, Indian Land SC 29707 (TM# 0014-00-007.00).

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 1, 2022

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

PLEASE PRINT

1. Lavvy Honeycutt
2. Maryanne Wilson
3.
4.

Lancaster County
South Carolina

Board of Zoning Appeals
Public Hearing Sign In Sheet

Item 5c: VAR-2022-2164 Continental Tire

Application by Continental Tire the Americas, LLC for a variance from UDO Section 7.4.5: maximum size of wall signs. Location: 1749 MacMillan Park Drive, Fort Mill SC 29707 (TM# 0007-00-008.07).

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 1, 2022

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

PLEASE PRINT

1. Scott Barnette
2. Steve Knighten
3.
4.

Benjami A. Yarbrough
1641 Queens Roud West
Charlotte, NC 28207

Board of Zoning Appeals
Administration Building
101 N. Main Street
PO Box 1809
Lancaster, SC 29720

RE: **SE-2022-1556 Scharpenberg Campground**
Application by Jeremy Scharpenberg, requesting a Special Exception pursuant to Unified Development Ordinance Section 2.5.3 and 5.5.3, to allow a Campground on a parcel of land located on Cedar Creek Road, approximately 2 miles south of intersection with Great Falls Hwy (TM# 0147-00-001.00) in the Agricultural Residential (AR) District. SE-2022-1556 Scharpenberg Campground

I am writing in opposition to the above-referenced request for a special exemption to establish an RV campground for 166 sites on 78 acres on highway 97.

I have leased the adjacent property on the south side of the proposed site for approximately four years as well as participate in a hunting club in the immediate area with over 2,000 acres under lease, including additional adjacent parcels.

Based on my experience and knowledge of the immediate area of the proposed campground, the establishment of the proposed campground on Highway 97 presents considerable challenges and does not fit the requirements for the special exemption, including:

(1) It does not conform to the fundamental nature and character of the surrounding community and neighborhood,
(2) It may present traffic issues and dangers,
(3) It lacks adequate utilities including those necessary to safeguard the environment,
(4) It may give rise to offensive and noxious uses of the site,
(5) It will impede the orderly development and improvement of surrounding property for uses permitted within the land development district,
(6) It will be detrimental to or endanger the public health, safety or general welfare, and
(7) It may increase risks of safety and lawlessness in the area.

Neighborhood Character. The proposal dramatically increases the density in the neighborhood in terms of people, vehicles, activity, and structures. The current density is approximately 1

residence per 157 acres. The proposal of 166 campsites on 78 acres requests an exemption to allow 1 campsite for every 0.47 acres, representing over a 33,000% increase in the current neighborhood density.

See **Appendix A** for additional details on neighborhood parcels and relative density.

Traffic Hazards. The proposed special exemption introduces a risk of a considerable increase in traffic. Highway 97 is regularly cruised by motorcycle hobbyists and others touring the countryside. What does Lancaster County, Great Falls and Chester County anticipate in terms of increased traffic with the new white-water facility? These anticipated changes in connection with the curved road entrance should not be ignored in connection with any consideration of this proposal for the special exemption.

Utilities. The proposed special exemption contemplates 166 campground sites, or more, that could result in nearly 1,000 people residing on-site. In addition, the roads, camp sites and other impervious areas will generate considerable water run-off, waste and other impacts. RV campers are routinely challenged with disposing of waste, including gray water, wastewater and solid waste. The advent of full time living in RV campers has elevated this waste disposal to an entirely new level. The county must contemplate the extreme amounts of discharged solid and liquid waste from all temporary residents. Such amounts likely greatly exceed the amounts contemplated at the time when the original ordinance was adopted. Adequate precautions and investments must be made to ensure the site can accommodate all of the solid and liquid waste from such a massive amount of people and vehicles.

See Appendix B regarding illustrative requirements for RV campground waste-water treatment. While no expect, a careful comparison should be made to the preliminary information by the applicant.

Noxious or Offensive Use. The aggregation of up to 1,000 people in a rural setting is highly likely to result in noxious and offensive use of the site compared to the typical neighborhood activities, in the absence of adequate safeguard measures and regular policing. Any consideration of a campground of this size and magnitude must consider the possibility of disorderly or unlawful behavior, drunkenness, drugs, guns, fires, smoke, noise, concerts, unregistered guests, and similar outcomes or behavior. Please note the inclusion of an amphitheater is certain to increase the likelihood of excess noise from the site. Additionally, note that such outdoor venue has not otherwise been approved and is subject to added approval requirements per the ODU.

Development of Surrounding Property. The proposed exemption will substantially impede the orderly development and improvement of surrounding property for uses permitted within the land development district. The site is ideally situated for a wide variety of uses consistent with the current nature and character of the neighborhood, including single family estate or rural development on large multi-acre parcels. However, the approval of the proposed use for the special exemption of a campground will extinguish interest in that compatible use.

Public Health, Safety & General Welfare. The establishment, maintenance and operation of the proposed use will be detrimental and endanger the public health, safety, or general welfare of the community. The use of traps invariably presents elevated risks for unexpected trespassers and their pets.

- **Trespassing** – any crossing onto private property on adjacent or nearby properties by the campground visitors will create a significant risk of conflict and danger as those properties are actively utilized for hunting. Failure to control pets will lead to escalated trespassing.

- **Fire** – the campground will significantly increase the risk of fire for adjacent and surrounding properties. Fire represents a significant threat and hazard for adjacent landowners who grow timber.

- **Hunters** – the surrounding properties are actively used by hunters on a year-round basis. The introduction of a campground with up to 1,000 visitors will generate considerable risks. Visitors and their pets are likely to cross property lines creating dangerous and untenable situations.

- **Trapping** – Adjacent properties may engage in lawful trapping, especially with the escalation of issues with coyotes and other nuisance predators. The use of traps presents elevated risks for unexpected trespassers and their pets.

- **Guns and alcohol in the park** – An environment of up to 1,000 temporary inhabits living in close quarters has a high likely hood for conflict. The presence of guns and alcohol (or even drugs) is bound to create dangers situations for all involved.

- **ATVs** – introducing ATVs to the area increase the risk of fire, accident, violating DNR regulations, trespassing and contentious interactions with neighboring properties.

General Compliance of Laws. The proposed special use may become haven a haven for nuisance behavior and criminal activity in the absence of adequate controls and active policing by Lancaster County law enforcement. Highway 97 is seldom visited by members of law enforcement. This significant increase in population of up to 1,000 persons at the same time in such close proximality will likely have a significant need for increased presence of law enforcement to ensure peace and tranquility and minimize conflicts.

The site is proposed to be built in close proximity to an emerging world class, once in a generation public works project. For more details see the references and materials in **Appendix C Background on the Great Falls-Dearborn Development "Whitewater" Project.**

For background on current trends and challenges for communities with RV parks **Appendix D - Background on current state of affairs and trends in RV Camping and Campgrounds**. The references and materials recite trends on the increasing growth of RV as permanent lifestyle which could circumvent tradition zoning decisions, the big business of RV parks, and the increasing position communities are taking to reject proposals for RV parks.

On **Exhibit E - Existing Campgrounds in the Area**, I have provided a sampling of nearby RV parks and campgrounds.

On Exhibit F **Exhibit F - Proposed Uses Outside of Scope of Campground**, I have provided foundational arguments for elements of the proposal which should not be permitted under Campground special exemption, including renting RVs or RV trailers, Storing RVs or RV trailers, or building, operating using or maintain an amphitheater or other outdoor performance facility; all of which are included in the proposed application.

In the event the Board elects to issue an approval, please recognize the standards in the ODU are minimum standards. Therefore, any approval should contain substantial limitations or restrictions to minimize the impact on the neighborhood and ensure the property use should remain conforming. For a proposed list of frequently imposed restrictions on RV parks aimed to align neighboring interests, see **Appendix G.**

The most important of any such restriction will be to limit he number of campsites to no more than the current density of the neighboring sites. Considering only the occupied parcels, including those under common ownership. The relevant level should be 1 campsite per 2 acres at a minimum. This would limit he campsites to 39 assuming 78 acre parcel.

Sincerely,

Benjamin A. Yarbrough
ben.yarbrough@calyptix.com
(704) 236 - 7594

Appendix A
Density Review

Row	Acreage	Owner			Residence Count
1	19.0	Janie B. Coleman			0
2	8.2	Elizabeth S. Coleman			1
3	5.0	Elizabeth S. Coleman			1
4	1.0	Sheli White			0
5	1.2	Joe C. Coleman			1
6	1.0	Janie Reid			1
7	2.1	Edward Coleman			2
8	5.0	Elizabeth Coleman			0
9	11.2	Roderick & Sharon Bowers			1
10	1.8	Roderick & Sharon Bowers			1
Total	55.5				8
	Average		**6.93**	**acres per Residence**	
	Median		**2.1**	**Acres per residence**	
11	646.1	**SC DNR**			0
12	222.6	**Dalon & Ann Bass**			0
13	219.73	**Dalon & Ann Bass**			0
14	115.4	**Wateree**			0
	1203.83				0
Grand Total	**1,259.33**				**8**
	Average		**157.41125**	**Acres per One (1) Residence**	

15	**78**	**Proposed Campsite**			**166**
		0.47		acres per campsite	

Pro Forma	1,337.33	7.69	acres pers site/residence	174

Appendix B
Representative Wastewater Requirements

See attached

Background on RV Utilities and Wastewater Requirements

DEPARTMENT OF HEALTH AND HUMAN SERVICES DIVISION OF PUBLIC HEALTH
(North Carolina)
MEMORANDUM
DATE: October 20, 2017
FROM: NC DHHS DPH EHS OWPB
RE: Permitting and Design Guidance for Wastewater Treatment and Dispersal Systems for Recreational Vehicle Parks - REVISED
https://ehs.dph.ncdhhs.gov/oswp/docs/design/RV-ParksGuidance-10202017.pdf

Appendix C

Background on the Great Falls-Dearborn Development "Whitewater" Project

More than a year from completion, Great Falls whitewater park is progressing on time

BY TOBIE NELL PERKINS UPDATED APRIL 18, 2021 9:48 AM
https://amp.heraldonline.com/news/business/article250693014.html

"The project, called the Great Falls-Dearborn Development, has broken ground. It is backed by the town of Great Falls and Duke Energy."

The Great Falls-Dearborn Development will be a welcome rebirth for Great Falls, said Glinda Price Coleman, executive director of the Great Falls Home Town Association, a nonprofit that focuses on the town's economy. Plans to bring nature-based tourism to Great Falls began in 2000, Coleman said.

A new license from the Federal Energy Regulatory Commission has allowed Duke Energy to provide enhancements to water quality, giving the green light to this project, Crawford said. Duke can now control the flow of water to the channels.

In 2003, Great Falls and the Great Falls Home Town Association were named as stakeholders in the re-licensing process. For Duke Energy to utilize the town's resources (which include 3 dams and 5 power plants) for commerce, the company agreed to give back to the community -- which included providing recreation.

While planning began in 2006, the licensing for the project was not complete until 2015. "And the clock didn't really start ticking on the process until 2017," Coleman said.

Duke Partnering With SC To Develop Massive New Whitewater Center For Charlotte Region

By Charlotte Stories June 23, 2021

https://www.charlottestories.com/duke-partnering-with-sc-to-develop-massive-new-whitewater-center-for-charlotte-region/

Duke Energy's new multi-million dollar project, called the Great Falls-Dearborn Development, will completely revision Dearborn Island, including building a massive pedestrian bridge to the 650-acre island, install three canoe and kayak launches, restructuring water channels into class 2,3 and 4 whitewater rapids, and partnering with South Carolina to develop an entirely new state park.

Duke Energy will be working with S2O Design, designer of Charlotte's U.S. National Whitewater Center, and HDR Engineering to build 2 new bypass channels, with the longest one being about 1 1/2 miles.

Great Falls Catawba Releases Delayed Until Next Spring (SC)
Posted: 05/10/2022 By: Kevin Colburn American Whitewater
https://www.americanwhitewater.org/content/Article/view/article_id/k5txZzh2n7TRJJfutbmEh/

"This is a game-changer, obviously for Great Falls," said S.C. Sen. Mike Fanning.

Return of whitewater: Chester County, SC town hopes new park, rapids bring needed growth
BY TRACY KIMBALL JUNE 27, 2022 12:11 PM
https://amp.heraldonline.com/news/business/article262838248.html

"I would bet in the country, it's pretty one-of-a-kind," Churchill said. "It's like an engineered system to enhance the natural experience."

Dam Modification Spawns New Whitewater Park on S.C.'s Catawba River
By Eugene Buchanan JULY 23, 2022
https://paddlinglife.com/destinations/dam-modification-spawns-new-whitewater-park-on-s-c-s-catawba-river/

In Chester County, S.C., near the North and South Carolina border—an hour's drive south of the U.S. National Whitewater Center in Charlotte, N.C.—a new project is taking shape that will also attract paddlers and other river enthusiasts throughout the region, while bringing water to a section of river that hasn't seen flows since 1907.

Appendix D
Background on current state of affairs and trends in RV Camping and Campgrounds

"RV park owner throws in the towel. The business has changed, even shockingly"
By RV Travel June 5, 2021
https://www.rvtravel.com/andy1003/

"The campground biz, as long-time campers already know, is becoming increasingly commodified: more corporate, more Disney-fied, less attuned to the very things that once separated camping from other forms of transient lodging. What is "glamping" if not a campground form of gentrification? What are the proliferating rows of "cabins"— really just downsized cottages — if not a suburbanized version of a Motel 6, one long building chopped up into individual units, at some campgrounds with just an alleyway between them? Slap on some faux logs and stick a fire ring out front and voila! It's back to nature."

"Shenandoah Acres, a 522-site campground within spitting distance of Walnut Hills, sold last year to a holding company for $3 million—which then turned around and sold it this past February (that's right—less than a year later) for $17 million."

"Small Country Campground, a 150-acre property about a 40-minute drive from us in Louisa, sold 18 months ago for approximately $4 million. The sellers, Bill and Ruth Small, built the campground from scratch starting 45 years ago. Our campground, a bit smaller at 43 acres and only 150 sites, nevertheless went for $3.1 million. That's not $3.1 million going into our pockets, of course — there are mortgages and loans to pay off, not to mention a hefty tax bite — but there will be enough to see us through a modest retirement."

"RV PARK INVESTMENTS: WHAT INVESTORS SHOULD KNOW"
https://cxre.co/houston/rv/rv-park-investors-information

"Generally, RV parks offer a higher ROI than most other types of commercial properties. According to most sources, you can expect anywhere from a 10% to 20% return on your initial RV park investment. As a result, investors who are hoping to maximize their investment dollars should consider RV park investment a lucrative option."

Growing Trend in 2021: Own your Campsite!
Mike Wendland May 29, 2021

https://rvlifestyle.com/own-your-campsite/

"Have you heard about the fast-growing trend to own your own campsite? It's another result of the huge boom in RV and camper sales. RV developments are being built all across the country to tap into what is becoming a pretty lucrative market. "

How Much Does It Cost to Live in an RV Park?
https://www.silverspurrvpark.com/post/how-much-does-it-cost-to-live-in-an-rv-park
Dec 11, 2019

"Whether you are looking to live a more adventurous lifestyle, travel the country, experience the great outdoors, retire, save money, or just downsizing, living in an RV park full-time is an incredible option and a one-of-a-kind experience. Today, there are more than 1 million Americans living in their RVs for these reasons and many more.

This article will help you explore the benefits and costs of full-time RV living, and determine if this exciting, unique way of life is right for you."

IS IT COST EFFECTIVE TO LIVE IN AN RV? – RV LIVING COSTS WHEN TRAVELING FULL TIME
RV Travel
https://csginger.com/rv-living-costs/

CAMPGROUND COST
Total Cost – $1,656

Our lodging cost was the easiest to determine before leaving and as we started making reservations. We had almost all our lodging plans made before we left on our trip. Our lodging costs ranged from free to staying in San Francisco for $130 per night. ...

Another great way to save money on where you are staying is by joining a discount camping club like Passport America.

Zoning board says no to proposed RV Park near Milton | Santa Rosa Press Gazette (srpressgazette.com)
https://srpressgazette.com/zoning-board-says-no-to-proposed-rv-park-near-milton/
January 18, 2022 | Ben Johnson Santa Rosa Press Gazette

The board, in total opposition, recommended to the Board of County Commissioners denial without objection. One of the primary concerns is environmental problems as the project would require septic tanks due to the location near Big Coldwater Creek.

The winter of their discontent: Many proposed RV parks facing stiff public opposition
The winter of their discontent: Many proposed RV parks facing stiff public opposition - RV Travel
https://www.rvtravel.com/andy-zipser-winter-of-their-discontent-1035b/
By Andy Zipser January 15, 2022 RVtravel

Two public hearings held Jan. 11, one in Maggie Valley in North Carolina and one in Hinton, Mass., resulted in adverse decisions for deep-pocketed developers with ambitious ideas. The Maggie Valley board of aldermen approved a six-month moratorium on new campgrounds and RV parks within town limits, jeopardizing plans for revitalizing a mothballed tourist attraction. Hinton's zoning board of appeals, meanwhile, rejected a special permit application from Northgate Resort Ventures to build a 317-site RV resort on property currently used as a family-owned summer camp for kids.

Other significant, pending RV campground applications include a proposed 300-site resort proposed for the shores of Lake Anna in Virginia, as well as a 304-site RV resort next to the Foxwoods Casino in Connecticut. A planning commission hearing on the Lake Anna proposal, continued from December because of the sheer volume of opposing comments that had yet to be heard, was scheduled for Jan. 5 but was postponed to Jan. 19 because of snow. Once that hearing is concluded, the commission will make its recommendation to the Spotsylvania County board of supervisors—and a possible second round of hearings may follow.

RV parks squeezed by housing costs
Andy Zipser Posted on February 23, 2022
https://renting-dirt.com/2022/02/23/rv-parks-squeezed-by-housing-costs/

It may not be immediately obvious that an explosion in home prices will increase campground costs, but that's because our understanding of this niche real estate market gets channeled by that "camp" prefix. "Camping" means recreating which means getting away from it all, leaving little mental room for other considerations. **Yet campgrounds increasingly are a key residential resource, offering affordable housing options to itinerant workers as well as those priced out of more conventional housing.** And as the cost of that housing goes up, so does demand for RV sites.

Existing Campgrounds in the Area

See https://www.hikercentral.com/campgrounds/110479.html

See Park Finder | South Carolina Parks Official Site
https://southcarolinaparks.com/park-finder

Wateree Lake Campground, Liberty Hill
Campground | Wateree Lake RV Park | United States (watereecamping.com)
https://www.watereecamping.com/

We are a family-oriented RV-Park and offer 74 Campsites for RV's & Tents on a nightly, weekly, or monthly basis.
https://southcarolinaparks.com/park-finder?category=RV%20Camping

ANDREW JACKSON State Park
196 ANDREW JACKSON PARK RD
LANCASTER, SC 29720
https://southcarolinaparks.com/andrew-jackson

Camping Information: Each site has individual water and electrical hookups. Five paved sites accommodate RVs up to 36 feet, while 20 gravel sites accommodate RVs up to 30 feet. The campground is convenient to restrooms with hot showers.

KINGS MOUNTAIN State Park
1277 PARK RD
BLACKSBURG, SC 29702
Kings Mountain | South Carolina Parks Official Site
https://southcarolinaparks.com/kings-mountain
Camping Information: Each site is packed gravel and includes individual water and electrical hookups. Several sites accommodate RVs up to 40 feet. The campground is convenient to restroom facilities with hot showers. While tent campers may use the main camping area, the park offers a designated tent site area which includes central water.
Standard Sites with Elec. & Water: 115 sites
Designated Tent Sites: 10 tent sites with no water and electricity

CHESTER State Park
759 STATE PARK DR
CHESTER, SC 29706

Camping Information: Each site is packed gravel and has individual water and 50 amp electrical hookups. All sites also include fire rings, lantern holders, picnic tables and picnic pads. Some sites accommodate RVs up to 33 feet, others up to 28 feet, while three sites are pull-through. The campground is convenient to restrooms with hot showers.
Standard Sites with Elec. & Water: 25 sites

Primitive Group Area: The primitive group camping area is ideal for organized groups up to 50 people. (An organized group is defined as "a group that holds regular meetings and has a lead officer or elected/appointed officials".)

The area includes picnic tables, central water, fire ring and is located 100 yards from the restroom.

LAKE WATEREE State Park
881 STATE PARK RD
WINNSBORO, SC 29180
https://southcarolinaparks.com/lake-wateree
Camping Information: Each site is paved and has individual water and electrical hookups, and picnic table. 28 campsites have 50 amp electrical, water and sewer hookups. The campground is convenient to restroom facilities with hot showers. 50 sites can accommodate RVs up to 40 feet, others up to 35 feet. Eight sites are pull-through, while 23 are waterfront.
Standard Sites with Elec. & Water: 72 campsites
Full Hookup Sites with Elec, Water, Sewer: 28 campsites
Primitive Group Area: The Primitive camping area is an ideal spot for organized groups up to 50. An organized group is defined as a group that holds regular meetings and has a lead officer or elected official.

Lake Wateree State Recreation Area, Winnsboro
Lake Wateree | South Carolina Parks Official Site
https://southcarolinaparks.com/lake-wateree
Camping Information: Each site is paved and has individual water and electrical hookups, and picnic table. 28 campsites have 50 amp electrical, water and sewer hookups. The campground is convenient to restroom facilities with hot showers. 50 sites can accommodate RVs up to 40 feet, others up to 35 feet. Eight sites are pull-through, while 23 are waterfront.

Charlotte Fort Mill KOA Campground in Fort Mill, South Carolina
940 Gold Hill Road
Fort Mill, South Carolina, 29708
https://koa.com/campgrounds/charlotte/

Crown Cove Campground in Fort Mill, South Carolina

8332 Regent Parkway
Fort Mill, South Carolina, 29715
https://www.crowncovervpark.com/
We offer 126 sites arranged amid mature trees and green grass, with a feel of the country in the midst of a thriving residential area.

Ridgeway Campground
7210 State Highway 34 East
Ridgeway, South Carolina, 29130

Little Cedar Creek Campground in Ridgeway, South Carolina
6140 East Peach Road
Ridgeway, South Carolina, 29130
http://www.littlecedarcreekcampground.com/

52 RV sites & 5 Cabins

Wateree Recreation Area, Ridgeway
Shaw AFB, Sumter, SC
https://www.militarycampgrounds.us/south-carolina/wateree-recreation-area

Type of site		Spaces	Hook-ups
RV Sites		22	W/20,30,50A/S
Tent		Unlimited	None
Cabins	16	Full	
Cabins	16	Full	

Sharolyn Motel & Campground in Sumter, South Carolina
4244 Broad Street
Sumter, South Carolina, 29154

Exhibit F -
Proposed Uses Outside of Scope of Campground

The following activities are proposed in the request for special exemption that appear to be expressly covered by other separate regulations and requirements in the Unified Development Ordinance.

(1) RV Rentals are not permitted
RV Rentals are not permitted under the provisions of the Unified Development Ordinance applicable to Campgrounds.

See Section 10.3 definition of Campground.
CAMPGROUND A lot, tract, or parcel of land upon which campsites for trailers, tents, or RV's are permitted for the purpose of temporary habitation for the travelling or vacationing public.

See 5.3.3 CAMPGROUND [AR, RR, OSP]

A. Campground Use: Campgrounds are limited to temporary occupancy by ***travel*** trailers, tents, and recreational vehicles (RVs) used by campers, vacationers, tourists, visitors, or the ***traveling*** public.

   The language expressly states both the lodging (trailer, tent & RV) and the visitor (camper, vacationer, tourist & visitor) **must be traveling**.

Additional Support.
The rental of RVs is more akin to vehicle and heavy equipment leasing and rental that are expressly covered by other provisions of the Unified Development Ordinance and **are not permitted in zoning AR**.

- Section 2.5.3 Table of Uses
  - "Vehicle Rental/Leasing/Sales" – not permitted in AR.
  - "Heavy Equipment/Manufactured Home Rental/Sales/Repair" is also not permitted in AR.
- Section 5.8.3 HEAVY EQUIPMENT/MANUFACTURED HOME RENTAL/SALES [RB, LI, HI] - Not permitted in AR.
- Section 5.8.4 PARKING LOT/STRUCTURE – PRINCIPAL USE [GB, RB, INS, LI, HI, MX, IMX - not permitted in AR.
- Section 5.8.5 VEHICLE RENTAL/LEASING/SALES [RUB, GB, RB, MX, IMX] - not permitted in AR.

Comparably, provided a prefinished trailer or RV as a short term rental is more similar to a lodging reflected under Section 5.3.1 for bed and breakfast, however such use is prohibited for structures constructed after the effective ate of the ordinance.

5.3 LODGING USES
5.3.1 BED AND BREAKFAST HOMES [AR, RR, RN, RUB, LDR, PB, NB, INS, UR, HDR, MX, IMX] AND

INNS [NB, INS, UR, MX, IMX]
A. The bed and breakfast shall be operated in a principal structure constructed before the effective date of this ordinance and not in any accessory structure.

(2) Outside Storage and Servicing of RV Vehicles is not permitted

The rental of RV trailers expressly contemplates they be maintained, serviced and stored at the proposed site. Storage of RVs, trailers and vehicles is expressly prohibited by the terms of the enabling language in Section 5.3.3. Additionally, such activities and uses are expressly controlled by other sections of the Unified Development Ordinance.

See 5.3.3 CAMPGROUND [AR, RR, OSP]

A. Campground Use: Campgrounds are limited to temporary occupancy by travel trailers, tents, and recreational vehicles (RVs) used by campers, vacationers, tourists, visitors, or the traveling public.

The language expressly states **both the lodging** (trailer, tent & RV) **and the visitor** (camper, vacationer, tourist & visitor) **must be traveling**.

Maintaining RVs and trailers for service for rent on the site are not compatible with the uses permitted under Section 5.3.3 for a Campground.

Additional Support.
The storage of RVs, trailers and vehicles is more self-storage, parking and other similar activities covered expressly by other sections of the Unified Development Ordinance and **are not permitted in zoning AR**.

- See 5.9.11 STORAGE – SELF-SERVICE [GB, RB, LI, HI] – not permitted in AR.

Note, pursuant to Section 2.5.1 Use category, there are a separate categories for Automotive (including Storage) as well as general Storage, RVs and trailers would seem to be vehicles under the UDO as they are regulated further by the SC Department of Transportation for operation on public roadways.

See Section 2.5.1

G. Automotive: Uses and premises accessed predominately by or dedicated to the sale, maintenance, servicing and/or storage of automobiles or similar vehicles.

H. Manufacturing/Wholesale/Storage: Premises available for the creation, assemblage, storage, and repair of items including their wholesale or retail sale.

See also Section 2.5.3 Table of Uses

Storage – Outdoor Storage Yard – not permitted in AR.
Storage – Self Service (Mini) – not permitted in AR.

(3) Use of the site consistent with use of Amphitheater is not permitted

The proposed amphitheater and anticipated related activities are not permitted under the provisions of the Unified Development Ordinance applicable to Campgrounds.

See section 5.3.3 which provides expressly permitted auxiliary uses.
"Auxiliary uses, including retail store for guests, laundry, **recreational facilities**, snack shop, office, and security watchmen structure are also permitted. One office modular or site built office building may be allowed within the campground to be used as an office for the persons responsible for the operation and maintenance of the campground."

- An amphitheater is not a recreational facility, nor it is otherwise expressly permitted as an auxiliary activity or structure for a campground.
- An amphitheater is expressly contemplated in Section 2.5.3 Use Table of the UDO. While permitted in AR, any such approval requires "Permitted with Review."
- The addition of an amphitheater is certain to cause excessive noise and contravene necessary findings of fact under section 9.2.
- Any such use requires further demonstrated compliance with Section 5.5.13 THEATER, OUTDOOR [AR, RUB, RB, INS, OSP].
- Any such use of the site as an amphitheater must be limited to onsite registered guests per Section 5.3.3.
- Increased use, noise, waste, density and other related factors associated with an amphitheater introduces a host of new concerns including.

Exhibit G -
Proposed Limitations and Restrictions

For sintance see https://southcarolinaparks.com/rules-regulations

- The density of the RV park should be match the surrounding occupied neighborhood, providing for no more than 1 campsite per 2 acres (maximum of 39 sites).
- The maximum occupancy in terms of guests should be limited at all times to less than 100 guests.
- All fires must be confined to designated grills or areas and any such areas should be carefully constructed in coordination and approval of the fire marshal and best practices.
- All RV campsites should be paved to prevent risk of fire and environmental issues.
- A 10 foot fence and visual barrier should be erected around the entire site to minimize impact on neighborhood, prevent trespassing and reduce the risk of accidents.
- Roadside parking should be prohibited.
- Parking on unoccupied campsites should be prohibited.
- Campers are allowed either a maximum of one trailer/RV or two tents per campsite site.
- No more than four persons (or one family up to 6 persons) may be permitted to occupy the same camp site.
- Maximum length of stay on a particular site should be limited to 7 days during any 45 days successive period.
- No RVs, RV trailers, or tents (or associated vehicles) may be left unoccupied, or associated with unoccupied campsites, overnight.
- Pets must be leashed or physically restrained at all times.
- No tiny homes or other structures on trailers (e.g. all RVs and RV trailers must be registered with the SC Department of Transportation as vehicles or RV trailers).
- No hunting on the site nor using the camp site to access adjacent areas, including the SC DNR property, to hunt.
- No possessing, using, or firing any firearm, air gun, explosive or firework except by duly authorized law enforcement officers.
- No operating or using any audio device, including radio, television, musical instruments, or any other noise-producing devices, such as electrical generators, and equipment driven by motor engines, in such a manner and at such times as to disturb other persons.
- No person shall operate or use any public address system, whether fixed, portable or vehicle mounted.
- No engaging in, soliciting or operating any business within the site, other than the business of the camp site.
- A prohibition of expansion without additional conditions imposed by the Board.
- No business may operate inside the RV park other than the RV park itself.
- No permanent structural addition to any recreational vehicle shall be permitted.

- No part of the RV park shall be used for the parking or storage of any heavy equipment or trucks exceeding one-ton capacity, except those used by the owner or management for park maintenance and it must be sheltered and screened.
- Permitted accessory uses for commercial services and parking areas serving such accessory uses shall only serve the trade or service needs of travelers or guests patronizing the RV park
- A private water system should be required and shall be such that it can supply at least 100 gallons of water per day to each recreational vehicle space.
- Trailer sanitation stations designed to receive the discharge of sewage holding tanks for self-contained vehicles shall be installed in an accessible location in every recreational vehicle park in which there are sites not provided with drain inlets designed to receive the discharge of toilets.
- All refuse containing garbage shall be collected and disposed of at least four times each week.
- Fire hydrants shall be installed throughout all RV Parks in accordance with the specification of the Fire Department. There shall be one (1) hydrant at the entrance to the development, and additional hydrants at a distance not to exceed 500 ft between hydrants.
- All utilities, including electrical power and telephone lines, shall be installed underground.
- Every recreational vehicle space shall be provided with a weatherproof electrical connection supplying 110 volts.
- Every recreational vehicle space shall be paved.
- Every recreational vehicle space shall be provided with an individual connection (or service hydrant) to the recreational vehicle park's water system.
- All lighting shall be downcast and recessed into the fixture and not create glare onto adjoining properties.
- Internal streets shall be paved and designed to provide safe and convenient access to all spaces and to facilities for common use by park occupants and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times. An adequate turning radius shall be required on all curves, to allow access by emergency vehicles.
- No outside drivers or deliveries are allowed on the property for any reason. This includes Uber/Lyft, Grubhub/DoorDash, or any service that uses a personal vehicle.
- Trailer storage, including boats, ATVs and other recreational equipment, is not allowed.

Lancaster County
South Carolina

Board of Zoning Appeals Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approve Minutes
   a. October 4, 2022 (Regular Meeting)
5. Public Items
   a. SE-2022- 1556 Scharpenburg Campground
   b. VAR-2022-2006 Wilson Family
   c. VAR-2022-2164 Continental Tire
6. New Business
7. Adjourn

Lancaster County
South Carolina

STANDARDS FOR CONDUCT OF QUASI-JUDICIAL HEARINGS: Competent Evidence

- The term "competent evidence," shall not include the opinion testimony of lay witnesses as to any of the following:
  - The use of property in a particular way would affect the value of other property.
  - The increase in vehicular traffic resulting from a proposed development would pose a danger to the public safety.
  - Matters about which only expert testimony would generally be admissible under the rules of evidence.

Lancaster County
South Carolina

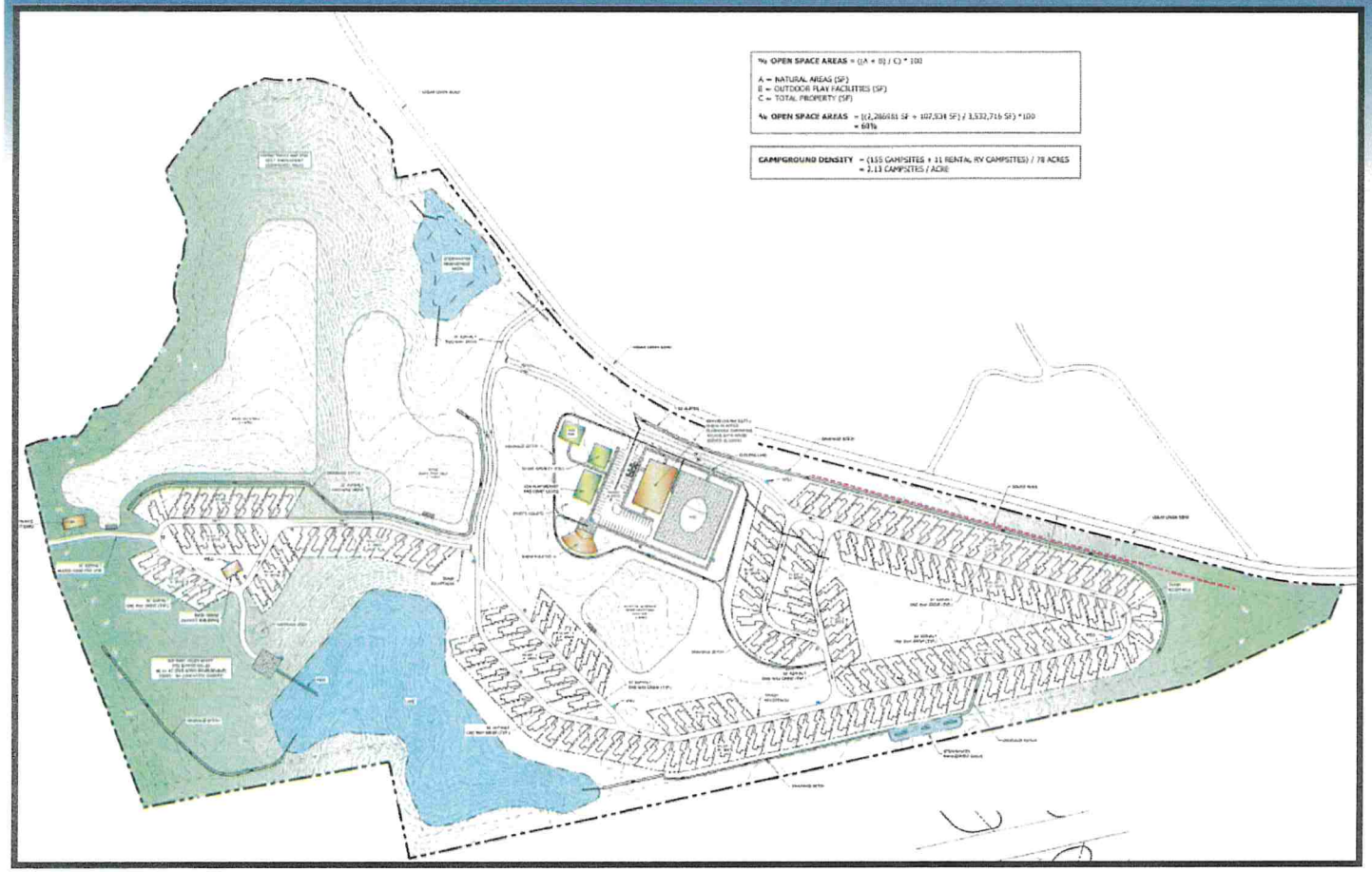
5. Public Items

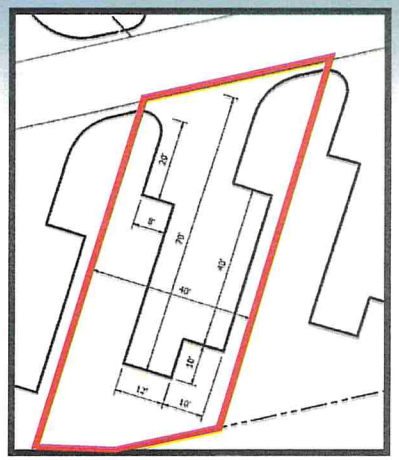
a. Sharpenburg Campground

Application by Jeremy Scharpenberg, requesting a Special Exception pursuant to Unified Development Ordinance Section 2.5.3 and 5.5.3, to allow a Campground on a parcel of land located on Cedar Creek Road, approximately 2 miles south of intersection with Great Falls Hwy (TM#0147-00-001.00) in the Agricultural Residential (AR) District

Concept Plan

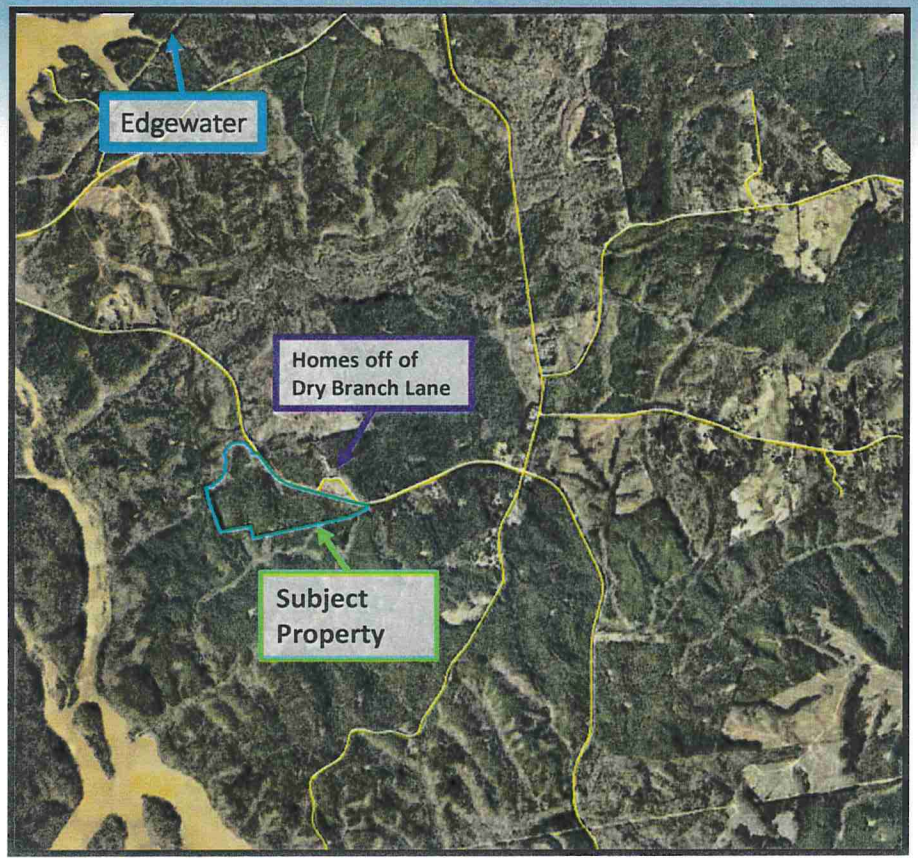
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South Carolina





Location Photos

Lancaster County
South Carolina





Looking East on Cedar Creek Road
(Subject parcel on the right)

Recommended Conditions

1. That a revised conceptual plan be prepared and submitted to the Planning Department which addresses all of the outstanding Technical Review Committee comments;
2. That the overall maximum length of stay be 30 days; with a 60 day period required between stays;
3. That the Domestic Water calculations provided be updated to reflect the Fire Marshal's requirement for an alternate water supply.
4. That more information regarding the 11 "Rental RV sites" be provided for staff review to determine if these are allowed under the current code.

5. Public Items

b. Wilson Family

Application by the Wilson Family for a variance from UDO Section 6.4.1.D.1: Number of lots accessing off cul-de-sac. Location of subject property: 7843 Green Pond Road, Indian Land SC 29707 (TM# 0014-00-007.00).

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Overview

Proposal

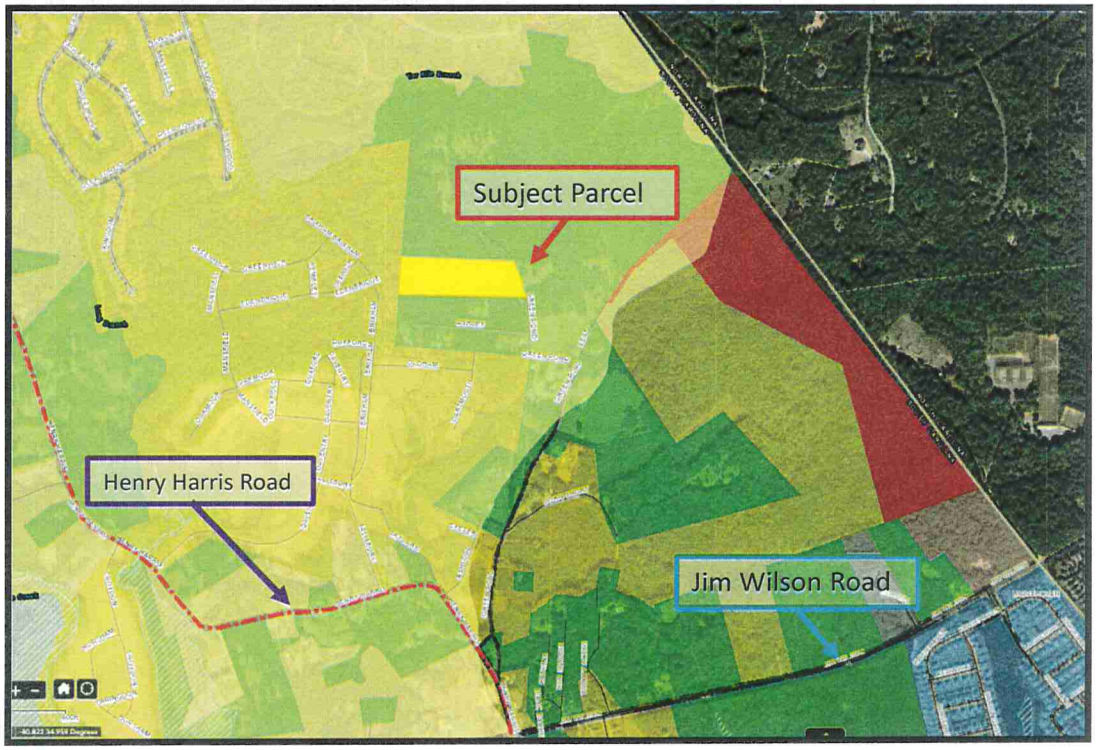
- Variance from Unified Development Ordinance Section 6.4.1.D.1 (Max. lots off of a dead end road)

Zoning District

- Rural Neighborhood

Applicant

- Maryanne, Robert, and Joshua Wilson



UDO Criteria and Site Information

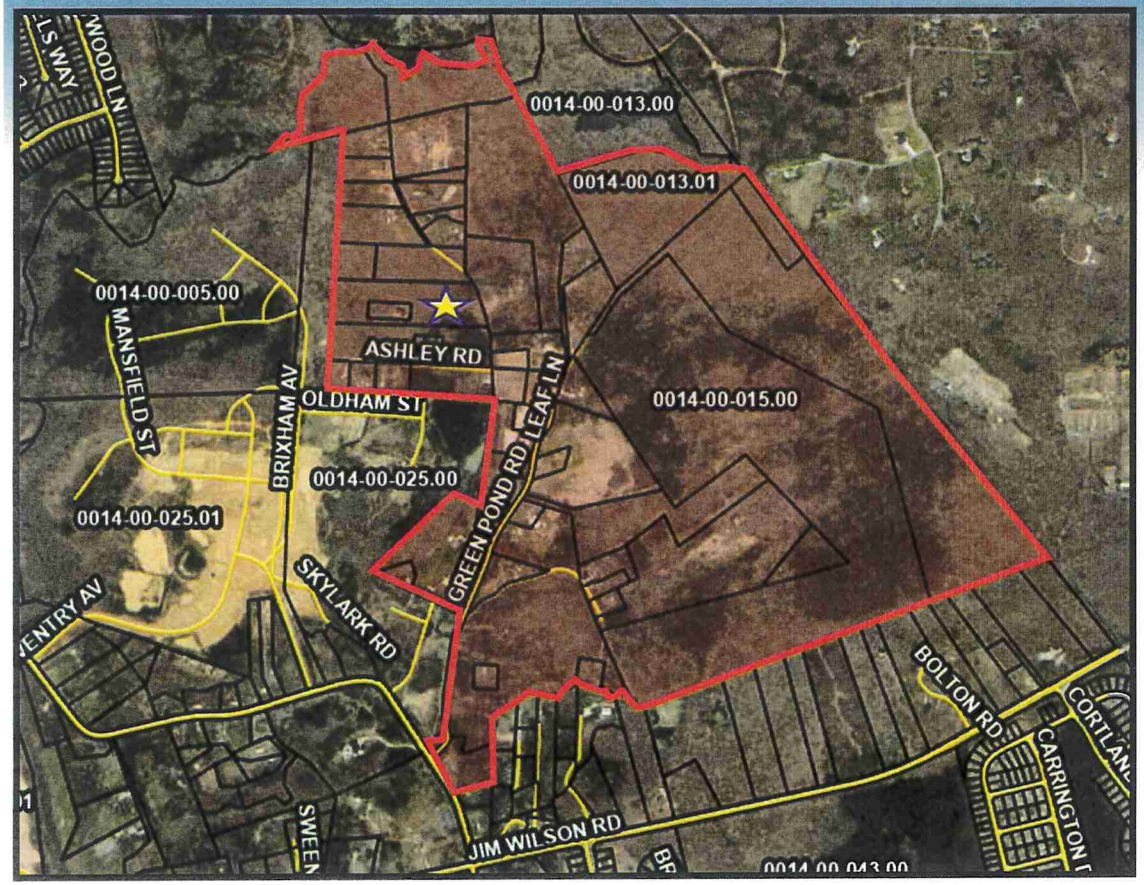
- UDO Section 6.4.1.D.1:

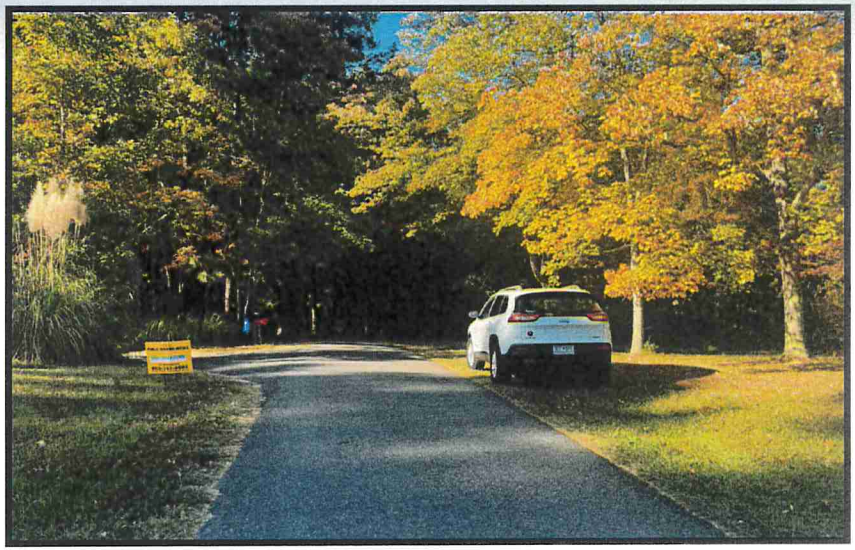
  Maximum Length: 800 feet, measured from the point of street centerline intersection to the center point of the cul-de-sac, and no more than 20 lots.

- *Parcels accessed via Green Pond Road:* 51 parcels
- *Length of Green Pond Road:* 5,580 Feet (1.06 Miles)

Location Photos

Lancaster County
South Carolina





Looking East on Green Pond Rd.
(Subject parcel on the right)

Site Analysis

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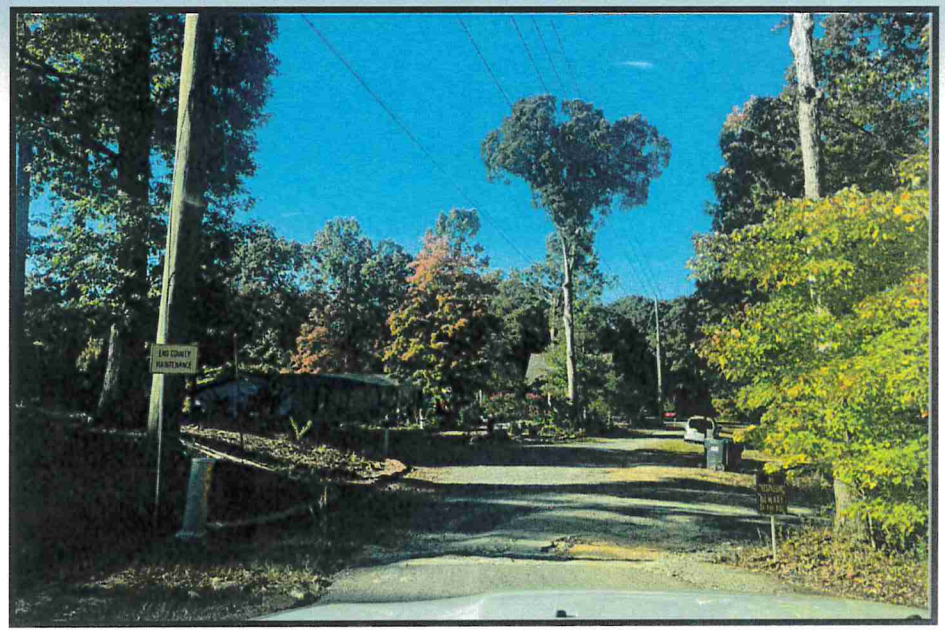
- **Road Width:** Varies
  - Locations measured on site: 10’ 6” and 12’

- **Width of Fire Truck Including Mirrors:** 10’
- **Width of Average Car:** 5’8”
- **Width of an F150:** 6’7”

Location Photos

Lancaster County
South Carolina





5. Public Items

c. Continental Tire

Application by Continental Tire the Americas, LLC for a variance from UDO Section 7.4.5.A: maximum size of wall signs. Location: 1749 MacMillan Park Drive, Fort Mill SC 29707 (TM# 0007-00-008.07).

Overview

Proposal

- Variance from Unified Development Ordinance Section 7.4.5.A (Max. size of wall signs)

Site Information

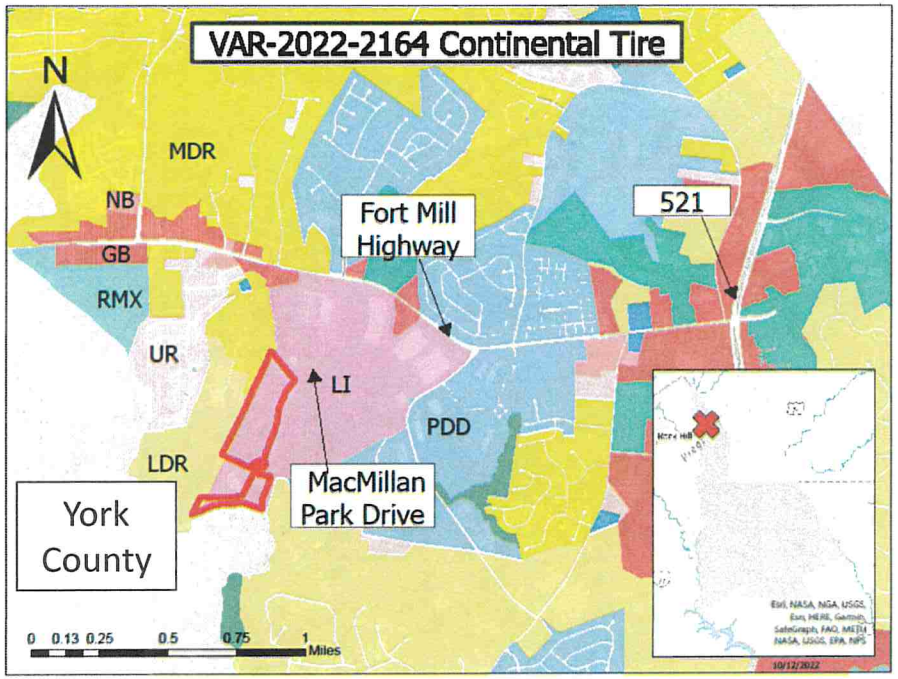
- Located on 1749 MacMillan Park Drive
- Property is approximately 32.8 acres

Zoning District

- Light Industrial Zoning District

Applicant/Owner

- Continental Tire



Current Sign Area Requirements

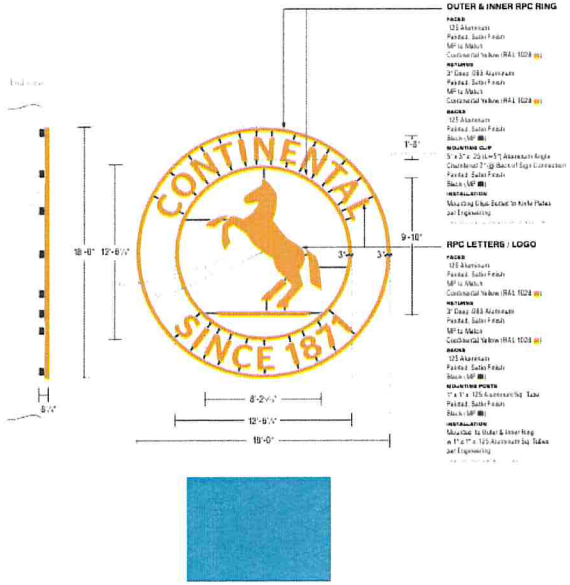
- (UDO) Section 7.4.5.A

A. ATTACHED SIGN STANDARDS

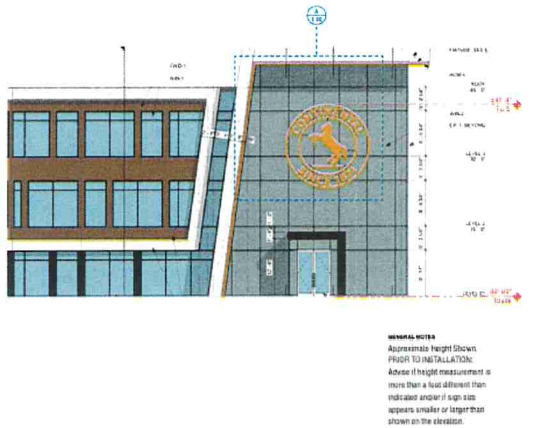
	Permitted Location	Maximum Area	Maximum Height	Other Requirements	Maximum Number
A. Wall Signs	AR, RR, RN, LDR, MDR, HDR, UR, RUB, PB, HDR (non-residential uses only, but not Home Occupations)	30 sq ft OR 1 sq ft per linear ft of building wall, whichever is greater. 50 sq ft building maximum	No sign shall extend above the roofline	12 inch maximum protrusion	None. May not exceed maximum calculated square footage on any wall (cannot move allotment from one wall to another)
	NB, INS, RMX, MX, IMX	30 sq ft OR 1 sq ft per linear ft of building wall, whichever is greater. 50 sq ft building maximum.			
	LI, HI, GB, RB	50 sq ft OR 1sq ft per linear ft of building wall, whichever is greater. 75 sq ft building maximum.			

Proposed Variance

- The subject property is eligible for a 75 Sq Ft. area sign size.
- Proposed sign would measure, approximately 18 feet by 18 feet (325 Sq Ft.)
- 333% increase in maximum sign area in the LI zoning district.
- Building height from ground to the roof is 45 feet
- The total length of the building front is 226.5 feet
- Angled portion of the building front that the sign would rest upon is 83.25 feet

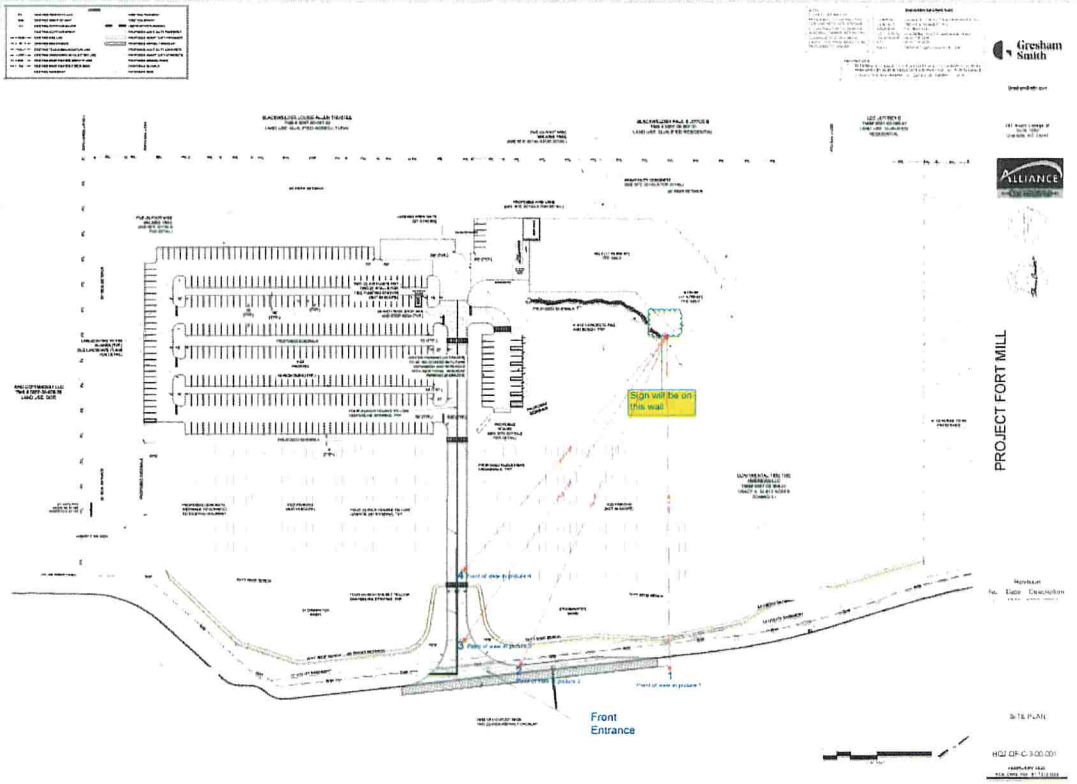


75 Sq Ft Sign Representation

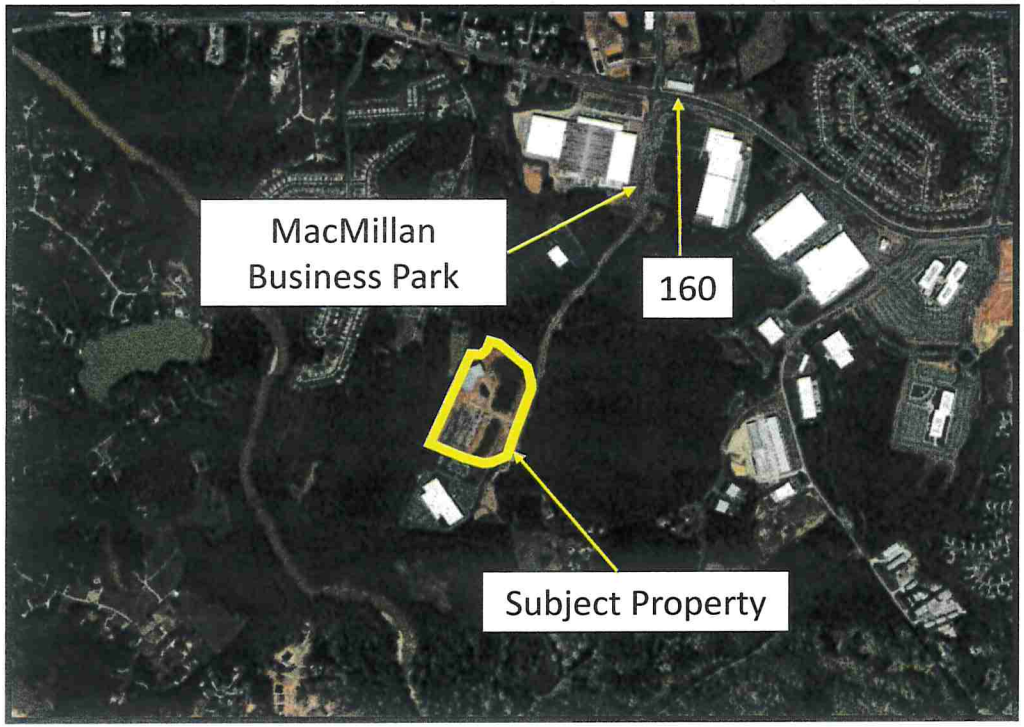


Proposed Variance

- Building is 500 feet away from MacMillan Park Road
- Currently under construction for development of a 30,600 Sq Ft. building and related improvements.



Location Photos





Facing South on MacMillan Road

Lancaster County
South Carolina

Location Photos



Subject Property from MacMillan Road



Project site and proposed sign location

Visibility

- Supporting documents provided by the applicant displays the sign location is not visible from MacMillan Park Road
  - Only visible from when you enter the future parking lot area
  - Outlined in the photos 1-4
  - Confirmed by staff
- Visibility of the site from MacMillan Park Road will change once the tree coverage is removed with construction of the proposed parking lot and storm water basins

Lancaster County
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6. New Business

a. Overview of Next Month's Agenda

b. Other

7. Adjourn

Agenda Item Summary

Ordinance # / Resolution #:
Contact Person / Sponsor:
Department: Board of Zoning Appeals
Date Requested to be on Agenda: 5/2/2023

Issue for Consideration:

Points to Consider:

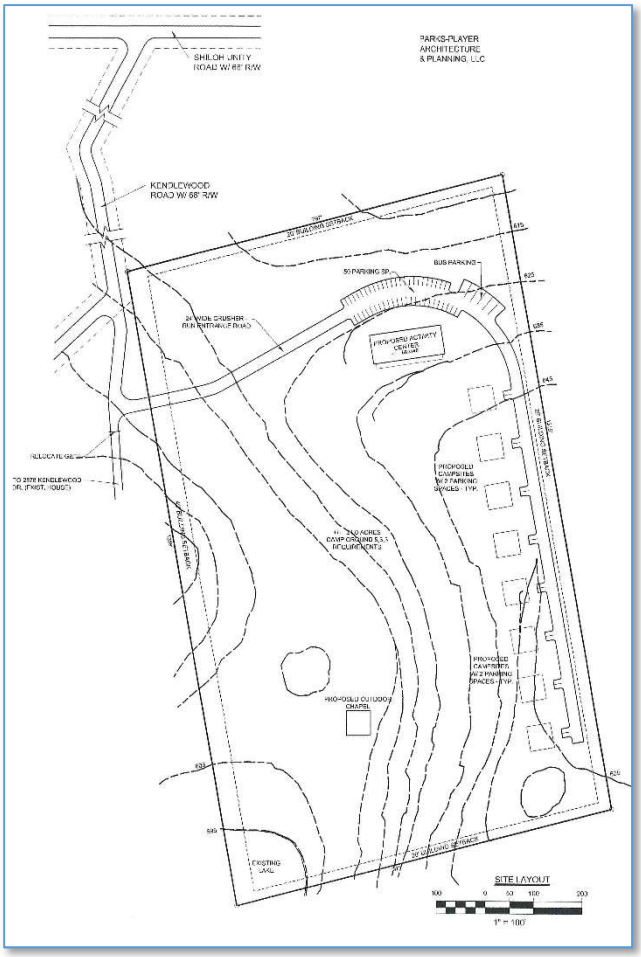
Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	4/26/2023	Exhibit
Application	4/26/2023	Exhibit
Location Maps	4/26/2023	Exhibit
Proposed Plan	4/26/2023	Exhibit
Supporting Documents	4/26/2023	Exhibit
Easement Documentation	4/26/2023	Exhibit

REQUEST:	Special Exception pursuant to Unified Development Ordinance Section 9.2.13, to allow a Campground
PROPERTY LOCATION:	2878 Kendelwood Dr, Lancaster, SC 29720
TAX MAP NUMBER:	0042-00-077.00
ZONING DISTRICT:	RR (Rural Residential)
OWNER:	Adam Thomas
APPLICANT:	David Cox

OVERVIEW:



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

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

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

The site plan (shown left) reflects a proposed activity center (60' x 148') with on-site parking and bus parking; eight (8) campsites (roughly 50' x 50' each) with two parking spaces per site; and an outdoor chapel (also 50' x 50').

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

Summary of Adjacent Zoning and Uses

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

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

SECTION 2.4, DISTRICT DEVELOPMENT STANDARDS

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

SECTION 2.5.3, USE TABLE

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

5.1.2 CONDITIONAL USE (CU)

A. ***Conditional Uses*** are uses which are generally compatible with other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the County as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.

B. All Conditional Uses shall **at a minimum** meet the standards for the zoning district in which they are located and the specific standards set forth in this article for that use.

C. Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and welfare.

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

SECTION 5.3.3, CAMPGROUND [AR, RR, OSP]

A. Campground Use*:* Campground Use: Campgrounds are limited to temporary occupancy by travel trailers, tents, and recreational vehicles (RVs) used by campers, vacationers, tourists, visitors, or the traveling public. Auxiliary uses, including retail store for guests, laundry, recreational facilities, snack shop, office, and security watchmen structure are also permitted. One office modular or site built office building may be allowed within the campground to be used as an office for the persons responsible for the operation and maintenance of the campground.

B. Access: No campsite shall be located so as to allow direct vehicular access to a road. A 25- foot wide safe, convenient private drive shall be provided to each camp site, except in the case of one-way drives which shall not be less than 12 feet in width. Such drives shall be maintained at all times the campground is open to provide a smooth, all weather, well-drained surface, free of objectionable dust. Cul-de-sacs shall not exceed 1,000 feet in length and shall have an improved turn-around radius of 90 feet.

C. Registration of Occupants and Guests: Every owner or manager of a campground shall maintain a register containing a record of all campsite or travel trailer occupants (guests). Such register shall be made available for inspection by law enforcement officials. Such register shall contain:

1. Names of all campsite or trailer occupants (guests).

2. Make and license number of the travel trailer.

3. Dates of arrival and departure of travel trailer or occupants of a campsite.

D. Dimensional Standards:

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

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

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

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

SECTION 7.1.5.A.1, REQUIRED YARDS BY DISTRICT:

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

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

SECTION 7.2.4, OFF-STREET PARKING AND LOADING REQUIREMENTS

A. Parking Requirements By Use Table

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

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

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

SECTION 9.2.13.B.5, FINDINGS OF FACT

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

SECTION 10.3, DEFINITIONS, USE TYPE

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

STAFF ANALYSIS:

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

The project description addresses that the site will *"in addition to overnight camps, we will offer Parent/Child outings, couples retreats, day camps and tinkering academies that teach life skills….Churches, schools, corporations, recreation leagues, and other organizations are constantly looking for opportunities … to host team bonding events."* This description is more suited to a conference center, community facility, event venue, or place of assembly – each of which has a separate use listing in the UDO's use table, and some of which are allowed in the RR District:

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

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

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

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

Does the proposal meet all requirements of Section 5.3.3? **Not all**. Please refer to the table below.

Sections 5.3.3.B, 5.3.3.D	**Requirement**	**Site Plan**
Access – Max Cul-de-Sac Length	1,000 ft	**1,725 ft**
Access – Minim. Turnaround Radius	90 ft	**None shown**
Minimum Size	20 acres	20 acres
Minimum Open Space	40% of total property (20 ac * 0.4 = 8 ac)	13 acres
Minimum Street Frontage	350 ft	**64 ft**
Maximum Density	15 campsites/acre (300 max)	8 sites
Minimum Campsite Size - Travel Trailer/RV	900 sq ft	None shown
Minimum Campsite Size - Tent	500 sq ft	2,500 sq ft
Minimum Campsite Setback	50 ft from property lines	660 ft from proposed
Minimum Separation between Travel Trailers or Tents	20 ft	50 ft
Maximum Primitive Campsites	25% of the total number of tent campsites	**100% of tent campsites**
Minimum Water Facilities	1 per 15 campsites	**None shown**
Minimum Sewer Hookups	1 per 15 trailer campsites	**None shown**
Minimum Garbage Containers	1 per 15 campsites	**None shown**
Minimum Service Buildings*	1 per campground	**Not enough info**
Minimum Service Buildings - per campsite w/o hookup*	1 per 15 campsites	**Not enough info (will activity center act as service building?)**
Distance to Service Building	<350 ft	**Not enough info**
*If the activity center is redesigned to act as the service building: Site 1	<350 ft	50 ft
Site 2	<350 ft	181 ft
Site 3	<350 ft	285 ft
Site 4	<350 ft	**394 ft**
Site 5	<350 ft	**480 ft**
Site 6	<350 ft	**580 ft**
Site 7	<350 ft	**680 ft**
Site 8	<350 ft	**785 ft**
Section 7.2.4, Off Street Parking	1 per room	2 per campsite

Compounding Challenges:

- The site plan and plat provided with the application do not represent the same information.
- The 20 acres shown as boundary for the site plan has not been subdivided, so setback measurements were made from the proposed boundary.
- The path that connects the 20 acres to Kendelwood Rd is currently a dirt driveway. The plans should show how the road will be improved to support RV traffic.
- There is insufficient information to conclude that the site would be able to provide water and sewer services enough for the campsites and visitors.
    - Sketch plans for the activity center show restrooms with toilets but not showers.
- The description indicates that overnight campers/visitors will utilize RVs and/or primitive camping tents. The site plan does not show hookups or the requisite utility connection points.
- The entire property is covered with an easement that was granted to Lancaster Soil and Water Conservation District, indicating the property will hold runoff and inundation from the North Prong of Camp Creek.

Comments from Technical Review follow below.

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS:
County Engineer

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

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

Fire Marshal

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

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

Lancaster Soil and Water Conservation District (email attached)

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

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

RECOMMENDATIONS

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

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

1. The survey must show all structures in and out of the proposed property boundary, and the proposed property boundary may not bisect any existing structures on site.
2. The site plan and survey must show the same information.
3. The site plan will clearly indicate which sites are intended for primitive camping, and which are intended for RV/trailer sites.
4. The property must be approved for subdivision, and meet all requirements of such.
5. The site plan must meet all conditions of Section 5.3.3 of the UDO, in particular:
    a. 5.3.3.B – Cul-de-sacs shall not exceed 1,000 ft in length and shall have an improved turn-around radius of 90 ft.
    b. 5.3.3.D – Minimum street frontage (350 ft).
    c. 5.3.3.D –Maximum primitive campsites (25% of total sites).
    d. 5.3.3.D –Minimum water facilities (provided at 1 per 15 campsites).
    e. 5.3.3.D –Minimum sewer hook ups (provided at 1 per 15 trailer campsites).
    f. 5.3.3.D –Minimum garbage containers (provided at 1 per 15 campsites).
    g. 5.3.3.D –A minimum of one service building is planned (1 per 15 campsites without hook-ups; at least 1 per campsite) with sinks, toilets, and showers.

h. 5.3.3.D.3 –Said service building is located no more than 350 feet from any primitive campsite, or multiple service buildings are shown and meet the maximum distance requirement.

6. A utility plan is provided for the site, including the locations of fire hydrants, water lines, and sewer facilities.
7. An operations plan is provided, showing the following at minimum:
    a. The overall maximum length of stay is 30 days (Section 2.5.1.A – short term human habitation is "less than a month's duration.").
    b. The procedures to comply with Section 5.3.3.C (Registration of Occupants and Guests).
    c. Cleaning schedule for service buildings (Section 5.3.3.D.3).
8. An access road plan that is, at minimum, a "smooth, all weather, well-drained surface, free of objectionable dust" (Section 5.3.3.B) is presented to and approved by the Fire Marshal and Public Works.

ATTACHMENTS:

1. Variance Application
2. Location / Zoning Maps
3. Proposed Plan
4. Additional information from the applicant
5. Email and easement documentation from the Lancaster County Soil and Water Conservation District

STAFF CONTACT:

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

Lancaster County
South Carolina

BOARD OF ZONING APPEALS
SPECIAL EXCEPTION APPLICATION

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

THE FOLLOWING INFORMATION MUST BE PROVIDED FOR THE REQUEST:

PROPERTY INFORMATION:

TAX MAP NUMBER: 0042-00-077.00

STREET ADDRESS: 2878 Kendelwood Drive

CITY/ STATE/ ZIP CODE: LANCASTER, SC 29720

LOT DIMENSIONS/ LOT AREA: ±354 PLAT BOOK/PAGE: 2007 / D.B. 1473 PG 182 R.B. 2007 PG 823

CURRENT ZONING CLASSIFICATION: RR - Rural Residential

PROPERTY OWNER OF RECORD:

NAME: Adam Thomas

ADDRESS: 6010 Bluebird Hill Lane

CITY/STATE/ZIP CODE: MATTHEWS, NC 28104 TELEPHONE: 980 721 0474

EMAIL ADDRESS: ADAMTHOMAS@CAROLINARR.COM

SIGNATURE OF OWNER/ DATE: [signature] 11/4/2022

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

AGENT OF OWNER:

NAME: David A. Cox

ADDRESS: 569 Misty Waters Dr.

CITY/STATE/ZIP CODE: Grent Falls 29055 TELEPHONE: 803-604-3530

EMAIL ADDRESS: dacox@comporium.net

SIGNATURE OF AGENT/ DATE: [signature] 11/12/2022

SIGNATURE OF OWNER/ DATE: [signature] 11/4/2022

Updated June 2022

SPECIAL EXCEPTION APPLICATION

DATE FILED: _____ APPLICATION NO. _____

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

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

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

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

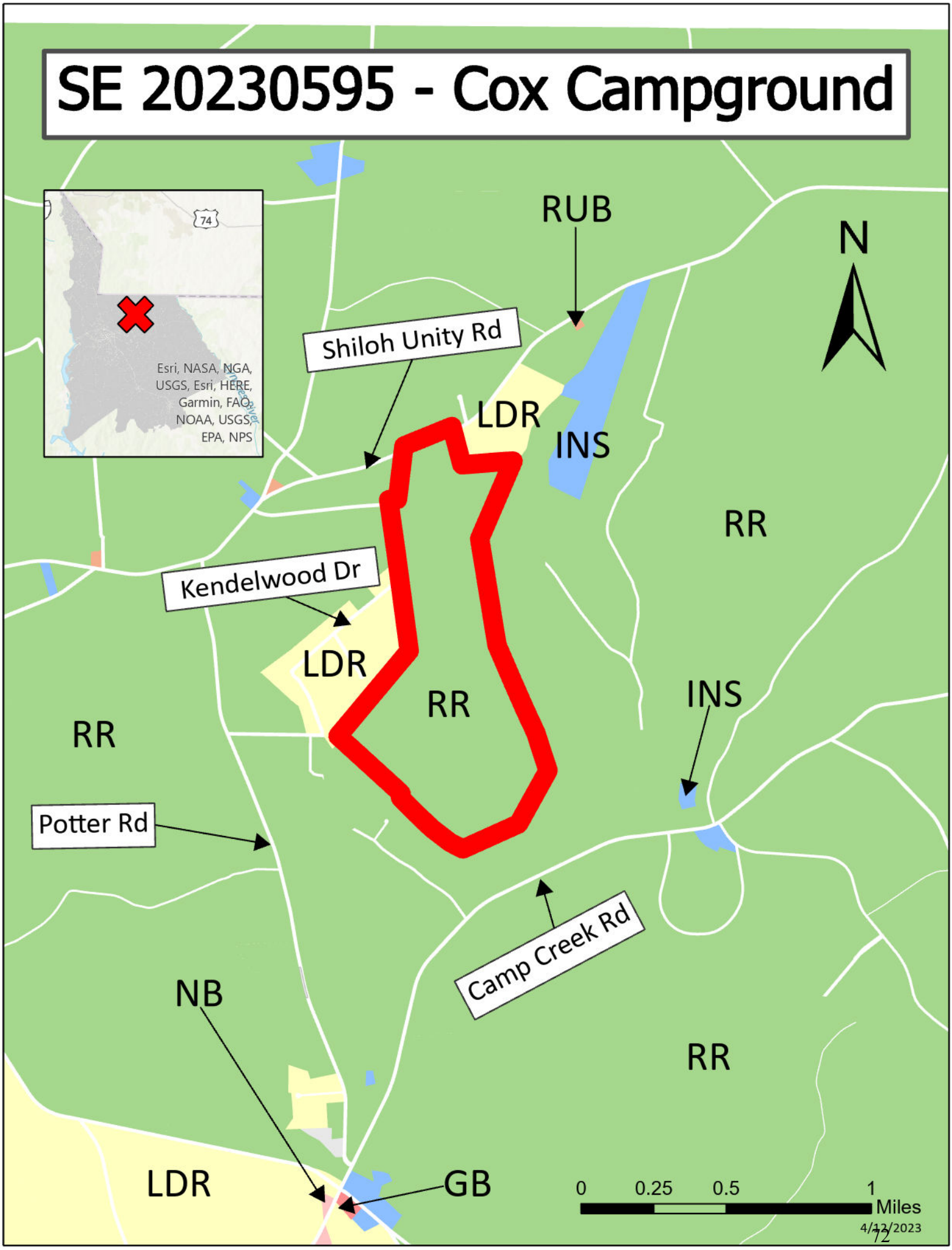
4. THE FOLLOWING DOCUMENTS ARE SUBMITTED IN SUPPORT OF THIS APPLICATION: (A SITE PLAN OR SKETCH PLAN MUST BE SUBMITTED)

(1) PROJECT Decription
(2) Lancaster County Zoning Ordinance 2.5.3 use Table and Section 5.3.3 Campground
(3) Plot Boundary Plan. (Preliminary, Design, Layout)

Date: 11/4/2022

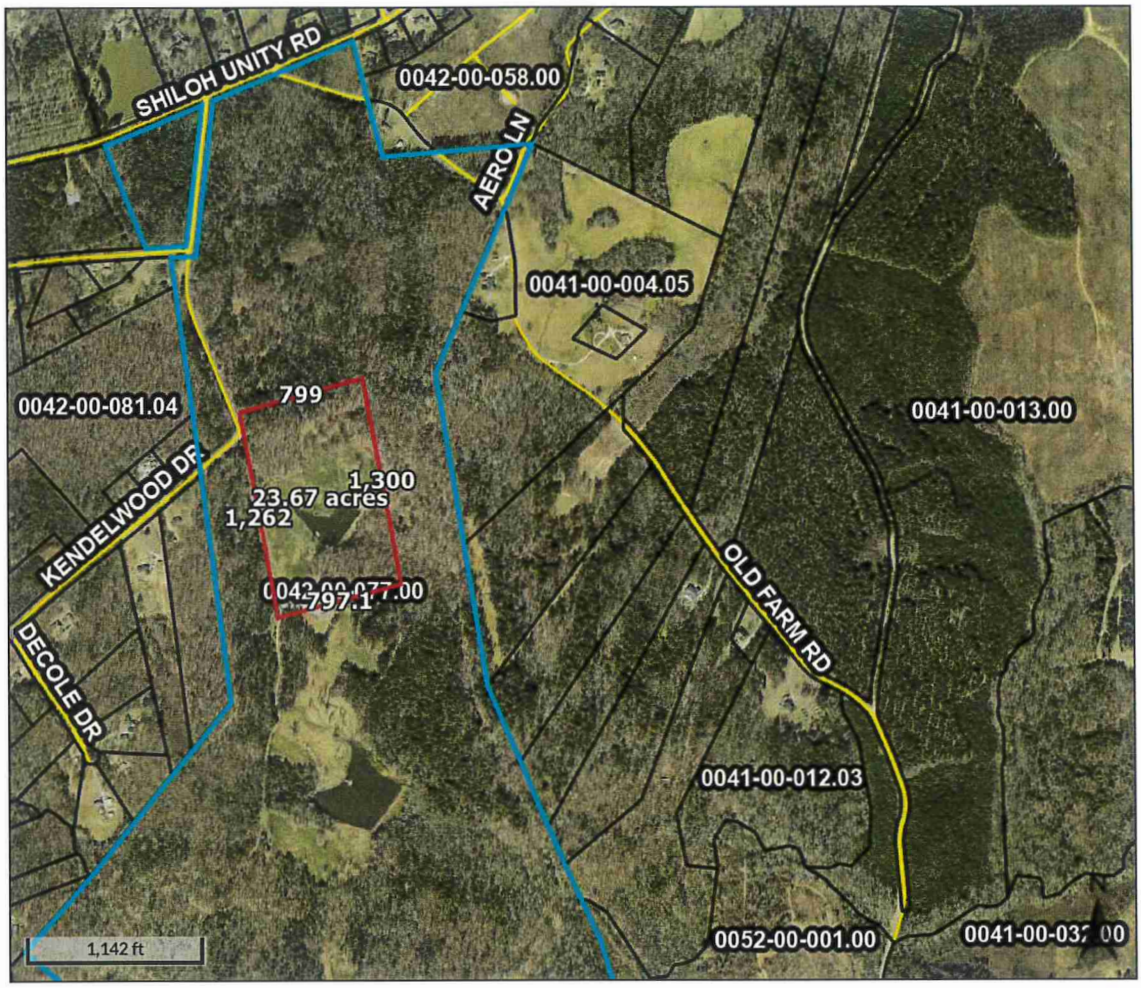
Applicant Signature: _____

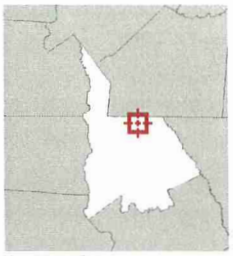
Updated June 2022


SE 20230595 - Cox Campground
RUB
N
Shiloh Unity Rd
LDR
INS
RR
Kendelwood Dr
LDR
RR
INS
RR
Potter Rd
Camp Creek Rd
NB
RR
LDR
GB
0
0.25
0.5
1
Miles
4/12/2023
Esri, NASA, NGA, USGS, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS
74

Map Estimating the Proposed Site Boundary, per Stormwater Staff Comments

qPublic.net™ Lancaster County, SC





Legend

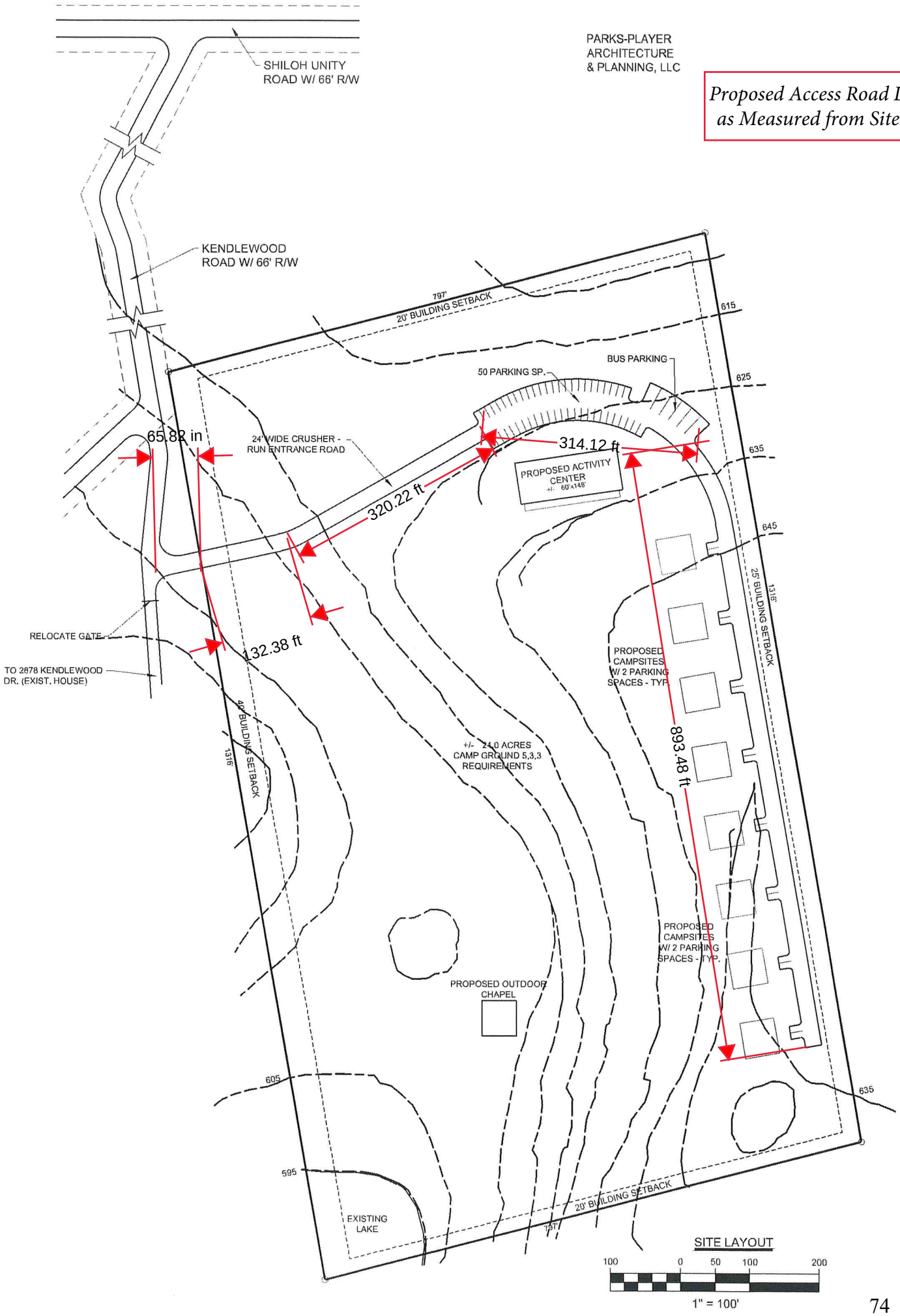
- Parcels
- Roads
- 10 Foot Contours

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

(Note: Not to be used on legal documents)

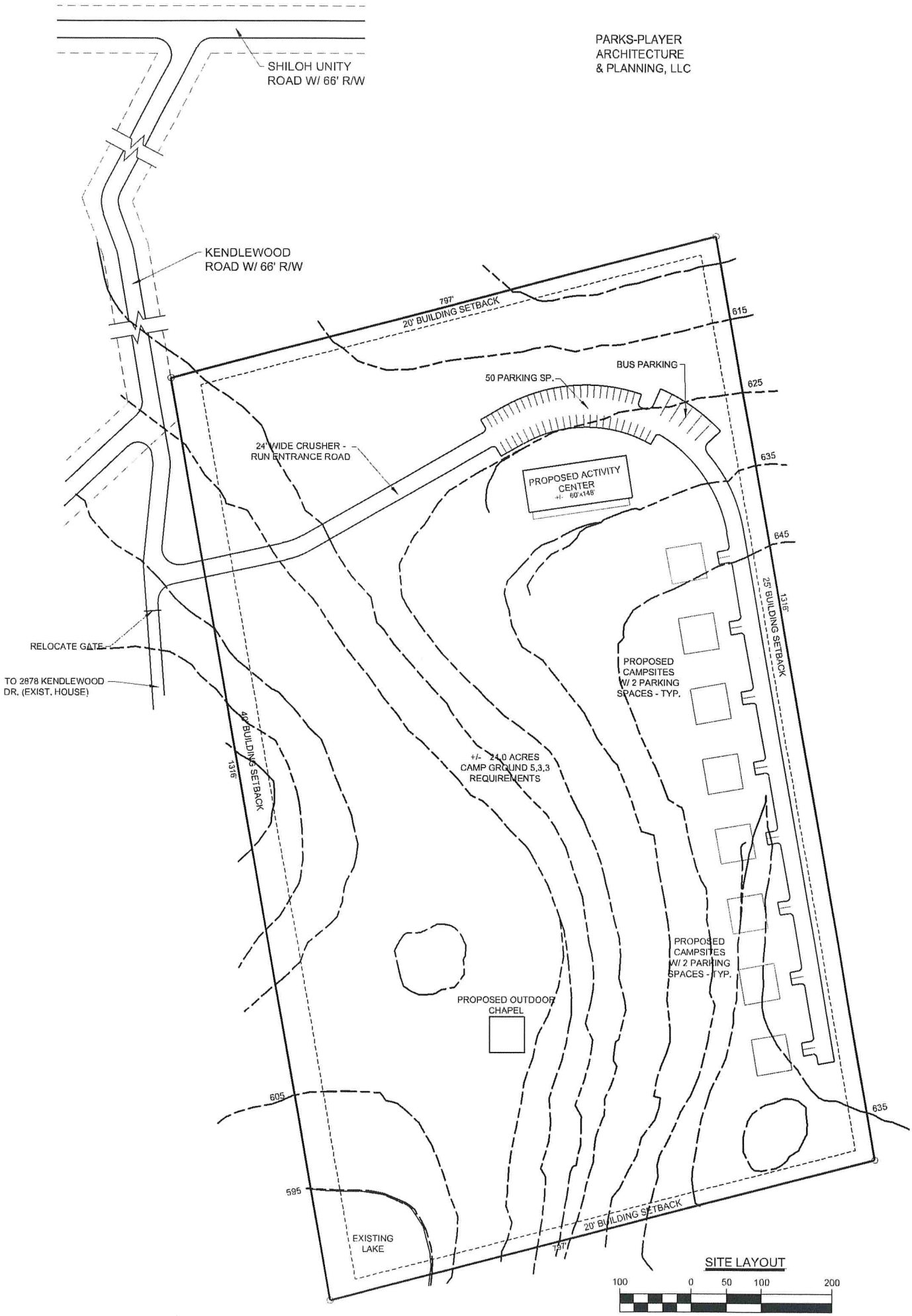
Date created: 4/20/2023
Last Data Uploaded: 4/20/2023 6:30:00 AM

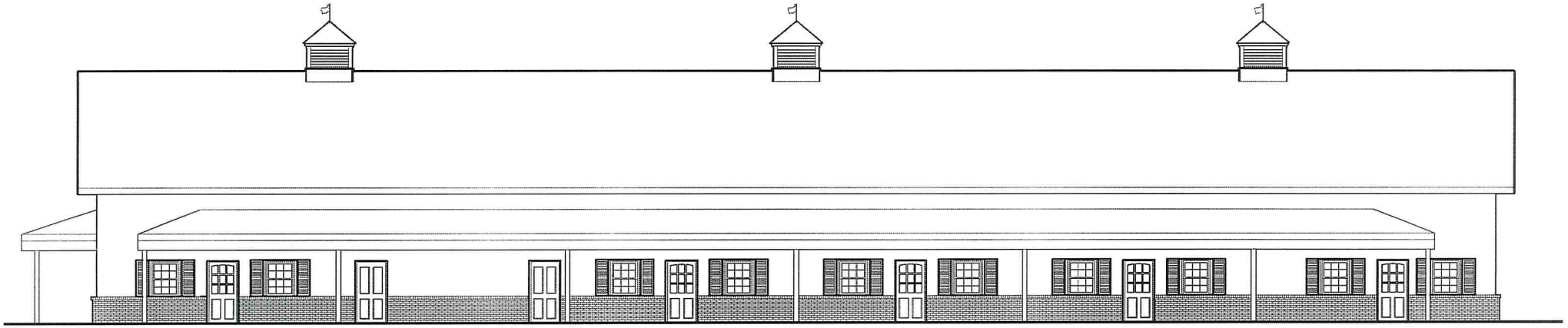
Developed by Schneider GEOSPATIAL



Proposed Access Road Length as Measured from Site Plan

PARKS-PLAYER
ARCHITECTURE
& PLANNING, LLC

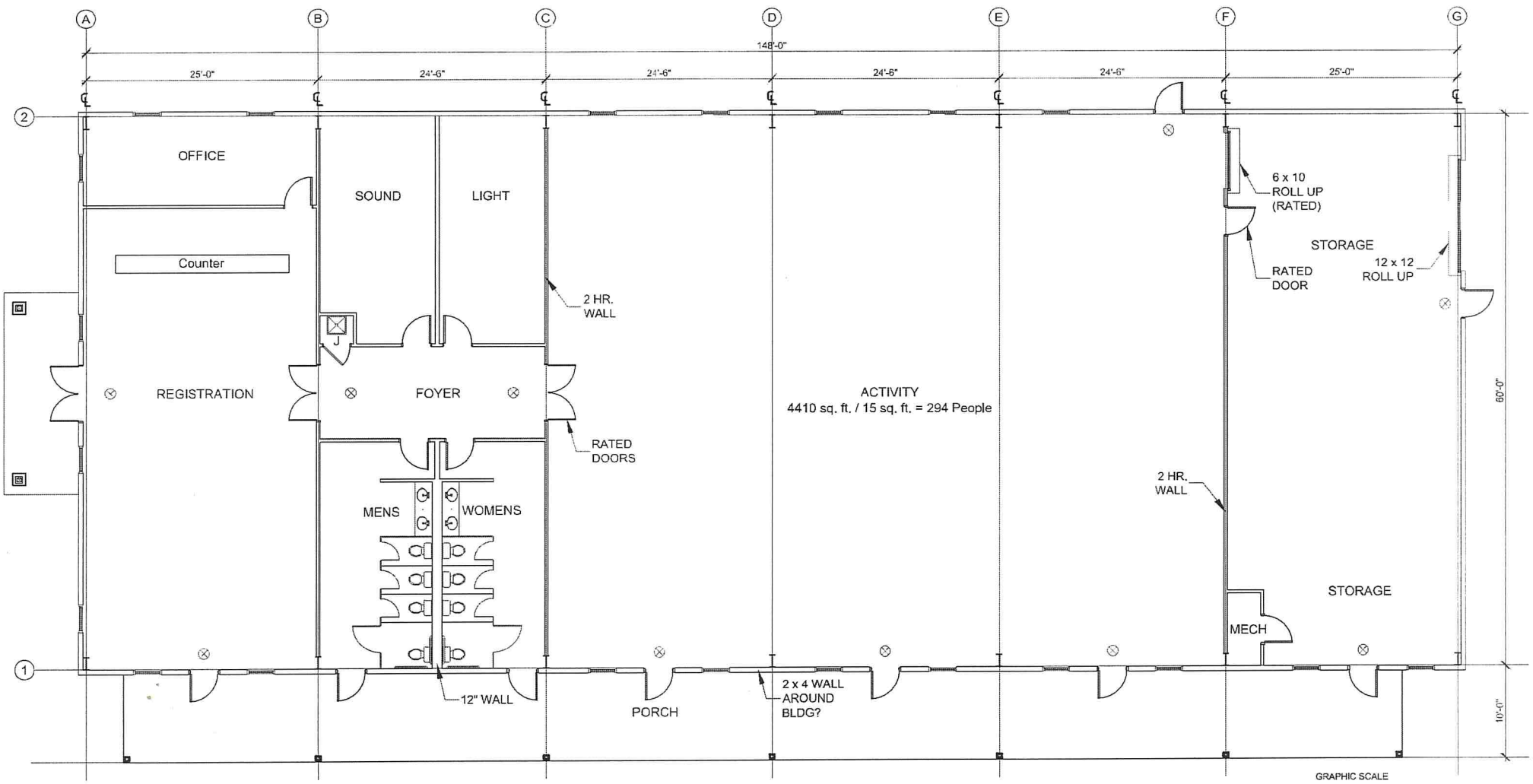




FRONT ELEVATION

GRAPHIC SCALE
10
(IN FEET)
1 inch = ft.

PARKS-PLAYER
ARCHITECTURE
& PLANNING, LLC

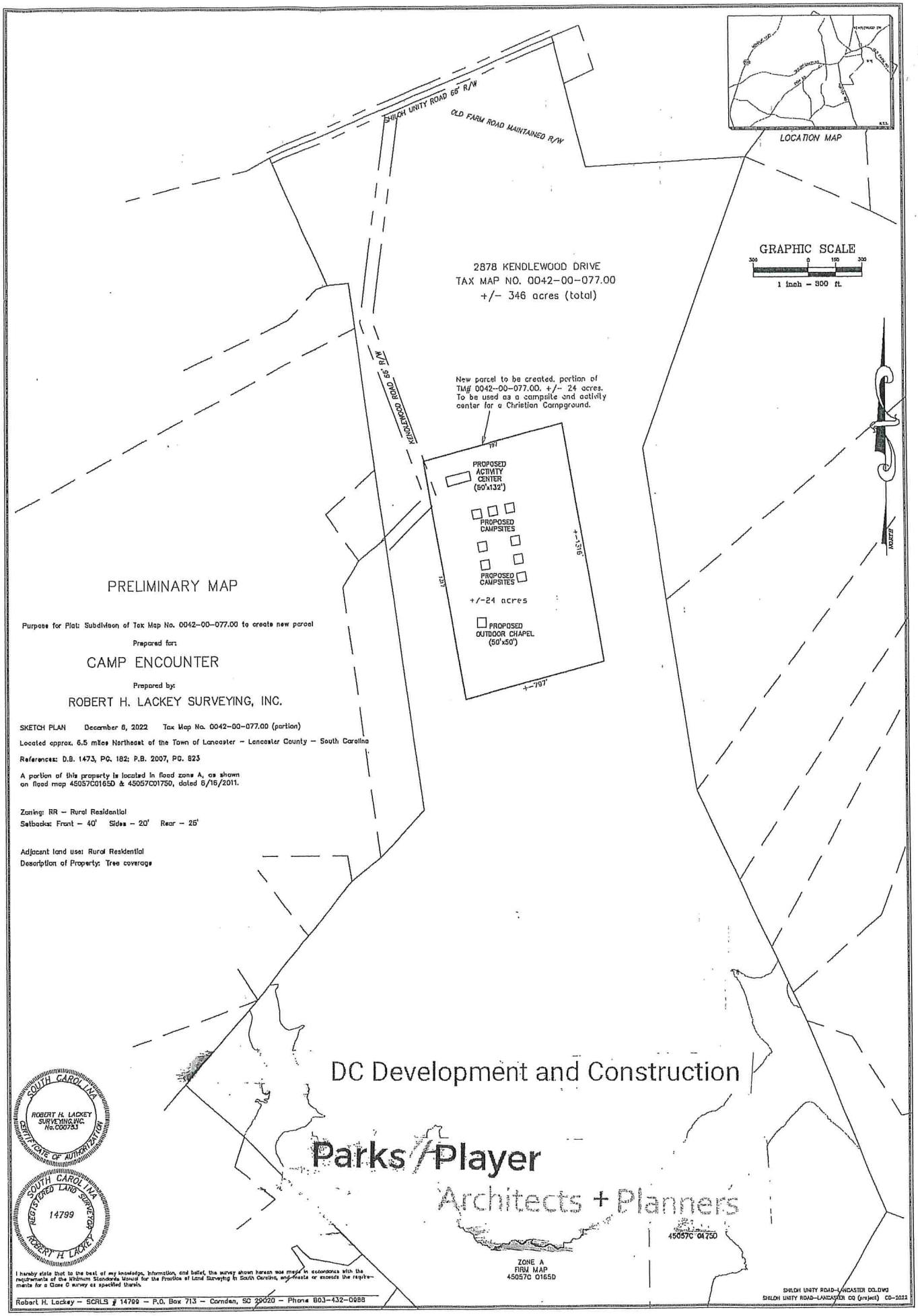


FLOOR PLAN

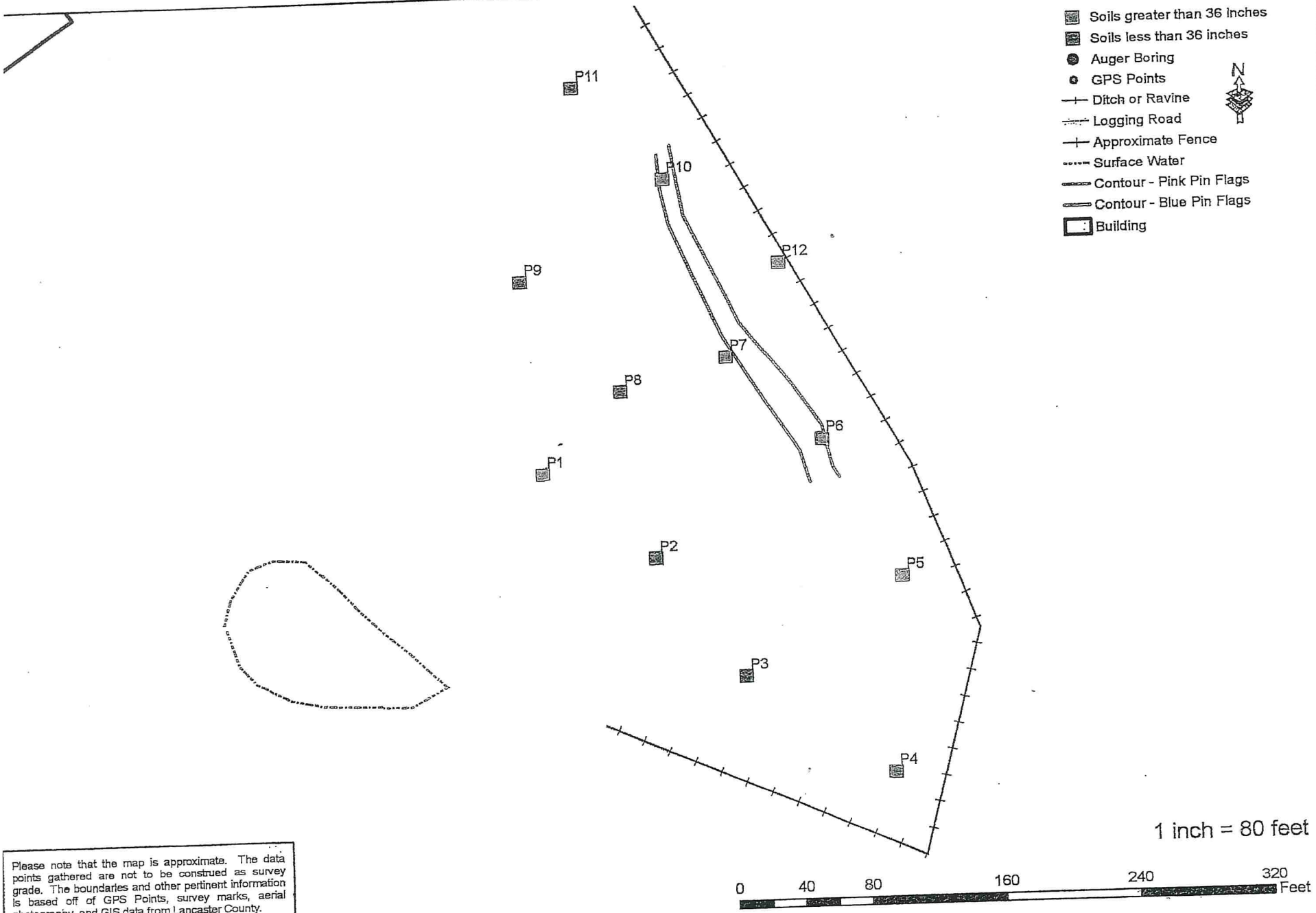
⊗= EXIT 3°x7°
- INTERIOR ALL DOORS 3°x7° (6[8]?)
- EXTERIOR DOOR 3°x7° MTL FLUSH
- ALL DOORS METAL FRAME

GRAPHIC SCALE
10
(IN FEET)
1 inch = ft.

PARKS-PLAYER
ARCHITECTURE
& PLANNING, LLC


SHILOH UNITY ROAD 66' R/W
OLD FARM ROAD MAINTAINED R/W
LOCATION MAP
GRAPHIC SCALE
300 0 150 300
1 inch = 300 ft.
2878 KENDLEWOOD DRIVE
TAX MAP NO. 0042-00-077.00
+/- 346 acres (total)
KENDLEWOOD ROAD 66' R/W
New parcel to be created, portion of TM# 0042-00-077.00. +/- 24 acres. To be used as a campsite and activity center for a Christian Campground.
197'
PROPOSED ACTIVITY CENTER (50'x132')
PROPOSED CAMPSITES
PROPOSED CAMPSITES
+/-24 acres
PROPOSED OUTDOOR CHAPEL (50'x50')
+/-1316'
131'
+/-797'
NORTH
PRELIMINARY MAP
Purpose for Plat: Subdivision of Tax Map No. 0042-00-077.00 to create new parcel
Prepared for:
CAMP ENCOUNTER
Prepared by:
ROBERT H. LACKEY SURVEYING, INC.
SKETCH PLAN December 6, 2022 Tax Map No. 0042-00-077.00 (portion)
Located approx. 6.5 miles Northeast of the Town of Lancaster - Lancaster County - South Carolina
References: D.B. 1473, PG. 182; P.B. 2007, PG. 823
A portion of this property is located in flood zone A, as shown on flood map 45057C0165D & 45057C01750, dated 8/16/2011.
Zoning: RR - Rural Residential
Setbacks: Front - 40' Sides - 20' Rear - 25'
Adjacent land use: Rural Residential
Description of Property: Tree coverage
DC Development and Construction
Parks Player
Architects + Planners
SOUTH CAROLINA
ROBERT H. LACKEY SURVEYING, INC. No. C00733
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA
REGISTERED LAND SURVEYOR
14799
ROBERT H. LACKEY
45057C 01750
ZONE A
FIRM MAP
45057C 0165D
I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class C survey as specified therein.
Robert H. Lackey - SCRLS # 14799 - P.O. Box 713 - Camden, SC 29020 - Phone 803-432-0988
SHILOH UNITY ROAD-LANCASTER CO.DWG
SHILOH UNITY ROAD-LANCASTER CO (project) CD-2022

ils and Onsite Wastewater Investigation Map. 2878 Kendelwood Drive Campground (354+ Acres). TMS# 0042-00-077.00; Lancaster County, SC. (SJM (Sept. 2022))



Please note that the map is approximate. The data points gathered are not to be construed as survey grade. The boundaries and other pertinent information is based off of GPS Points, survey marks, aerial photography, and GIS data from Lancaster County.

DEPARTMENT OF ENVIRONMENT
AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL HEALTH

2878 Kendelwood

(Continuation Sheet)

PROPERTY ID #:
DATE OF EVALUATION: 9-7-22
COUNTY: Lancaster

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON	DEPTH (IN.)	SOIL MORPHOLOGY (.1941) STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.1941) CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	f 4%	Ap	0-11	Gr /sl	Fr	10YR 6/3	40" / 55	s:l	40" Rock	IV 0.30 0.25
		Bt	11-21	Abk /c	Fi /st/pl	7.5YR 5/4				
		Bt	21-40	Abk /cl	Fr	7.5YR 5/4				
		C/Cr	40-55	Decomp SL	Rock	mcs w/ Rock				
2	Cv55 6%	Bt1	0-16	sbk /cl	Fr	7.5YR 6/6 + 10YR + Pm	.55		32" Rock	IV 0.3
		Bt2	16-32	1m sbk /c	Fr /st/pl					
		Bt3	32-55	1m prism /c	Fi	Rock				
3	Cv55 6%	Bt	0-11	~~Gr~~/sbk /L	Fr	7.5YR 5/4	.50		31" Rock	IV 0.25
		Bt	11-31	2m sbk /c	Fi (st/pl)	10YR 5/4				
		Btx	31-50	sbk /c	Fi - v.Fi	Rock to 7.5YR 5/4				
4	Cv55 6%	Ap	0-6	Gr. /sl	Fr	10YR 3/3	.64		23-50 Btx/ Rock	0.25- 0.3+
		Bt	6-23	2m sbk /c	Fi	10YR 5/4				
		Btx	23-50	mcs /sl -	Rock	mcs				
		2Bt	50-62	f/m sbk /sl	Fr/wk	7.5YR 6/6 + Pm				
5	Lm 10%	Ap	0-9	GR /sl	Fr	10YR 3/3	.60		38-52 Rock	IV 0.45
		Bt1	9-21	1m sbk /cl	Fi (st/pl)	10YR 4/4				
		Bt2	21-38	Abk /c	Fi	5YR 4/6 + Pm				
		Bt3	38-52	Abk /c	Fi	Rock				
		R/2	52+	sbk /sl	Fr					

COMMENTS:

DEPARTMENT OF ENVIRONMENT
AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL HEALTH

(Continuation Sheet) #

PROPERTY ID #:
DATE OF EVALUATION: 9-7-21
COUNTY: Lancaster

K. Hollowood

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON	DEPTH (IN.)	SOIL MORPHOLOGY (.1941) STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.1941) CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1955 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
6	Lwl 10%	AB	0-12	GR /L	FR	5YR 3/4	152			IV 0.3
		Bt	12-38	2m Abk /c	FI (St/P)	2.5YR 5/4				
		Bt/Bt2	38-52	1-2m abk /cL	FR	5YR 5/6 +m				
7	Lwl	AB	0-12	GR/sbk /L	FR	10YR 3/2 dry	138		38" Redox	IV 0.3
		BE								
		Bt	12-30	Abk /c	FI (St/P)	7.5YR 5/6 +				
		Bt	30-38	Abk /c	FI (St/P)	+ Mes				
	Bf	Bt3	38-57	Abk /c	FR	Redox				
8	Shl Lwl	Ab	0-8	GR /sL	FR	7.5YR 3/3	152		20" Redox	IV 0.3
		Bt	8-20	Abk /C	FI (St/P)	5YR 5/8				
	Bf	Bt	20-52	7.5YR 5/6 cL/L w/ R-Dec +cms		+Fe				
9	Lwl 10%		0-60	Disturbed through cut					All	N/A Urs
10	Lwl 10%	AB	0-9	1m GR /sL	FR	10YR 3/1	36" 152	-	-	IV 0.3
		Bt	9-36	2m Abl /c	FI (St/P)	10YR 5/4				
		C	36-52	MMa /sL	FR	5YR MCS +m				
				Soil change						

COMMENTS:

10% 9/11 0-6 sL
Bt 6-20 SCL FR sbk
Bt2 20-38 10YR 5/6 C vFi Abk to Ml

9/11 Lwl 10%
0-10 10YR 3/3 SiL
Bt 10-37 10YR 4/4 c Ab
Bt2 37-52+ +fm vFi

028



Spirit 1st Ministries

I. Executive Summary

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

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

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

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

II. General Ministry Description

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

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

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

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

OCTOBER 24,2021

Owner and Construction Manger and Contractor Agreement

ADAM THOMAS /SPIRIT 1ST MINISTRIES		D.C. DEVELOPMENT & CONSTRUCTION LLC
9789 CHARLOTTE HWY.	AND	569 LIVING WATER DR.
INDIAN LAND, S.C.29707,		GREAT FALLS, 29055S.C. 29055

THIS AGREEMENT IS BETWEEN BOTH PARTIESTHAT D.C. DEVELOPMENT & CONSTRUCTION LLC(DC)

WILL CONTRUCTION MANAGER AND THE CONSTRUCTION OF THE NEW CHURCH BUILDINGS ON THE PROPERTY AS SHOWNED ON BOUNDARY SURVEY FOR W.A. DAVIS ESTATE.

DC WILL PRODUCE THE BUILDINGS FOR SPIRIT 1ST MINISTRIES FOR THE [redacted]

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

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

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

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

ADAM THOMAS

DATE 10/24/2021

DAVID COX

10/24/2021

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/12/2022

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

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

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

COVERAGES **CERTIFICATE NUMBER:** 130173471 **REVISION NUMBER:**

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

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

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

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

CERTIFICATE HOLDER

ENCOUNTER
'IRIT 1ST MINISTRIES
'8 Kendlewood Dr
.ncaster, SC 29720

LIVE CERTIFICATE

Click or scan to view

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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

DEPARTMENT OF THE TREASURY

Date: DEC 05 2017

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

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

Dear Applicant:

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

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

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

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

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

Letter 947

SPIRIT 1ST MINISTRIES

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

Sincerely,

Stephen a. martin

Director, Exempt Organizations
Rulings and Agreements

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

LANCASTER COUNTY ASSESSOR
Tax Map:
0042 00 077 00

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

Auditor, Lancaster County, SC

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

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF Lancaster

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

See Exhibit "A"

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

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

Property Address: 2878 Kendlewood Drive; Lancaster, SC 29720

TAX MAP NUMBER: 0042-00-077.00

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

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

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

ARROWHEAD FARM, LLC, a North Carolina
Limited liability company

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

Property & Grantee's Address:
2878 KENDLEWOOD DRIVE
LANCASTER, SC 29720

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: _____
Ashley N. Brown

Witness: _____
Tina P. Broadway

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

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

_____
Witness

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

_____
Notary Public: Richard J. Lutzel

RICHARD J LUTZEL
Notary Public
Mecklenburg
County
NORTH CAROLINA
"Notary Seal"

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

Exhibit "A"

BEING all that certain piece, parcel or tract of land together with any and all improvements located thereon lying, being and situated in Gills Creek Township, Lancaster County, South Carolina, and fronting on Shiloh Unity Road, containing 354.62 acres, more or less, and being more particularly shown and described on plat of survey entitled "Boundary Survey for W.A. Davis Estate" made by Pittman Professional Land Surveying, dated May 24, 2007 and recorded as Plat No. 2007-823 and revised on plat of survey entitled "Arrowhead Farm LLC" made by Enfinger & Associates Professional Land Surveyors, dated September 05, 2021 and recorded in Plat Book 2021 at Page 633 on September 10, 2021 in the Register of Deeds Office for Lancaster County, South Carolina, which plat is by reference made a part hereof having such metes and bounds, coursed and distance as reference to said plat will more fully appear; reference to which plat is hereby made for a more particular description.
SUBJECT to all exceptions described in Exhibit "B" as shown in that certain Deed recorded in Book 656 at Page 327, Lancaster County Public Registry.

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

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

Tax Identification #0042-00-077-00

Property Address
2878 Kendlewood Drive
Lancaster, SC 29720

Mailing Address:
6010 Bluebird Hill Lane
Matthews, NC 28104

Allison Hardin

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

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

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

Allison,

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

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

Please let me know if you have any questions.

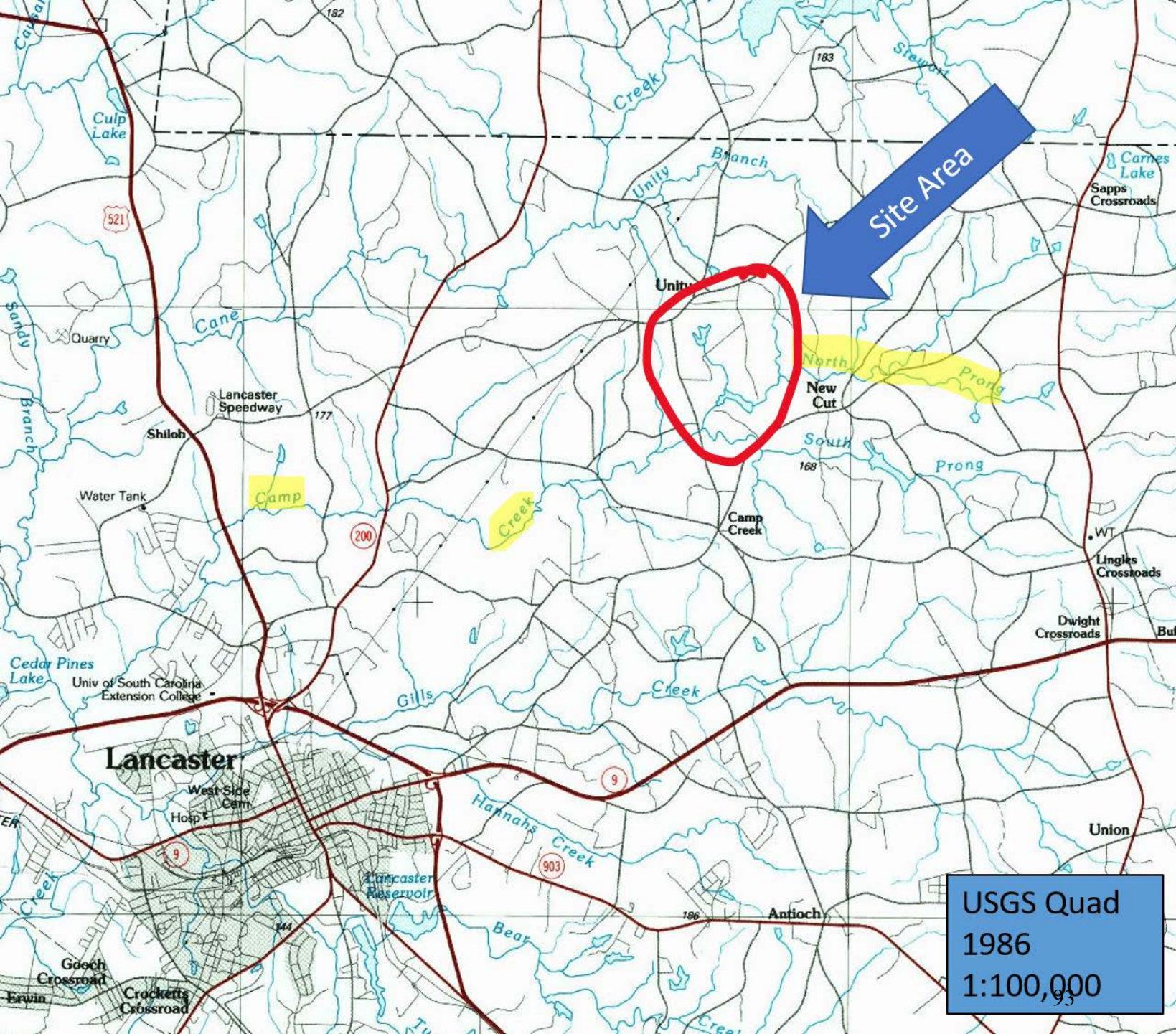
Thank you,

Amanda Roberts

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

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

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Site Area
Culp Lake
Unity Branch
Carnes Lake
Sapps Crossroads
Sandy Branch
Quarry
Cane Creek
Lancaster Speedway
Shiloh
Water Tank
Camp Creek
North Prong
New Cut
South Prong
Camp Creek
Lingles Crossroads
Dwight Crossroads
Cedar Pines Lake
Univ of South Carolina Extension College
Gills Creek
Lancaster
West Side Cem
Hosp
Hannahs Creek
Lancaster Reservoir
Bear Creek
Antioch
Union
Gooch Crossroad
Erwin
Crocketts Crossroad
USGS Quad
1986
1:100,000

STATE OF SOUTH CAROLINA)
) AFFIDAVIT
COUNTY OF LANCASTER)

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

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

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

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

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

Sworn to before me this the
2nd day of October, 1967.

NOTARY PUBLIC FOR SOUTH CAROLINA

W. TOM MYERS, JR.

For and in consideration of One Dollar ($1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, R. A. Davis & W. N. Davis Estate (Name) _____ of c/o Ione P. Davis, Waxhaw, N. C. (Address), Grantor, does hereby grant and convey unto the Camp Creek Watershed Conservation District of Lancaster County, Lancaster, S. C. (Address), Grantee, its successors and assigns, an easement in, over and upon the following described land situated in the County of Lancaster, State of South Carolina, to wit:

A portion (hereinafter designated on Sketch Map) of that certain tract or parcel of land located on Camp Creek, containing 380 acres, conveyed from Adelaide Nelson (Name) to W. N. Davis Est. & R. A. Davis Est. by deed or other means of conveyance dated 4-28-30 and recorded in Book of Deeds, Volume C, Page 650, Office of The Clerk of Court in Lancaster County, South Carolina, which description, by reference, is incorporated herein.

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

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

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

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

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

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

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

Special Provisions (cont'd)

Special Provisions (cont'd)

2. The grantor shall remove all fences from the right-of-way, confine his livestock on other land during construction and periodic maintenance, and replace all fences at his own expense upon completion of construction or maintenance.

3. The Grantee will construct fences as necessary to prevent grazing of the [redacted], borrow area [redacted]. The Grantor agrees to prevent grazing of such areas except upon the written permission of and upon the terms specified by the Grantee.

4. The Grantee shall have the right to obtain embankment material from the vicinity of the dam as needed, or

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

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

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 2nd day of Oct, 1967.

(Witness)

Mrs Jane P Davis

Mrs Isabel Davis Myers

(Witness)

Robert A. Davis (L.S.)

(Signature of Grantor)

(Witness)

Mary P. Davis

William N Davis (L.S.)

(Witness)

(Signature of Grantor)

STATE OF SOUTH CAROLINA

COUNTY OF Lancaster

AFFIDAVIT OF PROBATE

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

SWORN to before me this 2nd day of Oct, 1967.

(L.S.)

Notary Public for South Carolina

STATE OF SOUTH CAROLINA

COUNTY OF

RENUNCIATION OF DOWER

I, _____, Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. _____ the wife of within named _____ did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named ~~Camp Creek Watershed~~ Conservation District, its successors and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and release for the purposes herein mentioned.

Given under my Hand and Seal, this _____ day of _____, 196____.

(L.S.)

Notary Public for South Carolina

STATE OF SOUTH CAROLINA

COUNTY OF Lancaster

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

TO

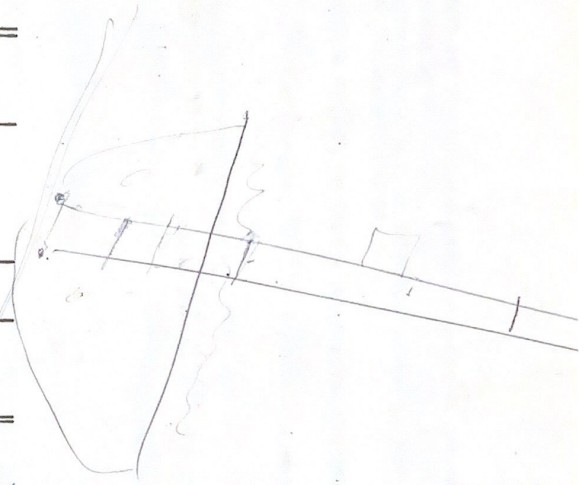
Watershed
Camp Creek/Conservation District
(Conservation District

Lancaster County, Lancaster, S. C.

EASEMENT TO REAL ESTATE

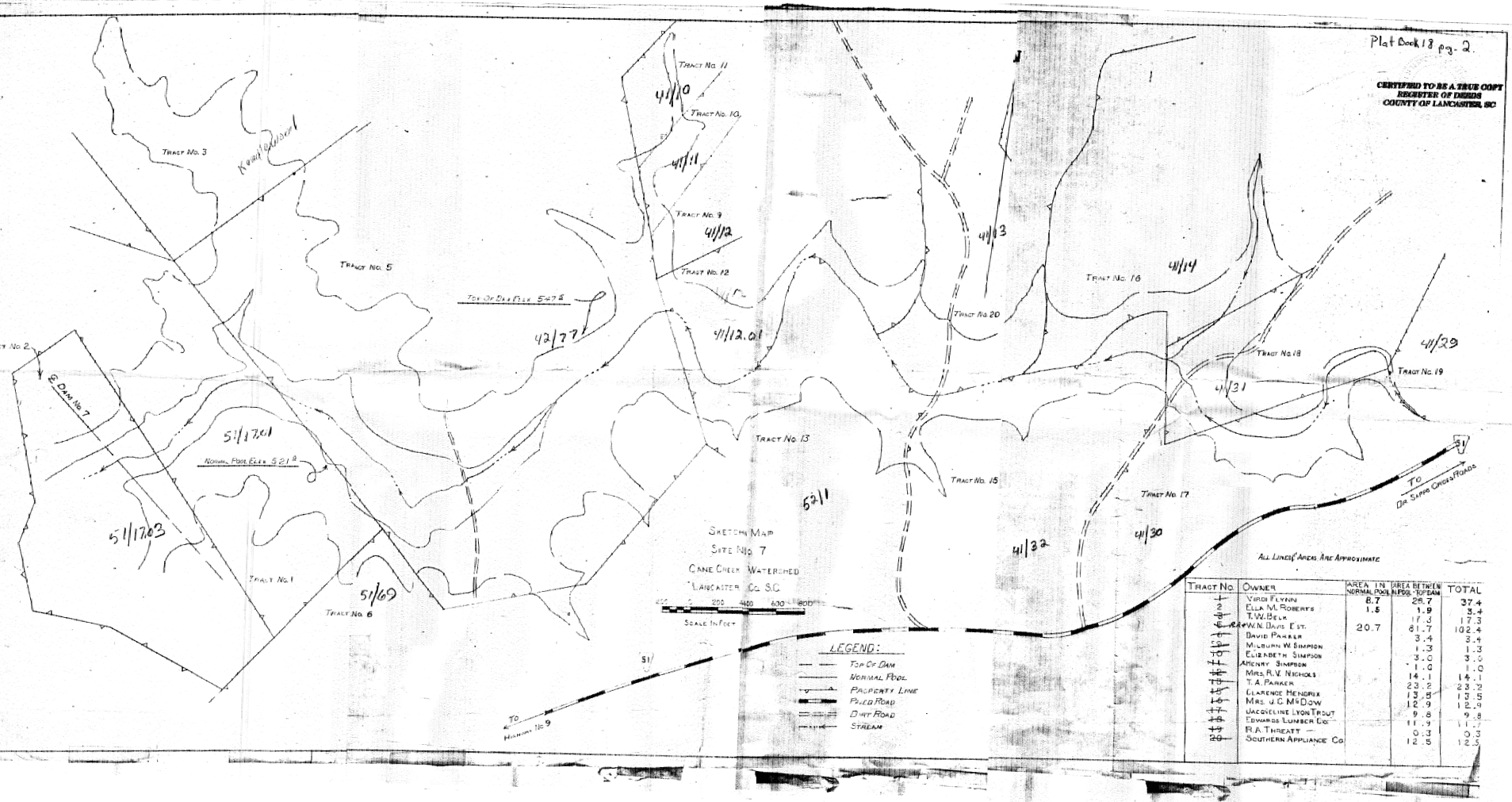
I hereby certify that the within Instrument was filed for record in my office at 11:30 AM o'clock on the 2nd day of October, A.D., 1967, recorded in Book X-5 of Deeds, Page 228.

Marion E. Mahaffey
(Clerk of Court)



Plat Book 18 pg. 2.

CERTIFIED TO BE A TRUE COPY
REGISTER OF DEEDS
COUNTY OF LANCASTER, SC



All Lines & Areas Are Approximate

Tract No.	Owner	Area In Normal Pool	Area Between N.Pool & Top Dam	Total
1	Virdi Flynn	8.7	28.7	37.4
2	Ella M. Roberts	1.5	1.9	3.4
3	T.W. Belk		17.3	17.3
Est.	W.N. Davis Est.	20.7	81.7	102.4
5	David Parker		3.4	3.4
6	Milburn W. Simpson		1.3	1.3
7	Elizabeth Simpson		3.0	3.0
9	Athenry Simpson		1.0	1.0
10	Mrs. R.V. Nichols		14.1	14.1
11	T.A. Parker		23.2	23.2
12	Clarence Hendrix		13.5	13.5
13	Mrs. J.C. McDow		12.9	12.9
15	Jacqueline Lyon Trout		9.8	9.8
16	Edwards Lumber Co.		11.7	11.7
17	R.A. Threatt —		0.3	0.3
18	Southern Appliance Co.		12.5	12.5

99

Agenda Item Summary

Ordinance # / Resolution #:
Contact Person / Sponsor:
Department: Board of Zoning Appeals
Date Requested to be on Agenda: 5/2/2023

Issue for Consideration:

Points to Consider:

Recommendation: