Planning Commission Members
District 1: Rosa Sansbury
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5: Matthew Jones
District 6: Sheila Hinson
District 7: Ben Levine

County Attorney
John K. DuBose III

Clerk to Planning Commission
Jennifer Bryan

Development Services Director
Rox Burhans

April 20, 2021 | **6:00 PM** | **101 North Main Street, Lancaster, SC 29720**

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

AGENDA

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

2. **Approval of the Agenda**

3. **Citizen's Comments**

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

4. **Approve Minutes**

   a. March 4, 2021 Workshop Minutes

   Minutes of March 4, 2021 Planning Commission Workshop

   b. March 16, 2021 Regular Meeting Minutes

   March 16, 2021 -To be distributed prior to meeting

5. **Public Items**

   a. CP-2020-3057 Landsdown Corporation

   Application by Landsdown Corporation to amend the future land use map from Rural Living to Special District-Industrial. The parcels are identified as TM # 0093-00-001.00 and 0092-00-017.01.

   b. RZ-2020-2887 Primo Holdings, LLC

   Application by Landsdown Corporation to rezone approximately 370 acres along Taxahaw Road between Overbrook Road and Gold Mine Highway from Agricultural Residential to Mining. The parcels are identified as TM # 0093-00-001.00 and 0092-00-017.01.

c. RZ-2021-0651 Michael & Ashley Green

Application by Michael and Ashley Green to rezone one acre of land located at 2343 Flat Creek Road (TM #0080-00-041.01) from Low Density Residential (LDR) to Rural Residential (RR). The intention is to locate a mobile home on the property.

d. RZ-2021-0292, Sanchez Rodeo Arena

Application by Jose Luis Sanchez to rezone a 10-acre portion of the approximately 102.75-acre parcel identified as TM# 0080-00-045.00 from Rural Neighborhood (RN) District to Rural Business (RUB) District with the intent of establishing a rodeo arena and equestrian facility on the property.

e. RZ-2021-0293, Sanchez Gas Station

Application by Jose Luis Sanchez to rezone a 5-acre portion of the approximately 102.75-acre parcel identified as TM# 0080-00-045.00 from Rural Neighborhood (RN) District to Rural Business (RUB) District with the intent of establishing a gas station on the property.

f. RZ-2020-2740, Patterson Lane

Application by William Morris to rezone a 6.7 acre parcel located at 182 Patterson Lane (TM# 0005-00-091.02) from Neighborhood Business (NB) to Mixed Use (MX) District to align with the zoning of the surrounding properties so that they may be developed as multifamily residential. This application is associated with the companion Master Development Plan MXU-2020-2740 and Development Agreement DA-2020-2740.

g. MXU-2020-2740, Patterson Lane

Application by William Morris to approve a Master Development Plan and Preliminary Plat for a proposed 352-unit apartment development, currently known as Patterson Lane MF, located on approximately 26.4 acres of land at the intersection of Patterson Lane and Harrisburg Road (TM #'s 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06 and 0005-00-096.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2740 and Development Agreement DA-2020-2740.

h. DA-2020-2740, Patterson Lane

Application by William Morris to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 352-unit (13.4 dwelling units per acre), multifamily apartment development located on approximately 26.4 acres of land at the intersection of Patterson Lane and Harrisburg Road (TM #'s 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06 and 0005-00-096.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2740 and Master Development Plan MXU-2020-2740.

i. RZ-2021-0288 Roberson Senior Living

Application by Lisa Roberson and Share Catoe to rezone 104 Park Drive in Kershaw from R15 Residential to R6MH Residential District. The parcel is identified as TM # 0160D-0A-015.00 and is approximately 1.5-acres. The intent is to operate a Private Memory Care Unit/Assisted Living facility for no more than five residents.

j. SD-2020-2784 Lynwood Drive Subdivision

Application by True Homes LLC for a major preliminary plat consisting of 62 single-family detached lots on approximately 40.44 acres. The property to be developed is located on the east side of Lynwood Drive, approximately 0.35 miles north of the intersection of Lynwood Drive and Airport Road and is identified as TM # 0087-00-006.00. The property is zoned MDR.

k. RZ-2021-0478 Joyce Brooks

Request to rezone TM # 0006N-0B-010.00 from Medium Density Residential (MDR) to General Business (GB) District. The Subject Parcel is one acre in size.

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

Application by Lancaster County to amend Unified Development Ordinance Section 7.2.4, Off-Street Parking and Loading Requirements, to modify the parking requirement for restaurants.

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

6. New Business

a. Overview of next month's Agenda

b. Other

7. Adjourn

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

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

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

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

Agenda Item Summary

Ordinance # / Resolution #: March 4, 2021 Workshop Minutes
Contact Person / Sponsor: Jennifer Bryan
Department: Planning
Date Requested to be on Agenda: 4/20/2021

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Workshop Minutes	4/13/2021	Exhibit

MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION
CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
MATT JONES, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ROSA SANSBURY, DISTRICT 1
BEN LEVINE, DISTRICT 7

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION WORKSHOP MEETING

March 4, 2021
MINUTES

Members Present: Jim Barnett, Charles Deese, Sheila Hinson, Ben Levine, Tamecca Neely, Rosa Sansbury

Members Absent: Matt Jones

Others Present: Rox Burhans, Division Director; Ashley Davis, Planner; Katie See, Senior Planner; Robert Tefft, Senior Planner; Kim Belk, Deputy Interim County Administrator; Billy Mosteller, County Council; Steve Willis, County Administrator

The following press were notified of the meeting by email in accordance of the Freedom of Information Act: news@thelancasternews.com; newsera@comporium.net; news@fortmilltimes.com; cgnews@thelancasternews.com.

Chairman Deese called the meeting to order at 5:03 p.m.

Upcoming Cases: Discussion Only

1. UDO-TA-2020-2957 – Outdoor Shooting Ranges/Turkey Shoots

   Robert Tefft gave an overview of revisions to the text amendment since the February agenda. He stated that non-profit and commercial definition had been provided. Commissioner Sansbury asked if a permit would be required for shooting facilities that provide lessons.

   Chairman Deese asked if someone with a license provided lessons would require a permit if they were not charging a fee. Director Burhans stated that a permit would be required.

   Director Burhans stated that the scope of work given to staff from County Council was pertaining to turkey shoots and the topic could be broadened if requested. He asked if the Commission would like County Council to direct staff to

   Commissioner Sansbury asked if existing ranges are considered grandfathered. Staff responded that they would be considered grandfathered.

2. **SD-2020-2137 – Bridlewood**
   Ashley Davis, Planner, gave an overview of the Bridlewood preliminary plat which is within the Edgewater residential community. An amendment to the

master plan was recently approved by staff and the preliminary plat is relatively consistent with the master plan.

Commissioner Levine asked if the intent of requiring second entrances for residential developments are for emergency vehicles, and whether there is enough distance between two distances. He noted that the two entrances for this proposed development are in close proximity. Director Burhans stated that the Fire Marshal reviews these plans for access and facilities. Commissioner Levine asked if it may be beneficial to identify emergency access entrances. Planner Davis stated that she would reach out to the Fire Marshal to confirm that it is acceptable.

Commissioner Levine asked how ponds will be accessed for maintenance. Planner Davis clarified access for the ponds on the preliminary plat. Commissioner Sansbury asked if they could ask a fence to be provided about the pond adjacent to the proposed amenity area.

3. **RZ-2021-0261 / RZ-2020-0114 – Matthew Ellis**
   Katie See, Senior Planner, gave an overview of the Matthew Ellis rezoning request.

   Chairman Deese asked if there will be a plat associated with the rezoning. Mrs. See presented the proposed plat to the Commission which showed which portion of the two parcels are proposed to be rezoned.

   General discussion occurred between Commissioners Deese, Hinson, Levine and McNeely, as well as Mr. Burhans, Mrs. See and Ms. Davis regarding the ultimate configuration of the properties with changed zoning designations.

   Chairman Deese asked if there were additional questions and with none moved onto the next item.

4. **RZ-2021-0289 – Michael & Ashley Green**
   Mrs. See presented the general scope of the proposed rezoning noting that this comes as a result of the property being subdivided without knowledge that the property would be developed with a manufactured home. Since the manufactured home would not be permissible they are seeking a rezoning to RN to hopefully allow this use. This would still be contingent upon an unassociated text amendment being approved to allow manufactured homes in the RN District.

   Chairman Deese asked how the property would be accessed. Mrs. See noted that it would be via dedicated easement. Commissioner Hinson asked if there are other mobile homes in the area. Mrs. See noted that there are not; however, there are districts which may ultimately allow for manufactured homes if the aforementioned text amendment were to be approved.

Chairman Deese wondered if there was any provision allowing for a manufactured home on the property for purpose of associated health care worker. Mrs. See noted that this would not be the case – this was noted as being the applicants dream and is not a health care scenario regardless of this provision potentially existing.

Commissioner Levine, Mrs. See and Mr. Burhans discussed the fact that this is interesting with the pending text amendment and the surrounding existing RN Districts.

Mr. Burhans asked Chairman Deese if there would be an interest in they would be interested in having County Council consider language being added to the text amendment to restrict the ability to have manufactured homes within a certain distance of other manufactured homes. Chairman Deese indicated that he would be interested in having Council have such a consideration.

Chair Deese asked if there were additional questions and with none moved onto the next item.

5. **UDO-TA-2021-0383 – Institutional District**
   Planner Ashley Davis provided an overview of the proposed text amendment to reduce the minimum lot size requirement for the Institutional District. She researched neighboring jurisdictions to compare minimum lot size requirements. She stated that the existing Medium Density Residential District also has a minimum lot size of 10,000 sf.

   Commissioner Levine noted that he sees this as being a very helpful amendment. Ms. Davis noted that there are still other provisions dealing with buffering that would apply. Chairman Deese asked if there were additional questions and with none moved onto the next item.

6. **Capital Improvement Plan (CIP)**
   Belk explained that CIP is for five-ten years and it is for purchases over $100,000. The CIP is linked to the Impact Fee Study which was presented to the Commission in late 2020. The Impact Fee Study was a portion of the CIP. The CIP also reflects some recommendations from the Space Study Analysis in 2020. An Evaluation Committee was established to review recommendations in order to prioritize projects.

Other

Director Burhans informed the Commission that the City of Lancaster Planning Commission will attend the April workshop to finalize the road name of the by-pass.

Anyone who needs an updated hard copy of the UDO should let staff know.

He let them know about the revised location map prepared by Planner Davis which he believed would provide more direction for the project locations.

Meeting was adjourned at 6:03 pm.

Agenda Item Summary

Ordinance # / Resolution #: March 16, 2021 Regular Meeting Minutes
Contact Person / Sponsor: Jennifer Bryan
Department: Planning
Date Requested to be on Agenda: 4/20/2021

Issue for Consideration:

Points to Consider:

Recommendation:

Agenda Item Summary

Ordinance # / Resolution #: CP-2020-3057 Landsdown Corporation
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 4/20/2021

Issue for Consideration:

Points to Consider:
The purpose of this request is to permit a granite rock quarry.

The purpose of this request is to be consistent with the applicant's rezoning request, RZ-2020-2887.

Recommendation:
Staff recommends Denial of this Comprehensive Plan Amendment request at this time. If the companion rezoning case were to be approved by the County Council, the proposed Comprehensive Plan Amendment would need to be approved in order to be consistent with the future land use designation.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	4/11/2021	Planning Staff Report
Application	2/9/2021	Exhibit
Price Tract Deed	4/13/2021	Exhibit
Articles of Incorporation	2/9/2021	Exhibit
FLU Map	4/11/2021	Exhibit
Rural Living Comp Plan	2/9/2021	Exhibit
Industrial Comp Plan	2/9/2021	Exhibit

PROPOSAL:	Request to amend the future land use designation of two parcels totaling approximately 370 acres in size. The purpose of this request is to ensure Comprehensive Plan consistency with a proposed Mining District rezoning (RZ-2020-2887) for the same property.
PROPERTY LOCATION:	North side of Taxahaw Road, between Overbrook Road and Gold Mine Highway (TM # 0093-00-001.00 and 0092-00-017.01).
CURRENT FUTURE LAND USE CATEGORY:	Rural Living
PROPOSED FUTURE LAND USE CATEGORY:	Special District – Industrial
APPLICANT:	Landsdown Corporation (Vince La Barbera)
COUNCIL DISTRICT:	District 6, Alan Blackmon

OVERVIEW:

Site Information / Proposal

Landsdown Corporation has requested an amendment to the future land use designation from Rural Living to Special District – Industrial for the subject properties contemplated in RZ-2020-2887. The intent of the amendment is to permit a granite rock quarry facility and ensure consistency with the above noted rezoning case.

The subject parcels are wooded. One parcel also includes a single-family house.

ANALYSIS & FINDINGS:

Future Land Use Categories

Rural Living

The existing future land use designation of this property is Rural Living (*see Appendix A of Comp Plan*). The Comprehensive Plan defines this Community Type as including a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded " conservation subdivisions" whose aim is to preserve open space, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.

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

Special District – Industrial
The applicant has requested the future land use designation of Special District – Industrial (*see Appendix A of Comp Plan*). The Community Type "Industrial Center" includes both heavy and light manufacturing, from clean and green data handling complexes to manufacturing / extraction / distribution processes or power plants that require careful environmental management. These uses usually require considerable land areas and are set aside from other development for environmental or security concerns, or for reasons of heavy truck traffic flow. Some allowable uses in the Industrial Center Community Type are listed in the table below.

The requested Mining Zoning District is not consistent with the existing Rural Living future land use designation. Therefore, the applicant has requested an amendment to the Comprehensive Plan in order to accommodate the proposed rock quarry and make the requested Mining District consistent with the Comprehensive Plan. As a means of reference, the land containing the existing Haile Gold Mine has a future land use classification of Industrial Center.

Industrial Center: Land Use Considerations		
Factory	Heavy Assembly Plant	Regional Warehouse/ Trucking Distribution
Landfill/Quarry	Lighting Manufacturing and Assembly	Laboratory
Data Handling Plant	Natural Area	

Compatibility with Surrounding Area
The current future land use category for the surrounding area is Rural Living.

Staff is unaware of any changing trends in land use, housing, transportation, or the economy in the area that would warrant a Comprehensive Plan Amendment at this time. Nor have any proposed development projects been put forth that warrant serving as a catalyst to support said change at this time.

PHOTOS OF PROJECT AREA:

Looking directly at subject property from Taxahaw Road

Looking south across Taxahaw Road from subject property

Looking west along Taxahaw Road

Looking east along Taxahaw Road

STAFF RECOMMENDATION:

Staff recommends **Denial** of this Comprehensive Plan Amendment request at this time. If the companion rezoning case were to be approved by the County Council, the proposed Comprehensive Plan Amendment would need to be approved in order to be consistent with the future land use designation.

ATTACHMENTS:

1. Comprehensive Plan Amendment Request
2. Future Land Use Map
3. Rural Living Community Type
4. Special District – Industrial Community Type

STAFF CONTACT:

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

3949 Blue Banks Loop Rd, Leland NC 28451

Lancaster County Planning Commission
P.O. Box 1809
Lancaster, SC 29721

RE: Request Revision to Lancaster County Comprehensive Plan
Land Parcels TMS# 0092-00-017.01 and TMS# 0093-00-001.00

Dear Chairperson:

Landsdown Corporation is developing plans to open and operate a rock quarry in the Pageland Granite to produce crushed stone aggregate. (The Pageland Granite is the geologic name for the granitic rock body extending from Chesterfield County into the southeast corner of Lancaster County.) The site is along SC Secondary Highway S-29-123 (Taxahaw Highway) west of its intersection with US Highway 601. The Comprehensive Plan's Future Land Use Map (page LU3) categorizes these parcels' future land use as *Rural Living*. Landsdown Corporation requests the Planning Commission revise the Future Land Use Map to designate these parcels as *Special District – Industrial*.

The Comprehensive Plan recognizes Geological Resources important to Lancaster County. We believe development of mineral resources serving Lancaster County's local construction industry qualifies as "infrastructure investments".

Landsdown Corporation appreciates the Commission's and Planning Department's time and effort in considering this request. If you should have any questions, please do not hesitate to contact me.

Sincerely,

Vince LaBerabera,
President

cc Rox Burhans
Katie See
Craig Kennedy, Kennedy Consulting Services

LANCASTER COUNTY ASSESSOR
Tax Map:
0093 00 001 00

LANCASTER COUNTY, SC	
2021004746	DEED
RECORDING FEES	$15.00
STATE TAX	$1105.00
COUNTY TAX	$467.50
PRESENTED & RECORDED	
03-08-2021	11:58:39 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1415 PG:45-48	

Drawn by and mail to: James Allen Lee
Helms Robison Lee & Bennett, PA
P.O. Box 99
Monroe, NC 28111

STATE OF SOUTH CAROLINA)
) **WARRANTY DEED**
COUNTY OF LANCASTER)

KNOW ALL MEN BY THESE PRESENTS, That, **ARVIL L. PRICE, GARRY D. SMITH and JOHN F. SHEPHERD** (hereinafter referred to as "Grantor"), for and in consideration of the sum of [See Affidavit of Value Attached Hereto], to Grantor in hand paid at and before the sealing of these presents, by **PRIMO HOLDINGS, LLC (a North Carolina limited liability company)** (hereinafter referred to as "Grantee") in the State of South Carolina, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the **PRIMO HOLDINGS, LLC (a North Carolina limited liability company)**, it's successors and assigns, the following property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TMS#: 0093-00-001.00

Grantee's address: 3214 Summerfield Dr.
Monroe, NC 28110

The above-described property is conveyed subject to all easements, rights of way, or restrictions appearing of record in the chain of title or visible on an actual, physical examination of subject premises.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, its successors and assigns, forever.

AND the said Grantors, hereby covenants that, except as above noted, at the time of the delivery of this deed the land was free from all encumbrances made by Grantors and that they will warrant and defend the said premises unto the said Grantee, its successors and assigns against the lawful claims and

RECORDED THIS 8th DAY OF MARCH, 2021 IN BOOK 00 PAGE 00

Auditor, Lancaster County, SC

[1899296/1]

demands of all persons claiming against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed, sealed, acknowledged and delivered this 8th day of March, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: _____
Witness#1

Witness: _____
Witness #2

_____ (SEAL)
Arvil L. Price

_____ (SEAL)
Garry D. Smith

_____ (SEAL)
John F. Shepherd

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **ARVIL L. PRICE, GARRY D. SMITH and JOHN F. SHEPHERD** personally appeared before me this day, each acknowledging to me that hey voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

This 8th day of March, 2021.

_____ Notary Public
Emily S. Thomas

My commission expires: 1/26/2024

EMILY S. THOMAS NOTARY PUBLIC UNION COUNTY, NC

[1899296/1]

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is known generally as 106.34 Acres, 7895 Taxahaw Rd., Lancaster County, SC, bearing Tax Map Number 0093-00-001.00, was transferred by Arvil L. Price, Garry D. Smith and John F. Shepherd to Primo Holdings, LLC of even date herewith.
3. Check one of the following: The deed is

(a) XX subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

(c) _____ exempt from the deed recording fee because _____.

Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this Affidavit):

(a) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $425,000.00.

(b) _____ The fee is computed on the fair market value of the realty which is $_____.

(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is $_____.

5. Check Yes _____ or No XX to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is $_____.
6. The deed recording fee is computed as follows:

(a) Place the amount listed in Item 4 above here: $ 425,000.00

(b) Place the amount listed in Item 5 above here: $ -0-
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: $ 425,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee is: $1,572.50.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Grantor.
9. I understand that a person required to furnish this Affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand ($1,000) Dollars or imprisoned not more than one (1) year, or both.

James Allen Lee, Attorney

SWORN to before me this 8th day of March, 2021.

Emily S. Thomas
Notary Public for Union County, NC

My commission expires: 1/26/2024

EMILY S. THOMAS NOTARY PUBLIC UNION COUNTY, NC

[1899296/1]

EXHIBIT "A"

All interest in that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Lancaster, Flat Creek Township, containing 106.34 acres, more or less, fronting north on Highway No. 123 and being shown upon plat entitled "Boundary Survey for John Shepherd, Arvil Price and Garry Smith" prepared by Eddie R. Johnson PLS 15517 and being dated December 1, 2015, and being recorded in Plat Book 2015 at Page 993, which plat is incorporated herein by reference, and having such metes, bounds, courses, and distances as by reference to said plat will more fully appear.

DERIVATION: This being the identical property conveyed to Arvil L. Price, Garry D. Smith and John F. Shepherd by Deed from Glenn C. Graves and Shann G. Deese, as Personal Representatives of The Estate of Mildred McManus Faile, dated December 15, 2015 and recorded in Deed Book 934, Page 269 on December 22, 2015 in the Lancaster County Register of Deeds Office.

Tax Map No. 0093-00-001.00

C201233900043

SOSID: 1290576
Date Filed: 12/6/2012 9:20:00 AM
Elaine F. Marshall
North Carolina Secretary of State
C201233900043

State of North Carolina
Department of the Secretary of State

ARTICLES OF INCORPORATION

Pursuant to §55-2-02 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Incorporation for the purpose of forming a business corporation.

1. The name of the corporation is: Landsdown Corporation

2. The number of shares the corporation is authorized to issue is: 1000

3. These shares shall be: ***(check either a or b)***

   a. ☑ all of one class, designated as common stock; or

   b. ☐ divided into classes or series within a class as provided in the attached schedule, with the information required by N.C.G.S. Section 55-6-01.

4. The street address and county of the initial registered office of the corporation is:

   Number and Street 7406 Concord Highway

   City Monore State NC Zip Code 28110 County Union

5. The mailing address, ***if different from the street address,*** of the initial registered office is:

   Number and Street Same.

   City _____ State _____ Zip Code _____ County _____

6. The name of the initial registered agent is: Vincenzo Labarbera

7. Principal office information: ***(must select either a or b.)***

   a. ☑ The corporation has a principal office.

   The street address and county of the principal office of the corporation is:

   Number and Street 7406 Concord Highway

   City Monroe State NC Zip Code 28110 County Union

   The mailing address, ***if different from the street address***, of the principal office of the corporation is:

   Number and Street Same

   City _____ State _____ Zip Code _____ County _____

   b. ☐ The corporation does not have a principal office.

8. Any other provisions, which the corporation elects to include, are attached.

9. The name and address of each incorporator is as follows:
Vincenzo Labarbera, 7406 Concord Highway, Monroe, NC 28110

10. These articles will be effective upon filing, unless a date and/or time is specified:
Effective upon filing.

This the _____ day of November 20 12

Landsdown Corporation

Signature INCORPORATOR

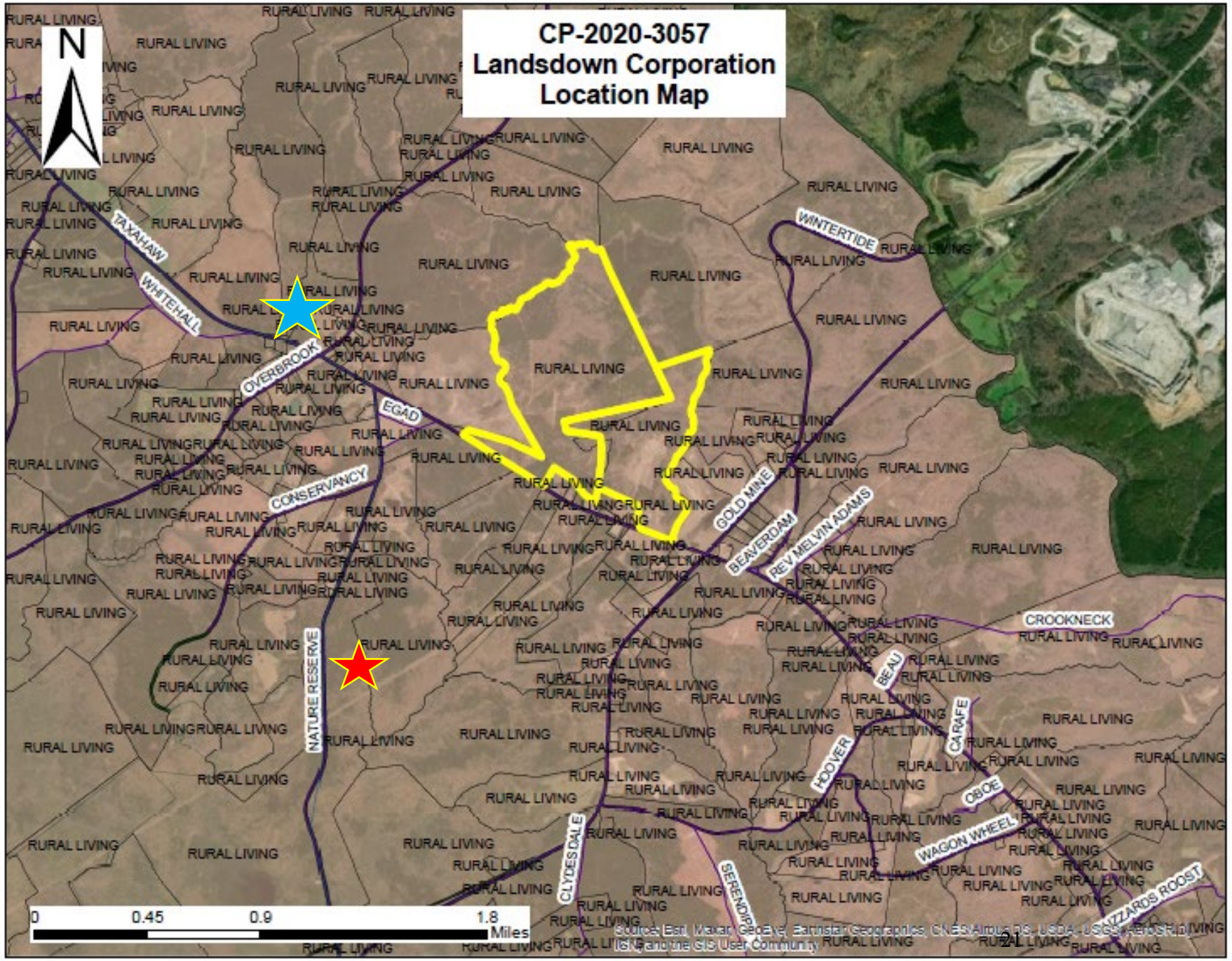
Vincenzo Labarbera, President

Type or Print Name and Title

NOTES:

1. **Filing fee is $125. This document must be filed with the Secretary of State.**

CORPORATIONS DIVISION P. O. BOX 29622 RALEIGH, NC 27626-0622
(Revised January, 2002) *(Form B-01)*



Lancaster County
South Carolina

Proposal:
Amend Future Land Use Map
from Rural Living
to Special District – Industrial

Legend:

Subject Property

40 Acre Rock Preserve

Taxahaw Baptist Church

Rural Living

The Community Type "Rural Living" includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded "conservation subdivisions" whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.

Place Types Included:

Working Farm (WF)
Rural Living (RL)
Conservation-based Subdivision (CBS)
Rural Crossroads (RC)

Land Use Considerations

Land uses listed for the community type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Cultivated Farmland
Woodlands / Timber Harvesting
Livestock / Arable
Natural Area
Single-Family Detached Home
Smaller-lot Single Family and Town Homes
Mobile Home
Barns / Storage
Light Industrial (ancillary to farming)
Church
Gas Station
Convenience Store / Hardware Store / Restaurant

Form & Pattern

The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

Form & Pattern	
General Development Pattern	Separate Uses
Residential Density	.05-.25 DU[1]/A
Non-Residential Intensity	.05-.20 FAR[2]
Prevailing Building Height	1-2 Stories
Transportation Choices	Auto
Typical Block Length	N/A
Open Space Elements	Natural Areas/Stream Corridors
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Drive
Typical Street Cross Section	Rural/Suburban

[1](D.U.) - Dwelling Unit [2](FAR) - Floor Area Ratio
[3](S.F.) - Square Feet [4](LF) - Linear Feet

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Rural Crossroads

Working Farms

Rural Living

Industrial Center

The Community Type "Industrial Center" includes both heavy and light manufacturing, from clean and green data handling complexes to manufacturing / extraction / distribution processes or power plants that require careful environmental management. These uses usually require considerable land areas and are set aside from other development for environmental or security concerns, or for reasons of heavy truck traffic flow.

Place Types Included:

Heavy Industrial Center (HIC)
Light Industrial Center (LIC)

Land Use Considerations

Land uses listed for the community type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Factory
Heavy Assembly Plant
Regional Warehouse / Trucking Distribution
Landfill / Quarry
Light Manufacturing and Assembly
Laboratory
Data Handling Plant
Natural Area

Form & Pattern

The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

Form & Pattern	
General Development Pattern	Separate Uses
Residential Density	N/A
Non-Residential Intensity	.10-.20 FAR[2]
Prevailing Building Height	1-2 Stories
Transportation Choices	Auto/Trucks/Rail
Typical Block Length	N/A
Open Space Elements	Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban

[1](D.U.) - Dwelling Unit [2](FAR) - Floor Area Ratio
[3](S.F.) - Square Feet [4](LF) - Linear Feet

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Heavy Industrial Center

Light Industrial Center

Heavy Industrial Center

Agenda Item Summary

Ordinance # / Resolution #: RZ-2020-2887 Primo Holdings, LLC
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 4/20/2021

Issue for Consideration:

Points to Consider:
The purpose of this request is to permit a granite rock quarry.

See also CP-2020-3057.

Recommendation:
Due to the proximity to adjacent residential lots and the impacts from uses permitted in the Mining District, particularly a rock quarry in this request, staff recommends Denial of the request to rezone approximately 370 acres (TM # 0093-00-001.00 and 0092-00-017.01) from Agricultural Residential (AR) District to Mining Residential (M) District.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	4/13/2021	Planning Staff Report
Application	2/9/2021	Exhibit
Supplement to Rezoning Application	4/13/2021	Exhibit
Price Tract Deed	4/13/2021	Exhibit
Articles of Incorporation	2/9/2021	Exhibit
Typical Quarry Operations	2/9/2021	Exhibit
2 Mile Radius Structure Map	2/9/2021	Exhibit
Quarry Maps & Documents	4/13/2021	Exhibit
Comments Against Request	2/9/2021	Exhibit
Additional Comments Against	4/13/2021	Exhibit

PROPOSAL:	Request to rezone approximately 370 acres (TM # 0093-00-001.00 and 0092-00-017.01) from Agricultural Residential (AR) District to Mining (M) District
PROPERTY LOCATION:	North side of Taxahaw Road, between Overbrook Road and Gold Mine Highway
CURRENT ZONING DISTRICT:	Agricultural Residential (AR) District
PROPOSED ZONING DISTRICT:	Mining (M) District
APPLICANT:	Primo Holdings, LLC (Vince La Barbera)
COUNCIL DISTRICT:	District 6, Allen Blackmon

OVERVIEW:

Site Information
The subject properties are presently wooded and improved with one single-family dwelling.

Proposal
The applicant has requested to rezone a total of approximately 370 acres from Agricultural Residential (AR) District to Mining (M) District with the intent to open a granite rock quarry permitted under DHEC regulations. A companion Comprehensive Plan Amendment has also been submitted in conjunction with this rezoning request (*see CP-2020-3057 staff report*).

Summary of Adjacent Zoning and Uses
The properties are predominantly surrounded by AR and OSP zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	AR	Single-Family Residential; Wooded Area
South	Lancaster County	AR	Single-Family Residential
East	Lancaster County	AR; OSP	Single-Family Residential; Wooded Area
West	Lancaster County	AR	Single-Family Residential

ANALYSIS & FINDINGS:

Current Zoning District
As previously noted, the subject property is currently zoned AR District. Pursuant to Unified Development Ordinance (UDO) Section 2.3, the AR District *is established as a district in which the principal uses of the land are restricted due to lack of available utilities, unsuitable soil types, steep slopes, or for the protection of prime agricultural lands.*

Proposed Mining District
Chapter 2.3 of the UDO, the requested Mining (M) District, *is established for large-scale operations that extract and process mineral materials. This district may create some nuisance which is not properly associated with, nor compatible with, residential, commercial, and service establishments.*

MINING INFORMATION AND OVERVIEW

Staff acknowledges the magnitude of this rezoning request and the implications that a subsequent rock quarry mine operation would involve. It should be noted that the approval of this rezoning request would be just one step in the process of permitting the proposed mine. Should the rezoning request be approved, the applicant would have to submit a permit for approval of a mine to SCDHEC as well as Lancaster County. The mine approval process with SCDHEC is quite extensive. More information is provided below.

SCDHEC
Prior to the commencement of mining activities, a complete application must be submitted to SCDHEC. The application to SCDHEC shall include:

- Application for mining permit
    - Operation details (materials, number of years to mine)
    - Maps (show number of houses, commercial buildings, etc. within 200'/500'/1000')
    - Public safety and screening
    - Reclamation, wetlands, stormwater, cultural resources
    - After receipt of application, public notice is given. Notice shall:
        - Notify contiguous property owners by mail and provide most recenty tax map numbers and, names and addresses of owners of contiguous owners.
        - Notify County, Town, SCDNR, SHPO, SCDOT, SCWF, USFW, USACE, and others
        - Include notice of intent to mine or of a substantial modification of a permit in newspaper
    - Technical review by DHEC continues during public notice comment period
    - SCDHEC draft decision made, followed by final decision
    - Decision can be appeald to SC Mining Council and Administrative Law Court
- Reclamation plan required
    - Bond is required to be posted for reclamation
- Land entry agreement-owner
- Letter from attorney attesting to ownership of property, ownership of mineral rights

In addition, the applicant must submit the following permits to SCDHEC: air quality, NPDES, and wetlands permit from US Army Corps of Engineers.

Lancaster County
UDO Section 5.9.6 provides standards which must be met prior to the issuance of a Mining – Major In-Depth Resource Extraction (*See Attachment*) permit by Lancaster County. These standards include addressing or providing the following:

- Berm to address noise
    - Type C Buffer required to be completely opaque
- Groundwater – probable pumping rates, disposal for pumped water, and a study to ensure pumping does not result in contamination
- Truck routing plan
- Operations plan
- End use plan
- Final excavation

Approval of this mine would occur at the staff level, subject to meeting the above referenced standards. These standards require that approvals from SCDHEC and SCDOT be submitted to Lancaster County.

Water and Sewer Service

Water for washing stone and dust suppression will be available from a pit (groundwater and stormwater) and pond on site. A well can be used to supplement the water if necessary. Public water is available to be used for the office and restroom facilities or potable water may be provided by a well onsite. Any sewer service needed for employees would likely be provided by an onsite septic system.

Site Selection

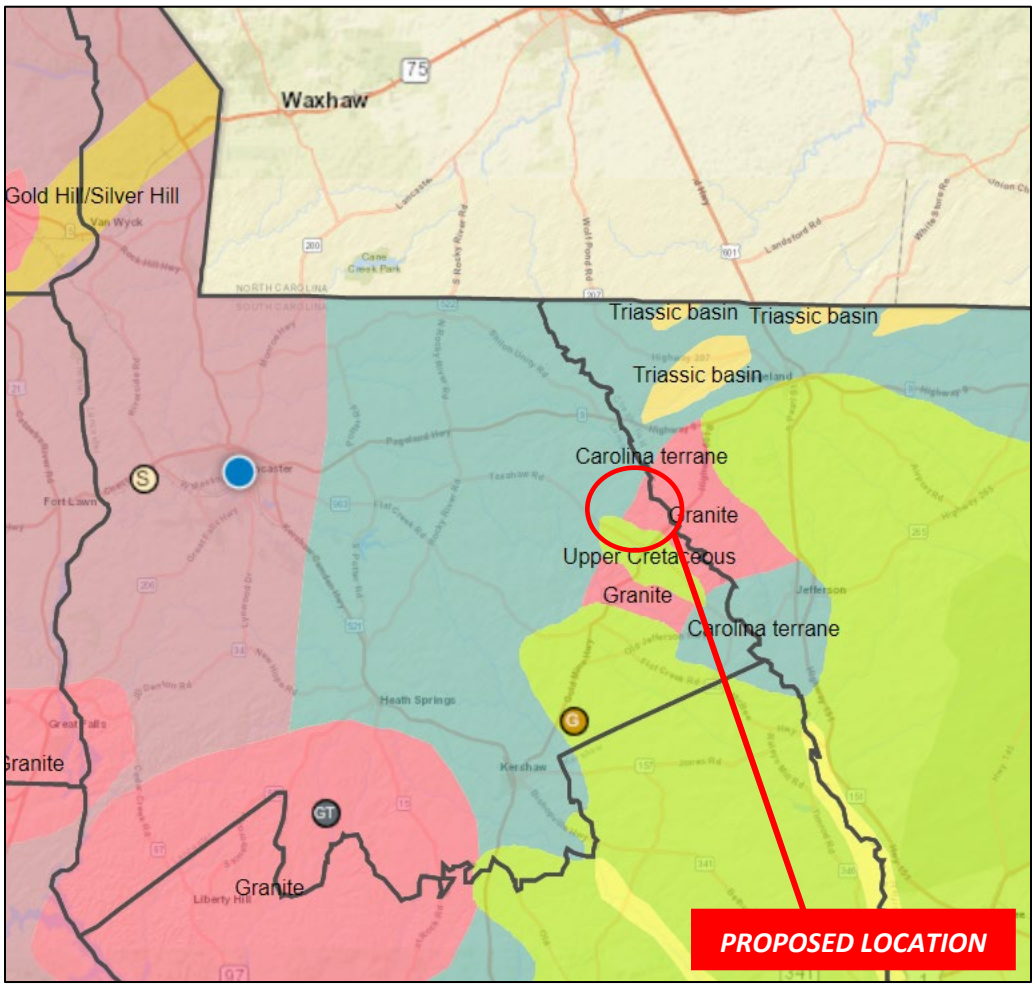
Over the years, this area has become known for mining activities. Two quarries and one mine are located within a five (5) mile radius of the proposed site. The Haile Gold Mine opened in 1827 and is located approximately five (5) miles south of the proposed site. Two quarry sites are located near the proposed site along Gold Mine Highway, in Jefferson County, SC. Hanson Aggregates (opened in approximately early 1980's) produces rocks and stones to be used for construction and pavement bases, while Buckhorn Materials is a sand and gravel quarry. Both quarries are located approximately three (3) miles from the site and outside Lancaster County. All of these existing mine sites were likely originally established prior to zoning being established in the communities and/or when only minimal local regulations were in place.

Geologic conditions are the primary consideration when selecting sites for mining activities. Further criteria includes access to regional transportation networks for material distribution and compatibility with the surrounding area. In light of their intense nature, mines are best suited for very rural areas away from densly populated areas in order to minimize negative impacts to uses such as residences, churches, schools, and businesses. This area of Lancaster County is rural and not densely populated, but the impact to the residents within the immediate area must be still be considered. The following will summarize how this site fits within the above general locational criteria.

Geology

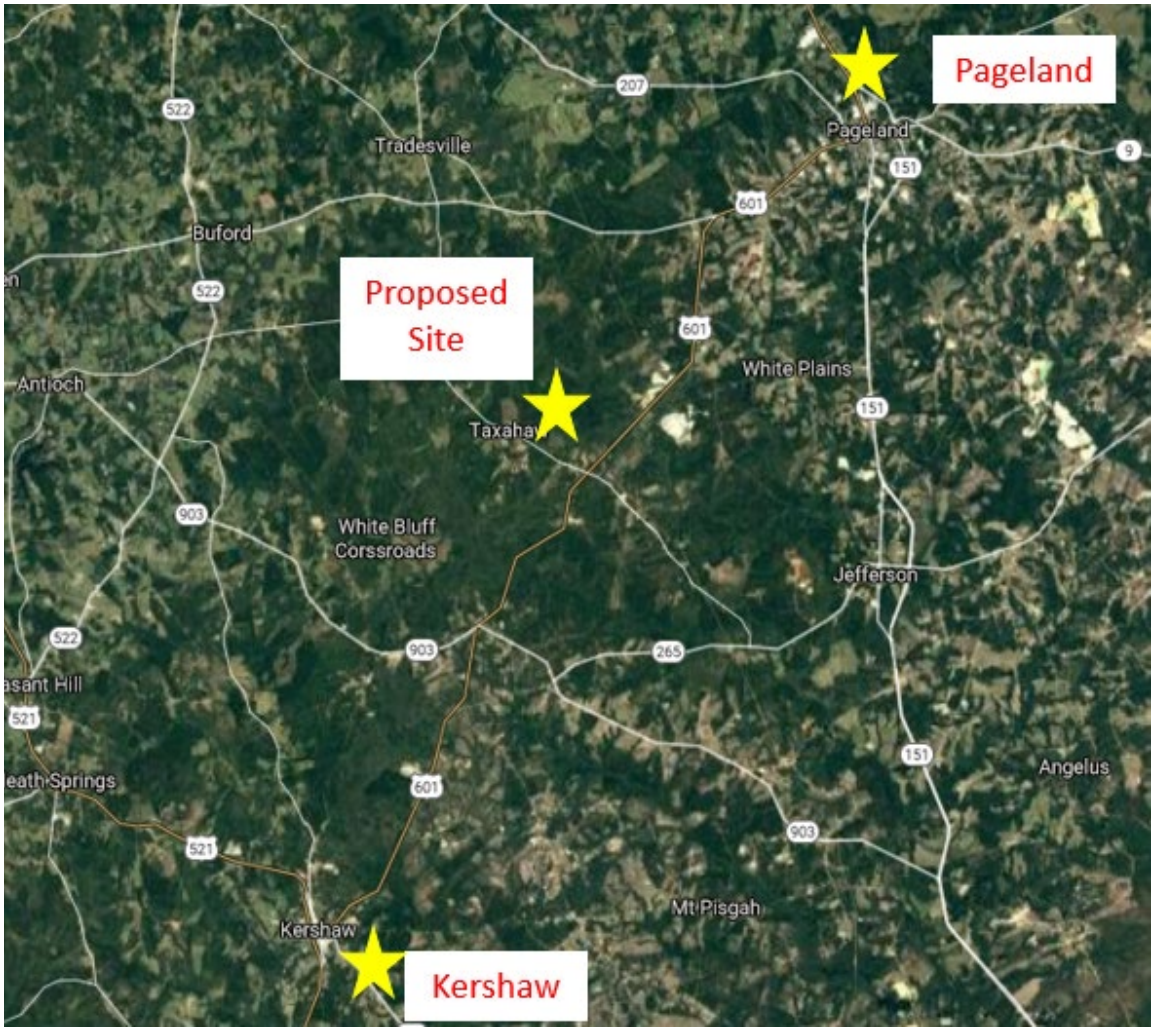
The southern portion of Lancaster County is the only area in the county where granite is found. It is found in this area along the Lancaster County/Chesterfield County border and south of Heath Springs. See the geologic map below. The presence of granite within the land is represented by areas in **dark pink.**

Geologic map for reference from SCDHEC
(Granite represented in dark pink)



Transportation/Access
The proposed site is located near the intersection of Taxahaw Road and Gold Mine Highway/Highway 601. Highway 601 leads north to connect to Route 9, going east to Pageland and Chesterfield, and west to Lancaster. It also connects south in Kershaw at US 521. *See location map below*.

Location Map



According to the SCDOT, any required improvements will be determined at the time the applicant applies for an encroachment permit. This could include site access requirements, turn lanes, or improving conditions of the road. The Mining-Major In-Depth Resource Extraction standards listed in Section 5.9.6.A.3.a of the UDO requires a Truck Routing Plan, which requires "any substandard roads are brought up to adequate standards, both before and after mining activities, as determined by the Administrator and/or SCDOT".

The subject parcels are located north of Taxahaw Road between Overbrook Road and Gold Mine Highway. Traffic volumes on Overbrook Road and Gold Mine Highway are shown below. No information is available for this section of Taxahaw Road.

STREET	VEHICLES PER DAY		
	2019	**2016**	**2013**
Gold Mine Highway	1,550	1,400	1,750
Overbrook Road	N/A	75	75
Source: SCDOT Traffic Counts 2009-2019			

Compatibility with Surrounding Area
As noted previously, the subject property is predominately surrounded by the (AR) Agricultural Residential and OSP (Open Space Preservation) Districts. According to Section 2.3 of the UDO, the Mining District, by its nature, is likely to result in nuisances for neighboring uses which is not compatible with residential, commercial, and service establishments. Currently, this area is characterized by sparsely populated single-family homes on lots of varying sizes, as well as wooded areas. The proposed site is located less than 1.5 miles from a nature preserve, known as the 40 Acre Rock Heritage Preserve.

As outlined in the enclosed Typical Quarry Operations, blasting of rock material is a regular part of mining operations. Blasting helps break up the rock material and provides access to the same below the surface. Blasting is one of the negative impacts on neighboring properties. According to SCDHEC, mine operators are responsible for a pre-blast survey of inhabited structures, which includes houses, commercial buildings, churches, and barns within one-half mile of blasting. Property owners have the right to request a pre-blast survey of their habitable structures at no cost to them. SCDHEC provides requirements for maximum peak particle velocity for all blasting operations. These requirements can be found in R 89-150, Surface Blasting Requirements (*attached*). *See proposed quarry location below with 1,000' and half mile radius*.

Approximately 13 properties immediately surrounding the proposed site (north of Taxahaw Road, west of Gold Mine Highway) are improved with structures. The majority of those lots are improved with homes as well as accessory structures such as barns and sheds. Within the immediate vicinity, eight (8) houses are located 600' or less from the subject property line and five (5) houses are located 2,200' or less from the subject property line. *See house proximity map below*. Quarry equipment, machinery and pits will be located internally within the site, not along the perimeter.

Three churches are located within one and one-half (1.5) miles of the site. Within a two (2) mile radius of the property, there are approximately 474 structures. This includes houses, accessory structures (uninhabitable), and churches (*see attached 2 mile radius map*).

House Proximity Map

Staff finds that the proposed rezoning of the property to Mining District is not presently compatible with the above *Compatibility with Surrounding Area* criteria in light of the surrounding residential uses, especially those closest to the proposed site, due to impacts expected from a rock quarry. Such impacts include, but are not limited to: blasting, noise, increased truck traffic, and dust. It is not uncommon for businesses that have the potential for creating nuissances to acquire nearby residential or institutional properties to prevent public heath, safety and welfare issues.

Proposed Quarry Location
1,000' and ½ Mile Radius

COMMUNITY MEETING

A community meeting was held on February 8, 2021 at the Flat Creek Fire Department. The meeting was held between 5:00-7:00 pm and approximately 20-people attended, as well as three Planning Commissioners. Mailed notifications were sent to neighboring property owners. Attendees expressed concern about their property values with a mine, impacts from blasting, truck traffic, and environmental impacts. The overwhelming majority of those in attendance expressed opposition to the request. Local media representatives and a State representative were also in attendance.

Staff has received approximately 15-calls regarding the rezoning request. A few calls have been general inquiries into the request, while the majority of the calls have been to express opposition to the request. Written correspondence received to date are included with the packet.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

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

The Rural Living Future Land Use Category is the dominant future land use category in Lancaster County. It is the category in the southern and eastern-most areas of Lancaster County, with the exception of the Towns of Heath Springs and Kershaw, as well as the Haile Gold Mine.

The Community Type "Industrial Center", which corresponds to the future land use category Special District – Industrial, has been requested as the companion case to this application (CP-2020-3057). The Comprehensive Plan states that manufacturing/extraction "uses usually require considerable land areas and are set aside from other development for environmental or security concerns, or for reasons of heavy truck traffic flow".

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

The requested Mining District is not consistent with the Rural Living Future Land Use category. Therefore, a Future Land Use Map amendment (CP-2020-3057) has been submitted with the rezoning request. If the proposed Comprehensive Plan Amendment to Industrial Center were to be approved the proposed Mining District rezoning request would be consistent.

CAROLINA HEELSPLITTER

The subject parcels appear to be located within the Pee Dee Basin, which includes the Flat Creek and Lynches Rivers. This is a Carolina Heelsplitter watershed, which will require the applicant to coordinate with the USFWS to mitigate any impact to the Heelsplitter and pay any fees that may be required. It is not located within the Lancaster County Carolina Heelsplitter Overlay District.

PHOTOS OF PROJECT AREA:

Looking directly at subject property from Taxahaw Road

Looking south across Taxahaw Road from subject property

Looking west along Taxahaw Road

Looking east along Taxahaw Road

STAFF RECOMMENDATION:

Due to the proximity to adjacent residential lots and the impacts from uses permitted in the Mining District, particularly a rock quarry in this request, staff recommends **Denial** of the request to rezone approximately 370 acres (TM # 0093-00-001.00 and 0092-00-017.01) from Agricultural Residential (AR) District to Mining Residential (M) District.

Planning staff would be willing to give reconsideration to the proposed rezoning if additional separation between the proposed rock quarry and nearby residential properties could be achieved through property acquision or other appropriate means.

The recommendation is pursuant to the following **Findings of Fact**:

1. That the subject project consists of the following parcels: TM# 0093-00-001.00 and 0092-00-017.01;
2. That the subject property is currently zoned AR District and proposed to be rezoned M District;
3. That the subject property has a Future Land Use designation of Rural Living, and a Community Type of Rural Living; and
4. That the subject parcels are located within an area that is geologically recognized as having the presence of granite; and
5. That the subject parcels are located in within an area of Lancaster County with roadways connecting to the larger region; and
6. That the proposed Mining District is not generally consistent with the surrounding area which is comprised of AR and OSP Districts and include the presence of residential uses in the immediate vicinity.

ATTACHMENTS:

1. Rezoning Application & Supplement to Rezoning Application
2. Location Map/ Zoning Map
3. UDO Section 5.9.6 Mining – Major In-Depth Resource Extraction
4. Geologic Map
5. Quarry Overview
6. Supplemental Documents

STAFF CONTACT:

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

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 106.34 acres off, Hwy 123 (Taxahaw Hwy)

City Kershaw State SC Zip 29067 Tax Parcel ID 0093-00-001.00

Current Zoning AR-Agricultural Residential Current Use Crop/Timber Non-Qualified Residential

Proposed Zoning M-Mining Total Acres 106.34

Project Description Open and operate granite quarry to produce aggregrate.

Surrounding Property Description Timberland, cropland and rural residential

CONTACT INFORMATION

Applicant Name Vince LaBerarbera -- Primo Holdings, LLC

Address 7406 Concord Hwy

City Monroe State NC Zip 28112 Phone 540-379-6990

Fax 704-353-5401 Email labar100@aol.com

Property Owner Name Primo Holdings, LLC

Address Hwy 123

City Kershaw State SC Zip 29067 Phone 540-379-6990 (Primo Holdings)

Fax 704-353-5401 (Primo Holdings) Email labar100@aol.com (Primo Holdings)

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

_____ 12.3.2020

Applicant Date

_____ _____

Property Owner(s) Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

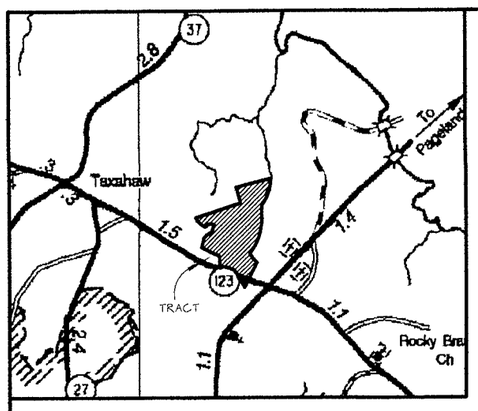
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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

2. **Planning Commission**

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

3. **County Council**

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



2015019488
PLAT LARGE
RECORDING FEES $20.00
PRESENTED & RECORDED:
12-22-2015 01:04 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: JOHN LANE REGISTER
BK:PLAT 2015
PG:993-993

BOWATER TIMBER 4 LLC
DB 141 PG 1
PB 12 PG. 115
TAX MAP PARCEL
0075-00-002.00

I.N. 1/2 PIPE
N 73°12'24" E
1856.52' to I.O. Angle Iron

N 73°12'24" E
1165.82'

I.O. M.F.P.

N 23°59'08" W
OLD MARKED LINE
736.75'

I.O. 1-1/2 PIPE

N 68°01'32" E
OLD MARKED LINE
2243.95'

I.O. 1/2 REBAR

N/F
JOHN V. JR.
AND JUDY MCHAN
DB 456/202
PLAT # 2003/0307
TAX MAP PARCEL
0093-00-004.03

Grid North

N/F
TERESA M. AND TIMOTHY RICHARDSON
DB 375 PG. 35
TAX MAP PARCEL
0092-00-017.01

106.34 Acres

N/F
KATAWBA VALLEY
LAND TRUST
DB 223/0282
PLAT # 2003/0172
TAX MAP PARCEL
0093-00-004.11

N/F
KATHLEEN D. SHERMAN
DB N10/0238
PLAT # 4021/0000
TAX MAP PARCEL
0093-00-004.05

I.N. 1/2 REBAR

N 27°17'24" E
457.48'

I.O. 1" REBAR

N 65°46'40" W
481.14'

I.O. 1/2 PIPE

N 67°02'54" W
468.00'

I.O. 1/2 REBAR

N 8°05'06" E
262.78'

I.O. 1" REBAR

N 21°11'24" W
216.58'

I.O. 1/2 REBAR

N 59°54'10" W
412.85'

I.O. 1-1/4 PIPE

N 57°47'38" W
257.81'

I.O. 1/2 REBAR

P.K. NAIL
0 +15.55'
C/L HWY

S 69°17'54" E 523.49' to C/L U.S. 601

N/F
BILLY C. CATOE
DB K11 PG. 197
PLAT # D-490
TAX MAP PARCEL
0092-00-048.01

S-29-123 TAXAHAW ROAD 66' R/W

N/F
DONALD T. FAILE
DB A6 PG. 3138
PB 2/5110
TAX MAP PARCEL
0093-00-001.01

N/F
DONALD T. AND
MYRTLE L. FAILE AND
CHRISTINE HANCOCK
DB 826/330
PLAT # 2013/790
TAX MAP PARCEL
0093-00-003.00

N/F
DONALD T. AND
MYRTLE L. FAILE
DB K6/1110
PLAT # 4021/2000
TAX MAP PARCEL
0093-00-004.06

SANTEE-COOPER
TRANSMISSION LINE 100' R/W

U.S. HWY 601

I.O. 1/2 REBAR
I.O. LARGE BOLT

BRANCH LINE

NUM	BEARING	DISTANCE
L38	N 23°55'42" E	116.26'
L39	N 10°08'20" W	70.34'
L40	N 2°21'46" W	129.43'
L41	N 34°33'20" E	113.51'
L42	N 0°08'20" W	124.01'
L43	N 14°04'48" E	102.26'
L44	S 70°36'36" W	105.50'
L45	N 80°02'54" W	111.77'
L46	S 39°25'14" W	84.36'
L47	S 22°32'54" W	55.41'
L48	S 72°10'52" W	143.45'
L49	S 13°03'32" W	48.38'
L50	S 44°56'38" W	66.78'
L51	N 89°13'10" W	89.44'
L52	N 56°44'30" W	124.21'
L53	N 33°31'26" W	104.93'
L54	N 44°36'32" W	123.49'

CREEK LINE

NUM	BEARING	DISTANCE
L1	S 0°12'12" E	128.26'
L2	S 8°41'00" W	156.93'
L3	S 14°17'00" W	123.58'
L4	S 24°30'30" W	115.80'
L5	S 27°23'00" W	109.55'
L6	S 9°08'00" W	114.58'
L7	S 33°55'00" W	129.30'
L8	S 11°57'30" W	55.26'
L9	S 41°37'00" W	75.67'
L10	S 17°37'30" W	98.46'
L11	S 3°02'00" W	80.99'
L12	S 4°09'46" W	134.65'
L13	S 10°22'32" E	65.99'
L14	S 21°58'28" W	82.09'
L15	S 56°19'32" E	66.16'
L16	S 7°48'58" W	231.38'
L17	S 41°01'06" W	141.57'
L18	S 11°19'28" W	146.65'
L19	S 30°16'28" W	120.67'
L20	S 41°29'58" W	211.54'
L21	S 25°27'28" W	148.43'
L22	S 25°24'34" W	172.48'
L23	S 25°24'34" W	40.00'
L24	S 58°10'18" W	44.04'
L25	S 24°44'02" W	220.78'
L26	S 6°07'48" E	73.87'
L27	S 31°29'06" E	199.44'
L28	S 74°03'36" E	207.77'
L29	S 55°21'40" E	209.98'
L30	S 5°48'52" E	151.11'
L31	S 17°16'54" W	121.81'
L32	S 30°54'10" W	160.60'
L33	S 54°25'08" W	217.88'
L34	S 29°50'12" W	72.48'
L35	S 16°21'54" W	158.54'
L36	S 25°28'04" W	84.48'
L37	S 36°01'00" W	99.35'

I HEREBY CERTFY THAT 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 'A' SURVEY AS SPECIFIED THEREIN AND IS SUBJECT TO ANY ENCROACHMENTS OR PROJECTIONS OR SETBACKS AFFECTING THE PROPERTY WHETHER SHOWN OR NOT. ALSO THE PROPERTY IS NOT NOT LOCATED IN FLOOD PLAIN HAZARD AREA.

Eddie R. Johnson P.L.S. 15517
PO Box 396
Jefferson, SC 29718

Phone: 843-658-3064
843-672-6547

DECEMBER 1, 2015

STATE OF SOUTH CAROLINA
LANCASTER COUNTY
CHARLESBORO COMMUNITY

FAILEMILDRED111815.DWG

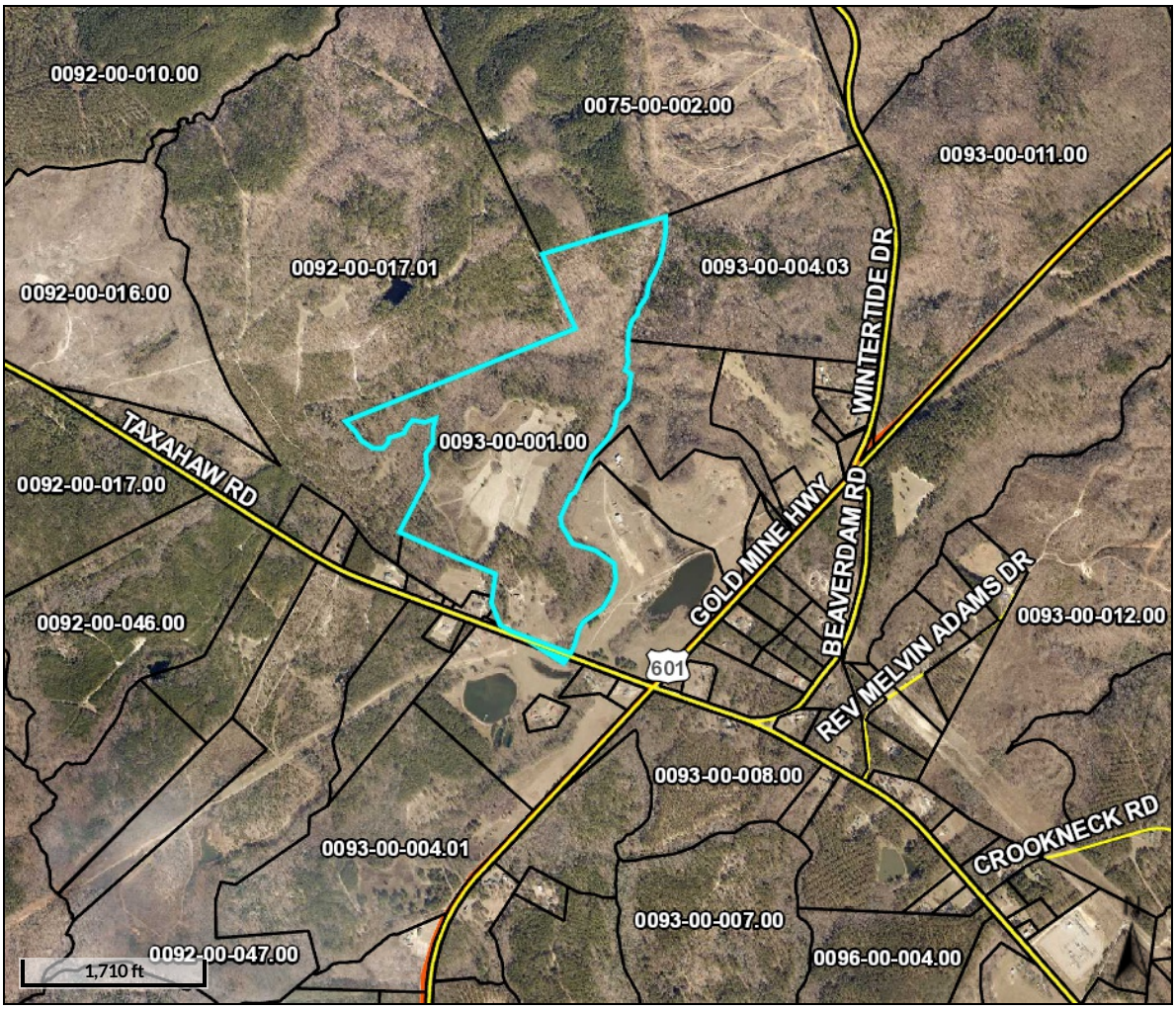
Boundary Survey for
John Shepherd, Arvil Price, and Garry Smith

Being All of Tax Parcel 0093-00-001.00

300 150 0 300 600

1 Inch = 300 Feet

qPublic.net™ Lancaster County, SC



Parcel ID	0093-00-001.00		**Owner**	PRICE ARVIL L ETAL	**Last 2 Sales**			
Class Code	Non Qualified Residential			5219 KELSTON LANE	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County Lancaster			INDIAN LAND, SC 29707	12/15/2015	$155000	SOLD DOES NOT MATCH APPRAISAL RECORD	Q
Land Size	106.34	ACRES			12/15/2015	0	n/a	U
			Physical Address	HWY 123				
			Assessed Value	Value $514				

(Note: Not to be used on legal documents)

Date created: 12/3/2020
Last Data Uploaded: 12/3/2020 1:08:27 AM

Developed by Schneider GEOSPATIAL

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 264 +/- acres, off Hwy 123 (Taxahaw Hwy)

City Kershaw State SC Zip 29067 Tax Parcel ID 0092-00-017.01

Current Zoning AR - Agricultural Residential Current Use Crop/Timber

Proposed Zoning M - Mining Total Acres 264.0

Project Description Open and operate a granite quarry to produce aggregate.

Surrounding Property Description Timber land, crop land and rural residential

CONTACT INFORMATION

Applicant Name Vince LaBerarbera -- Primo Holdings, LLC

Address 7406 Concord Hwy

City Monroe State NC Zip 28112 Phone 540-379-6990

Fax 704-353-5401 Email labar100@aol.com

Property Owner Name Primo Holdings, LLC

Address 7406 Concord Hwy

City Monroe State NC Zip 28112 Phone 540-379-6990

Fax 704-353-5401 Email labar100@aol.com

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

V 12.3.2020

Applicant Date

V 12.3.2020

Property Owner(s) Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

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

2. **Planning Commission**

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

3. **County Council**

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

LANCASTER COUNTY ASSESSOR
Tax Map:
0092 00 017 01

LANCASTER COUNTY, SC
2020016400 DEED
RECORDING FEES $15.00
STATE TAX $2405.00
COUNTY TAX $1017.50
PRESENTED & RECORDED
09-24-2020 12:58:31 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
By: TERRY PARKMAN
BK:DEED 1366 PG:265-268

Drawn by and mail to: James Allen Lee
Helms Robison Lee & Bennett, PA
P.O. Box 99, Monroe, NC 28111-0099

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **TIMOTHY J. RICHARDSON and spouse, TERESA M. RICHARDSON** (hereinafter referred to as "Grantor"), for and in consideration of the sum of [See Affidavit of Value Attached Hereto], to Grantor in hand paid at and before the sealing of these presents, by **PRIMO HOLDINGS, LLC (a North Carolina limited liability company)** (hereinafter referred to as "Grantee") in the State of South Carolina, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto **PRIMO HOLDINGS, LLC (a North Carolina limited liability company)**, its successors and assigns, the following property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TMS#: 0092-00-017.01

Grantee's address: 7406 Concord Hwy.
Monroe, NC 28112

The above-described property is conveyed subject to all easements, rights of way, or restrictions appearing of record in the chain of title or visible on an actual, physical examination of subject premises.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, its successors and assigns, forever.

AND the said Grantors, hereby covenants that, except as above noted, at the time of the delivery of this deed the land was free from all encumbrances made by Grantors and that they will warrant and defend the said premises unto the said Grantee, its successors and assigns against the lawful claims and demands of all persons claiming against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

RECORDED THIS 24th DAY
OF SEPTEMBER, 2020
IN BOOK 00 PAGE 00

Auditor, Lancaster County, SC

[1882845/1]

IN WITNESS WHEREOF, Grantor has caused these presents to be signed, sealed, acknowledged and delivered this 18th day of September, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: _____
Witness#1

Witness: Emily S Thomas
Witness #2

_____ (SEAL)
Timothy J. Richardson

_____ (SEAL)
Teresa M. Richardson

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **TIMOTHY J. RICHARDSON and spouse, TERESA M. RICHARDSON,** personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

This 18th day of September, 2020.

Emily S. Thomas
Notary Public

Typed or printed name of Notary: Emily S. Thomas

My commission expires: 1/26/2024

EMILY S. THOMAS
NOTARY
PUBLIC
UNION COUNTY, NC

[1882845/1]

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is known generally as 264 +/- Acres, off Hwy 123 (Taxahaw Hwy), bearing Tax Map Number 0092-00-017.01, was transferred by Timothy J. & Teresa M. Richardson to ~~Vincent LaBarbera~~ Primo Holdings, LLC of even date herewith.
3. Check one of the following: The deed is
   (a) ___XX___ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
   (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
   (c) _____ exempt from the deed recording fee because _____

Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this Affidavit):

   (a) ___XX___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $925,000.00.
   (b) _____ The fee is computed on the fair market value of the realty which is $_____.
   (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is $_____.

5. Check Yes _____ or No ___XX___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is $_____.
6. The deed recording fee is computed as follows:

(a)	Place the amount listed in Item 4 above here:	$925,000.00
(b)	Place the amount listed in Item 5 above here: (If no amount is listed, place zero here.)	$ -0-
(c)	Subtract Line 6(b) from Line 6(a) and place result here:	$925,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee is: $3,423.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Grantor.
9. I understand that a person required to furnish this Affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand ($1,000) Dollars or imprisoned not more than one (1) year, or both.

James Allen Lee, Attorney for Grantor

SWORN to before me this 18th day of September, 2020.

Emily S. Thomas
Notary Public for North Carolina

My commission expires: 1/26/2024

EMILY S. THOMAS NOTARY PUBLIC UNION COUNTY, NC

[1882845/1]

EXHIBIT "A"

PARCEL ONE: "ALL that certain piece, parcel or tract of land, lying, being and situate in Flat Creek Township, Lancaster County, South Carolina, lying East of South Carolina Road Number #S-29-123, containing Two Hundred Fifty (250) acres, more or less, and being known as Blakeney Place, said property is bound now or formerly as follows: North by Property of Travelers Insurance Company; East by property of Catawba Timber Company and property of Faile; South by Mahaffey, Newman, Mungo and Faile; and West by G.W. Horton, et al."

ALSO, "ALL that certain piece, parcel or tract of land, lying, being and situate in Flat Creek Township, Lancaster County, South Carolina, known as the Preacher Faile Place, containing Twenty-One (21) acres, more or less, and being bound now or formerly by lands of Milburn Faile, lands of George C. McManus and others, estate lands of Henry B. Massey."

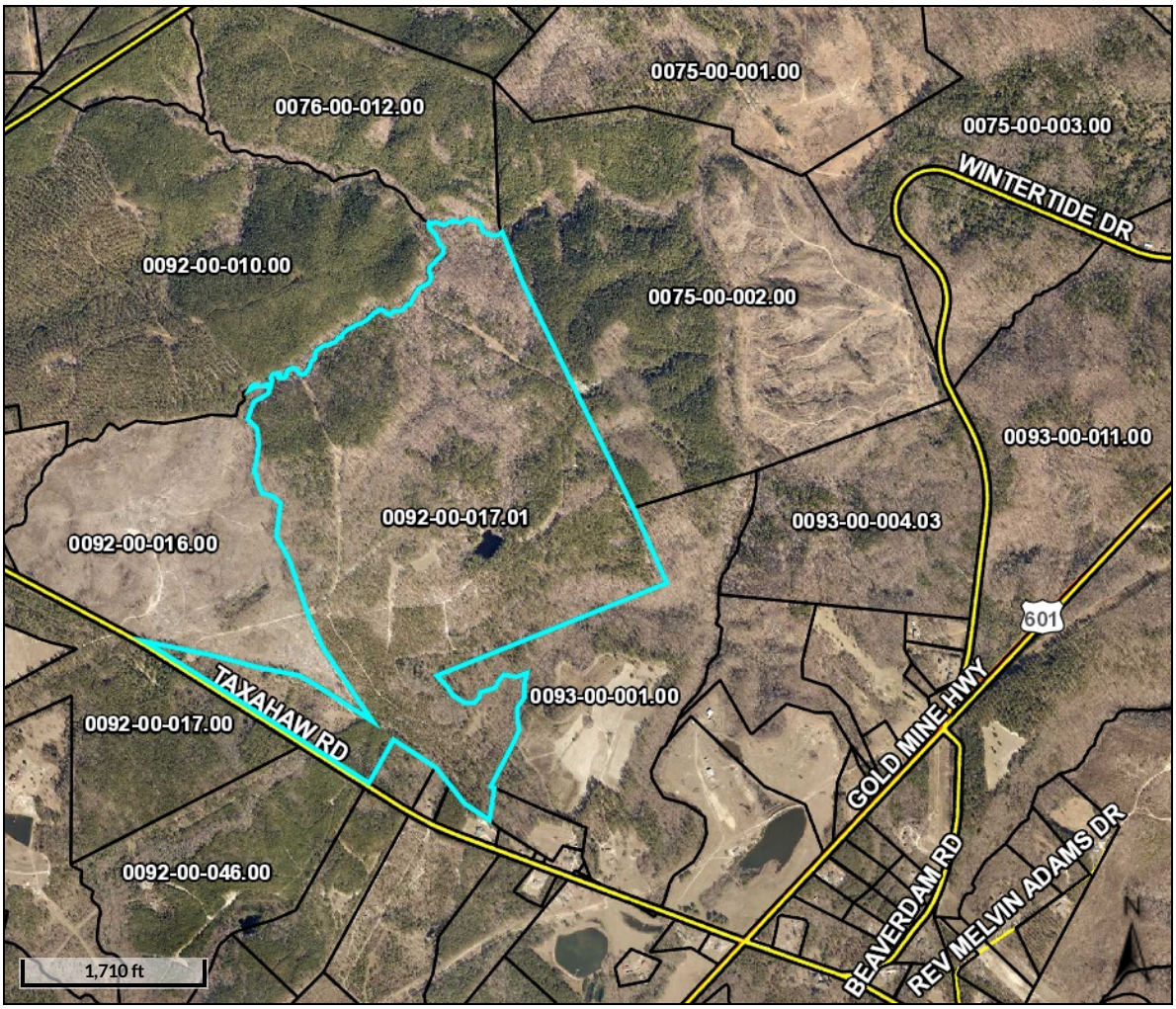
PARCEL TWO: "ALL that certain piece, parcel or tract of land, lying, being and situate in Flat Creek Township about Sixteen miles (16) East of the City of Lancaster, in the Easterly edge of Taxahaw, Lancaster County, South Carolina, containing Ten (10) acres, more or less, and being the Northeast section of a larger tract as shown on a Plat of Survey made by T.W. Secrest, surveyor, dated October 21, 1933 and recorded in Deed Book E, Page 106 in the Office of the Clerk of Court for Lancaster County, SC, said property is bound as follows, to wit: North/Northeast by property of R. E. Horton, et al; South by property of Eunice Lee T. Newman and Ann Taylor Mungo; West/Southwest by S. C. Highway #S-29-123 which separates this tract from the remainder of larger tract of property."

DERIVATION: The above described property (Parcels One and Two) is that same property conveyed to Teresa M. and Timothy J. Richardson by deed from Teresa M. and Timothy J. Richardson, recorded August 2, 2004 in Deed Book 246, Page 196 in the Office of the Register of Deeds for Lancaster County, SC.

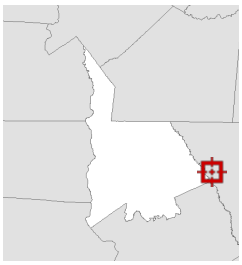
PARCEL THREE: ALL that certain piece, parcel or tract of land, containing Four (4) acres, more or less, lying, being and situate in Flat Creek Township, Lancaster County, South Carolina, and more particularly being bounded and described as follows: On the SOUTHWEST by Taxahaw Road (Road#123); On the SOUTHEAST by property of Lisa Mungo Beckham; and, On the NORTHEAST and NORTHWEST by property of Teresa M. and Timothy Richardson.

DERIVATION: The above described property (Parcel Three) is that same property conveyed to Timothy Richardson and Teresa M. Richardson by deed from Palmetto Land & Timber Co., Inc., recorded January 5, 2007 in Deed Book 375, Page 35 in the Office of the Register of Deeds for Lancaster County, SC.

qPublic.net™ Lancaster County, SC



Overview



Legend

- Parcels
- Roads
- Railroad

Parcel ID	0092-00-017.01		**Owner**	PRIMO HOLDINGS LLC	**Last 2 Sales**			
					Date	**Price**	**Reason**	**Qual**
Class	Qualified			7406 CONCORD	9/18/2020	$925000	TRUE SALE	Q
Code	Agricultural			HWY	1/3/2007	$5250	SOLD DOES NOT MATCH	Q
Taxing District	County			MONROE, NC			APPRAISAL RECORD	
	Kershaw			28112				
Land Size	264	CROP/TIMBER	**Physical Address**	TAXAHAW RD				
			Assessed Value	Value $1288				

(Note: Not to be used on legal documents)

Date created: 12/3/2020
Last Data Uploaded: 12/3/2020 1:08:27 AM

Developed by Schneider GEOSPATIAL

Date: 1.11.2021

I give Vince LaBarbera with Landsdown Corporation permission to try and rezone my property Parcel/TMS# 0093-00-001.00; 106 acres. The final rezoning will not take place until after closing.

John Sheppard _____ Date 1-13-21

Arvil Price _____ Date 2/4/21

Garry D Smith _____ Date _____

Date: 1.11.2021

I give Vince LaBarbera with Landsdown Corporation permission to try and rezone my property Parcel/TMS# 0093-00-001.00; 106 acres. The final rezoning will not take place until after closing.

John Sheppard _____ Date 1-13-21

Arvil Price _____ Date _____

Garry D Smith _____ Date 2/4/21

Date: 1.11.2021

I give Vince LaBarbera with Landsdown Corporation permission to try and rezone my property Parcel/TMS# 0093-00-001.00; 106 acres. The final rezoning will not take place until after closing.

John Sheppard _____ Date 1-13-21

Arvil Price _____ Date_____

Garry D Smith _____ Date_____

Kennedy

Consulting KCS Services, LLC

P.O. Box 364
Irmo, SC 29063
Tel. 803.399.1133

403 Seaside Ct
Lexington, SC 29072
Cell 803.960.2562

craigkennedy.KCS@gmail.com

December 3, 2020

Lancaster County Planning Commission
Lancaster County
P.O. Box 1809
Lancaster, SC 29721

RE: Primo Holdings, LLC
Application to Amend Zoning Map
TMS# 0092-00-017.01; +/-264.00 Acres
TMS# 0093-00-001.00; 106.34 Acres

Dear Sirs:

Primo Holdings, LLC currently owns one tract of land, TMS# 0092-00-017.01, approximately 264.00 acres in area and has a second tract under contract to purchase, TMS# 0093-00-001.00; 106.34 acres. Primo Holdings is submitting both tracts of land to the Planning Commission to be rezoned from AR-Agricultural Residential to M-Mining.

On behalf of Primo Holdings, attached are the *Zoning Map Amendment Application*s for each of the tracts. A boundary survey is in progress for both tracts and should be available for submission no later than the week of December 14, 2020. The current landowner for the tract under contract, Arvil Price etal is providing a letter to authorize Primo Holdings to begin the rezoning process. There are multiple owners and I anticipate it will be next week before all signatures can be secured and the authorization letter submitted.

Below is a summary of the status of the documents being submitted. We respectfully request that this rezoning application be placed on the January 19, 2021 Planning Commission meeting agenda.

TMS# 0092-00-017.01 (Primo tract)
Application – Attached
Authorization Letter from Landowner – NA
Deed – Attached
Boundary Survey – Week of 12/14/20

TMS# 0093-00-001.00 (Price tract)
Application – Attached
Authorization Letter from Landowners – In Progress
Deed – To be submitted purchase transaction closes
New Boundary Survey – Week of 12/14/20 (
Boundary Survey by present owner -- Attached

Sincerely,

Craig Kennedy

Craig Kennedy, PG
KCS Principal

cc Vince LaBerarbera

SOSID: 1600771
Date Filed: 6/7/2017 1:48:00 PM
Elaine F. Marshall
North Carolina Secretary of State
C2017 158 00202

Articles of Organization
of
Primo Holdings, LLC

Pursuant to §57D-2-20 and §57D-2-21 of the General Statutes of North Carolina, the undersigned hereby submits these Articles of Organization for the purpose of forming a limited liability company under the laws of the State of North Carolina:

1. The name of the limited liability company is: Primo Holdings, LLC.

2. The name and address of the organizer executing these Articles of Organization is Todd A. Stewart, 909 East Boulevard, Charlotte, Mecklenburg County, North Carolina 28203.

3. The street address of the initial registered office of the limited liability company in the State of North Carolina is 3214 Summerfield Drive, Monroe, Union County, North Carolina 28110 and the name of its initial registered agent at such address is Vincenzo LaBarbera. The mailing address of the limited liability company's registered office is the same as its street address.

4. The street address of the limited liability company's principal office is 3214 Summerfield Drive, Monroe, Union County, North Carolina 28110. The mailing address of the limited liability company's principal office is the same as its street address.

5. To the fullest extent permitted by the North Carolina Limited Liability Company Act as it exists or may hereafter be amended, no person who is serving or who has served as a manager of the limited liability company shall be personally liable to the limited liability company or any of its members for monetary damages for breach of duty as a manager. No amendment or repeal of this article, nor the adoption of any provision to these Articles of Organization inconsistent with this article, shall eliminate or reduce the protection granted herein with respect to any matter that occurred prior to such amendment, repeal or adoption.

6. These articles will be effective upon filing.

This the 7th day of June, 2017.

By: _____
Todd A. Stewart, Organizer

From: Craig Kennedy
To: Katie See
Subject: [EXTERNAL] Primo Holdings LLC/Landsdown Corporation
Date: Friday, January 22, 2021 3:01:48 PM

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

Katie,
Below is the relationship between Primo Holdings, LLC and Landsdown Corporation.
Craig

Vincenzo LaBarbera is the Registered Agent/Manager for Primo Holdings, LLC and President of Landsdown Corporation.

--
Craig Kennedy, P.G.
Kennedy Consulting Services, LLC
P.O. Box 364
Irmo, SC 29063
Telephone: 803.399.1133
Cell: 803.960.2562
e-mail: craigkennedy.KCS@gmail.com

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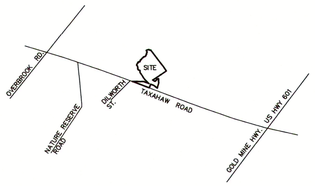
N

Vicinity Map
Not To Scale



LINE	BEARING	DISTANCE
L1	N 53°19'59" W	27.10'
L2	N 07°48'39" E	29.20'
L3	N 44°15'01" W	41.94'
L4	N 05°33'26" W	16.79'
L5	N 27°13'34" W	26.65'
L6	N 19°45'45" W	151.86'
L7	N 20°13'50" E	57.40'
L8	N 12°03'38" E	69.67'
L9	N 04°23'29" E	63.58'
L10	N 12°55'21" E	87.36'
L11	N 17°02'06" W	8.88'
L12	N 64°16'39" W	13.14'
L13	N 86°39'14" W	8.81'
L14	N 29°04'01" W	12.77'
L15	N 41°42'56" W	24.00'
L16	N 77°33'51" W	21.00'
L17	N 46°07'38" W	8.66'
L18	N 22°42'15" W	15.72'
L19	N 66°02'01" W	41.86'
L20	S 70°29'00" W	25.73'
L21	N 53°58'32" W	36.08'
L22	N 27°43'00" W	57.78'
L23	N 39°42'13" W	20.05'
L24	N 06°20'52" E	13.11'
L25	N 19°07'39" W	38.09'
L26	N 02°10'55" W	50.98'
L27	N 41°01'23" W	14.69'
L28	S 83°37'11" W	7.56'
L29	N 49°27'47" W	12.57'
L30	N 18°08'27" E	47.42'
L31	N 28°50'06" E	44.68'
L32	N 04°24'21" W	17.12'
L33	N 58°08'48" W	26.47'
L34	N 36°37'58" E	35.17'
L35	N 09°56'13" W	11.49'
L36	N 66°34'41" E	23.54'
L37	N 14°23'58" W	17.87'
L38	N 06°09'33" E	38.67'
L39	N 74°05'14" E	8.95'
L40	N 51°35'04" W	18.97'
L41	N 66°11'16" E	10.62'
L42	N 12°07'35" E	17.28'
L43	N 20°37'51" W	32.14'
L44	N 52°17'20" E	10.15'
L45	N 04°06'15" W	47.75'
L46	N 64°26'56" W	28.80'
L47	N 43°53'37" E	14.56'
L48	N 42°29'58" W	21.30'
L49	N 53°58'07" E	16.32'
L50	N 13°25'55" E	21.79'
L51	N 73°55'13" W	21.44'
L52	N 28°43'33" W	5.02'
L53	N 07°30'29" E	13.43'
L54	N 42°08'10" W	11.03'
L55	N 59°28'40" W	31.55'
L56	N 35°45'19" W	40.03'
L57	N 18°40'41" E	46.10'
L58	N 53°09'16" E	7.71'
L59	N 04°43'02" E	21.56'
L60	N 36°41'55" E	12.34'
L61	N 39°24'11" W	10.13'
L62	N 24°22'10" E	9.00'
L63	N 58°11'29" E	4.33'
L64	N 08°39'01" E	7.50'
L65	N 23°04'35" E	18.16'
L66	N 56°06'54" E	14.09'
L67	N 17°30'22" E	18.23'
L68	N 38°36'01" E	15.88'
L69	N 62°47'43" E	47.99'
L70	S 78°06'38" E	14.66'
L71	N 29°18'45" E	17.16'
L72	S 86°26'54" E	13.07'
L73	N 43°42'22" E	12.06'
L74	N 86°27'15" E	14.51'
L75	N 50°23'57" E	19.80'
L76	N 39°34'45" E	9.58'
L77	N 26°51'13" E	27.01'
L78	N 61°02'42" W	11.08'
L79	N 10°01'11" W	13.77'
L80	N 14°29'08" E	27.56'
L81	S 72°07'22" E	14.78'
L82	S 52°44'31" E	20.32'
L83	N 01°58'41" W	24.90'
L84	N 55°22'24" E	28.68'
L85	N 27°34'57" W	30.25'
L86	N 45°30'06" E	18.93'
L87	N 06°05'12" E	35.58'
L88	S 68°50'49" E	34.16'
L89	N 69°37'46" E	27.72'
L90	S 05°32'32" E	9.90'
L91	S 17°51'56" W	11.45'
L92	S 47°52'14" W	14.06'
L93	S 10°21'12" W	10.27'
L94	S 78°18'04" E	11.85'
L95	N 79°27'49" E	26.88'
L96	S 86°50'32" E	34.62'
L97	N 10°18'41" E	16.76'
L98	N 26°57'47" W	21.14'
L99	N 59°17'56" E	18.11'
L100	N 10°22'35" W	15.67'
L101	N 48°31'29" E	23.73'
L102	N 78°05'46" E	39.77'
L103	S 58°59'47" E	31.98'
L104	S 34°42'24" E	36.90'
L105	S 47°07'38" E	16.64'
L106	N 89°50'41" E	41.70'
L107	N 64°47'54" E	14.06'
L108	N 19°06'17" E	41.21'
L109	N 83°04'39" E	21.90'
L110	N 11°12'23" E	6.82'
L111	N 31°18'13" W	4.95'
L112	N 86°32'26" W	15.14'
L113	N 07°29'19" E	16.65'
L114	N 51°55'54" E	34.85'
L115	N 15°17'56" E	13.96'
L116	N 46°00'12" E	44.80'
L117	N 03°41'06" E	55.06'
L118	N 64°46'50" E	12.36'
L119	S 52°40'45" E	17.36'

LINE	BEARING	DISTANCE
L120	N 41°25'01" E	14.48'
L121	N 61°31'54" E	35.42'
L122	S 73°48'14" E	118.40'
L123	N 02°25'23" E	29.27'
L124	N 81°03'23" E	55.41'
L125	S 67°11'34" E	46.62'
L126	N 36°58'56" E	20.81'
L127	N 05°26'28" E	25.55'
L128	N 76°58'28" E	27.75'
L129	N 15°31'07" E	19.86'
L130	N 44°39'06" E	8.03'
L131	S 72°21'58" E	17.01'
L132	N 62°34'56" E	16.62'
L133	N 06°02'30" E	28.40'
L134	N 03°55'45" W	15.54'
L135	S 73°49'39" E	19.96'
L136	N 63°06'09" E	27.44'
L137	N 36°18'48" E	21.02'
L138	S 86°54'24" E	17.92'
L140	N 48°10'03" E	19.75'
L141	N 62°17'27" E	42.69'
L142	N 75°26'54" E	23.86'
L143	N 66°52'16" E	37.60'
L144	N 74°42'46" E	23.24'
L145	N 20°40'50" E	30.61'
L146	S 81°14'03" E	23.16'
L147	N 21°17'56" E	34.32'
L148	N 66°50'20" E	39.42'
L149	N 54°18'38" E	8.56'
L150	N 02°28'40" W	24.98'
L151	S 85°46'26" E	19.31'
L152	N 58°38'54" E	40.66'
L153	S 27°36'01" E	17.01'
L154	N 86°03'29" E	37.02'
L155	S 02°52'25" W	18.89'
L156	S 65°11'56" E	21.66'
L157	S 29°17'29" E	8.01'
L158	S 44°41'24" E	15.68'
L159	N 68°23'24" E	21.23'
L160	N 13°26'28" E	38.10'
L161	N 48°50'38" E	25.57'
L162	N 82°16'38" E	29.66'
L163	N 67°23'05" E	28.17'
L164	S 70°54'50" E	15.28'
L165	N 32°18'06" E	21.62'
L166	N 45°24'30" E	52.59'
L167	S 83°07'46" E	17.46'
L168	N 56°46'16" E	34.87'
L169	N 05°50'51" E	9.04'
L170	N 27°45'59" E	40.85'
L171	N 35°46'10" W	15.75'
L172	N 73°36'01" E	17.86'
L173	N 20°35'58" E	31.79'
L174	N 28°21'56" E	51.53'
L175	N 24°50'18" E	8.31'
L176	N 53°11'11" E	10.17'
L177	S 76°09'51" E	41.93'
L178	N 78°12'50" E	5.90'
L179	N 07°42'59" E	25.84'
L180	N 40°58'20" E	18.33'
L181	N 82°39'55" E	25.87'
L182	N 45°00'00" W	9.98'
L183	N 27°39'28" E	22.19'
L184	N 03°57'30" E	13.24'
L185	N 45°00'00" W	10.00'
L186	N 00°26'39" W	21.23'
L187	N 10°14'56" W	41.66'
L188	N 43°48'43" E	120.53'
L189	N 54°24'08" E	33.08'
L190	N 19°15'58" E	62.28'
L191	N 09°04'38" W	39.19'
L192	N 43°06'34" W	36.88'
L193	N 11°50'45" W	30.79'
L194	N 67°35'41" W	5.36'
L195	N 15°28'36" W	31.94'
L196	N 33°39'56" W	21.65'
L197	N 06°03'13" W	49.47'
L198	N 00°08'46" E	13.69'
L199	N 19°56'09" E	12.97'
L200	N 51°36'32" E	16.46'
L201	N 71°41'43" E	21.03'
L202	S 82°57'53" E	50.71'
L203	N 62°09'47" E	67.77'
L204	N 41°01'14" E	6.28'
L205	S 89°25'42" E	19.11'
L206	S 81°53'49" E	92.13'
L207	N 77°01'10" E	20.85'
L208	N 61°48'53" E	54.45'
L209	S 70°21'00" E	51.20'
L210	S 59°19'52" E	22.76'
L211	S 41°05'01" E	23.48'
L212	S 14°14'24" E	52.94'
L213	S 28°15'57" E	20.75'
L214	S 85°43'39" E	25.75'
L215	S 62°17'56" E	79.74'
L216	S 72°18'20" E	30.61'
L217	N 80°44'44" E	21.38'
L218	N 08°25'07" E	16.75'
L219	N 49°08'45" E	22.87'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2458.38'	171.26'	171.22'	N 58°37'14" W

H.C. & ROSA B. BYRD, TRUSTEE
TAX ID 0076-00-012.00
DB 770-228

ANGLE IRON FOUND IN CREEK

MARK TUCKER TIMBER COMPANY
TAX ID 0092-00-010.00
DB 249-7, PB 17-63

"X" PAINTED ON TREE

BOULDER OUTCROP

FALLS 32' VERTICAL DROP +/-

CREEK

TAX ID 0090-00-017.01
262.86 ACRES

CATCHMARK SOUTH CAROLINA TIMBERLANDS, LLC
TAX ID 0075-00-002.00
DB 930-202, PB 12-115

S 57°24'56" E
2771.50'

METAL FENCE POST FOUND

S 37°07'37" E
708.47'

1.5" PIPE FOUND

N: 344,448.66 SC GRID NAD 83 (2011)
E: 1,551,440.97 SC GRID NAD 83 (2011)

S 68°53'05" W
2243.84'

MARK TUCKER TIMBER COMPANY
TAX ID 0092-00-016.00
DB 850-206

FLAGGED METAL FENCE POST FOUND

N 17°53'54" W
207.22'

N 23°39'37" W
347.53'

FLAGGED METAL FENCE POST FOUND

FARM ROAD

NAIL FOUND CL INTER.

N 60°04'26" W
89.14'

#5 REBAR FOUND FLUSH AT METAL FENCE POST

CHURCH STREET ROAD
PB 2008-264

106.48'

S 77°19'49" E
623.08'

729.56'

#5 REBAR FOUND BURIED 2" AT METAL FENCE POST

S 74°23'31" E
430.88'

#5 REBAR FOUND BURIED 1"

S 78°39'41" E
380.81'

#4 REBAR FOUND

WELL

S 56°55'33" E
478.97'

N 32°36'07" W
708.78'

1/2" ROD FOUND PROTRUDING 5" AT METAL FENCE POST

OLD ROAD BED

S 56°12'30" E
309.94'

1/2" ROD FOUND BURIED 1" AT METAL FENCE POST

PARCEL 3 OF DB 1366-265

1/2" PIPE PROTRUDING 6"

1/2" ROD FOUND AT A METAL FENCE POST PROTRUDING 4" BETWEEN OLD MARKED TREES

S 43°53'08" E
123.33'

1" PIPE FOUND FLUSH

N 57°51'12" W
487.90'

N 37°42'08" W
221.05'

1/2" ROD FOUND BETWEEN 2 WITNESS TREES

ARVIL L. PRICE etal
TAX ID 0093-00-001.00
DB 934-269, PB 2015-993

S 30°45'58" W
522.35'

686.65'

SCRAPE PLATE FOUND AT A FENCE POST PROTRUDING 10"

LISA MUNGO BECKHAM
TAX ID 0092-00-046.2
DB W010-350 MB 13-163
& 2019-199

ANGLE IRON FOUND BURIED 2"
N 33°15'18" W
128.07'

1" REBAR FOUND

32.90'

1" BAR FOUND PROTRUDING 2"

N 39°52'14" W
229.68'

S 28°28'38" W
457.58'

FLAGGED METAL FENCE POST FOUND

S 24°28'37" W
240.79'

BUGGY AXEL FOUND PROTRUDING 4"

MARK E. CLINE, JR. DB 97-1138 TMS 0092-00-048.00

BILLY C CATOE
TAX ID 0092-00-048.01
DB K011-197 MB D-490

DONALD T. FAILE
TAX ID 0093-00-001.01
DB A6-3138 PB 2-510

LINE	BEARING	DISTANCE
L220	S 32°31'54" E	105.14'
L221	S 55°52'59" E	124.21'
L222	S 88°21'39" E	89.44'
L223	N 45°48'09" E	66.78'
L224	N 13°55'03" E	48.38'
L225	N 73°02'23" E	143.45'
L226	N 23°24'25" E	55.41'
L227	N 40°16'45" E	84.36'
L228	S 79°11'23" E	111.77'
L229	N 71°28'07" E	105.50'
L230	S 14°56'19" W	102.28'
L231	S 00°43'11" W	124.01'
L232	S 35°24'51" W	113.51'
L233	S 01°30'15" E	129.43'
L234	S 09°16'49" E	70.34'
L235	S 24°51'40" W	116.27'

NAD 83-2011
SC STATE PLANE

589.56' TO THE C.L. OF HWY 601

LEGEND:
EIP ● = Existing Iron Pin
NIP O = New Iron Pin
NPS X = No Point Set
R/W = Right Of Way

300 0 150 300 600 1200

I, Richard Boyd Brooks, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book 1366, page 265); that the boundaries not surveyed are clearly indicated as drawn from the deeds shown hereon; that the ratio of precision as calculated is 1:10,000+.
Witness my original signature, registration number and seal this 28th day of October A.D., 2021. This survey is of an existing parcel of land. Subject to underground utilities and or any easements or right-of-ways of record. Area by DMD method of area computation.
I hereby state to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the minimum standard manual for the practice of land surveying in South Carolina and meets or exceeds the requirements for a Class B survey as specified therein also, there are no apparent encroachments projecting or setbacks affecting the property other than those shown.

RICHARD BROOKS
P.O. Box 12311
CHARLOTTE, N.C. 28220
(704) 661-0200

SIGNED _____
Professional Land Surveyor, 9466

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 9466 RICHARD BROOKS

REVISIONS	BY

Richard Brooks, PLS
P.O. BOX 12311, CHARLOTTE, N.C.
LAND SURVEYING 28220
(704) 661-0200

Boundary Survey Taxahaw Community
for
Primo Holdings LLC Lancaster County, SC

DRAWN R.B.B.
CHECKED R.B.B.
DATE Jan. 22, 2021
SCALE 1"=300'
JOB # 21001

SHEET NO. 1 OF 1

THE SHISSIAS LAW FIRM, LLC
ADMINISTRATIVE AND ENVIRONMENTAL LAW

1727 HAMPTON STREET
COLUMBIA, SOUTH CAROLINA 29201

ALEXANDER GEORGE SHISSIAS*
OFFICE: 803-540-3090
CELL: 803-240-2719
ALEX@SHISSIASLAWFIRM.COM
*ADMITTED IN SOUTH CAROLINA AND DISTRICT OF COLUMBIA
JOHN J. FANTRY, JR., OF COUNSEL EMERITUS†
†Retired

March 31, 2021

Ms. Katie See, Senior Planner
Lancaster County Planning Department
101 N. Main Street
Lancaster, SC 29720

Re: Primo Holdings, LLC Rezoning Application and Request to Amend Lancaster County Comprehensive Plan, parcels TMS# 009-00-017.01 & 0093-00-001.00, April 20, 2021 Planning Commission hearing

Case No: CP-2020-3057, Request to amend the future land use designation of two parcels totaling approximately 370 acres in size

Case No: RZ-2020-2887 Request to amend zoning of two parcels totaling approximately 370 acres in size from AR to Mining (M) District

Ms. See:

The Firm represents the applicant Primo Holdings, LLC and Landsdown Corporation (collectively, "Landsdown").

In response to concerns raised by Lancaster County Planning Staff and comments from nearby residents, Landsdown is filing additional documentation supporting its application. Landsdown also needs to revise a portion of its application. In the December 3, 2020, application to rezone TMS 0093-00-001.00, 106.34-acre parcel, the property was under contract to Landsdown but was owned by Messrs. Shepard, Price and Smith. With the application we filed written permission from the property owners to pursue this rezoning. On March 8, 2021, we closed on the contract and Primo Holdings, LLC now owns parcel 0093-00-001.00. A copy of that deed is attached to this supplement as **Exhibit A**.

Landsdown also wishes to provide additional information and commitments for Staff, the Planning Commission and in response to public comments.

1. **Staff and Community Concerns Related to Quarry Operations- Buffering and Berms**

Our December 2020 application included a conceptual map showing a layout with the standard 100-foot vegetated property line buffer required under state mining regulations. We understand Planning Staff was concerned about potential impacts to adjacent residential uses. Enclosed please find an updated conceptual map attached as **Exhibit B** and an updated conceptual reclamation map attached as **Exhibit C**.

First of all, we propose to significantly increase vegetated buffers. As you can see from the map, for any portion of the property abutting a parcel that contains a residence, regardless of the proximity of the residence, we doubled the vegetative buffer to 200 feet, and in some places, there will be significantly more than 200 feet. The extra buffer is depicted in lighter green and the minimum buffers required by regulation is in darker green. This will significantly mitigate impacts from quarry operations. The buffers are not limited to quarry operations; they include the two access roads on Taxahaw Road.

Second, we will enhance buffering with the placement of earthen berms in areas that abut parcels with residences. Those berms are depicted in light brown. This is a voluntary measure and is not required by regulation. The addition of these berms, compacted, stabilized, and vegetated, will further mitigate noise and other impacts from mining. The placement and height of these buffers must meet stormwater sediment control plans and mining permit requirements, and so cannot be depicted with finality until they are approved by DHEC staff.

In these depictions, in addition to the buffers and berms, quarry activity is separated from Taxahaw Road by approximately 1000 feet at its closest point. These are significant enhancements and are all made in response to Staff and community concerns. Landsdown will make all these improvements permanent and mandatory.

2. **Community Concerns Related to Trucks, Road Impacts, Hours of Operation, and Fugitive Dust**

We recognize that this project will increase truck traffic at certain times of the day and many of the concerns raised are related to impacts that trucks will have on Taxahaw Road and Highway 601. Landsdown wants to be a good neighbor and does not want the County or local residents to bear a disproportionate burden as a result of quarry operations.

Landsdown proposes that as a condition of rezoning, that it enter into a binding agreement with Lancaster County to pay all costs associated with impacts to nearby highways. This will be accomplished either through a Development Agreement under the South Carolina Local Government Development Agreement Act, or by a simple Host Agreement. We propose to tie impact fees to the tonnage extracted; as that fairly reflects impacts from traffic. Under this Agreement impact fees would be utilized solely to repair the roads in the vicinity of the quarry, and the fee would be in an amount sufficient to keep roads repaired, including adjustments for inflation. Landsdown would agree to whatever

enforcement mechanism the County chooses to condition quarry operations on payment of these impact fees.

In addition to the road impacts from trucks, the community is concerned about traffic as well. Landsdown agrees to limit its hours of operation so that truck traffic will not interfere with times of increased road usage, typically before 7:00 am and after 5:00 pm. In addition, to the extent that Taxahaw Road or Highway 601 have school bus stops near the quarry, we offer to pay for the costs of placing flashing speed limit signs on these roads within a mile of the intersection of these roads to reduce speeds during the morning and afternoon, if the County determines this is feasible and necessary. The quarry will only be open to truck traffic on weekdays.

Landsdown is also concerned about trucks taking shortcuts along secondary roads in the area near the quarry. The appropriate roads are generally Taxahaw Road and Highway 601. Landsdown will issue strict instructions to those companies it does business with requiring them to utilize only primary roads to access the quarry. These are the same roads that are to be covered by the impact fees Landsdown will be paying. Landsdown will instruct its customers to terminate contractors or employees that disregard truck routing requirements. We welcome additional comments from Staff and our neighbors on truck routing issues and avoiding secondary roads.

Landsdown is also committed to the control of fugitive dust, both from its quarry operations and the ingress and egress roads to the quarry. As part of its mining permit and DHEC's Air Construction Permit, Landsdown will implement Best Management Practices that include the use of dust suppression sprays in the process plant and water trucks to keep access roads damp during dry periods to minimize fugitive dust. Buffers and berms also prevent fugitive dust from leaving the property.

3. Environmental Concerns related to Groundwater, Surface Water, Air Quality, and Noise

Members of the community are concerned about possible impacts to their drinking water wells and possible changes to the water table. Considering the local hydrogeology, the chances of a quarry affecting nearby wells is remote. A more detailed discussion of the technical aspects of local hydrogeology is attached as **Exhibit D**. Nevertheless, to protect drinking water resources, Landsdown will implement a number of safeguards. We will conduct a baseline well inventory for all properties within ½ mile of the mine to locate and document all drinking water and irrigation wells and information on their construction. Second, we will install a network of groundwater monitoring wells around the perimeter of the mine to track any change to the water table. Groundwater levels in the monitoring wells will be measured monthly and submitted to DHEC for review. This data would be used to determine if nearby wells are at risk of being impacted by the quarry. Should a well be impacted by the quarry, Landsdown commits to repair and/or replace the well at its own expense. Landsdown will provide temporary water to the resident until a permanent water supply is reestablished. These requirements will be made enforceable provisions of the mining permit.

Mining and other permits contain extensive requirements to protect surface water quality. In addition, DHEC's NPDES process sets water quality limits on any surface water discharges to protect human health and safety as well as aquatic life in the receiving waterbody. Mining permits require buffers along streams or creeks, prevention of sediment discharge to these waterbodies, and requires water quality monitoring in addition to the water quality data DHEC collects. The conceptual plan included with this application does not impact any streams on the site, with the exception of two access road crossings. Furthermore, Landsdown will design onsite stormwater basins to minimize or eliminate, as feasible, any surface water discharges. This can be accomplished by diverting some runoff into the pit where it can be held and reused for dust suppression. Landsdown will be required to undergo comprehensive review by DHEC and other natural resource protection agencies to protect from impacts to water, wildlife, and the environment.

In Section 2 above, we discussed control of fugitive dust generally. In addition, mining operations with discrete point sources of air emissions such as conveyors are required to obtain DHEC air permits. Rock crushing equipment is also covered by a New Source Performance Standard under the Clean Air Act. These permits control point source emissions of regulated particulate matter. Dust suppression sprays will be used at the rock crusher, screens, and conveyor transport points to control dust emissions.

DHEC's mining regulations have noise monitoring requirements and control requirements. Where DHEC finds that noise has the potential to impact neighbors, it can require berms and buffers to reduce noise levels.

4. Blasting

We have received public comments on vibration and blasting. Landsdown commits to a comprehensive and state of the art blasting safety program that exceeds regulatory requirements.

All blasting operations will be under the direction of a S.C. Licensed Blaster as required by the S.C. Fire Marshal's Office.

All blasting will occur on weekdays. There will be no blasting on weekends or on holidays. There will be no nighttime blasting. No explosives will be stored on-site. All explosive agents will be transported to the quarry site the day blasting operations are planned. Landsdown will provide any resident living within one mile of the quarry who wishes to be notified prior notice of a scheduled blast.

As part of the permitting process, Landsdown is required to conduct a pre-mining survey of all structures within ½ mile of the quarry. All owners of structures within this area have the right to insist on an inspection of all structures, to be paid for by Landsdown, to set the "baseline" condition of the structure.

Further discussion of the technical aspects of blasting safety, including the requirement of ensuring that the maximum peak particle velocity (PPV) in any blast is within the 1.0 - inch/second limit, and further limiting vibration by the frequency of the blast is found in a technical discussion in **Exhibit E.**

As you can see from the location map attached as **Exhibit F,** there will be a blasting setback of approximately 1000 feet between the quarry pit at its closest point to Taxahaw Road. **Exhibit F** also shows the ½ mile area within which Landsdown will conduct structure and domestic well surveys.

5. The Quarry and Economic Benefits to Lancaster County

Much of the cost of crushed stone aggregate is associated with transportation costs. The area of the quarry site has significant reserves. The Pageland Granite extends from Chesterfield County into the northeast corner of Lancaster County. With minimal overburden, good stone quality for aggregate and access to transportation corridors, the Lancaster Quarry site is a good location for a quarry operation. Landsdown currently has 26 employees. However, all the companies associated with it directly employ more than 60 people, and operate 4 mines in 3 states. The quarry will add another 16 to 24 full time direct hires. However, the indirect effects of having a new, nearby source of aggregate will have longer-reaching effects on the construction and infrastructure industries in Lancaster County and provide many additional jobs.

The quarry will make a significant impact on the County in terms of tax revenue. We have not made an exhaustive analysis of projected local tax, but we estimate conservatively that the mine will be able to extract and sell 200,000 tons of aggregate per year, and should be able to charge $15.00-$25.00 per ton for aggregate. Lancaster has a 1% local sales tax and a 1% local "penny tax" for capital improvements. This is in addition to the state sales tax, (a portion of which goes for schools), personal and manufacturing property tax (assessment ratio of 10.5%), and state income taxes.

6. Impacts on Property Values

There have been broad claims that quarries damage nearby residential property values. Very little has been put forth to substantiate those claims in terms of defensible research. In discussing this issue, we would like to provide the Planning Commission with the most recent economic study on quarries and local property values, compiled by the Phoenix Center for Advanced Legal and Economic Public Policy Studies, attached as **Exhibit G.**

Many aggregate quarries and other mines have managed to peacefully co-exist with residential communities, even near urban centers. Vulcan operates a quarry in downtown Columbia in the middle of the Olympia community. Martin Marietta operates a quarry in West Columbia in a heavily populated area. Richardson Construction operates a clay mine in Irmo that backs up to a residential subdivision. These are only three examples of mines that have successfully integrated into residential communities in South Carolina.

We look forward to the hearing on April 20 and responding to the concerns of Staff, the Planning Commission, and our neighbors.

Sincerely Yours,

Alexander G. Shissias
Counsel for Landsdown Corporation and Primo Holdings LLC

LANCASTER COUNTY ASSESSOR
Tax Map:
0093 00 001 00

LANCASTER COUNTY, SC	
2021004746	DEED
RECORDING FEES	$15.00
STATE TAX	$1105.00
COUNTY TAX	$467.50
PRESENTED & RECORDED	
03-08-2021	11:58:39 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1415 PG:45-48	

Drawn by and mail to: James Allen Lee
Helms Robison Lee & Bennett, PA
P.O. Box 99
Monroe, NC 28111

STATE OF SOUTH CAROLINA)
) **WARRANTY DEED**
COUNTY OF LANCASTER)

KNOW ALL MEN BY THESE PRESENTS, That, **ARVIL L. PRICE, GARRY D. SMITH and JOHN F. SHEPHERD** (hereinafter referred to as "Grantor"), for and in consideration of the sum of [See Affidavit of Value Attached Hereto], to Grantor in hand paid at and before the sealing of these presents, by **PRIMO HOLDINGS, LLC (a North Carolina limited liability company)** (hereinafter referred to as "Grantee") in the State of South Carolina, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the **PRIMO HOLDINGS, LLC (a North Carolina limited liability company)**, it's successors and assigns, the following property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TMS#: 0093-00-001.00

Grantee's address: 3214 Summerfield Dr.
Monroe, NC 28110

The above-described property is conveyed subject to all easements, rights of way, or restrictions appearing of record in the chain of title or visible on an actual, physical examination of subject premises.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, its successors and assigns, forever.

AND the said Grantors, hereby covenants that, except as above noted, at the time of the delivery of this deed the land was free from all encumbrances made by Grantors and that they will warrant and defend the said premises unto the said Grantee, its successors and assigns against the lawful claims and

RECORDED THIS 8th DAY OF MARCH, 2021 IN BOOK 00 PAGE 00

[1899296/1]

Auditor, Lancaster County, SC

demands of all persons claiming against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed, sealed, acknowledged and delivered this 8th day of March, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: _____
Witness#1

Witness: _____
Witness #2

_____ (SEAL)
Arvil L. Price

_____ (SEAL)
Garry D. Smith

_____ (SEAL)
John F. Shepherd

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **ARVIL L. PRICE, GARRY D. SMITH and JOHN F. SHEPHERD** personally appeared before me this day, each acknowledging to me that hey voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

This 8th day of March, 2021.

_____ Notary Public
Emily S. Thomas

My commission expires: 1/26/2024

EMILY S. THOMAS NOTARY PUBLIC UNION COUNTY, NC

[1899296/1]

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is known generally as 106.34 Acres, 7895 Taxahaw Rd., Lancaster County, SC, bearing Tax Map Number 0093-00-001.00, was transferred by Arvil L. Price, Garry D. Smith and John F. Shepherd to Primo Holdings, LLC of even date herewith.
3. Check one of the following: The deed is

(a) __XX__ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

(c) _____ exempt from the deed recording fee because _____.

Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this Affidavit):

(a) __XX__ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $425,000.00.

(b) _____ The fee is computed on the fair market value of the realty which is $_____.

(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is $_____.

5. Check Yes _____ or No __XX__ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is $_____.
6. The deed recording fee is computed as follows:

(a) Place the amount listed in Item 4 above here: $ 425,000.00

(b) Place the amount listed in Item 5 above here: $ -0-
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: $ 425,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee is: $1,572.50.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Grantor.
9. I understand that a person required to furnish this Affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand ($1,000) Dollars or imprisoned not more than one (1) year, or both.

James Allen Lee, Attorney

SWORN to before me this 8th day of March, 2021.

Emily S. Thomas
Notary Public for Union County, NC

My commission expires: 1/26/2024

EMILY S. THOMAS NOTARY PUBLIC UNION COUNTY, NC

[1899296/1]

EXHIBIT "A"

All interest in that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Lancaster, Flat Creek Township, containing 106.34 acres, more or less, fronting north on Highway No. 123 and being shown upon plat entitled "Boundary Survey for John Shepherd, Arvil Price and Garry Smith" prepared by Eddie R. Johnson PLS 15517 and being dated December 1, 2015, and being recorded in Plat Book 2015 at Page 993, which plat is incorporated herein by reference, and having such metes, bounds, courses, and distances as by reference to said plat will more fully appear.

DERIVATION: This being the identical property conveyed to Arvil L. Price, Garry D. Smith and John F. Shepherd by Deed from Glenn C. Graves and Shann G. Deese, as Personal Representatives of The Estate of Mildred McManus Faile, dated December 15, 2015 and recorded in Deed Book 934, Page 269 on December 22, 2015 in the Lancaster County Register of Deeds Office.

Tax Map No. 0093-00-001.00

SOSID: 1600771
Date Filed: 6/7/2017 1:48:00 PM
Elaine F. Marshall
North Carolina Secretary of State
C2017 158 00202

Articles of Organization
of
Primo Holdings, LLC

Pursuant to §57D-2-20 and §57D-2-21 of the General Statutes of North Carolina, the undersigned hereby submits these Articles of Organization for the purpose of forming a limited liability company under the laws of the State of North Carolina:

1. The name of the limited liability company is: Primo Holdings, LLC.

2. The name and address of the organizer executing these Articles of Organization is Todd A. Stewart, 909 East Boulevard, Charlotte, Mecklenburg County, North Carolina 28203.

3. The street address of the initial registered office of the limited liability company in the State of North Carolina is 3214 Summerfield Drive, Monroe, Union County, North Carolina 28110 and the name of its initial registered agent at such address is Vincenzo LaBarbera. The mailing address of the limited liability company's registered office is the same as its street address.

4. The street address of the limited liability company's principal office is 3214 Summerfield Drive, Monroe, Union County, North Carolina 28110. The mailing address of the limited liability company's principal office is the same as its street address.

5. To the fullest extent permitted by the North Carolina Limited Liability Company Act as it exists or may hereafter be amended, no person who is serving or who has served as a manager of the limited liability company shall be personally liable to the limited liability company or any of its members for monetary damages for breach of duty as a manager. No amendment or repeal of this article, nor the adoption of any provision to these Articles of Organization inconsistent with this article, shall eliminate or reduce the protection granted herein with respect to any matter that occurred prior to such amendment, repeal or adoption.

6. These articles will be effective upon filing.

This the 7th day of June, 2017.

By: _____
Todd A. Stewart, Organizer

Kennedy

Consulting KCS Services, LLC

P.O. Box 364
Irmo, SC 29063
Tel. 803.399.1133

403 Seaside Ct
Lexington, SC 29072
Cell 803.960.2562

craigkennedy.KCS@gmail.com

December 21, 2020

Ms. Katie See, Senior Planner
Lancaster County Planning Department
P.O. Box 1809
Lancaster, SC 29720

RE: Granite Quarry Operations Description

Dear Ms. See:

As requested, please find attached a description of typical quarry operations. Please feel free to contact me if you have any questions.

Sincerely,

Craig Kennedy, PG
KCS Principal

cc Vince LaBerarbera

Typical Quarry Operations for South Carolina

Granite is an igneous rock emplaced in the earth's crust by the upwelling of molten rock that solidifies below earth's surface. Through geologic time erosion has exposed or lessen the amount of rock strata over lying the granite. Geologically, granite and other hard rocks (i.e., gneiss, gabbro, etc.), are located in the Piedmont of South Carolina. Granite being a very durable rock makes excellent aggregate that is widely used in the construction industry. Definition - *Aggregate - any of several hard inert materials (such as sand, gravel, or crushed stone) used for mixing with a cementing material to form concrete, mortar, or plaster*.

There are 33 quarries located in the Piedmont of South Carolina producing crushed stone aggregate. Aggregate is used in concrete and asphalt products. It is a low value - high volume commodity whose price to the consumer is greatly affected by transportation cost. After transporting crushed stone aggregate approximately 20 - 40 miles by truck, the cost of transportation can exceed the value of the crushed stone. Consequently, a network of efficient aggregate producers is important to South Carolina's economy through maintaining reasonable transportation costs and competition amongst producers.

In general terms, operating a granite quarry involves mining the granite by exposing the granite for access then using explosives to fragment the stone. The blasted stone is loaded onto haul trucks to carry to the processing plant where the stone is crushed to smaller sizes needed by the construction industry and stockpiled. Consumers pick up the stockpiled stone in typical 15-to-25-ton highway trucks to transport to construction sites.

Initial step for operating a granite quarry is property acquisition. A granite resource of sufficient quantity, quality, without excessive overburden (earthen material overlying the granite) and close to markets must first be located. After the geologic investigations are completed and property determined to have sufficient resources, local zoning and environmental permits must be applied for and received before mining operations can begin.

Mining the granite begins with removing (i.e., "stripping") the overburden to expose the granite. The overburden in South Carolina typically consists of sand from the Coastal Plain sediments and residuum ("saprolite") of decomposed granite that is mostly clay and sand particles. The initial overburden stripping may be 10 – 20 acres in area. Additional overburden stripping will occur periodically as mining advances. The overburden is mostly non-commercial product, but is used on-site to construct perimeter earthen berms, mine roads and sediment control dams. The berms are sloped and revegetated and provides a noise and visual barrier. Occasionally, overburden can be sold to contractors for use as "fill material" for outside construction projects.

Once the overburden is stripped from an area, holes are drilled into the granite in a pattern over a small area. These drill holes are loaded with an explosive agent, typically ANFO or a derivative of ANFO. (ANFO is a mixture of ammonium nitrate, which is the primary constituent of fertilizer, and fuel oil. Typically, ANFO is not stored at the quarry sites in South Carolina, but is trucked to the quarry on the day blasting is scheduled.) All the explosives are not detonated at the same instant. Instead, each hole is

detonated separately (at least by 8 milliseconds between each detonation) to create a series of smaller explosions rather than one large explosion. This sequential detonation provides better rock breakage, better control of the "muck" pile (fragmented stone pile from the blast), creates less ground vibration in the surrounding area, and less air blast. The typical blast at a quarry in South Carolina is less than 1 second in length.

Blasting operations at quarries are regulated by several agencies. The SC Fire Marshall's office licenses blasters. All blasting operations at a rock quarry must be under the direction of a licensed blaster. SCDHEC has set limits on permissible levels of ground vibration from blasting to protect buildings (i.e., house, barn, commercial building, etc.) from damage. The limit is based upon blasting research conducted by the US Bureau of Mines. Their research determined the parameter for measuring ground vibration and intensity of vibration that correlates to predicting damage to residential structures. SCDHEC has seismographs to monitor blasting at quarries to ensure compliance with the 1.0 inch/sec ground vibration limit.

The blasted rock from the muck pile is transported by truck to the process plant. The typical process plant has rock crushers to reduce the size of the stone; screens to size the stone for marketable products and conveyors to move the stone throughout the plant and into stockpiles. Throughout the process plant, water sprays are located at all crushers, screens and transfer points to prevent fugitive dust. SCDHEC through the Air Construction Permit sets limits on dust particulates levels that can emanate from the site. These limits are set to be protective of human health and safety. Water trucks also spray water on haul roads to prevent fugitive dust from truck movement throughout the quarry.

No chemicals are used to mine and process the granite. The crushed granite is washed with water to produce a clean stone that is necessary for specific construction applications. The main concern for water pollution is sediment. The sediment can originate from the plant in discharged process water or in stormwater. Stormwater runoff is managed using appropriate means such as directing to the pit to be held and treated, use of silt fencing and other appropriate best management practices, and directing to engineer designed sediment control basins. Vegetation is established on barren soil as soon as feasible to stabilize the soil to prevent erosion and sediment laden runoff. Additionally, buffers of undisturbed land are established around the perimeter of the property and near streams to protect existing surface water. Such buffers also serve as visual screens and noise buffers. Any water discharged from the site containing groundwater or process water must be routed through a NPDES permitted outfall where the discharged water is sampled, analyzed and results reported to SCDHEC. The NPDES sets water quality standards, primarily Total Suspended Solids (TSS) and pH. The water quality standards are set to be protective of human health and safety and aquatic life.

Granite resources in South Carolina extends hundreds or thousands of feet deep. Quarries typically are mining 200 to 300 feet deep, but some quarries mine deeper. As a quarry mines below the water table, groundwater seeps into the pit from the overlying overburden and natural fractures in the granite. The groundwater is collected in the pit and becomes a source of water for use in dust suppression and washing the stone in the process plant. Groundwater drawdown due to mining into the water table is typically limited to hundreds of feet from the edge of the pit due because of the groundwater flow paths in granite. The flow of groundwater in granite is through natural fractures. The ability of these fractures to transmit

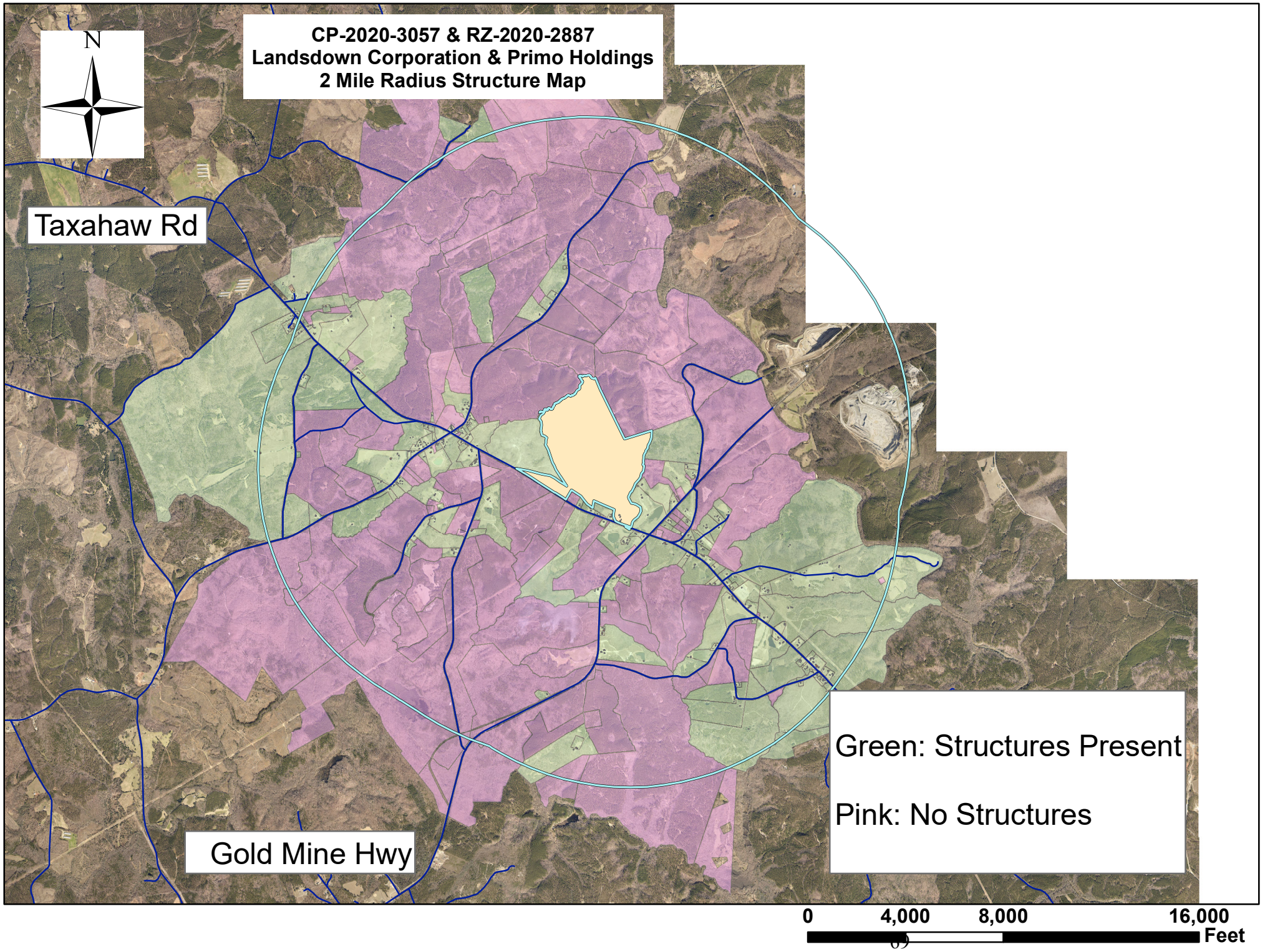
groundwater flow is typically relatively low, as compared to sand and limestone type aquifers, and this ability to transmit groundwater diminishes with depth because the increasing weight of the overlying rocks reduces the space within these fractures.

The mine operating permit from SCDHEC typically requires groundwater monitoring wells at the perimeter of the mine property to observe and track any groundwater drawdown. The data from the monitoring wells are used to determine if a well has been impacted by a mine or if a well may be potentially impacted. Furthermore, if a mine is determined by SCDHEC to have adversely impacted a domestic or industrial well, SCDHEC requires the mine operator to replaced or repaired the impacted well.

SCDHEC pursuant to the SC Mining Act and regulations requires protection for the public and natural, cultural and historic resources from adverse impacts from mining operations. Natural and cultural resources (i.e., wetlands, endangered species, archaeological artifacts, etc.) are identified and protections established through the permitting process and resulting mine operating permit requirements. Natural resources continued to be protected from post mining conditions through mine reclamation practices. All mining operations are required to be reclaimed and meet minimum standards for post mine land uses, sloping, vegetation establishment, providing for public safety, and water quality.

The pit area at a quarry is typically reclaimed as a lake. The overburden at the pit edges is sloped to a 3:1 grade and vegetated with grasses. Depending on depth to groundwater and surrounding topography the ultimate pool level may be below top of rock. A safety fence around the pit perimeter is installed. Equipment and stone stockpiles are removed and site regraded and revegetated in the process plant area. Some facilities, i.e., shop and office buildings and roads may be left if there are post mining uses for such facilities.

Reclamation is an ongoing process. As an area is closed, reclamation should begin where feasible. Earthen berms and overburden storage areas at quarries can be reclaimed once construction is completed. Berms and overburden areas are graded to no steeper than an overall 3:1 slope and revegetated typically with grass. Final reclamation requires 75% coverage by a perennial grass variety with no active erosion. Sediment basins can be removed (dam graded down and area revegetated) or left as a functioning pond if it complies with minimum standards. Reclamation of the pit and process areas typically cannot be reclaimed until the end of mining. Once all the reclamation is completed, monitored, and finally accepted as meeting reclamation standards (e.g., vegetation established and self-sustaining with no erosion, pond depth and water quality acceptable, safety measures in place), SCDHEC can return the reclamation bond to the mine operator and the mine operator is relieve of any further reclamation responsibilities.


CP-2020-3057 & RZ-2020-2887
Landsdown Corporation & Primo Holdings
2 Mile Radius Structure Map
N
Taxahaw Rd
Gold Mine Hwy
Green: Structures Present
Pink: No Structures
0
4,000
8,000
16,000
Feet

CONCEPTUAL MINE LAYOUT–SUBJECT TO CHANGE

CONCEPTUAL MINE LAYOUT–SUBJECT TO CHANGE

NORTH

N/F
H.C. & ROSA B. BYRD, TRUSTEE
TAX ID 0076-00-012.00

STREAMS WITHIN BUFFER NOT DELINEATED, BUT CONSIDERED CORPS JURISDICTIONAL

N/F
MARK TUCKER TIMBER COMPANY
TAX ID 0092-00-010.00

EXISTING CREEK

PROPERTY LINE

BUFFER

BUFFER

N/F
CATCHMARK SOUTH CAROLINA TIMBERLANDS, LLC
TAX ID 0075-00-002.00

CONCEPTUAL SEDIMENT POND LOCATIONS (TYPICAL)

100' PROPERTY LINE BUFFER

250' BLASTING LIMIT

N/F
MARK TUCKER TIMBER COMPANY
TAX ID 0092-00-016.00

APPROXIMATE OPEN PIT AREA
50.79 ACRES

OVERBURDEN BERM/STORAGE

WETLAND DELINEATION SHOWING WATERS OF THE US
(I.E. JURISDICTIONAL TRIBUTARIES, WETLANDS)

WETLANDS WITH STREAMS

WETLAND BUFFER

DILWORTH STREET

PERMIT BOUNDARY

INITIAL PROCESS PLANT

HAUL ROAD

OVERBURDEN BERM LOCATIONS SUBJECT TO CHANGE
BASED UPON SEDIMENT AND EROSION COMTRLOL PLAN

BUFFER

ENVIRONMENTAL STUDIES AND SEDIMENT EROSION
CONTROL DESIGN AND BEST MANAGEMENT PRACTICES ARE IN THE
PLANNING STAGES. THESE STUDIES WILL BE UTILIZED TO DETERMINE FINAL
LOCATIONS AND LAYOUT OF MINE COMPONENTS

BUFFER

HWY. 5-29-123 AKA TAXAHAW ROAD 66' R/W

OFFICE SCALES

ACCESS ROAD

PERMIT BOUNDARY

OVERBURDEN BERM/STORAGE

PERMIT BOUNDARY

PROPERTY LINE FOLLOWS THE CREEK

N/F
LISA CONGO BECKHAM
TAX ID 0092-00-046.2

100' PROPERTY LINE BUFFER (TYPICAL)

QUARRY ACTIVITY GENERALLY 1000
FEET OR GREATER FROM TAXAHAW ROAD

BERM (TYPICAL)

N/F
MARK TUCKER TIMBER COMPANY
TAX ID 0092-00-018.01

N/F
BILLY C. CATOE
TAX ID 0092-00-018.01

N/F
DONALD T. FAILE
TAX ID 0093-00-001.01

WETLANDS WITH STREAMS

BUFFER

SANTEE–COOPER TRANSMISSION LINE 100' R/W

WETLAND BUFFER

ACCESS ROAD

BUFFERS DOUBLED TO 200 FEET WHERE PARCELS WITH
RURAL RESIDENCES ARE ADJACENT TO PERMIT BOUNDARY

PERMIT BOUNDARY

TO US HWY. 601

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

CONCEPTUAL MINE LAYOUT–SUBJECT TO CHANGE

REVISIONS

Description	Date	By

Kennedy Consulting Services, LLC
Craig Kennedy, P.G.
KCS
Office:
403 Seaside court Lexington, SC 29072
Tel: 803.399.1133
Mail:
P.O. Box 364 Irmo, SC 29063
Cell 803.960.2562 • craigkennedy.KCS@gmail.com

Lancaster Quarry
Mine Map
Conceptual Mine Layout
Prepared for
Landsdown Corporation
Lancaster County - South Carolina

Project No.: KCS
Date: 01-25-21
Approved by: RCK
Drawn by: B.C.
Scale: 1"=300'

Sheet No. 1 of 2

CONCEPTUAL RECLAMATION–SUBJECT TO CHANGE

CONCEPTUAL RECLAMATION–SUBJECT TO CHANGE

NORTH

N/F
H.C. & ROSA B. BYRD, TRUSTEE
TAX ID 0076–00–012.00

N/F
MARK TUCKER TIMBER COMPANY
TAX ID 0092–00–010.00

EXISTING CREEK

PROPERTY LINE

VEGETATE (SEED, FERTILIZE AND AMEND WITH LIME AS NECESSARY) WITH GRASS TO STABILIZE SOIL FROM EROSION

N/F
CATCHMARK SOUTH CAROLINA TIMBERLANDS, LLC
TAX ID 0075–00–002.00

FENCE RECLAIMED PIT PERIMETER

SLOPE OVERBURDEN OPEN PIT PERIMETER TO 3:1 GRADE

OPEN PIT RECLAIMED POND

OVERBURDEN BERM/STORAGE

OVERBURDEN BERM SLOPED TO OVERALL 3:1 GRADE AND VEGETATE (SEED, FERTILIZE AND AMEND WITH LIME AS NECESSARY) WITH GRASS TO STABILIZE FROM SOIL EROSION

N/F
MARK TUCKER TIMBER COMPANY
TAX ID 0092–00–016.00

EXPOSED ROCK

WETLAND DELINEATION SHOWING WATERS OF THE US
(I.E. JURISDICTIONAL TRIBUTARIES, WETLANDS)

SLOPE BERM TO 3:1 GRADE AND VEGETATE

DILWORTH STREET

PERMIT BOUNDARY

OVERBURDEN BERM LOCATIONS SUBJECT TO CHANGE BASED UPON SEDIMENT AND EROSION COMTRLOL PLAN

ENVIRONMENTAL STUDIES AND SEDIMENT EROSION CONTROL DESIGN AND BEST MANAGEMENT PRACTICES ARE IN THE PLANNING STAGES. THESE STUDIES WILL BE UTILIZED TO DETERMINE FINAL LOCATIONS AND LAYOUT OF MINE COMPONENTS

EXISTING CREEK

OVERBURDEN BERM/STORAGE

PERMIT BOUNDARY

HWY -5-29-123 AKA TAXAHAW ROAD 66' R/W

ACCESS ROAD

PERMIT BOUNDARY

SLOPE BERM TO 3:1 GRADE AND VEGETATE

N/F
LISA MUNGO BECKHAM
TAX ID 0092–00–046.2

N/F
MARIE V. LEWIS
TAX ID 0092–00–046.00

N/F
BILLY C CATOE
TAX ID 0092–00–048.01

N/F
DONALD T. FAILE
TAX ID 0093–00–001.01

SLOPE BERM TO 3:1 GRADE AND VEGETATE

SANTEE–COOPER TRANSMISSION LINE 100' R/W

PERMIT BOUNDARY

TO US HWY. 601

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

CONCEPTUAL RECLAMATION–SUBJECT TO CHANGE

REVISIONS

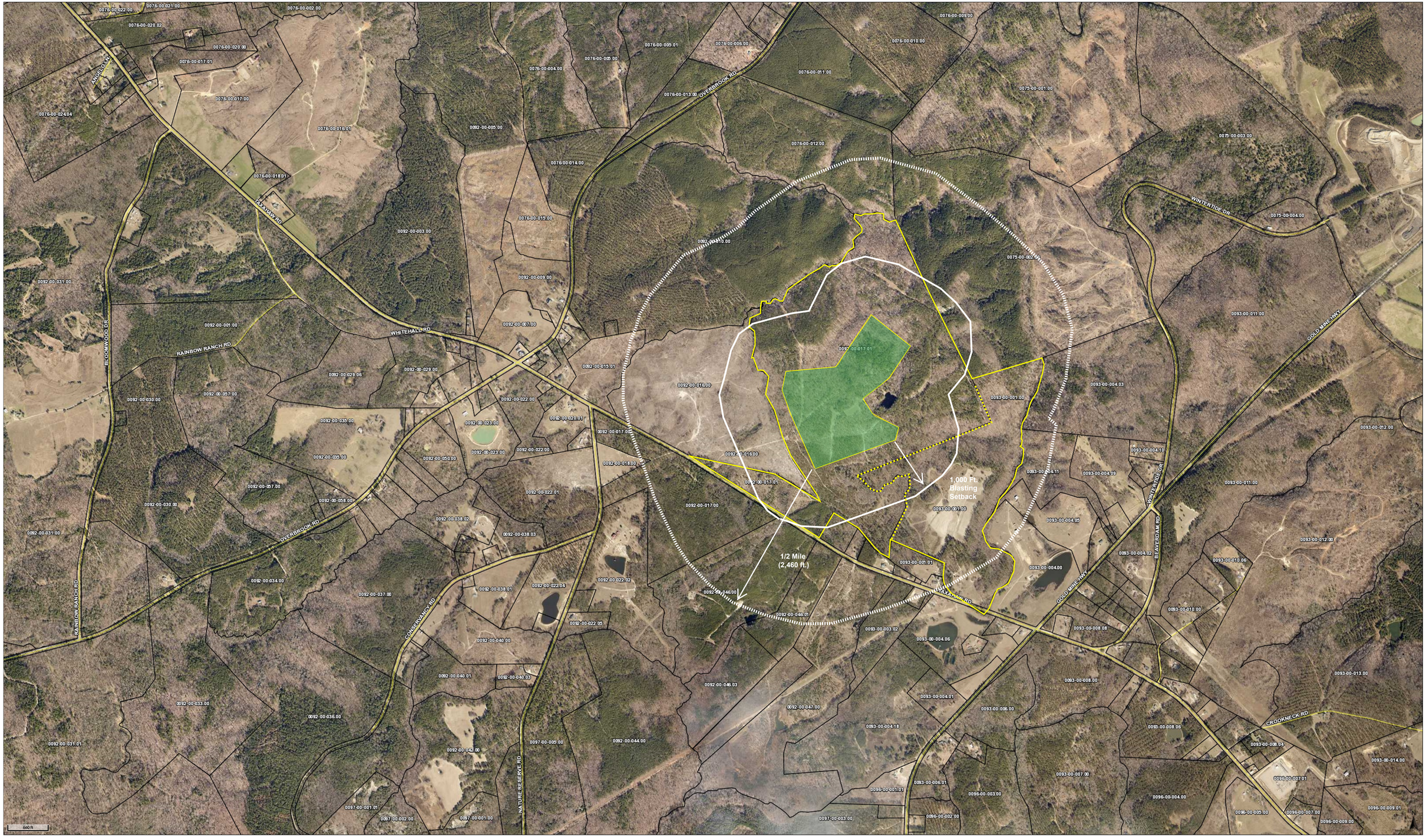
Description	Date	By

Kennedy Consulting Services, LLC
Craig Kennedy, P.G.
KCS
Office: 403 Seaside court Lexington, SC 29072 • Cell 803.960.2562 • craigkennedy.KCS@gmail.com
Mail: P.O. Box 364 Irmo, SC 29063
Tel: 803.399.1133

Lancaster Quarry
Mine Map
Conceptual Mine Reclamation
Prepared for
Landsdown Corporation
Lancaster County - South Carolina

Project No.: KCS
Date: 01-25-21
Approved by: RCK
Drawn by: B.C.
Scale: 1"=300'

Sheet No. 2 of 2



Date created: 3/30/2021
Last Data Uploaded: 3/30/2021 2:15:16 AM
Developed by Schneider GEOSPATIAL

Located on SC Hwy 123 (Taxahaw Road)
TMS# 0092-00-017.00 (264 acres)
TMS# 0093-00-001.00 (106 acres)

LANDSDOWN CORPORATION

Proposed Lancaster Quarry Location

Scale 1 inch = 660 feet

Map Showing:
Approximate Open Pit Location
1,000-Foot Blasting Setback
1/2 Mile Pre-Blast Survey & Well Inventory

Technical Discussion on Local Groundwater and Low Potential to Impact Offsite Water Supply Wells

The sources of groundwater for domestic wells in the immediate vicinity of the proposed quarry are from the Pageland Granite and the overlying unconsolidated weathered rock (saprolite) and sand of the Coastal Plain sediments. Geologically, these two groundwater sources (aquifers) differ in rock types and how groundwater moves through them. The Pageland Granite is described in general terms as crystalline rock. This is commonly used term to generally describe rocks in the Piedmont that have experienced metamorphism in the geologic past or are igneous type rocks, e.g. granite, that have intruded into the surrounding rocks. Crystalline rocks have little if any primary porosity for groundwater flows. (An example of primary porosity is a sandstone where the voids between the sand grains are primary porosity and groundwater flows through these voids.) Crystalline rocks do not have these intergranular voids and the available porosity in crystalline rocks (i.e., secondary porosity) are fractures in the rock. These fractures provide the conduit for groundwater flow in crystalline rocks.

The other potential aquifer in the area of the Lancaster Quarry area is the relatively shallow and thin Coastal Plain sediments/saprolite unconsolidated layer (unconsolidated aquifer). Each aquifer extends over the general area in and around the proposed Lancaster Quarry; however, each aquifer has characteristics that limit the horizontal distances that groundwater will travel in response to pit dewatering.

The unconsolidated aquifer is unconfined and under static water table conditions, meaning it is not under artesian pressure. The unconsolidated aquifer is relatively thin (0 - 30 feet) and is dissected by surface drainages. Surface drainages (streams, creeks, rivers) act as hydrologic boundaries where groundwater flows within the unconsolidated aquifer and does not extend across these boundaries. Consequently, the potential for groundwater drawdown extending beyond the permit area in the unconsolidated aquifer is limited by the location of streams and creeks near the proposed mine pit. A well in the unconsolidated Coastal Plain sediments/saprolite would not be affected if located on the opposite side of a hydrologic boundary from the pit.

Groundwater hydrology in crystalline rock aquifers depends upon the natural fractures in the rock for groundwater flow. However, the transmissivity (how difficult water is able to flow through the rock or sediments) of these fractures is typically relatively low as compared to unconsolidated aquifers. The fractures are often not interconnected, and diminish with depth. In other words, the fracture widths and their ability to transmit groundwater diminish with depth. Consequently, with a "tight" aquifer (low transmissivity), groundwater drawdown in crystalline rock formations/aquifers is typically limited to only a few hundred feet from the edge of the mine pit.

Well Inventory

Landsdown proposes to conduct an inventory of existing water wells located within ½ mile (2,640 feet) of the ultimate pit boundary. The inventory would be conducted after the issuance of the mine permit and would be subject to the landowners' consent. Data that would be collected includes construction information (e.g., diameter, depth, type pump, when drilled, etc.) and depth to the water table.

The number of parcels containing structures (residences) that presumably have wells within ½ mile appears to be approximately 6. This is based on interpreting imagery from Lancaster County GIS and Google Earth. That number will be more precisely determined when the well inventory is conducted.

Observing the Pit's Influence on Groundwater Levels

The ultimate pit is planned to be approximately 50 acres in surface area. While we do not anticipate adverse impacts to neighboring wells; nonetheless, it is beneficial to monitor groundwater levels during mining. Landsdown will develop a groundwater monitoring plan to measure groundwater levels around the perimeter of the mine property. A goal of the Groundwater Monitoring Plan is to validate previous experiences in similar geologic settings that groundwater drawdown will be limited to hundreds of feet from the pit edges during mining.

We propose several monitoring wells to be located in the general directions of the closest residents along Taxahaw Road to provide groundwater data in their respective directions. This will provide assurances that the groundwater data collected is relevant to these neighboring properties. Groundwater monitoring will continue during the mine life utilizing these groundwater monitoring wells. This long-term data collection plan will 1) document groundwater conditions over the life of the quarry and how that relates to neighboring properties; 2) provide site specific data to determine what influence, if any, the quarry has should a neighbor report a well failure or malfunction.

Commitments to Lancaster County – Water Well Protection

1) Landsdown will execute a well inventory for properties within ½ mile of pit to locate and document well construction information.

2) Landsdown will install groundwater monitoring wells to track any groundwater levels around the perimeter of the mine property. Groundwater levels in the monitoring wells will be measured monthly. This information will to be used to determine if a neighboring drinking water well is at risk of adverse impact.

3) Should a neighboring well be impacted by the quarry, Landsdown commits to repair and/or replace the well at Landsdown's expense. Landsdown will provide temporary water to the resident until the permanent water supply is reestablished.

Technical Issues Associated with Blasting Safety

In mining, ground vibration is measured in terms of Maximum Peak Particle Velocity, ("PPV"). This velocity is expressed in terms of inches of movement per second.

S.C. Mining Regulation 89-150 E states that in all blasting operations the maximum PPV measured in any three mutually perpendicular directions shall not exceed one inch per second at the immediate location of any dwelling, public building, school, church, or commercial or institutional building.

Mining Regulation 89-150 G provides a formula for calculating the maximum weight of explosive that can be detonated within any 8-millisecond period. Under R. 89-150 F, as long as the blast is conducted in accordance with this formula, the maximum PPV will be deemed to be within the 1.0 inch/second limit.

Landsdown commits to monitor all blasting with a seismograph to demonstrate compliance with the 1.0 – inch/second limit as prescribed in Regulation 89-150F.

Furthermore, because the potential for ground vibration damage to residential structures is also related to the frequency, (measured in Hertz, "Hz"), of the seismic energy, Landsdown commits to further limit potential for ground vibration by also complying with a more restrictive standard.

Landsdown commits to also comply with the United States Bureau of Mines' (USBM) RI-8507 publication's Alternative "Safe" Blasting Criteria to further limit vibrations. As has been determined in USBM research, low frequency vibrations, 1 – 40 Hz, have a greater potential for damage to residential structures than ground vibrations with a frequency higher than 40 Hz. According to this research, structures can better withstand PPV levels if the vibrations are at a higher frequency. Landsdown proposes to limit PPV to nearby structures based upon the figure on the following page. Specifically, the graph line (the green shaded area would be the safe zone) under Safe Blasting Criteria (commonly known as the "Z-Curve").

The "Z-Curve" for safe levels of blasting vibration for homes/ residential structures, would be used in the following manner:

• For ground vibrations with a frequency **less** than 20 hertz as measured by a seismograph, Landsdown will not exceed PPV limits recommended by the Z-curve in the 1 – 20 hertz range. For example, for a blast with a frequency of 2 Hz, the PPV cannot exceed 0.38 inch/second, which is more protective than the 1 inch/second minimum limit imposed by State Regulations.

• For ground vibrations with frequencies **greater** than 20 hertz as measured by a seismograph, Landsdown will comply with S.C. Mining Regulation 89-150 E which limits the PPV to no greater than 1.0 inch/second. For example, in the case of a blast with a

frequency of 30 Hz, the PPV cannot exceed 1.0 inch/second, despite the fact that the Z-Curve would allow a PPV greater than 1.0 inch/second.

• Limits on ground vibration must be more protective in the case of homes with walls constructed with plaster, as opposed to drywall, as shown in the Z-Curve for plaster vs drywall construction area of the graph.

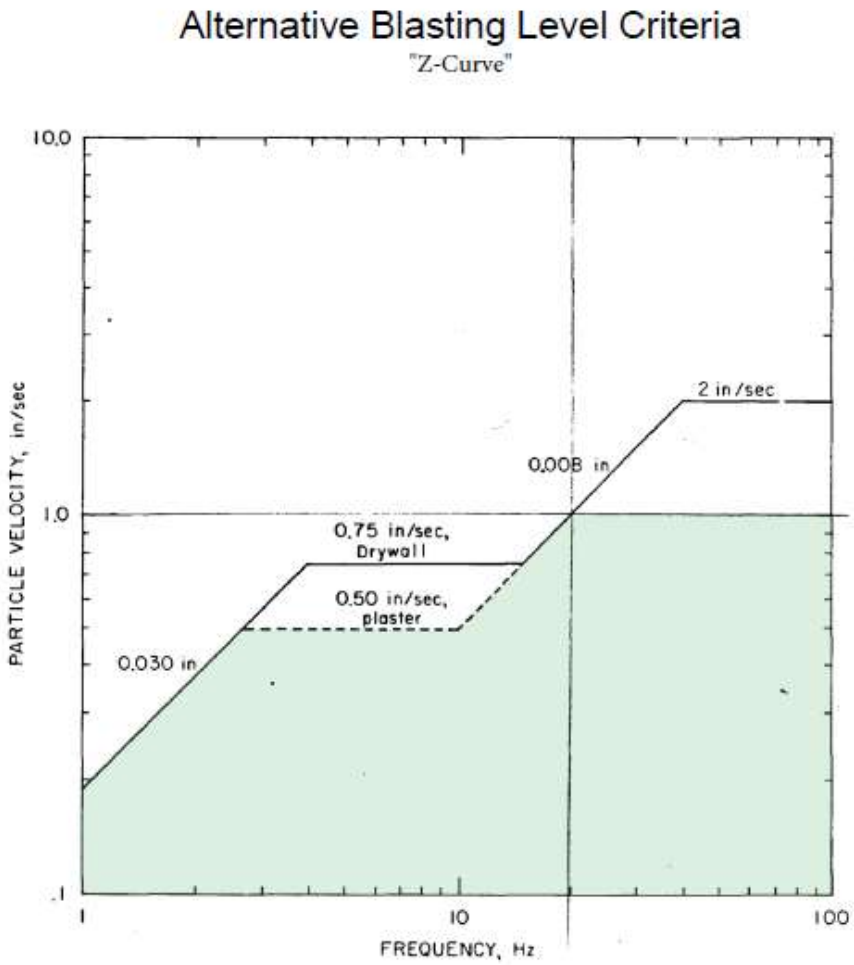
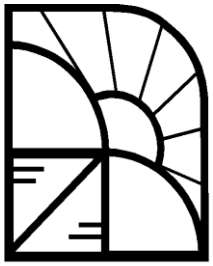


Figure B–1.—Safe levels of blasting vibration for houses using a combination of velocity and displacement.



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Phoenix Center Policy Paper Number 53:

Quarry Operations and Property Values: Revisiting Old and Investigating New Empirical Evidence

George S. Ford, PhD
R. Alan Seals, PhD

(March 2018)

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Phoenix Center Policy Paper No. 53
Quarry Operations and Property Values: Revisiting Old and Investigating New Empirical Evidence

George S. Ford, PhD†
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Abstract: A large literature exists on the impact of disamenities, such as landfills and airports, on home prices. Less frequently analyzed is the effect of rock quarries on property values, and what little evidence is available is dated and conflicting. This question of price effects is a policy relevant one, with one study in particular used frequently to support "not in my backyard" campaigns against new quarry sites. In this POLICY PAPER, we revisit the literature and conduct a new analysis of the price effects of quarries, estimating the effect of quarries on home prices with data from four locations across the United States and a wide range of econometric specifications and robustness checks along with a variety of temporal circumstances from the lead-up to quarry installation to subsequent operational periods. We find no compelling statistical evidence that either the anticipation of, or the ongoing operation of, rock quarries negatively impact home prices. Our study likewise highlights a number of shortcomings in the empirical methodologies generally used to estimate the effect of disamenities on real estate prices. First and foremost, many existing studies are naïve as to the empirical conditions necessary to identify a causal relationship and do not establish credible strategies to estimate the counter-factual outcome. Second, the inclusion of "distance to the site" regressors in hedonic models is shown to be an unreliable statistical method. Using the method of randomized inference, the null hypothesis of "no effect" of placebo quarries is rejected in as much as 93% of simulations.

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I. Background

Odds are that underneath your feet is a construction material made of sand, crushed stone, and gravel. These construction materials are an essential ingredient into nearly every construction project, from residential housing, office buildings, retail outlets, entertainment structures, to the roads that connect them.[1] Sand, rock and gravel are literally the foundation of economic development, but their extraction process can generate dust, noise, vibration, and truck traffic. While modern technologies and methods have greatly reduced quarries' impact, the environmental and economic consequences of quarry operations receive considerable attention, often in the form of "not in my backyard" (or "NIMBY") campaigns opposing quarry expansions or new sites. Choosing a quarry site is a delicate task. While a quarry may be best located far from residential density on NIMBY concerns, it also needs to be near the final point of demand due to its high transportation cost. Quarries must balance the need to be both "near" and "far," so they are typically found on the outskirts of cities and towns.

A key NIMBY complaint in the siting and expansion of quarries is the effect of the operations on nearby home values. According to Census data, housing amounts to about 70% of the average American's net wealth, so naturally homeowners are sensitive to any adverse effect, real or imagined, on property values.[2] Despite NIMBY opposition, nearly all the evidence on quarry operations finds no price effect. Frequently mentioned studies include Rabianski and Carn (1987) and Dorrian and Cook (1996), both of which find no relationship between appreciation rates of property values near to and far from quarries.[3] An

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[1] *2014 Minerals Yearbook, Construction Sand and Gravel*, U.S. Geological Survey (2014) at p. 1 (available at: https://minerals.usgs.gov/minerals/pubs/commodity/sand_&_gravel_construction/myb1-2014-sandc.pdf) ("Construction sand and gravel is a traditional basic building material and is one of the earliest materials used by humans for dwellings and later for outdoor areas such as paths, roadways, and other constructs. Despite the relatively low, but increasing, unit value of its basic products, the construction sand and gravel industry is a major contributor to and an indicator of the economic well-being of the Nation").

[2] *Wealth, Asset Ownership, & Debt of Households Detailed Tables: 2013*, U.S. Census Bureau (2017) (available at: https://www.census.gov/data/tables/2013/demo/wealth/wealth-asset-ownership.html).

[3] A.M. Dorrian and C.G. Cook, *Do Rock Quarry Operations Affect Appreciation Rates of Residential Real Estate*, Working Paper (1996); J. Rabianski and N. Carn, *Impact of Rock Quarry*

even earlier study conducted for the U.S. Bureau of Mines in 1981 also found no consistent relationship between quarry operations and the prices of nearby homes.[4] There are a number of consulting reports on the question, and none report price attenuation attributable to a quarry.[5]

Opposition to quarries based on home valuations relies universally on a report by Professor Patricia Hite (2006).[6] This brief, 250-word study (hereinafter the "*Hite Report*") analyzes data from a few thousand homes sales (apparently in the mid-to-late 1990s) around a single quarry in Delaware, Ohio. Using an unconventional regression model and data on transactions occurring decades after the quarry opened, the *Hite Report* finds a positive relationship between home prices and distance from the quarry. Based on that evidence, the *Hite Report* concludes that quarries reduce home values. Yet, the *Hite Report*'s methods and data do not support a causal interpretation.

As economic development marches on, new quarries will be required to satisfy the demand for basic building materials. In light of the mostly dated and conflicting evidence on the effect of quarries on housing prices, this POLICY PAPER offers new evidence, and a review of old evidence, on the relationship between housing prices and rock quarries. First, given its frequent use by NIMBY opposition to quarries, we revisit the *Hite Report*, analyzing home sales data

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Operations on Value of Nearby Housing, Prepared for the Davidson Mineral Properties (August 25, 1987).

[4] M. Radnor, D. Hofler, *et al.*, *Social, Economic and Legal Consequences of Blasting in Strip Mines and Quarries*, U.S. Bureau of Mines (May 1981) (available at: http://www.cdc.gov/niosh/nioshtic-2/10006499.html).

[5] *See*, *e.g.*, *Study of Impact of Proposed Quarry on The Real Estate Values of Surrounding Residential Property in Raymond, New Hampshire*, Crafts Appraisal Associates Ltd. (April, 2009) ("The evidence does however suggest that the overall marketplace does not react to an influence such as a quarry with a measurable negative reaction as it relates to sale price."); *Martin Marietta New Design Quarry: Analysis of Effect on Real Estate Values*, Stagg Resources Consultants, Inc. (November 17, 2008); *A Property Valuation Report: Affect [sic] of Sand and Gravel Mines on Property Values*, Banks and Gesso, LLC (October 2002); *Impacts of Rock Quarries on Residential Property Values in Jefferson County, Colorado*, Banks and Gesso, LLC (May 1998); R.J. McKown, *Analysis of Proposed Sand & Gravel Quarry: Granite Falls, WA*, Schueler, McKown & Keenan, Inc. (September 25, 1995).

[6] D. Hite, *Summary of Analysis: Impact of an Operational Gravel Pit on House Values: Delaware County, Ohio*, Working Paper (2006). We assign the date "2006" as is conventional, but that year is merely the recording stamp date on the document when it was filed in some type of proceeding. We do not know whether a more detailed analysis was provided at some point. We have never seen such a document cited and were unable to locate it.

around the same Delaware-Ohio quarry. Despite replicating both the location and methods of the *Hite Report*, our regression analysis finds that prices *fall*—not rise—as distance from the quarry increases. This result conflicts with that appearing in the *Hite Report*, so we look for more evidence by analyzing data on homes sales near a quarry outside of Murfreesboro, Tennessee, over the same time interval. Again, we find prices *fall* as distance from the quarry increases.

We are reluctant, however, to claim this evidence implies quarries raise home prices. Rather, we conclude, based on the method of randomized inference and other tests, that the *Hite Report*'s method is unreliable. Using a simulation of pseudo-treatments, we find that the null hypothesis that home prices rise or fall in distance from a *randomly selected location* is rejected in no less than 67% of cases at the 10% nominal significance level. Estimating price-distance relationships, especially without explicitly considering selection bias, is a highly-unreliable statistical procedure. The nature of real estate markets do not permit the effect of quarries to be identified with such naïve empirical tests.

Second, using data on home sales near a relatively new quarry in Gurley, Alabama, we augment the Hite-style analysis with a difference-in-differences estimator, which quantifies the price-distance relationship both before-and-after operations begin. By exploiting the timing of the quarry buildout and the location of home sales with respect to the quarry, we can credibly identify a causal relationship, at least in theory. Unlike the analysis for Delaware and Murfreesboro, home prices rises in distance from the Gurley quarry site, but do so *before* the quarry becomes operational. After operations begin in 2013, the positive effect of distance is attenuated, again suggesting a positive effect of quarries on housing values.

One critique of our Gurley analysis is that market participants shift price forecasts downward in response to the prospect of a quarry so that the deleterious effects of the quarry could be realized before the quarry opens. Quarry site approvals normally take a decade or so, providing ample time for anticipatory responses to valuation fears. To address this concern, we analyze transactions near a recently approved quarry in Madera County, California. Using a difference-in-differences estimator in conjunction with Coarsened Exact Matching, we test for the anticipatory effect of the proposed quarry on nearby housing prices located along the major roadways serving the site. We find no evidence the quarry reduced housing prices. If anything, relative home prices rose near the quarry site.

While our evidence suggests that quarries do not reduce, but may increase, home prices, our analysis suggests more than anything that the identification of

the effect of quarries on prices is a very difficult problem, facing many conceptual and practical obstacles. We do not resolve all these difficulties. That said, we can conclude the evidence strongly implies the *Hite Report* and its methods are unreliable. Further analysis is, as usual, encouraged.

This paper is outlined as follows. First, we discuss the empirical requirements of quantifying a plausibly causal relationship between property values and quarry operations. Second, we revisit the *Hite Report*, estimating the price-distance relationship for the same quarry in Delaware, Ohio, and replicating the analysis for a quarry near Murfreesboro, Tennessee. Using a simulation method, we demonstrate the futility of estimating the price effects of quarries using the method proposed in the *Hite Report*. Third, we turn to the estimation of causal effects using the difference-in-differences estimator for quarry sites in Gurley, Alabama, and Madera County, California. Across multiple methods, we find, if anything, that home prices near quarries rise, not fall. In all, however, we believe our analysis best supports the hypothesis of "no effect" of quarries, or the announcement of quarries, on home prices. Conclusions are provided in the final section.

II. Empirical Framework

Disamenities such as landfills, airports, windfarms and prisons may plausibly reduce the prices of nearby homes. Such effects have been widely studied.[7] Modern empirical methods for observational data based on the Rubin Causal Model, however, suggest that much of the work may offer biased estimates of such disamenities because much it looks only at prices after the "treatment," making it difficult to address selection bias.[8] To conclude that a disamenity reduces home values, the researcher's interest must be in the *causal effect* of an amenity or disamenity on property values. Using only post-treatment prices is problematic since the locations of amenities and disamenities are not randomly selected, and

[7] Other disamenities that may affect property values, airports and waste disposal, are frequently opposed by homeowners. *See, e.g.*, J.P. Nelson, *Airport and Property Values: A Survey of Recent Evidence*, 14 JOURNAL OF TRANSPORT ECONOMICS AND POLICY 37-52 (1980) (available at: http://www.bath.ac.uk/e-journals/jtep/pdf/Volume_X1V_No_1_37-52.pdf); J.B. Braden, X. Feng, and D. Won, *Waste Sites and Property Values: A Meta-Analysis*, 50 ENVIRONMENTAL AND RESOURCE ECONOMICS 175-201 (2011).

[8] Excellent resources on the modern methods of causal inference for economic analysis include G.W. Imbens and J.M. Wooldridge, *Recent Developments in the Econometrics of Program Evaluation*, 47 JOURNAL OF ECONOMIC LITERATURE 5-86 (2009); J.D. Angrist and J. Pischke, MOSTLY HARMLESS ECONOMETRICS: AN EMPIRICIST'S COMPANION (2008); and J.D. Angrist and J. Pischke, MASTERING 'METRICS: THE PATH FROM CAUSE TO EFFECT (2015).

disamenities are typically located away from residential density to minimize impact and to placate NIMBY resistance.

The non-random selection of a quarry site greatly complicates the quantification of a quarry on housing prices due to selection bias. Finding that housing prices rise at increased distance from a quarry may merely reflect the economics of site choice (i.e., real estate is cheaper per unit in less densely populated areas on the outskirts of town) rather than any causal effect on property values. Also and consequently, empirical work may be frustrated by the lack of housing density near the site, rendering small sample sizes, which may, in turn, lead to the undue influence of outliers. Many quarries, especially new ones, have almost no housing within a mile or two of the site (the typical distance within which negative effects are claimed), as shown in the maps provided in the Appendices. And, given the lengthy approval process, if a quarry does affect housing prices, then such effects may occur prior to operations by an "announcement effect." In conducting empirical work on quarries and housing prices, the researcher must address, and deal with the theoretical and empirical consequences of, the non-random nature of site location.

A. *Quantifying the Effect of a Quarry on Housing Prices*

Resistance to new quarry sites (or the expansions of old ones) based on property values rests exclusively on the *Hite Report*. In that report, the effect on prices is quantified by comparing the mean, quality-adjusted transactions prices around the quarry outside of Delaware, Ohio, as the home's distance from the quarry increases. This "experiment," however, has little hope of accurately measuring the effect of quarries on home prices.

To better grasp the nature of the problem, let there be two types of residential locations: (1) locations proximate to and potentially affected by quarry operations (labeled *N*, for "near"); and (2) locations distant from and entirely unaffected by quarry operations (labeled *F*, for "far"). Also, let there be two periods: the period prior to ($t = 0$) and after ($t = 1$) the initiation of quarry operations. For now, assume the approval process is instantaneous and that the quality and type of homes in the two locations are very similar (or, that such differences can be accounted for by statistical methods).

Prior to quarry operations homes sell for the average price P_0^N if near the future location of the quarry and P_0^F otherwise. (A numerical example is provided later.) For various reasons, these prices need not be equal. After quarry operations begin, the average, quality-adjusted prices for houses are P_1^N and P_1^F. The

differences in the prices across time (P_1 - P_0) are δ^N and δ^F. Other things constant, the effect of the quarry operations can be measured as,

$$\Delta = \delta^N - \delta^F = \left(P_1^N - P_0^N\right) - \left(P_1^F - P_0^F\right), \quad (1)$$

where Δ is the difference-in-differences ("DiD") estimator.[9] The DiD estimator looks for a difference in outcomes after the treatment that is difference than the differences in outcomes before the treatment (thus, explaining the term difference-in-differences). Under certain conditions, the DiD estimator plausibly measures the causal effect of the quarry.

Many studies of the effect of amenities or disamenities on housing values looks only at the difference between *near* and *far* locations in the *post-treatment* period, or the difference in P_1^N and P_1^F (or δ_1). This post-treatment approach is the one used in the *Hite Report*, where all the data is from sales decades after the quarry operations began. If, however, there is a difference in prices before the quarry operations begin, this post-operations difference is clearly not a measure of the effect of proximity to the quarry. A numerical example may prove helpful.

B. *A Numerical Example*

Before a quarry opens, assume the average, quality-adjusted price for a home near the quarry site is $80,000, but the average price is $100,000 for homes far from the future quarry site. Thus, there is a $20,000 or 20% difference in prices prior to quarry operations, perhaps reflecting the lack of locational rents for homes far from residential density. Plainly, since quarry operations have not begun, this difference cannot be attributed to the quarry. In fact, the quarry site may have been chosen because of the lower property values or lack of residential housing in the area.

As a benchmark case, say that the quarry operations once initiated have *no effect* on property values and the sales prices of homes are unchanged after quarry operations begin ($80,000 and $100,000, respectively). If a researcher were to

[9] *See*, *e.g.*, B.D. Meyer, *Natural and Quasi-Experiments in Economics*, 13 JOURNAL OF BUSINESS & ECONOMIC STATISTICS 151-161 (1995); J.D. Angrist and A.B. Krueger, *Empirical Strategies in Labor Economics*, in HANDBOOK OF LABOR ECONOMICS Vol. 3A (eds., O. Ashenfelter and D. Card) (1999); S. Galiani, P. Gertler, and E. Schargrodsky, *Water for Life: The Impact of the Privatization of Water Services on Child Mortality*, 113 JOURNAL OF POLITICAL ECONOMY 83-123 (2005); D. Card, *The Impact of the Mariel Boatlift on the Miami Labor Market*, 13 INDUSTRIAL AND LABOR RELATIONS REVIEW 245-257 (1990).

simply compare prices based on distance from the quarry after operations begin, then a difference of 20% would be found. Yet, that difference existed prior to the quarry's opening, and thus the quarry did not *cause* that difference, implying any causal claim made about that difference is mistaken. The truth (by assumption) is that the quarry had *no effect*. The DiD estimator (Δ) is, in fact, zero, correctly identifying the causal effect of the quarry [= (80,000 – 80,000) – (100,000 – 100,000)].

Assume instead that the quarry does reduce prices for nearby homes. Let the post-quarry average prices be $70,000 near and $100,000 far from the quarry, other things constant.[10] Prices near the quarry fall by $10,000 and those far from the quarry are unchanged. The DiD estimator accurately quantifies the effect of the quarry, which is a $10,000 reduction in value [= (70,000 – 80,000) – (100,000 – 100,000)]. Looking at data after the quarry operations begin, alternately, which is the *Hite Report*'s approach, would find an effect size of $30,000 [=70,000 – 100,000], or three times the true effect. Selection bias accounts for the $20,000 error in the estimated effect.

Ideally, then, to properly identify the causal effect of a quarry operation, the researcher must observe prices both before and after the quarry may reasonably be expected to affect housing prices (among other considerations such as the similarity in pricing trends prior to the treatment). The analysis of transactions occurring well after the quarry opens offers little hope for quantifying the effect of the quarry, absent unique circumstances. Certainly, the empirical demands are considerable, and the identification of the causal effect must be explicitly set forth and proper empirical methods applied.

C. *Key Assumptions for Estimating Causal Effects*

With regard to the location of homes and quarries, we do not have the luxury of experimental data. Rather, the data is observational and the data generation process occurs over many decades. The observational nature of the data is crucial: quarry site and housing locations are non-random and not independent of economic activity near the site or each other. Thus, research on the price effects of quarry sites must pay careful attention to selection bias, which is caused by the non-random process by which sites are chosen to avoid residential density but still

[10] For instance, a large condominium complex may have built near the quarry. The researcher must adjust for the difference in average prices resulting from this changing mix of household types).

remain close to the point of demand for aggregates (i.e., sand, stone and gravel). Thus, the "treatment" and "outcome" are related through observed and potentially unobserved factors.[11]

As explained by Imbens and Wooldridge (2009), when estimating the causal treatment effect in observational studies the researcher must be alert to two key concepts stemming from selection bias: (1) unconfoundedness (or the conditional independence assumption) and (2) covariate overlap (or common support).[12] Unconfoundedness implies that, conditional on observed covariates *X*, the treatment assignment probabilities are independent of potential outcomes. If we have a sufficiently rich set of observable covariates, then regression analysis including the variables *X* leads to valid estimates of causal effects. Since the *X* must be observed to be included in the regression model, this approach is often referred to as *selection on observables*. It is difficult to know and impossible to test whether the observed and included *X* are sufficient to guarantee unconfoundedness (so the regression error and treatment are uncorrelated), though some guidance is available through pseudo-treatment tests (as applied later).

The conditional independence assumption (or *unconfoundedness*) implies that the observed factors included in the statistical analysis fully account for all the differences in the types of homes sold both near and far from the quarry (or other site of interest).[13] In quantifying the effect of education on income, for instance, it is not enough to simply compare the incomes of persons with and without a college education. Work ethic, for instance, affects both the probability that a person will obtain a college degree and his or her future income. A hard-working person may earn a higher income even without a college education. If work ethic cannot be observed, then a comparison of average incomes across those with and without a college degree does not measure the true value of a degree. The difference is a positively biased estimate of the payoff of education.

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[11] In regression analysis, this problem appears as a correlation between the regression residual and the treatment variable.

[12] *Supra* n. 8.

[13] That is, the regression model includes all the regressors needed to make the conditional *near* and *far* prices equal prior to the treatment.

The second factor to consider for the measurement of the causal effect is covariate overlap, which Imbens and Wooldridge (2009) observe is, after unconfoundedness, the "main problem facing the analyst."[14] This condition implies that the support of the conditional distribution of *X* for the control group overlaps completely with the conditional distribution of *X* for the treatment group. That is, the covariate distributions for the treated and untreated groups are sufficiently alike, thereby lending credibility to the extrapolations inherent to regression analysis between groups. If the characteristics of untreated observations (home *far from* the quarry) are very different from the treated observations (homes *near to* the quarry), then the projections from the controls to the treated units will be a poor one.

Say, for instance, that a sample used to assess the effect of an experimental cancer treatment includes only persons over 65 years old in the experimental treatment group (or simply treatment group) and only persons below 45 years old in the non- treatment group (or control group). The purpose of the control group is not simply a counterweight to the treatment group. Rather, the control group measures the outcomes for the treated group if that group did not receive the treatment. To fix ideas, what we actually want to estimate is what would the treatment group have looked like had they not been treated, which is the sole purpose of a control group. It is unreasonable to expect, we believe, that the survival outcomes of 45 year-old persons provides an approximation of survival outcomes of persons 65 years and over that did not receive the experimental treatment. To extrapolate this discussion to the case of housing values, if the control group includes almost all homes in a golf course community with swimming pools and the treatment group—the properties near some dis-amenity—includes mostly one-bedroom condominiums, then the difference in sale prices between the two is a nearly meaningless statistic. Regression models are powerful tools, but they cannot make up of for such large differences in characteristics across treatment and control groups (even if observable and included in the regression model as explanatory variables), which is important given that the control group is being "projected" onto the treatment group.

A number of statistical techniques are used to address confoundedness and covariate imbalance in observational studies. In a housing study, for instance, a researcher may choose the control group by finding a group of homes comparable to the treatment group—that is, similar square footage, amenities, lot sizes—from a population of homes unaffected by the treatment. This approach, which we

[14] Imbens and Wooldridge, *supra* n. 8 at 43.

employ here, ensures that the characteristics of homes in the treatment and control groups are sufficiently similar, adding credibility to the control group as a suitable "stand in" for the treatment group if it had not received the treatment.

The *Hite Report* is silent on both of these key assumptions, and there is good reason to suspect the analysis fails on both counts. All the pricing data is for home sales occurring long after the quarry operation began and the regression model is quite basic, so the experiment is almost certainly plagued with selection bias. As for covariate overlap, from what few descriptive statistics are provided in the *Hite Report* we observe that the range of home prices within 0.5 miles of the quarry has a minimum of $80.1 and a maximum of $178.9 (in thousands). In contrast, the range of prices for homes further from the quarry is $60 to $798.6. This difference in the maximum prices is sizable, suggesting that the homes near the quarry may be very much unlike those far from the quarry, thus risking biased results of the effect of distance.

III. Revisiting the *Hite Report*

In NIMBY campaigns challenging quarry development, the *Hite Report* is the sole empirical analysis supporting the claim that quarries reduce housing prices. Subsequent works by Erickcek (2006), the Center for Spatial Economics (2009), Smith (2014), among others, conduct no new empirical analysis, choosing instead to extrapolate the *Hite Report*'s results to different locations (a questionable practice on its own).[15]

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[15] G.A. Erickcek, *An Assessment of the Economic Impact of the Proposed Stoneco Gravel Mine Operation on Richland Township*, W.E. Upjohn Institute for Employment Research (August 15, 2006) (available at: http://www.stopthequarry.ca/documents/US%20Study%20on%20the%20impact%20of%20pits%20quarries%20on%20home%20prices.pdf); *The Potential Financial Impacts of the Proposed Rockfort Quarry*, Center for Spatial Economics (February 26, 2009) (available at: http://wcwrpc.org/FinancialImpacts_RockfortQuarryCanada.pdf); G. Smith, *Economic Costs and Benefits of the Proposed Austin Quarry in Madera County,* Report (October 23, 2014) (available at: http://www.noaustinquarry.org/wp-content/uploads/2016/08/Austin-Quarry-Economics-Report.pdf). Other works relying on the *Hite Report* (directly or indirectly) include, *e.g.,* M. Conklin, *et al., The Quarry Proposed by St. Marys Cement Inc. for a Location Near Carlisle, Ontario Should Not be Permitted: Proponents' Brief*, 5 STUDIES BY UNDERGRADUATE RESEARCHERS AT GUELPH (2011) (available at: https://journal.lib.uoguelph.ca/index.php/surg/article/view/1338/2345); *Business Suirvey and Economic Assessment of Locating a Quarry and Asphalt and Cement Plants within Aeortech Park*, Group ATN Consulting, Inc. (October 13, 2014) (available at: http://stopthefallriverquarry.com/wp-content/uploads/2015/10/GATN_Aerotech_Park_FINAL_Report_Oct_13_2015-2.pdf); M.A. Sale,

This uniform reliance on the *Hite Report* is somewhat surprising. On the face of it, the report is a seven-page document consisting of 1.5 pages of double spaced text (about 250 words) along with a few tables and figures. It is more an "abstract" than it is a "study." Moreover, even a brief review of the *Hite Report* points to a number of serious problems that should give any researcher pause. First, there are almost no details regarding model specification and few details on the data used. Not even descriptive statistics are provided. Second, the choice of model specification is entirely ad hoc, treating nearly identical variables (distance) differently with respect to functional form and using a non-standard and unnecessary estimation procedure. Such inconsistent, unconventional and inconvenient choices are symptomatic of ends-driven analysis. Third, no explanation is provided as to how the chosen model and analysis of transactions occurring decades after the quarry operations began might identify the effect of *that particular* quarry (or any new quarry) on housing prices. Selection bias is clearly a concern, but it is neither mentioned nor addressed. Fourth, no analysis is provided to suggest that the homes near the quarry are sufficiently similar to those distant from the quarry to provide reliable estimates of the effect of distance (i.e., covariate overlap). Comparing prices of the homes in rural areas on the outskirts of town to those near the local university risks confusing the vagaries of real estate development with the impact of the quarry.

Setting aside the question of causality for the moment, whether the relationship estimated in the *Hite Report* can be replicated is an important first step in evaluating the report's credibility and the suitability of the methods used to answer this policy-relevant empirical question. To that end, we collect data on home sales within five-miles of the same quarry in Delaware, Ohio, evaluated in the *Hite Report*.[16] It appears the data from the *Hite Report* was from the 1990's (though it is impossible to be certain given the lack of detail), so we collect data on

Quarry Bad for Area, THE NEWS & ADVANCE (September 28, 2008) (available at: http://www.newsadvance.com/opinion/editorials/letters-to-the-editor-for-sunday-september/article_ca388ca4-14c7-534b-9b17-1b78d1cecc40.html).

[16] Data is obtained from www.agentpro247.com. For all our analysis, we limit the prices to greater than $25,000 and less than $1,000,000, and look only at the "full" sales of single-family homes not in distress. The National Lime & Stone Quarry near Delaware, Ohio, is located near Latitude 40.281005 and Longitude -83.135828.

sales over the ten-year period 1998 through 2007.[17] These data appear to immediately follow that used in the *Hite Report* but precedes the housing market crash in 2008 and the broader economic malaise that followed.[18] For further analysis, we also collect data on sales near a quarry outside of Murfreesboro, Tennessee, over the same ten-year period.

A. *A Review of Empirical Methods*

To reproduce the *Hite Report*'s analysis, we obtain transactions prices on 2,114 single-family homes between 1998 through 2007 that are located within five miles of the National Lime & Stone Quarry near Delaware, Ohio. Using latitude and longitude coordinates, distance from each home to the center the quarry (*D*) is calculated. Other explanatory variables used the *Hite Report* include, for each transaction, the sale date (*DATE*), the distance to Delaware City (*DDC*), the house-to-lot size (*H2L*), the number of bathrooms (*BATH*), and the number of total rooms (*TOTR*). We measure the sale date as the year of sale; the *Hite Report* does not indicate how the sale date is measured.[19]

The regression model of the *Hite Report* takes the following general form,

$$p_{it} = \exp(\delta_1 \ln D_i + \beta_0 + \sum_{j=1}^{k} \beta_j X_{j,i}) + \varepsilon_{i,t}, \quad (2)$$

where p_{it} is the transaction price (in thousands) for home i at time t, $\ln D$ is the natural log of distance from the quarry (in miles), and X_j are the k regressors listed above (with coefficients β_j as coefficients).[20] For reasons unexplained in the *Hite Report*, only the distance from the quarry is transformed by the natural log

[17] *See also* D. Hite, *The Impact of the Ajax Mine on Property Values*, ARMCHAIRMAYOR.CA (March 5, 2015) (available at: https://armchairmayor.ca/2015/03/05/letter-the-impact-of-the-ajax-mine-on-property-values) (stating that the analysis was completed in 1996-1998).

[18] Our data source does not offer data in the early-to-mid 1990s, so we cannot replicate the same time period as the *Hite Report*. We are trying to obtain such data for further analysis.

[19] It is preferred to measure *DATE* as a fixed effects, as this specification requires prices to rise monotonically over time.

[20] The variables in the model are listed at *Hite Report*, *supra* n. 6 at p. 3. A similar specification is used in D. Hite, *A Hedonic Model of Environmental Justice*, Working Paper (February 14, 2006) (available at: https://papers.ssrn.com/sol3/papers.cfm?abstract_id=884233).

transformation; distance from the city center (*DCC*) and the other regressors are not transformed. The specification seems purely ad hoc.

Equation (2) is non-linear in the parameters and must be estimated by Non-Linear Least Squares ("NLS"). This specification is highly irregular in econometric practice. Normally, hedonic models of housing prices are estimated by Ordinary Least Squares ("OLS"). A regression model quite similar to Equation (2) and very common in hedonic analysis is,

$$\ln p_{i,t} = \delta_1 \ln D_i + \beta_0 + \sum_{j=2}^{k} \beta_j X_{j,i} + \upsilon_{i,t}, \quad (3)$$

where the dependent variable is the natural log of price and where the *X*s might be transformed to logs as well.[21] While Equation (3) is typical of hedonic price functions, we are unable to find the estimation of Equation (2) anywhere in the literature. In fact, we were unable to locate a single instance where even the author of the *Hite Report* estimates a hedonic price function using Equation (2), but plenty of instances where Equation (3) is used.[22] As detailed later, a test of functional form can inform us as to whether the natural log transformation of the dependent variable is a better approach and infinitely more common.

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[21] Note that Equation (3) is not simply the log transformation of Equation (2) because of the additive error term in Equation (2).

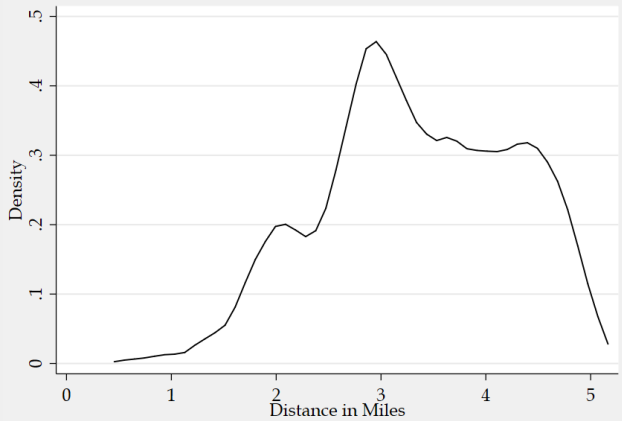
[22] *See, e.g.,* D. Hite, W.S. Chern, F. Hitzhusen and A. Randall, *Property Value Impacts of an Environmental Disamenity*, 22 JOURNAL OF REAL ESTATE FINANCE AND ECONOMICS 185-202 (2010) (draft available at: https://ssrn.com/abstract=290292); D. Hite, A. Jauregui, B. Sohngen, and G. Traxler, *Open Space at the Rural-Urban Fringe: A Joint Spatial Hedonic Model of Developed and Undeveloped Land Values*, Working Paper (November 1, 2006) (available at: https://ssrn.com/abstract=916964); D.M. Brasington and D. Hite, *A Mixed Index Approach to Identifying Hedonic Price Models*, 38 REGIONAL SCIENCE AND URBAN ECONOMICS 271-284 2008 (August 5, 2006) (available at: https://ssrn.com/abstract=928252); E. Affuso, C. de Parisot, C. Ho, and D. Hite, *The Impact of Hazardous Wastes on Property Values: The Effect of Lead Pollution*, 22 URBANI IZZIV 117-126 (2010) (available at: https://ssrn.com/abstract=1427544); D. Hite, *Factors Influencing Convergence of Survey and Market-Based Values of an Environmental Disamenity*, Mississippi State University Agricultural Economics Working Paper No. 2001-011 (November 29, 2001) (available at: https://ssrn.com/abstract=292447); C. Ho and D. Hite, *Economic Impact of Environmental Health Risks on House Values in Southeast Region: A County-Level Analysis*, Working Paper (2005) (available at: https://ssrn.com/abstract=839211); D. Hite, *A Hedonic Model of Environmental Justice*, Working Paper (February 14, 2006) (available at: https://ssrn.com/abstract=884233).

The coefficient of primary interest in the *Hite Report* is δ_1, which measures the percent change in the transaction price for a percentage change in distance from the quarry (D), but only *after* the quarry operations began (see Eq. 1). In this specification (and also for Eq. 3), this elasticity is constant across the full range of distance. With data on 2,812 sales, the *Hite Report* estimates the coefficient δ_1 to be 0.125, where the positive sign indicates the average sale price of homes is higher the further away the homes are from the quarry (statistically significant at the 1% level). The *Hite Report* concludes, as do subsequent reports that adopt the result, that this positive coefficient implies quarries reduce the price of nearby homes. As detailed above, the positive sign on the coefficient δ_1 cannot reasonably be interpreted in this manner since the data is for sales occurring long after quarry operations began, among other concerns.

B. *National Lime & Stone Quarry in Delaware, Ohio*

Replication is the essence of science. Even if the estimated price-distance relationship from Equation (2) lacks a causal interpretation, it is worth evaluating whether the *Hite Report*'s findings can be confirmed. We do so by estimating Equation (2) using data on 2,114 transactions in the same area over the period 1998-2007. Figure 1 offers the kernel density of the distribution of transactions by distance from the quarry. The thinness of the market very near the quarry is plain to see, which is also apparent from a map of the area surrounding the quarry (see Appendix 1).

Figure 1. Transactions and Distance from Quarry



Regression results from Equation (2) are summarized in the first column of Table 1, along with descriptive statistics for the full sample and the sample divided

into homes closer to the quarry than two miles and those further than that distance. The model has a Pseudo-R^2 of 0.25, which is very close to that reported in the *Hite Report* (0.254).[23] Five of the seven estimated coefficients (including the constant term) are statistically different from zero at the 1% level or better.

Table 1. Regression Results and Descriptive Statistics
National Quarry near Delaware, Ohio

	Coef (t-stat)	Mean (St. Dev)	$N = 0$ Mean (St. Dev)	$N = 1$ Mean (St. Dev)
ln*D* (δ_1)	-0.1413***	1.166	1.227	0.518
	(-4.00)	(0.304)	(0.230)	(0.224)
DATE	0.0450***	2002.7	2002.5	2004.4
	(11.13)	(2.952)	(2.969)	(2.125)
DDC	0.0409***	2.876	2.859	3.050
	(5.92)	(2.139)	(2.207)	(1.207)
H2L	-0.102	0.1498	0.148	0.1668
	(-0.81)	(0.1110)	(0.111)	(0.102)
BATH	0.0419	1.806	1.788	1.995
	(1.09)	(0.584)	(0.597)	(0.384)
TOTR	0.1398***	5.099	5.065	5.099
	(7.59)	(1.016)	(1.031)	(1.016)
Constant	-85.71***	…	…	…
	(-10.57)			
Pseudo-R^2	0.250			
Obs.	2,114	2,114	1,930	184
Statistical Significance: *** 1%, ** 5%, * 10%				

Despite using exactly the same regression model and data on sales around the same quarry, we find that the transaction prices of homes *decrease* (not increase) as the distance from the quarry increases. The negative coefficient (-0.141) is similar in size *but different in sign* from that found in the *Hite Report* (0.125) and is statistically significant at the 1% level. The estimated coefficient implies a 1% increase in distance reduces home average, quality-adjusted home prices by about 0.14%. Since the coefficient is less than unity, the price-distance relationship is subject to diminishing marginal returns.[24] Figure 2 illustrates the relationship

[23] The Pseudo-R^2 is the squared correlation coefficient between the predicted value of the regression and the dependent variable.

[24] For any fixed change in mileage, the percentage change falls as distance increases.

between sale prices and distance from the quarry, revealing sizable reductions in average prices as distance from the quarry increases.

Figure 2. Price-Distance Relationship

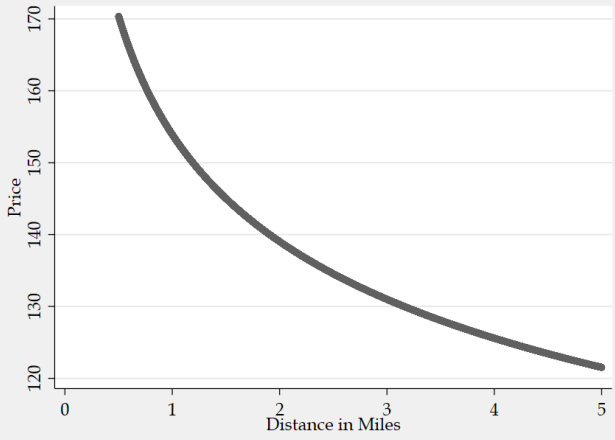


Table 2 summarizes the average predicted prices and price effects at varying distances from the quarry. Interpretation of the table is straightforward. A home sold 3 miles from the quarry will have a price 22% lower that of a home sold within 0.5 miles of the quarry, or 16% lower than the average home sold within 1.5 miles of the quarry. At two miles, the differences are 18% and 11%; at five miles, the differences are 28% and 22%. These are sizable effects.

Table 2. Home Values by Distance from Quarry

	Distance in Miles from Quarry							
	0.5	1.0	1.5	2.0	2.5	3	4.0	5.0
Avg. Price ('000)	169.8	153.9	145.4	139.6	135.2	131.8	126.5	122.6
Reduced Value (from 0.5 miles)	…	-9%	-14%	-18%	-20%	-22%	-25%	-28%
Reduced Value (from 1.5 miles)	…	…	…	-11%	-14%	-16%	-19%	-22%

These estimates and their predicted effect on prices are based on the estimation method (Eq. 2) used in the *Hite Report*. There are other equation specifications and estimation methods that are more consistent with standard practice in the analysis of housing prices (hedonics). In order to assess the robustness of the result, we offer alternative analyses below.

1. *Alternative Estimation Approaches*

As discussed above, Equation (2) is a non-standard method to estimate the relationship of interest. Normally, a researcher would avoid the non-linear Equation (2) and use the natural log of price to estimate Equation (3) by OLS. Statistical testing (such as the Box-Cox test of functional form) may be used to evaluate whether the linear or log-form of the dependent variable is preferred.[25] Other advantages of Equation (3) over Equation (2) is that the linear equation is amenable to estimation by Median Regression ("MReg") and Robust Regression ("RReg"), both of which are less sensitive to outliers in the data than is NLS or OLS.[26] Outliers are common in home sales data, so it is sensible to evaluate the effect on the estimates by these alternative estimation procedures, especially when the results are used in a policy relevant setting that may have significant financial implications.[27] We summarize the results from both methods.

Modern research on housing prices increasingly accounts for the spatial nature of real estate markets using new spatial methods.[28] We estimate the price-distance

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[25] W.E. Griffiths, R.C. Hill and G.G. Judge, LEARNING AND PRACTICING ECONOMETRICS (1993) at pp. 345-7.

[26] *See, e.g.*, R. Koenker, QUANTILE REGRESSION (2005); B.S. Cade and B.R. Noon, *A Gentle Introduction to Quantile Regression*, 1 FRONTIERS IN ECOLOGY AND THE ENVIRONMENT 412-420 (2004) (available at: http://www.econ.uiuc.edu/~roger/research/rq/QReco.pdf); O.O. John, *Robustness of Quantile Regression to Outliers*, 3 AMERICAN JOURNAL OF APPLIED MATHEMATICS AND STATISTICS 86-88 (2015); P.J. Rousseeux and A.M. Leroy, ROBUST REGRESSION AND OUTLIER DETECTION (2005); R. Andersen, MODERN METHODS FOR ROBUST REGRESSION (2008); T.P. Ryan, MODERN REGRESSION METHODS (2008).

[27] C. Janssen, B. Söderberg and J. Zhou, *Robust Estimation of Hedonic Models of Price and Income for Investment Property*, 19 JOURNAL OF PROPERTY INVESTMENT & FINANCE 342-360 (2001); S.C. Bourassa, E. Cantoni and M. Hoesli, *Robust Hedonic Price Indexes*, 9 INTERNATIONAL JOURNAL OF HOUSING MARKETS AND ANALYSIS 47-65 (2016).

[28] Including papers by the *Hite Report*'s author. *See, e.g.,* D.M. Brasington and D. Hite, *Demand for Environmental Quality: A Spatial Hedonic Analysis*, 35 REGIONAL SCIENCE AND URBAN ECONOMICS 57-82 (2005) (draft available at: https://ssrn.com/abstract=491244); *see also* J.M. Mueller and J.B. Loomis, *Spatial Dependence in Hedonic Property Models: Do Different Corrections for Spatial Dependence Result in Economically Significant Differences in Estimated Prices?*, 33 JOURNAL OF AGRICULTURAL AND RESOURCE ECONOMICS 212-231 (2008) (available at: http://ageconsearch.umn.edu/bitstream/42459/2/MuellerLoomis.pdf); L. Osland, *An Application of Spatial Econometrics in Relation to Hedonic House Price Modeling*, 32 JOURNAL OF REAL ESTATE

relationship using a Spatial Regression Model ("SReg"). To do so, a spatial weighting matrix (*W*) is computed and spatially-weighted lags of the dependent and independent variables are included in the regression as well as an adjustment for autocorrelated errors.[29]

Table 3. Alternative Estimation Methods
National Quarry near Delaware, Ohio

	OLS	*MReg*	*RReg*	*SReg*	*OLS-CEM*
	Coef (t-stat)	Coef (t-stat)	Coef (t-stat)	Coef (t-stat)	Coef (t-stat)
ln*D*	-0.2726*** (-7.31)	-0.2021*** (-14.21)	-0.1220*** (-5.59)	-0.1558 *** (-2.65)	-0.147*** (-3.00)
DATE	0.0433*** (12.45)	0.0342*** (15.76)	0.0367*** (16.58)	0.0440*** (12.86)	0.0453*** (6.30)
DDC	0.0273*** (3.90)	0.0460*** (8.64)	0.0551*** (15.00)	0.0679*** (5.09)	0.0483*** (3.31)
H2L	0.0794 (0.68)	-0.1131 (-1.47)	-0.2591*** (-3.74)	-0.1779 (-1.48)	0.1812 (0.94)
BATH	0.0485 (1.46)	0.0997*** (5.41)	0.1499*** (7.94)	0.0166 (0.56)	-0.0092 (-0.10)
TOTR	0.1540*** (8.97)	0.1523*** (14.00)	0.1508*** (14.12)	0.1497*** (9.11)	0.2047*** (6.44)
Constant	-82.47*** (-11.82)	-64.31*** (-14.80)	-69.52*** (-15.67)	-77.07*** (-11.25)	-86.77*** (-6.02)
Spatial Terms (χ^2)				242.3***	
Pseudo-R^2	0.246	0.216	0.243	0.265	0.214
Obs.	2,114	2,114	2,114	2,114	1,461
Statistical Significance: *** 1%, ** 5%, * 10%					

RESEARCH 289-320 (2010) (available at: http://pages.jh.edu/jrer/papers/pdf/past/vol32n03/03.289_320.pdf).

[29] D.M. Drukker, H. Peng, I.R. Prucha, and R. Raciborski, *Creating and Managing Spatial-Weighting matrices with the* spmat *Command*, 13 STATA JOURNAL 242-286 (2013); D.M. Brasington and D. Hite, *Demand for Environmental Quality: A Spatial Hedonic Analysis*, 35 REGIONAL SCIENCE AND URBAN ECONOMICS 57-82 (2005) (draft available at: https://ssrn.com/abstract=491244). We truncate the distance at 0.5 miles.

Results for the alternative estimation methods are summarized in Table 3.[30] Across all four alternatives, the price-distance relationship is negative and statistically different from zero at the 1% level or better. Plainly, the negative price-distance relationship is robust to estimation method. The price-distance elasticity is a good bit larger for OLS and MReg, but similar to that estimated by Equation (2) for both the RReg and SReg methods (in the full sample). Note that more of the regressors are statistically significance in MReg and RReg, suggesting these estimation alternatives are worth consideration.

2. *Coarsened Exact Matching*

Thus far, we have paid no attention to whether homes near the quarry are like those far from the quarry (i.e., covariate overlap). What evidence is available in the *Hite Report* suggests that in her sample the types of homes sold near the quarry may have been be very different than those sold at a distance from it. While distance from the quarry is a continuous variable, we can consider covariate overlap by comparing the characteristics of homes near to and those far from the quarry, using a two-mile cutoff. In Table 1, we do observe some meaningful differences between homes within two miles of the quarry and those further away especially in the year sold and the number of bathrooms and total rooms.[31] To ensure we are comparing like homes, we apply Coarsened Exact Matching ("CEM") to the data and match on these three variables.[32] All 184 transactions within two miles of the quarry are matched to 1,277 (of 1,930) homes further than

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[30] The Box-Cox test statistic for the Delaware County data is 64.1, which is statistically significant at better than the 1% level. The test statistic is distributed $\chi^2(1)$ with a critical value of 2.71 at the 10% level. The natural log transformation, consistent with Equation (3), is preferred to the specification estimated in the *Hite Report*. Or, we might say the problem is not so much in the estimation by NLS rather than OLS but that the natural log transformation of the dependent variable is the better specification.

[31] Standardized differences (the absolute value of the means difference divided by the square root of the summed variances) are used. *See* Imbens and Wooldridge, *supra* n. 8 at p. 24. The rule of thumb for a large difference is a standardized difference exceeding 0.25. For the DATE variable, the standardized difference is 0.51, and about 0.30 for bathrooms and total rooms.

[32] S.M. Iacus, G. King. G. Porro, *Causal Inference without Balance Checking: Coarsened Exact Matching*, Working Paper (June 26, 2008) (available at: https://ssrn.com/abstract=1152391), later published *Causal Inference without Balance Checking: Coarsened Exact Matching*, 20 POLITICAL ANALYSIS 1-24 (2012) (available at: https://gking.harvard.edu/files/political_analysis-2011-iacus-pan_mpr013.pdf).

two miles from the quarry. The weights created by the CEM procedure are then used to estimate Equation (3) by weighted OLS.

Results for the CEM-weighted regression are reported in the final column of Table 3. The estimated coefficients are comparable in most respects to the other models.[33] Most significantly, the price-distance relationship remains negative (-0.147) and statistically different from zero. While we do not present the results in the table, we note that when estimated using the non-linear Equation (2) with CEM-weighted data the price-distance relationship is negative (-0.053) but not statistically significant, a difference we will return to later.

C. *Rogers Group Quarry near Murfreesboro, Tennessee*

It is reasonable to expect that the relationship of home prices to distance from a quarry might vary by location. Earlier research suggests this is so in other contexts.[34] To further evaluate the results reported in the *Hite Report*, we collect data on home sales around the Rogers Group Quarry near Murfreesboro, Tennessee.[35] Transaction data is again collected for years 1998 through 2007 and the sample includes 2,311 transactions. Given differences in data availability, we replace the total number of rooms with square footage (*SQFT*). Distance from the city center (*DCC*) is measured from Murfreesboro. We apply the same methods as before, estimating Equation (2) by NLS and then Equation (3) by OLS, MReg, RReg, and SReg. Results are summarized in Table 4. We do not observe large differences between the characteristics of home sold near to and far from the quarry, so we do not apply CEM for this quarry.

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[33] CEM-weighting often alters the coefficients and their significant levels since the data is better matched.

[34] *See supra* n. 7 and citations therein.

[35] The quarry is located at coordinates: 35.884699, -86.530625.

Table 4. Regression Results and Descriptive Statistics
Rogers Quarry near Murfreesboro, Tennessee

	NLS Coef (t-stat)	*OLS* Coef (t-stat)	*MReg* Coef (t-stat)	*RReg* Coef (t-stat)	*SReg* Coef (t-stat)
ln*D*	-0.0655***	-0.0383***	-0.0320***	-0.0327***	-0.0222
	(-4.99)	(-2.63)	(-3.01)	(-3.78)	(-0.72)
DATE	0.0522***	0.0443***	0.0407***	0.0404***	0.0444
	(27.09)	(20.36)	(31.73)	(35.55)	(23.05)
DDC	-0.0035*	-0.0006	-0.0007	-0.0011	-0.0012
	(1.85)	(-0.26)	(-0.44)	(-0.84)	(-0.15)
H2L	-0.6590	0.6404	-2.170***	-2.676***	0.3311
	(-1.11)	(0.42)	(-4.47)	(-5.84)	(0.42)
BATH	0.1395***	0.1666***	0.1811***	0.1759***	0.1344***
	(17.65)	(13.44)	(24.06)	(28.87)	(12.17)
SQFT	0.00026***	0.00021***	0.00032***	0.00033***	0.00018***
	(17.40)	(5.82)	(25.01)	(29.27)	(9.10)
Constant	-100.3***	-84.59***	-77.57***	-76.87***	-77.84***
	(-17.40)	(-19.52)	(-30.57)	(-33.79)	(-20.17)
Spatial Terms (χ^2)					385.2***
Pseudo-R^2	0.692	0.590	0.529	0.678	0.605
Obs.	2,311	2,311	2,311	2,311	2,311

Statistical Significance: *** 1%, ** 5%, * 10%

The fit the regressions (R^2 is around 0.60) is much higher than for the Delaware data, but the negative coefficients on distance are seen again. For the NLS model, the price-distance relationship is -0.0655 and the coefficient is statistically different from zero at better than the 1% level. Across the alternative specifications and estimation methods, the price-distance relationship is consistently negative and statistically different from zero, save one exception. Only in spatial regression is the price-distance relationship not statistically significant, though the coefficient is negative and similarly sized to the other models.

Additional evidence also leads to questions about the negative views of quarries. If quarries were a disamenity, then we might expect people to avoid living around them. Figures 3A-3C in Appendix 3 demonstrate population movements for Rutherford County, Tennessee, with emphasis on the Rogers Group quarry. Population is measured using U.S. Census Bureau population data for years 1990, 2000, and 2010. These figures show population density increasing

dramatically over this time period in the same census block as the Rogers Group quarry. These population movements toward the quarry in conjunction with the econometric results further indicate the Murfreesboro quarry is not a great disamenity, if a disamenity at all.

D. *Randomized Inference and the Implausibility of the Model*

Our analyses of home prices near the quarries in Delaware, Ohio, and Murfreesboro, Tennessee, find a negative and statistically significant relationship between home prices and distance from a rock quarry in most specifications and estimation methods. Consequently, we find no evidence that supports the findings of the *Hite Report*, despite using the same model and, in one instance, the same quarry from that earlier study. We fear, however, that these estimated relationships are mainly the consequence of the *Hite Report*'s poor experimental design than they are a measure of any real effect of the quarry. Indeed, we question whether the quantification of the effect of a disamenity or amenity can be plausibly estimated by a price-distance relationship. In Delaware County, for instance, it is not hard to find a statistically-significant price-distance relationship (using Eq. 2) from just about anywhere: the Church of the Nazarene off Highway 101 (δ_1 = -0.058, t = -2.79); The Greater Gouda gourmet grocery on North Sandusky Road (δ_1 = 0.268, t = 6.92); and the Foot & Ankle Wellness Center off South Hook Road (δ_1 = -0.043, t = -2.99).

Given patterns in real estate development, it seems plausible that a positive or negative price-distance relationship would be observed from almost any location. A sensible way to evaluate the reliability of the distance-based hedonic regressions is to apply the method of randomized inference (a type of pseudo-treatment).[36] In this procedure, the location of a "disamenity" or "amenity" is randomly chosen in the geographic area under study. Given the random assignment of location, we might expect the price-distance relationship to be statistically significant in proportion to the alpha-level of the statistical test (say, a 10% significance level) due to random variation. That is, a valid statistical test conducted at the 10% level

[36] R.A. Fisher, THE DESIGN OF EXPERIMENTS (1935); P.R. Rosenbaum, OBSERVATIONAL STUDIES (2002); M.D. Cattaneo, B.R. Frandsen, and R. Titiunik, *Randomization Inference in the Regression Discontinuity Design: An Application to Party Advantages in the U.S. Senate*, 3 JOURNAL OF CAUSAL INFERENCE 1–24 (2015); T. Fujiwara and L. Wantchekon, *Can Informed Public Deliberation Overcome Clientelism? Experimental Evidence from Benin*, 5 AMERICAN ECONOMIC JOURNAL: APPLIED ECONOMICS 241–255 (2013).

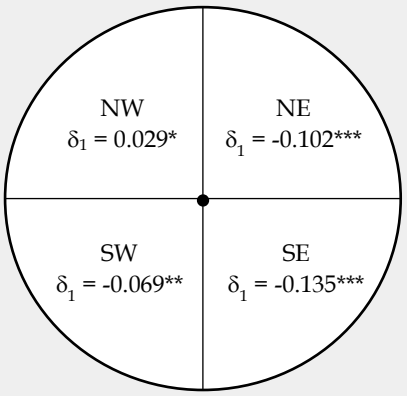
will reject the null hypothesis 10% of the time even if the null is true (e.g., Type I error).

We conduct such tests using the following simulation. First, a random location (latitude, longitude) within the Delaware area is chosen (see Appendix 4 for an illustration of the process). Second, the distances from this location to all home sales is computed. Third, we replace in the regression model the variable measuring distance from the quarry (D) with this alternate distance measure (D'). Fourth, we estimate a regression of price on the same variables as above, obtaining the coefficient, t-statistic and its probability on δ_1. Fifth, this process is repeated 1,000 times. Finally, from these 1,000 simulations, we can compute how often the null hypothesis of "no effect" is rejected.

At the threshold significance level of 10%, the null hypothesis is rejected in a whopping 67% of the simulations for the data from Delaware County, sometimes with positive and sometimes negative coefficients. Conducting the same simulation for Murfreesboro, the rejection rate is an even larger 93%. Given the random selection of locations in the simulation, this result is a powerful indictment against the sort of model employed in the *Hite Report*. A researcher may pick just about any location and find a statistically-significant price-distance relationship. We conclude based on this analysis that the addition of a distance variable to a hedonic model in an effort to identify the effect of a quarry on home prices is a poor experimental design with grossly inaccurate inference tests, especially when using asymptotic critical values for hypothesis testing and only data on post-operation transactions. In fact, we suspect many of the hedonic studies using distance from disamenities may be similarly unable to identify an effect of interest, but leave that question to future research.

Another problem with estimating the price-distance relationship is that unlike square footage, distance from a quarry is not unidimensional but occurs on a coordinate plane. A house may be located to the east or to the west, to the north or to the south, of a quarry, and moving closer to or away from the town center, a university, a landfill, or any other site that may influence prices. To see this, we divide the transaction data near Murfreesboro into four quadrants around the quarry (northeast, northwest, southeast, and southwest) and estimate a price-distance relationship unique to each quadrant (using Eq. 2). Results are summarized in Figure 3.

Figure 3. Price-Distance Relationship
Quadrants around Murfreesboro Quarry



From Figure 3, we see that the price-distance relationships are not equal across quadrants but rather differ substantially by the direction of the movement away from the quarry. From Table 4, we know that the average price-distance relationship from this quarry is negative (and statistically significant). Yet, from Figure 3, we see that the price-distance relationship is positive in the Northwest quadrant, but negative in all other quadrants. All the estimated price-distance relationships are statistically different from zero at the 10% level or better. It appears, therefore, that there is no "price-distance relationship" but many "price-distance relationships" from any given site. We believe these results are more evidence of the spurious nature of the price-distance relationship estimated using hedonic models of housing prices.

In light of our randomized inference procedure and additional evidence, we conclude, for now, that the type of model and experimental design used in the *Hite Report* is entirely unsuited to the task of identifying the price impact of quarries. Our results from replication efforts, which consistently find a negative price-distance relationship, are no less implicated by the defect than those of the *Hite Report*. Identifying the effects of quarries on housing prices requires a different experimental design, and careful attention to selection bias, covariate overlap, and the numerous ramifications of thin markets around the site. We attempt to offer some better evidence below.

E. *Spurious Regression and the Search for Results*

In light of the evidence that a statistically significant price-distance relationship is found for no less than seven-out-of-ten randomly chosen locations,

we conclude the *Hite Report*'s experimental design is incapable of quantifying the effect of quarries on house prices. The results from such models are spurious. Consequently, we expect that the price-distance relationship will be sometimes positive, sometimes negative, sometimes statistically significant and sometimes not for any given quarry. Statistical significance is the flip of a coin heavily weighted toward the rejection of the null hypothesis. Our analysis also shows that the choice of estimation method may alter the estimated coefficient and its significance, a common trait of spurious regression.

The fact different quarries and different estimation methods produce different results advises caution in conducting and assessing such studies, especially in a policy-relevant context when economic development is at stake. Inference errors may be inadvertent, or an advocate may exploit the spurious nature of the relationship by searching for a location, model specification, and time period to produce an outcome supporting a favored policy position. We can demonstrate the risks of such an ends-driven search by looking at more recent data for Delaware, Ohio, using data on prices for the five-year period 2012 through 2016 (1,429 transactions). The models and variables are measured in the same way as above.

Table 5 summarizes the results from a few estimation methods. For expositional purposes, we present only on the price-distance relationship. Using the unconventional Equation (2) from the *Hite Report*, we find that the price-distance relationship for this period is positive—a statistically significant result (by asymptotic convention). The result is opposite of that estimated for the data from the 1998-2007 period, even though the location is the same. Without any constraint on the choice of time period to analyze, an unscrupulous advocate is free to choose data from different periods in search of results to support his or her position.

Table 5. Results Delaware Quarry, Years '98-07

	NLS Coef (t-stat)	*OLS* Coef (t-stat)	*MReg* Coef (t-stat)	*RReg* Coef (t-stat)	*SReg* Coef (t-stat)
ln*D*	0.1285***	0.0192	-0.0065	0.0412	0.0780
	(3.45)	(0.52)	(-0.32)	(1.63)	(1.10)
Spatial Terms (χ^2)					41.28***
Pseudo-R^2	0.392	0.332	0.263	0.377	0.347
Obs.	1,429	1,429	1,429	1,429	1,429

Statistical Significance: *** 1%, ** 5%, * 10%

Model selection and variable choice may also be used in an ends-drive search for results. As shown in Table 5, estimating Equation (3), a standard functional form for hedonic regressions, the positive coefficient is now a sixth the size of that estimated by Equation (2) and is no longer statistically different from zero at standard levels.[37] Also, Median, Robust and Spatial Regression do not find statistically significant price-distance relationships. In fact, the only model that produces a statistically-significant positive effect is the non-standard regression equation used in the *Hite Report*. Moreover, if we replace the *TOTR* variable with the *SQFT* variable in the NLS model, the price-distance relationship shrinks to 0.02 (one-sixth the size) and the coefficient is no longer statistically significant. Again, a researcher may pick-and-choose model specification, along with time period analyzed and regressors, to obtain a desired result. Skepticism is warranted for any analysis of the price effects of quarries (and amenities or disamenities generally) absent robustness analysis across time and model specifications.

Table 6. Results Delaware Quarry, Years '98-07 & '12-'16

	NLS Coef (t-stat)	*OLS* Coef (t-stat)	*MReg* Coef (t-stat)	*RReg* Coef (t-stat)	*SReg* Coef (t-stat)
ln*D*	0.10028	-0.1361***	-0.0963***	-0.0501***	-0.1059**
	(0.11)	(-5.04)	(-6.33)	(-2.89)	(-2.10)
Spatial Terms (χ^2)					41.28***
Pseudo-R^2	0.302	0.262	0.219	0.288	0.151
Obs.	3,543	3,543	3,543	3,543	3,543
Statistical Significance: *** 1%, ** 5%, * 10%					

As another check on robustness (or a lack thereof), we combine the data from 1998-2007 and 2012-2016, excluding those years when the housing market and economy generally were in turmoil (2008-2011). Results on the price-distance relationship are summarized in Table 6. Now, Equation (2) estimated by NLS reports a statistically insignificant (but positive) coefficient for the price-distance relationship. The other estimation methods, however, all confirm the negative and statistically significant relationship consistent with the results in Tables 1 and 3. It appears, therefore, whether or not quarries affect prices hinges on model selection and dates selected, which simply demonstrates the spurious nature of these sorts of experiments. Plainly, care must be given to model selection, and robustness analysis should be thorough and explicit. And, in light of the randomized

[37] The Box-Cox test indicates a preference for the transformation ($\chi^2 = 40.7$).

inference and quadrant analysis above, the utility of the price-distance relationship for quantifying the effects of quarries and disamenities should be regarded as defective, at least until further research demonstrates otherwise.

The analyses presented here, we believe, offers compelling evidence that the *Hite Report*'s experimental design is a flimsy method, easily manipulated to produce nearly any desired result through the selection of location, model specification, estimation technique, and the time period analyzed. The *Hite Report*'s findings cannot be reliably replicated and conflicting results are readily obtained. The spurious nature of the price-distance relationship from such experiments is clearly demonstrated, and the defective approach allows for nearly any result imaginable. Using data long after a quarry opens poses no limits on the selection of time period, enhancing the risk of the exploitation of spurious regression for economic and political advantage.

IV. A Difference-in-Difference Approach

As detailed above, to quantify the effect of a quarry on home prices the researcher ideally needs pricing data both before and after quarry operations begin.[38] With this data, statistical analysis can determine how the relationship between price and distance from the quarry *changes* after the quarry opens, thus quantifying, under some well-known assumptions, a plausible causal effect.

There are some potential shortcomings with a simple before-and-after analysis, however. New quarries take years to get approval and normally we expect equity prices to reflect new information quickly, so price effects may precede that event. In this section, we offer two before-and-after analyses of the effect of a quarry on home prices. First, we evaluate pricing activity around the Vulcan quarry in Gurley, Alabama, which began operations in 2013. Gurley is a rural area not far from the city of Huntsville, Alabama. Consistent with the analysis above, we use the general format of the *Hite Report* (and several

[38] Another possible identification strategy involves exploiting policy experiments with respect to residential distance from a quarry. For example, if some states required houses to be a certain distance away from a quarry while other states did not, then a credible counter-factual could be constructed allowing the researcher to estimate the effect of quarry distance on home prices. A regression discontinuity design could be used to identify the price-distance relationship if regulations required potential home buyers to be informed of the quarry for homes within a certain distance. Homes just inside and just outside this cut-point would could be used as treatment and control units to identify the causal price-distance relationship.

alternatives) to test for a *change* in the price-distance relationship after the quarry opens.

Second, we evaluate the price effects of the contested Austin Quarry in Madera, California, which was approved in 2016.[39] Located in the southwest corner of the intersection of Highway 41 and Highway 145, the site is proximate to two subdivisions, one located on Highway 145 and the other on Highway 41. Thus, not only are the subdivisions proximate to the quarry, but both are expected to deal regularly with the quarry's traffic flow. Though first proposed in 2010, media coverage and public protest did not begin until 2013, at which time the new quarry might be expected to affect home prices through an announcement effect.[40] A control group is chosen using CEM from homes sales in subdivisions not too far from the quarry site but beyond the range of influence. We find no statistically significant effect of the quarry in either model, though in both cases the estimated coefficients indicate, if anything, the quarry raises property values.

A. *The Empirical Model*

For these analyses, we employ the standard regression model for the DiD estimator. Using a log-linear form common to hedonic regressions, the regression equation is,

$$\ln p_{it} = \Delta T \cdot N_i + \delta_0 N_i + \beta_0 + \sum_{j=2}^{k} \beta_j X_{j,i} + \upsilon_{it} \ , \qquad (4)$$

where T is dummy variable equal to 1.0 after the treatment and N_i is a dummy variable for homes near the quarry site (or a continuous measure of distance from the quarry). The estimated coefficient δ_0 measures the difference in average sale prices for homes near the quarry (or the effect of distance from it) *prior to the treatment*. After the treatment, the difference in price between homes near and far from the quarry is $\Delta + \delta_0$. The difference between the two effects is Δ, which is the DiD estimator, as defined in Equation (1), or $\Delta = \delta_1 - \delta_0$. The t-test on the coefficient

[39] J. Rieping, *Controversial Quarry Up for Vote*, MADERA TRIBUTE (July 16, 2016) (available at: http://www.maderatribune.com/single-post/2016/07/16/Controversial-quarry-up-for-vote); M.E. Smith, *Austin Quarry Approved in 3-2 Vote*, SIERRA STAR (July 20, 2016) (available at: http://www.sierrastar.com/latest-news/article90713132.html).

[40] Lexus-Nexus search conducted on February 20, 2018. B. Wilkinson, *Concerns Over Truck Traffic on Road*, SIERRA STAR (February 21, 2013).

Δ is, therefore, a direct test of the statistical significance of the effect of a quarry on home prices.

As an alternative, we estimate,

$$\ln p_{it} = \Delta T \cdot N_i + \beta_0 + \sum_{j=2}^{k} \beta_j X_{j,i} + \lambda_t + \nu_{it} \ , \tag{5}$$

where the continuous *DATE* variable is replaced with year fixed effects (λ_t), which is a somewhat standard treatment of time in the DiD regression. Due to collinearity with the fixed effects, the $\delta_0 N$ term is no longer included in the regression, but the interpretation of Δ is unchanged.

For consistency with the earlier analysis, we also estimate the model specification of the *Hite Report*, adding as a regressor the interaction of a treatment dummy variable for years 2013 and later (*T*). The regression model is,

$$p_{it} = \exp(\delta_0 \ln D_i + \Delta \ln T \cdot D_i + \beta_0 + \sum_{j=2}^{k} \beta_j X_{j,i}) + \varepsilon_{it} \, , \tag{6}$$

where the variables are defined the same way as the Murfreesboro analysis (i.e., total rooms is replaced with square footage). The coefficient δ_0 quantifies the price-distance relationship prior to the initiation of quarry operations in 2013. Starting in 2013, the price-distance relationship is measured by $\delta_0 + \Delta = \delta_1$, where Δ measures the *change* in the slope of the price-distance relationship. If the quarry reduces home values near the quarry, then Δ should be positive and statistically significant. Equation (6) is estimated by NLS.

B. *Vulcan Quarry in Gurley, Alabama*

As with the earlier analysis, data is obtained on home sales within a five-mile radius of the quarry location in Gurley, Alabama. The quarry began operations in 2013, and our data spans 2005 through portions of 2017. The sample includes 593 transactions, but we note only 83 are for sales prior to 2013.[41] Since there is no "city

[41] The low samples are likely the consequence of the rural nature of the market and data collection in such areas. We cannot exclude the possibility the sample is peculiar in some respect.

center" in the area, the *DCC* variable is measured as the distance from the WalMart Supercenter in the nearby town of Big Cove.

Table 7. Regression Results and Descriptive Statistics
Vulcan Quarry in Gurley, Alabama

	NLS-Eq. 6 Coef (t-stat)	*OLS-Eq. 4* Coef (t-stat)	*OLS-Eq. 5* Coef (t-stat)	Mean (St. Dev)
ln*D*	0.0876	0.2723***	0.3679**	3.445
	(0.97)	(3.64)	(2.20)	(0.987)
T·ln*D*	-0.1205**	-0.0543	-0.1587	2.936
	(-2.41)	(-1.07)	(-0.88)	(1.50)
DATE	0.0162*	0.0191*	…	2014.1
	(1.67)	(1.85)		(2.30)
DDC	-0.0456***	-0.0529***	-0.0512***	4.484
	(-5.85)	(-5.99)	(-5.80)	(2.27)
H2L	-1.2185	-0.2457	0.1868	0.063
	(-0.79)	(-0.11)	(0.08)	(0.029)
BATH	0.1752***	0.2672***	0.2655***	2.875
	(6.92)	(8.84)	(8.71)	(0.932)
SQFT	2.2E-04***	2.0E-04***	1.9E-04***	2,870.3
	(5.97)	(3.22)	(3.11)	(1,139.8)
Constant	-27.99	-27.57	10.61***	…
	(-1.43)	(-1.32)	(36.57)	
λ_t	No	No	Yes	…
Pseudo-R^2	0.641	0.602	0.608	…
Obs.	593	593	593	593

Statistical Significance: *** 1%, ** 5%, * 10%

Results are summarized in Table 7.[42] Many of the coefficients are statistically significant and similar to those estimated using the Murfreesboro data. First, for Equation (6) estimated by NLS, we find that housing prices rise as distance from the quarry increases (the coefficient on ln*D* is positive), but this positive effect is observed *prior to the beginning of quarry operations*. After the quarry opens, the positive (though statistically insignificant) price-distance relationship is attenuated; the estimated Δ coefficient is -0.103 and the null hypothesis of "no effect" for the DiD estimator is rejected at the 5% level. Prior to 2013, the price-

[42] Since we do not observe large differences in the characteristics of homes near to and far from the quarry, we do not apply CEM.

distance elasticity is 0.088 (δ_0), but after 2013 it is -0.033 (δ_1), a small effect that is statistically indistinguishable from zero (F-stat = 0.16, prob = 0.69).

Turning to Equation (4), the price-distance relationship is again positive (and much larger than with NLS) but is now statistically significant prior to the beginning of quarry operations. The Δ coefficient is -0.054, which while negative is no longer statistically different from zero at standard levels. The positive price-distance relationship is attenuated after the quarry began operating, but not to a statistically significant degree. The results are similar for Equation (5). Though not summarized in the table, we note that for MReg and RReg neither of the quarry-distance coefficients is statistically different from zero. The SReg results, also not presented in the table, are not wholly unlike the OLS estimates of Equation (4); the coefficient δ_0 is positive (0.331, t = 4.45) and statistically significant, but the Δ coefficient is negative (-0.055, t = 0.98) and not statistically different from zero.

The lack of robustness to specification leads us to conclude that the most likely effect of the quarry is no effect at all. Also, we acknowledge that the defects in the *Hite Report*'s empirical strategy is as relevant here as before: our randomized inference simulation computes a rejection rate on δ_0 of 65% and for Δ of 67% (at a nominal 10% significance level). While we recognize the limitations of the data and the methods, on whole the results are entirely at odds with the claim that quarries reduce housing prices. If anything, the effect is the opposite.

C. *Austin Quarry in Madera County, California*

Quarry sites often take years for approval. Our model of the Gurley quarry presumed that prices do not reflect the quarry operations until after the quarry is operational. A reasonable argument may be made, however, that home prices might adjust before the quarry opens when the local population becomes aware of the future quarry site. We consider that possibility now.

The Austin Quarry in Madera, California, was approved in September 2016 despite a substantial NIMBY effort.[43] A search of news outlets reveals that public attention to proposed quarry initiated in early 2013 and was very active is

[43] M. Smith, *Supervisors Approve Austin Quarry 3-2*, SIERRA STAR (September 12, 2016) (available at: http://www.sierrastar.com/news/local/article101492412.html).

subsequent years.[44] Thus, we define the treatment dummy *T* as having values of one in years after 2013 (and also consider other years). Data is collected for the ten years preceding the treatment date, so the data spans 2007 through 2016.

The Austin Quarry site is well outside of town, but there are two subdivisions proximate (less than three miles) to the site: Bonadelle Racheros-Madera Ranchos and Bonadelle Rancheros Nine. Both subdivisions abut the major highways (Highways 41 and 145) servicing the quarry site. If any homes are to be affected by the quarry, then these are the most likely candidates, and they represent our treatment group. The dummy variable *N* takes a value of 1 for these subdivisions (zero otherwise). Visual inspection of the area points to a number of subdivisions in the vicinity that are neither on the major highways serving the site nor within ten miles of the site: Madera Estates, Madera Country Club, Lake Madera Country Club, Chuk Chanse, Valley Lake Ranchos, Madera Acres, Madera Knolls, and Madera Highlands. A control group will be selected from home sales in these subdivisions.

Estimation of the DiD estimator employs Equation (5). Regressors include the age of the home at the sale data (*AGE*), square footage (*SQFT*), the number of bedrooms (*BED*) and bathrooms (*BATH*), a dummy variable indicating whether the home a two story home (*STRY*), a dummy variable indicating the presence of a fireplace (*FIRE*), a dummy variable indicating whether the home has a swimming pool (*POOL*). Year fixed effects are included.

[44] B. Wilkinson, *Concerns Over Truck Traffic on Road*, SIERRA STAR (February 32, 2013); G. Smith, *Economic Costs and Benefits of the Proposed Austin Quarry in Madera County* (October 23, 2014) (available at: http://www.noaustinquarry.org/wp-content/uploads/2016/08/Austin-Quarry-Economics-Report.pdf); M.E. Smith, *Progress Continues on Austin Quarry*, SIERRA STAR (February 10, 2016) (available at: http://www.sierrastar.com/news/article87816032.html); B. Wilkinson, *Group Opposes Proposed Rock Quarry*, SIERRA STAR (November 12, 2014) (available at: http://www.sierrastar.com/news/article87802492.html); D. Joseph, *Quarry Issues Need to be Addressed*, SIERRA STAR (December 3, 2014) (available at: http://www.sierrastar.com/opinion/article87803072.html).

Table 8. Descriptive Statistics
Austin Quarry in Madera County, California

Variable	ALL Mean (St.Dev)	*N*=0 Mean (St.Dev)	*N*=1 Mean (St.Dev)	Stan. Diff.
AGE	16.13 (12.16)	16.50 (12.22)	15.21 (11.95)	0.075
SQFT	1811.6 (522.7)	1706.7 (490.6)	2072.9 (509.5)	0.518*
BED	3.32 (0.59)	3.27 (0.54)	3.43 (0.70)	0.179
BATH	1.99 (0.68)	1.83 (0.66)	2.38 (0.56)	0.639*
STRY	0.024 (0.15)	0.016 (0.12)	0.043 (0.20)	0.115
FIRE	0.632 (0.48)	0.730 (0.44)	0.390 (0.49)	0.515*
POOL	0.068 (0.25)	0.033 (0.17)	0.159 (0.36)	0.311*
Price	215.4	195.0	266.3	
Price/*SQFT*	120.8	116.4	131.9	
Obs.	887	633	254	

Descriptive statistics for the treatment and control pool are provided in Table 8. The homes are similar in some respects, but large standardized differences (> 0.25) are found for square footage, the number of bathrooms, and the presence of a fireplace or pool.[45] CEM based on *SQFT*, *BATH*, *FIRE*, and *POOL* reduces the standardized differences to acceptable levels for all the regressors. We are able to match 229 of 254 homes in the treated group to 450 of 633 homes in the control pool, for an estimation sample of 679 home sales.

[45] Imbens and Wooldridge, *supra* n. 8.

Table 9. Regression Results and Descriptive Statistics
Austin Quarry in Madera County, California

	OLS Coef (t-stat)	*CEM-OLS* Coef (t-stat)	*CEM-MReg* Coef (t-stat)	*SReg* Coef (t-stat)
N (δ_0)	0.1166**	0.1277**	0.1194***	0.1913**
	(2.47)	(2.08)	(4.99)	(2.11)
$T{\cdot}N$ (Δ)	0.1663***	0.1005	0.1161***	0.0878
	(2.95)	(1.21)	(3.14)	(1.32)
AGE	0.0017	0.0087***	-0.0003	-0.0055*
	(1.20)	(3.47)	(-0.35)	(-0.35)
SQFT	1.7E-04***	1.3E-04**	3.0E-04***	2.0 E-04***
	(3.40)	(2.05)	(12.68)	(4.39)
BED	0.0349	0.01205***	0.0450**	-0.0542
	(0.90)	(2.63)	(2.49)	(1.54)
BATH	0.0288	-0.0439	-0.0777***	-0.0218
	(1.08)	(-0.60)	(-2.60)	(-0.61)
STRY	-0.0878	-0.0408	0.0043	-0.1378
	(-0.70)	(-0.33)	(0.05)	(-1.29)
FIRE	0.0770**	0.0650*	0.0422***	0.0305
	(2.43)	(1.73)	(2.94)	(0.88)
POOL	0.1833***	0.1577***	0.0853***	0.2346***
	(3.71)	(4.03)	(3.68)	(3.63)
Constant	11.21***	10.92***	11.35***	11.62***
	(98.08)	(70.30)	(20.67)	(83.17)
λ_t	Yes	Yes	Yes	Yes
Spatial Terms (χ^2)				27.17***
Pseudo-R^2	0.482	0.491	0.361	0.186
Obs.	887	679	679	887

Statistical Significance: *** 1%, ** 5%, * 10%

Regression results are summarized in Table 9. For comparison purposes and to illustrate the important effects of covariate balance, estimates for both the full and CEM-weighted samples are provided. The models fit the data well for both samples. For the full sample, which we caution does not rely on balanced data, the estimated δ_0 coefficient (0.117) indicates that prices in the treated group were about 12% higher [$\exp(\delta_0) - 1$] in the pre-treatment period. After the treatment, the prices were even higher ($\Delta = 0.166$), a statistically significant result of about an 18% increase. The remaining coefficients are sensibly sized and many are statistically different from zero. A swimming pool, for instance, raises price by about $38,000.

Turning to the CEM-weighted model, the price difference before the treatment is a bit larger ($\delta_0 = 0.128$), and the difference is statistically significant at standard

levels. As in the full sample, the DiD estimator Δ is positive (0.100), but now it is not statistically significant. For the balanced sample, we cannot reject the null hypothesis that the quarry's announcement effect is zero, though the coefficient is relatively large and the t-statistic is much larger than 1.00. In contrast, for the CEM-weighted MReg, prices are higher in the treated area during both the pre-treatment and treatment period, and both coefficients are statistically different from zero at better than the 1% level.

In the final column of Table 9, we summarize the results from SReg using the full sample. The spatial terms are statistically significant at the 1% level. The results are comparable to the others. Prices are higher in the treated area before the treatment, but we do not see a statistically significant change is seen after the treatment. The DiD estimator Δ is positive and relatively large (0.09), but statistically significant only at the 20% level.

Table 10. Regression Results, Annual Treatment Effect
Austin Quarry in Madera County, California

	2013 Coef (t-stat)	2014 Coef (t-stat)	2015 Coef (t-stat)	2016 Coef (t-stat)
$T{\cdot}N$ (Δ)	0.2721*** (2.65)	0.0018 (0.01)	0.0322 (0.42)	0.3949 (1.41)
Statistical Significance: *** 1%, ** 5%, * 10%				

Finally, we can estimate the Δ coefficient for each year beginning with our chosen treatment date (2013), thereby assessing whether that choice is influencing the estimate.[46] The results by year are summarized in Table 10. Large positive coefficients are observed in years 2013 and 2016 (the latter close to being statistically significant), and smaller positive coefficients for the other years. These results are consistent with those reported in Table 9.

Notably, we do not estimate a price-distance relationship in these equations. Distance from the quarry site is not a regressor. Unlike the distance-based model, the rejection rates for randomized inference (assigning the homes in the treatment group randomly from those in the sample) are very close to the nominal level of the test (11% rejection rate versus 10% nominal test level). The statistical reliability

[46] The coefficients are year specific and do not quantify the average after the treatment year, as do the results from Table 9.

of this approach is much superior to the price-distance approach used in the *Hite Report*.

Taken together, we conclude from these results indicate that the effect of the quarry may very well be zero, at least in the form of an announcement effect. If there is any effect, it is positive. Whether or not the quarry will affect prices, either positively or negatively, after operations begin (assuming they do) is unknowable at this time. In light of the evidence presented here and in prior research, the expectation must be that there will be little to no effect on home prices and, if anything, that effect may be positive.

V. Conclusions

We estimate the effect of rock quarries on home prices with data from four quarry locations across the United States, a wide range of econometric specifications and robustness checks, and a variety of temporal circumstances from the lead-up to quarry installation to subsequent operational periods. We find no compelling statistical evidence that either the anticipation of, or the ongoing operation of, rock quarries negatively impact home prices. While our study extends the literature on estimating the effects of "disamenities," primarily as a critique of existing methods, the empirical problem is difficult and likely requires advanced research methods beyond what we provide here. The primary obstacle to estimating these effects is the lack of data and that lack of data is actually driven by the quarry site selection process, which limits our ability to infer a causal relationship. Thin markets and a subsequent lack of sales data are a serious problem since quarries are today (and typically in the past) located, by design, away from residential density.

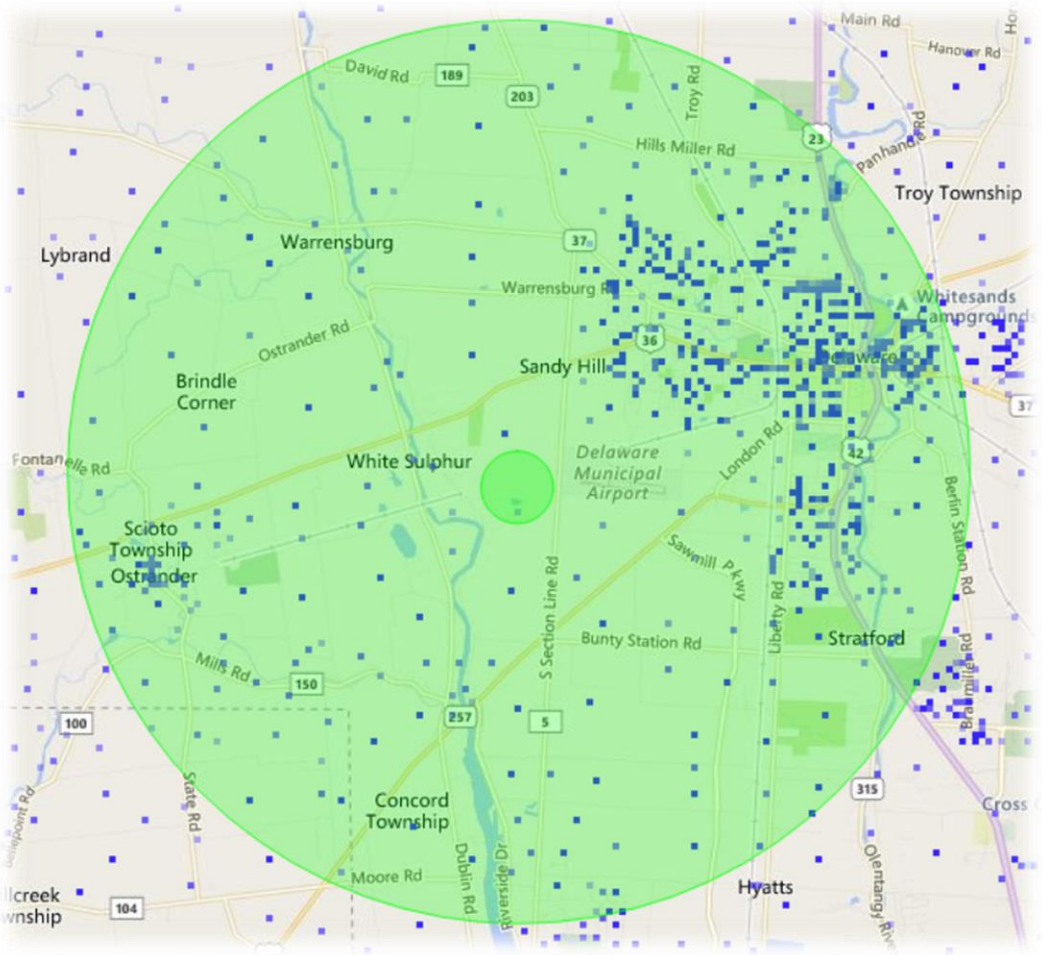
Our study highlights a number of shortcomings in the empirical methodologies generally used to estimate the effect of disamenities on real estate prices. First and foremost, the vast majority of studies do not (or even attempt to) identify the causal effect of disamenities. That is, existing studies are naïve as to the empirical conditions necessary to identify a causal relationship and do not establish credible strategies to estimate the counter-factual outcome—i.e., how the real estate around quarries would have looked, on average, without a landfill or other disamenity. To evaluate the credibility of existing studies and their methodologies, we first employ permutation tests to examine whether or not the existing methodologies yield higher than expected rejection rates of the null hypothesis. We accomplish this by randomly assigning a location in our sample space with a "disamenity" (i.e., a placebo quarry) and then estimate the effect on surrounding home prices. The null hypothesis of "no effect" of the placebo

quarries is rejected in no less than 7 out of 10 simulations, and at a rate as high as 9 out of 10 simulations.

In an attempt to produce a meaningful counter-factual we employ a difference-in-differences estimation strategy which exploits the timing and placement of a quarry. We use this strategy in two different contexts: (1) before and after operations of a quarry in Gurley, Alabama; and (2) before and after local debate (and subsequent approval) of a quarry in Madera County, California. The first exercise estimates the effect of quarry operations on home prices and the second exercise estimates the anticipatory effect of a quarry on home prices. Neither exercise yields evidence of a negative impact on home prices. Given a number of data concerns and model limitations (since our interest is primarily in replication), further research is advised.

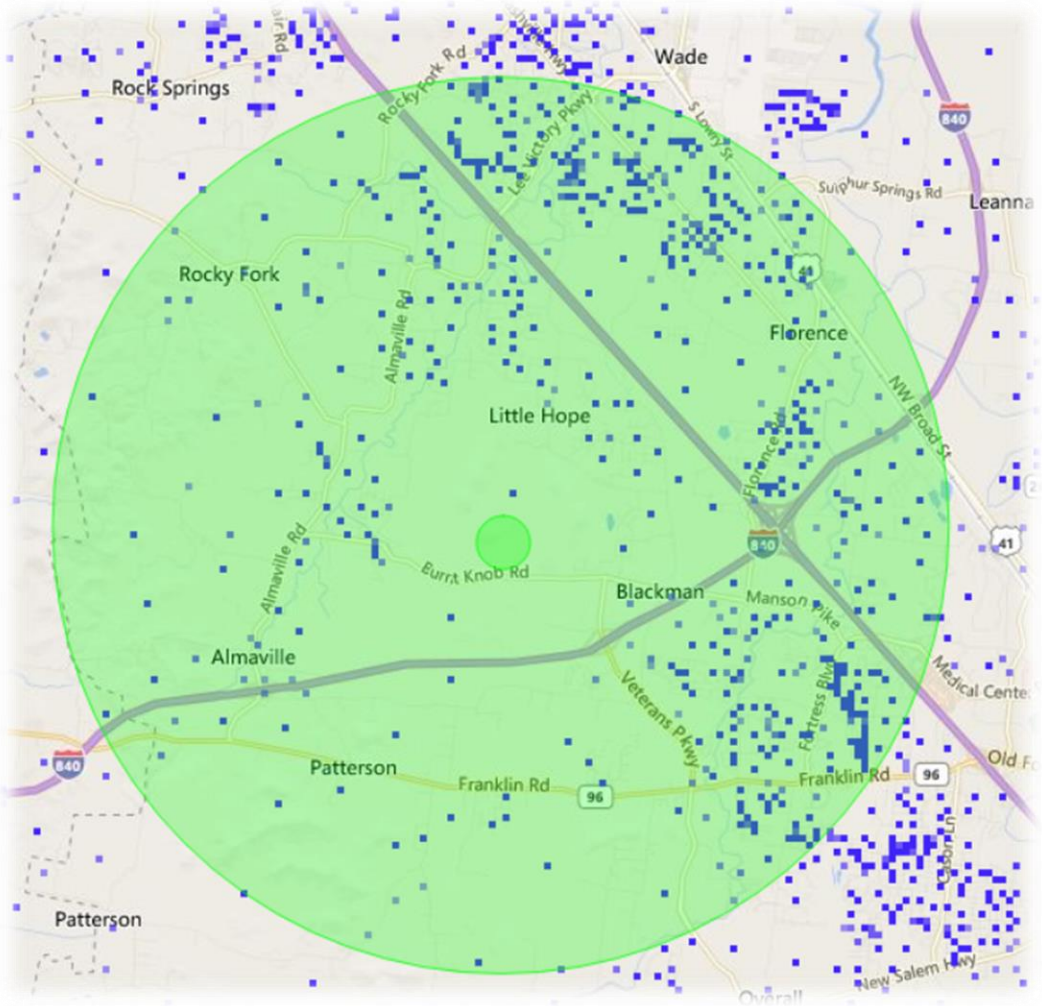
APPENDIX 1. MAP OF NATIONAL LIME & STONE QUARRY NEAR DELAWARE, OHIO

Notes: The small, inner green circle marks the National Lime & Stone Quarry near Delaware, Ohio. The larger green circle is a five-mile radius around the quarry location. The blue dots mark areas of population density using 2010 census data. Map generated using censusviewer.com.



APPENDIX 2. MAP OF ROGERS GROUP QUARRY NEAR MURFREESBORO, TENNESSEE

Notes: The small, inner green circle marks the Rogers Group Quarry near Murfreesboro, Tennessee. The larger green circle is a five-mile radius around the quarry location. The blue dots mark areas of population density using 2010 census data. Map generated using censusviewer.com.



APPENDIX 3. CENSUS BLOCK POPULATION GROWTH NEAR ROGERS GROUP QUARRY NEAR MURFREESBORO, TENNESSEE

Notes: Figures 3A-3C demonstrate population movements for Rutherford County, TN, with emphasis on the Rogers Group quarry. Population is measured using U.S. Census Bureau population data for years 2000, 2010, and 2016. Darker blues imply greater population.

Fig. 3A: Rutherford County, TN, 1990 Population Density

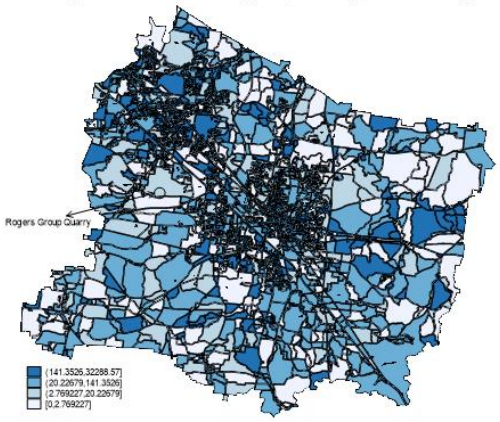


Fig. 3B: Rutherford County, TN 2000 Population Density

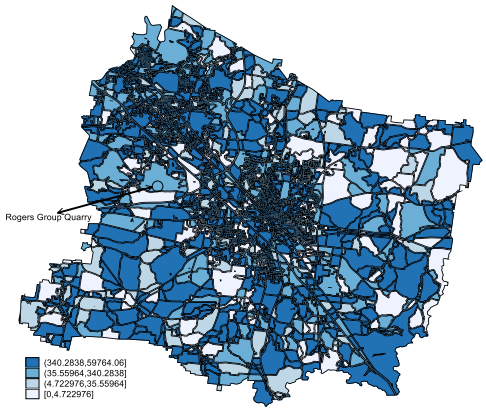
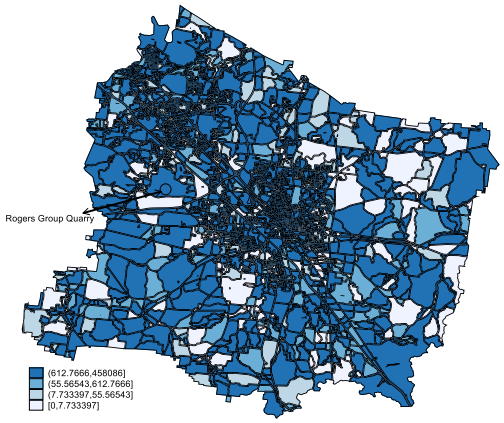
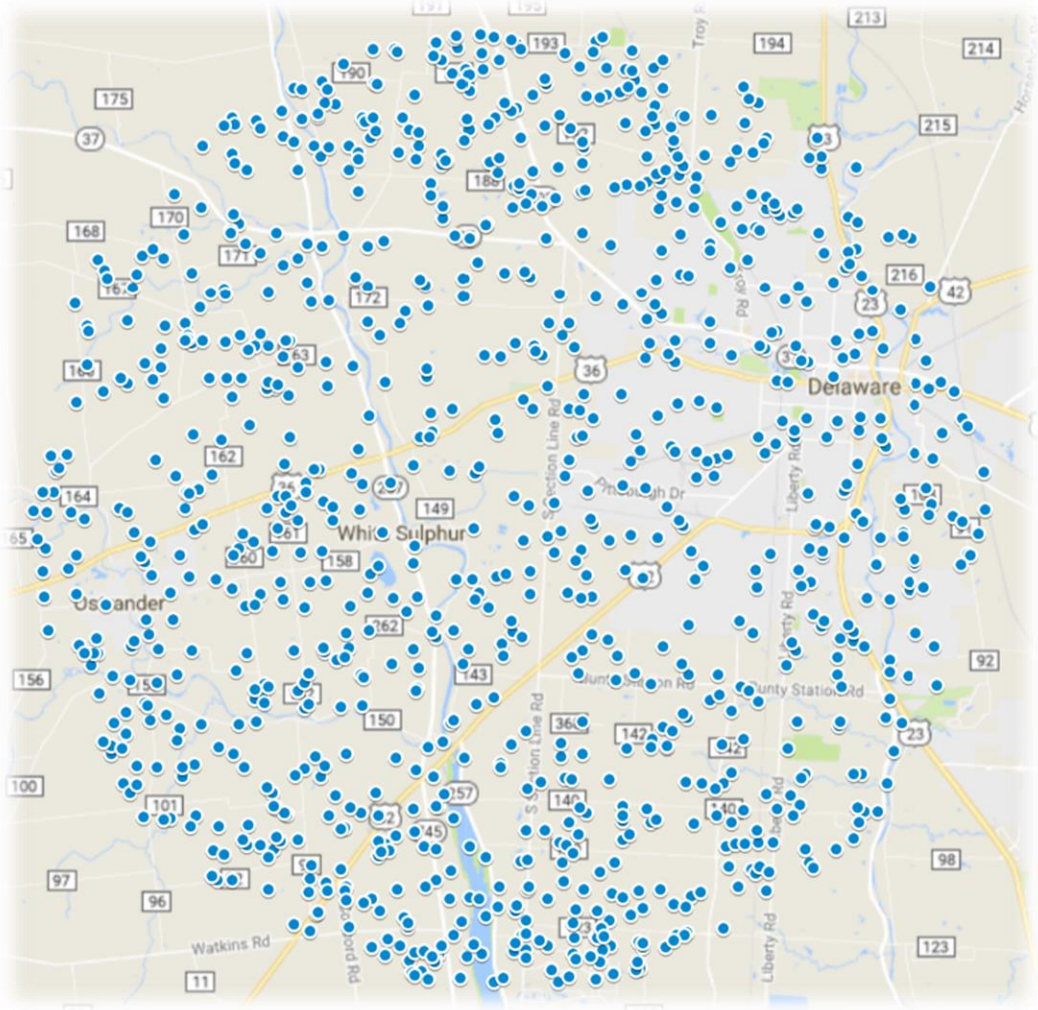


Fig. 3C: Rutherford County, TN 2010 Population Density



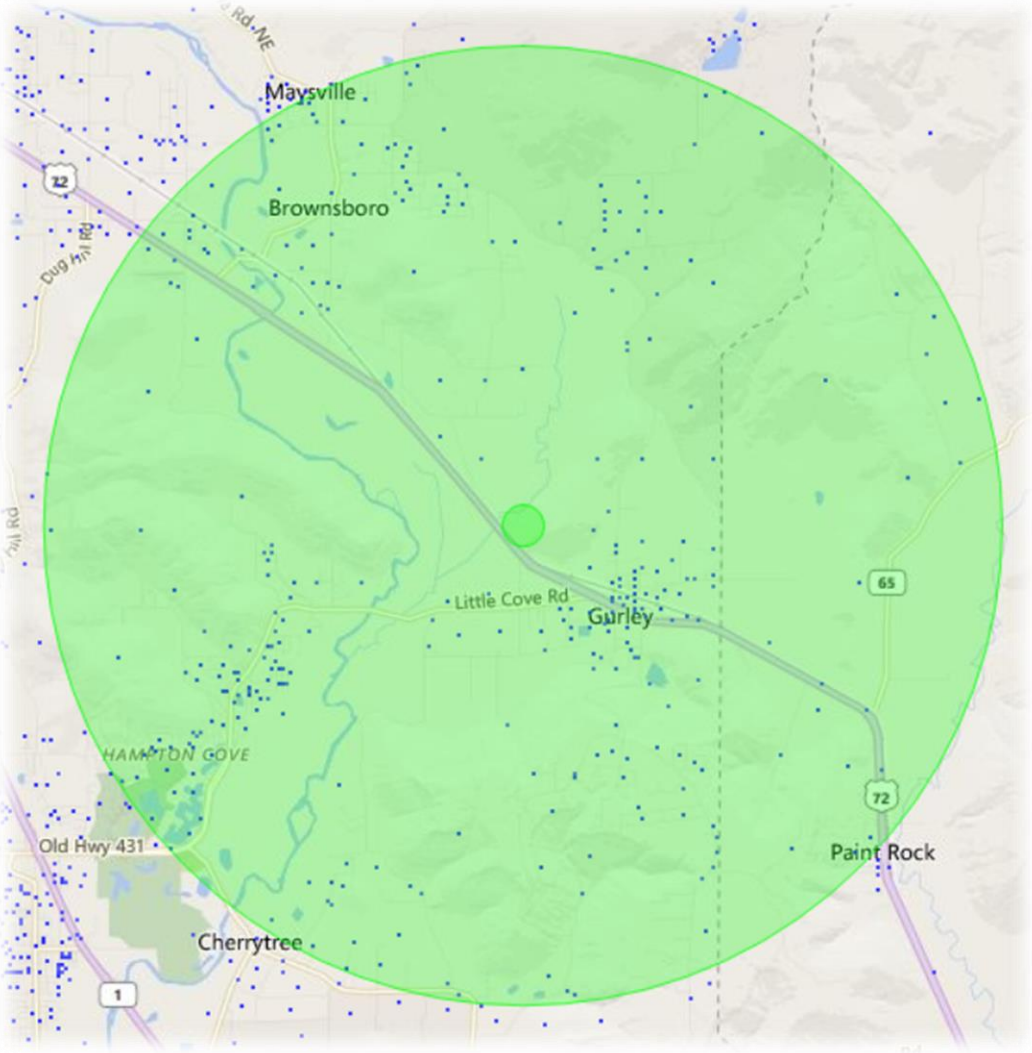
APPENDIX 4. ILLUSTRATIVE MAP OF RANDOM LOCATIONS USED FOR RANDOMIZED INFERENCE ANALYSIS FOR DELAWARE COUNTY

Notes: The blue dots represent the random locations chosen by the randomized inference simulation for Delaware County, Ohio. Map generated using Google maps.



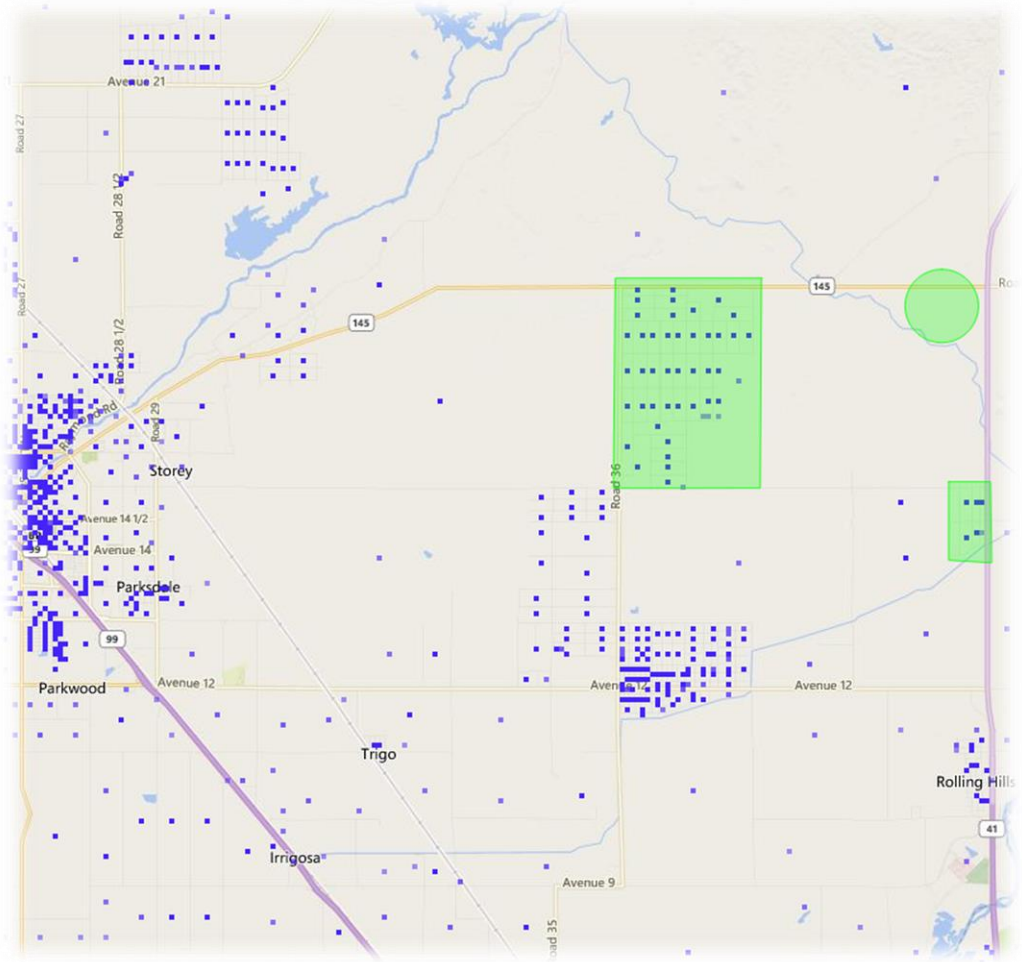
APPENDIX 5. VULCAN QUARRY NEAR GURLEY, ALABAMA

Notes: The small, inner green circle markets the Vulcan Quarry near Gurley, Alabama. The larger green circle is a five-mile radius around the quarry location. The blue dots mark areas of population density using 2010 census data. Map generated using censusviewer.com.



APPENDIX 6. MAP OF AUSTIN QUARRY SITE IN MADERA COUNTY, CALIFORNIA

Notes: The green circle marks the site of the proposed Austin Quarry in Madera County, California. The immediate two areas of population to the South and West of the quarry site—marked in green rectangles—are the "treated" areas. The blue dots mark areas of population density using 2010 census data. The control group is chosen from areas further west and north of Highway 145 toward Madera. Map generated using censusviewer.com.



From: Daryl Faulkenberry
To: Katie See
Subject: [EXTERNAL] Zoning change on Taxahaw Rd
Date: Monday, February 1, 2021 2:29:05 PM

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

My name is Daryl Faulkenberry and I live at 8648 Taxahaw Rd.

I am against the zoning change to mining on Taxahaw Rd. We currently get blasting and noise from the granite quarry on the Chesterfield side of Lynches River and expansion of Haile Gold Mine is an on-going problem. The old Brewer Gold Mine just over the county line near Jefferson is getting ready to start back up it appears which will result in more blasting, noise and trucks. We have rock trucks using Taxahaw Rd as a cut-through and this poor little road is falling apart. We have enough mining in this part of the county, we do not need any more.

From: Robert Tefft
To: Katie See
Subject: FW: [EXTERNAL] Quarry
Date: Tuesday, February 9, 2021 9:22:32 AM
Attachments: LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png

Lancaster County
South Carolina
www.mylancastersc.org

Robert Tefft, *Planner*
Planning

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P: (803) 285-6005 F: (877) 636-7963
rtefft@lancastersc.net

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From: Mckenna Phillips <mckenna_phillips405@yahoo.com>
Sent: Tuesday, February 9, 2021 8:52 AM
To: Mika Garris <MGarris@lancastersc.net>
Subject: [EXTERNAL] Quarry

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Dear Mika Garris,

My family has lived in Lancaster County for over 100 years in the Taxahaw area. Receiving the news there could be an approval for a new quarry is embarrassing. This will damage the hearts of many citizens living in this area. This will drive animals out of this area and impair the natural resources. This will have a negative impact on the visitors of the Forty-Acre Rock Conservatory. Imagine walking through this beautiful preserve but hearing a constant disruption of noise.

"The environmental impacts of mining and quarrying are several. While the extractions are underway, the landscape is visibly disfigured and habitat loss can be extensive. The mining operations themselves and the accompanying spoil heaps cause a drastic change

in the location with direct destruction of habitat and blocking or burying nearby bodies of water. Mining can often affect local hydrology, causing changes in the water flow as well as quality. The pits left behind by large mining operations often fill with groundwater, which then[makes the water toxic]."

As you can see, this will cause many problems for Lancaster County. Erosion, loss of natural landscape, loss of biodiversity, noise pollution, air and water pollution, dereliction, and changes to local hydrology is something we don't need.

From,
Mckenna Phillips

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To: Katie See
Subject: [EXTERNAL] Zoning change on Taxahaw Rd
Date: Monday, February 1, 2021 2:29:05 PM

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Attachments: LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png

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"The environmental impacts of mining and quarrying are several. While the extractions are underway, the landscape is visibly disfigured and habitat loss can be extensive. The mining operations themselves and the accompanying spoil heaps cause a drastic change

in the location with direct destruction of habitat and blocking or burying nearby bodies of water. Mining can often affect local hydrology, causing changes in the water flow as well as quality. The pits left behind by large mining operations often fill with groundwater, which then[makes the water toxic]."

As you can see, this will cause many problems for Lancaster County. Erosion, loss of natural landscape, loss of biodiversity, noise pollution, air and water pollution, dereliction, and changes to local hydrology is something we don't need.

From,
Mckenna Phillips

From: Dianne McManus
To: Katie See
Subject: [EXTERNAL] Fwd: Rock quarry
Date: Saturday, February 20, 2021 12:13:25 PM

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Sent from my iPhone

Begin forwarded message:

> **From:** Dianne McManus <diannem@comporium.net>
> **Date:** February 20, 2021 at 11:57:41 AM EST
> **To:** KSee@lancastersc.net
> **Subject: Rock quarry**
>
> Ms. See,
>
> I plead with you to vote against allowing a rock quarry in my community where my family members have lived for 200 years. My home is about a mile from where the quarry is proposed, & I'm concerned about losing my well water, when the water table is drained. Also, noise from blasting, dust, destruction of environment, decrease in property values, danger to health, & heavy trucks on a road that stays in disrepair are other concerns. Would you want this quarry in your neighborhood?
>
> Thank you,
> Dianne McManus
> 6829 Taxahaw Rd.
>
> Sent from my iPhone

From: Sherrie Simpson
To: Katie See
Subject: FW: [EXTERNAL] [SPAM] RZ-2020-2887, CO-2020-3057
Date: Monday, March 1, 2021 3:32:15 PM
Attachments: LCLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png

---

Katie:

I have forwarded this citizen email to Council but also wanted to forward it to you to distribute to the Planning Commission. I do not know if he wanted his information attached to the agenda. You may want to reach out and see if that is the case.

I will respond to him that I forwarded the email to Council and Planning staff.

Thanks and let me know if I need to do anything else.

Sherrie

Lancaster County
South Carolina
www.mylancastersc.org

Sherrie Simpson, *Clerk to Council*
County Council

Lancaster County Government
PO Box 1809
101 N Main St
Lancaster, SC 29720

P: (803) 416-9307 F: (877) 241-5430
SSimpson@lancastersc.net

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From: d hanley <hanleydonald@yahoo.com>
Sent: Sunday, February 28, 2021 1:55 PM
To: Sherrie Simpson <SSimpson@lancastersc.net>
Subject: [EXTERNAL] [SPAM] RZ-2020-2887, CO-2020-3057

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—IT Helpdesk, support.lancastercountysc.net

To Whom it may Concern:
My name is Donald Hanley. I am a resident of Lancaster County and reside at 1918 Overbrook Road in the Taxahaw Community.

I am writing this email to voice my opposition to the zoning changes (RZ-2020-2887, CP-2020-3057) from residential to industrial. Currently our area is burdened with a disproportionate amount of mining with Halle Gold Mine to the south, Buckhorn Quarry to the north, Brewer Quarry to the north east, and sand quarries to the east. The highway infrastructure is already tax with the amount of heavy vehicles, light pollution illuminate the night skies due to 24/7 operations, blasting that rattles our homes and at times rains down stone debris onto Highway 601, the possibility of our home and farm wells drying up due to blasting and causing a breach in the water table, the depreciation of our property values, the environmental impacts to Forty Acre Nature Preserve, the health impact due to pollution to the residents is only the tip of the iceberg.
Please vote no on the zoning change!
Thank you.

From: The Hahns
To: Katie See
Subject: Taxahaw quarry
Date: Tuesday, April 6, 2021 8:47:56 AM

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

I was recently informed that Lansdowne company is trying to build a quarry near 40-Acre Rock. As a Lancaster citizen who enjoys visiting this park, I wanted to share my opinion that I do not want this quarry built there. I'm not sure if this is the right place to express my concerns, so if it needs to be passed on to the appropriate Department, please do so. Forty Acre rock is a beautiful place that my family enjoys visiting on a regular basis. I would be so sad to see it destroyed by a quarry so close by.

Sincerely,
Emily Hahn
1652 Partridge Circle
Lancaster, SC 29720

Sent from my Verizon, Samsung Galaxy smartphone

5309 Old Monroe Rd

Indian Trail, NC 28079

February 12, 2021

Lancaster County Government

Development Services Division

PO Box 1809

Lancaster SC 29721-1809

Attn: Katie See, AICP, Senior Planner

Dear Ms. See,

As owners of Parcel ID 0093-00-004.03, Account # 18321, we oppose the rezoning of adjacent properties 0093-00-001.00 and 0092-00-017.01.

Yours truly,

John and Judy McHan

From: Chelsea Gardner
To: Katie See
Subject: FW: [EXTERNAL] [SPAM] RZ-2020-2887, CO-2020-3057
Date: Friday, March 5, 2021 3:51:12 PM
Attachments: LCLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png

Lancaster County
South Carolina
www.mylancastersc.org

Chelsea Gardner, *Clerk*
Administration

Lancaster County Government
PO Box 1809
101 N Main St
Lancaster, SC 29720

P: (803) 416-9508 F: (877) 241-5430
cngardner@lancastersc.net

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From: d hanley [mailto:hanleydonald@yahoo.com]
Sent: Sunday, February 28, 2021 1:59 PM
To: Chelsea Gardner <cngardner@lancastersc.net>
Subject: [EXTERNAL] [SPAM] RZ-2020-2887, CO-2020-3057

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—IT Helpdesk, support.lancastercountysc.net

To Whom it may Concern:
My name is Donald Hanley. I am a resident of Lancaster County and reside at 1918 Overbrook Road in the Taxahaw Community. I am writing this email to voice my opposition to the zoning changes (RZ-2020-2887, CP-2020-3057) from residential to industrial. Currently our area is burdened with a disproportionate amount of mining with Halle Gold Mine to the south, Buckhorn Quarry to the north, Brewer Quarry to the north east, and sand quarries to the east. The highway infrastructure is already tax with the amount of heavy vehicles, light pollution illuminate the

night skies due to 24/7 operations, blasting that rattles our homes and at times rains down stone debris onto Highway 601, the possibility of our home and farm wells drying up due to blasting and causing a breach in the water table, the depreciation of our property values, the environmental impacts to Forty Acre Nature Preserve, the health impact due to pollution to the residents is only the tip of the iceberg.
Please vote no on the zoning change!
Thank you!

TO: Lancaster County Planning, Katie See / Senior Planner

Lancaster County Council

RE: Zoning Change application of RZ-2020-2887 and CP-2020-3057
Taxahaw Community

I strongly oppose the rezoning of the property located near TM #0093-00-001.11 from residential to Industrial due to noise, traffic volume, damage to property and roads, air and water pollution. Environmental Impact - Leeching of chemicals, oil and or gasoline into the ground and subsequently water supply that is consumed by residents, livestock and wildlife. Decreased property values caused by all of the listed issues here or simply who wants to live next to a quarry.

Also I would like to express my concern about the quarry that is proposed for the Taxahaw Community. This proposed quarry will have a significant negative impact on the entire county, not just Taxahaw community and I urge you to take steps to stop the quarry.

I only live 750 feet from the proposed site. The quality of life of the people in the community and surrounding communities is severely threatened if this proposed quarry is allowed. The likelihood of foundation and other damage to residents

Many of our families have lived in this community for generations. Transforming it into an area that allows mining, blasting, Increased truck traffic on roadways damaging already substandard roads, crushing, and heavy mining machinery would be an incredibly detrimental change to the lives of Lancaster County citizens. A quarry going here is going to have insurmountable effects on who this community is and the fabric of who Taxahaw and Charlesboro communities are.

Stacy Faile
Taxahaw Community Resident

From: walt simpson
To: Terry Graham; cmcgriff@comporium.net; Billy Mosteller; lhoney@comporium.net; Steve Harper; blackmon@lancastercountysc.net; Brian Carnes; Steve Willis; Katie See
Subject: Rock Quarry Near 40 Acre Rock
Date: Thursday, March 25, 2021 10:43:04 AM

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

Dear Terry Graham, Charlene McGriff, Billy Mosteller, Larry Honeycutt, Steve Harper, Allen Blackmon, Brian Carnes, Steve Willis and Katie See-

I want to thank you for your service to Lancaster SC. I grew up here, have family here and want to make this county a great place to live and work. I also want to preserve the historical and natural beauty that exists in this area. It bothers me to think that the 40 Acre Rock area is open to industrial development. I go there regularly to hike and enjoy the natural silence. The place is already threatened by vandalism, fire pits on the rock and land clearing near the site. I do believe in business development, but when you have an area as unique as 40 Acre, we must be the guardians to protect such enlightened places from the shadow of human business interests. Does the short-term benefit of a rock quarry outweigh protecting the natural beauty of 40 Acre for future generations?

Sincerely,
Walt Simpson

Sent from Outlook

From:	mmaugie215@aol.com
To:	Terry Graham; CMCGRIFF@COMPORIUM.NET; Billy Mosteller; lhONEY@aol.com; COMPORIUM.NET@aol.com; Steve Harper; bLACKMON@LANCASTERcountySC.NET; bRIANCARNES@lANCASTERCOUNTY.NET; Steve Willis; Katie See
Subject:	STOP THE QUARRY PLEASE
Date:	Monday, March 22, 2021 11:31:35 PM

The Systemcouldn't recognize this email as this is the first time you received an email from this sender mmaugie215@aol.com

Please do not vote to let this quarry be constructed.

Our Sun City Carolina Lakes had a delightful hike at Forty Acre Rock and learned about the rock formations plus the many rare plants. Please don't let business blind you to ruining the beauty of this Preserve and decrease property value.

Think of US for once, and not the almighty business dollar.

Sincerely,

Mary Margaret Meyer
Indian Land

From: Susan Preslar
To: Katie See
Subject: [EXTERNAL] Rock Quarry
Date: Sunday, February 21, 2021 2:45:41 PM

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

I am 72 and have lived in Lancaster County for 35+years. This past year has saddened me to watch stores closing and the County dying. Oh, there is Indian Land which is doing very well. I am 100% opposed to this Rock Quarry which will be the death of
Lancaster Country. A Quarry will have many unintended consequences that will ruin the environment and infrastructure of this county.

Has the Council ever considered working to make Lancaster County
a **Green** County? Yes it would be more work than digging up the land and killing our environment, but Lancaster would be an example and shine in SC and the Country.

Please do not kill Lancaster County.

Susan Preslar

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0651 Michael & Ashley Green
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 4/20/2021

Issue for Consideration:

Points to Consider:

Recommendation:
Staff does not recommend approval of the request to rezone.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	4/7/2021	Planning Staff Report
Application	4/7/2021	Exhibit
Location Map	3/31/2021	Exhibit
Letter of Opposition	4/7/2021	Exhibit
Letters of Support	4/13/2021	Exhibit

PROPOSAL:	Request to rezone one acre of property
PROPERTY LOCATION:	2343 Flat Creek Road (TM# 0080-00-041.01)
CURRENT ZONING DISTRICT:	Low Density Residential (LDR) District
PROPOSED ZONING DISTRICT:	Rural Residential (RR) District
APPLICANT:	Michael & Ashley Green
COUNCIL DISTRICT:	District 3, Billy Mosteller

OVERVIEW:

Proposal

The applicant has requested to rezone a parcel one (1) acre in size. The intent is to place a mobile home on the parcel.

Background

The applicant submitted a request to rezone to RN which was heard by the Planning Commission at the March 16, 2021 meeting. The applicant withdrew their application to rezone to RN and submitted a new application requesting to rezone to RR.

Site Information

The parcel proposed to be rezoned is currently vacant. Access will be provided to the property via a 25' easement across 2347 Flat Creek Road, which is the property in front of the subject property.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by LDR, GB and RN zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RN	Vacant/Agricultural
South	Lancaster County	LDR	Single-Family Residential
East	Lancaster County	LDR	Single-Family Residential
West	Lancaster County	GB	Tire Shop

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned LDR District. Pursuant to UDO Chapter 2.3, the LDR District *is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.*

Requested RR

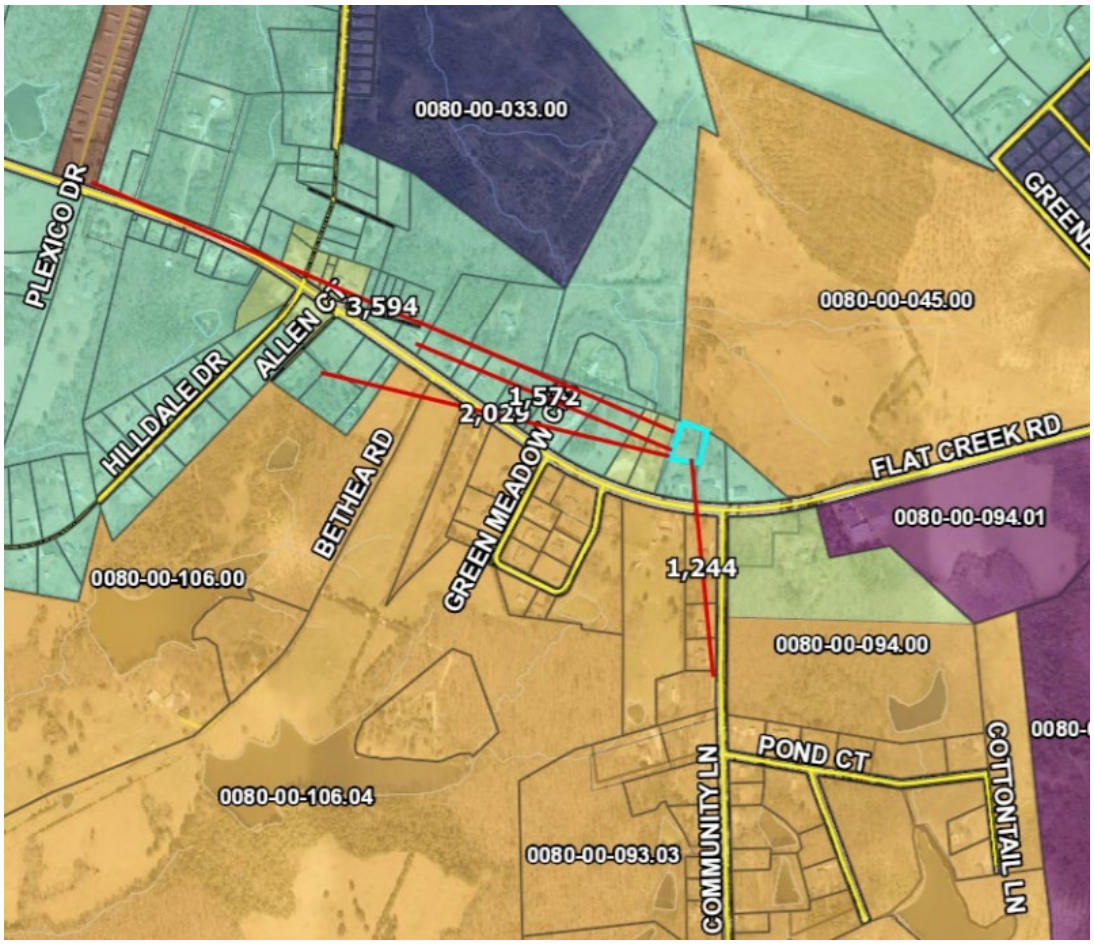
UDO Chapter 2.3 describes the requested RR District *as a district where the principal use of the land is for large rural living tracts of property with an abundance of open space, agricultural lands, and a high degree of separation between buildings.*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the LDR, GB and RN Districts. The RR District is intended for large, rural living lots. This area is characterized by single-family homes (predominately stick built) on lots of varying sizes, as well as a Dollar General, tire shop (adjacent to subject property), and church.

Distance to Mobile Homes in Area

At least three manufactured homes and one manufactured home park are located less than three quarters (0.75) of a mile from subject property. Manufactured homes are located within 1,244'; 1,572'; and 2,029' of the subject property, while a manufactured home park is located within 3,594' (0.75) of the subject property.



There are no properties zoned Rural Residential or Agricultural Residential within the vicinity of the subject parcel. Staff finds that the proposed rezoning of the property to RR District is not generally compatible with the surrounding area and therefore not consistent with UDO Section 2.3.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

The Future Land Use Category of the subject property is Transitional, which corresponds to the Community Type of Suburban Single-Family Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "*is formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers*." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Transitional Future Land Use Category begins with the Roselyn subdivision near Waxhaw Village Road and extends south to Arrowood Road. The Transitional Future Land Use Category and Suburban Single-Family Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area. It serves as the transition future land use designation between the City of Lancaster (Urban) and the majority of Lancaster County (Rural Living).

The requested RR district is consistent with the Transitional Future Land Use category.

Transitional: Land Use Considerations		
Mobile/Modular Homes	Single-Family Detached Home	Single-Family Attached Home (Townhome/Duplex)
Church	School	Community Park
Community Center/Pool & Recreational Amenities	Natural Area	

INFRASTRUCTURE CONSIDERATIONS

Transportation

There are no issues with traffic generated from this request.

The subject parcel is located north of Flat Creek Road, which is maintained by SCDOT. Both roads are maintained by SCDOT. Traffic volumes on Flat Creek Road are shown below:

STREET	**VEHICLES PER DAY**		
	2019	**2016**	**2013**
Community Lane to Rocky River Road	7,800	8,300	6,900
S. Market Street to Community Lane	11,700	12,400	11,100
Source: SCDOT Traffic Counts 2009-2019			

Public Utilities

Public water is available to this site. A septic tank would be required.

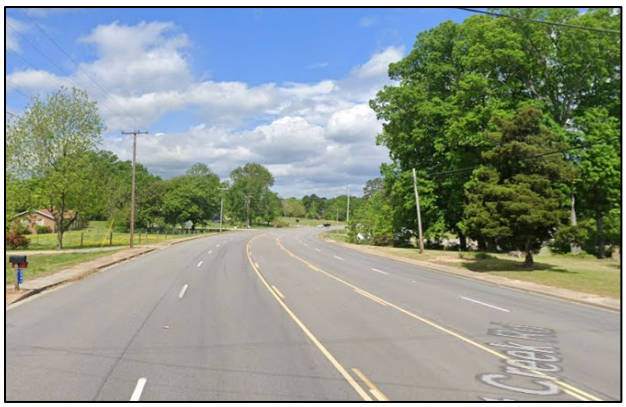
Public Schools

There are no capacity concerns for the schools within this area.

PHOTOS OF PROJECT AREA:

Looking toward subject property which is located behind brick house

Looking south across Flat Creek Road



Looking west along Flat Creek Road

Looking east along Flat Creek Road

STAFF RECOMMENDATION:

Staff recommends **does not recommend** approval of the request to rezone one (1) acre (TM # 0080-00-041.01) from Low Density Residential (LDR) District to Rural Residential (RR) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: TM# 0080-00-041.01;
2. That the subject property is currently zoned LDR District and proposed to be rezoned RR District;
3. That the subject property has a Future Land Use designation of Transitional, and a Community Type of Suburban Single-Family Neighborhood; and
4. That the proposed RR District is not generally consistent with the surrounding area which is comprised of LDR, GB and RN Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

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

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 2343 FLAT CREEK Rd

City Lancaster State SC Zip 29720 Tax Parcel ID _____

Current Zoning LDR Current Use _____

Proposed Zoning RR Total Acres 1 ACRE

Project Description

Want to use our 1 acre of land to put a manufactured home on it with Brick Underpinning

Surrounding Property Description Mostly farmby land, Cows Pasture will be directly behind us, Hwy 903 will be to our South of us, Some wooded areas will be surround us, there are multiple manufactured homes within 2 miles of us.

CONTACT INFORMATION

Applicant Name Michael and Ashley Green

Address 2341 Flat Creek Rd

City Lancaster State SC Zip 29720 Phone 803-320-1231

Fax _____ Email mykalgreen@gmail.com

Property Owner Name Michael and Ashley Green

Address 2343 Flat creek Rd

City Lancaster State SC Zip 29720 Phone 803-320-1231

Fax _____ Email mykalgreen@gmail.com

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

Michael and Ashley Green — Applicant — 3/17/2021 — Date

Michael Green, Ashley Green — Property Owner(s) — 3/17/2021 — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

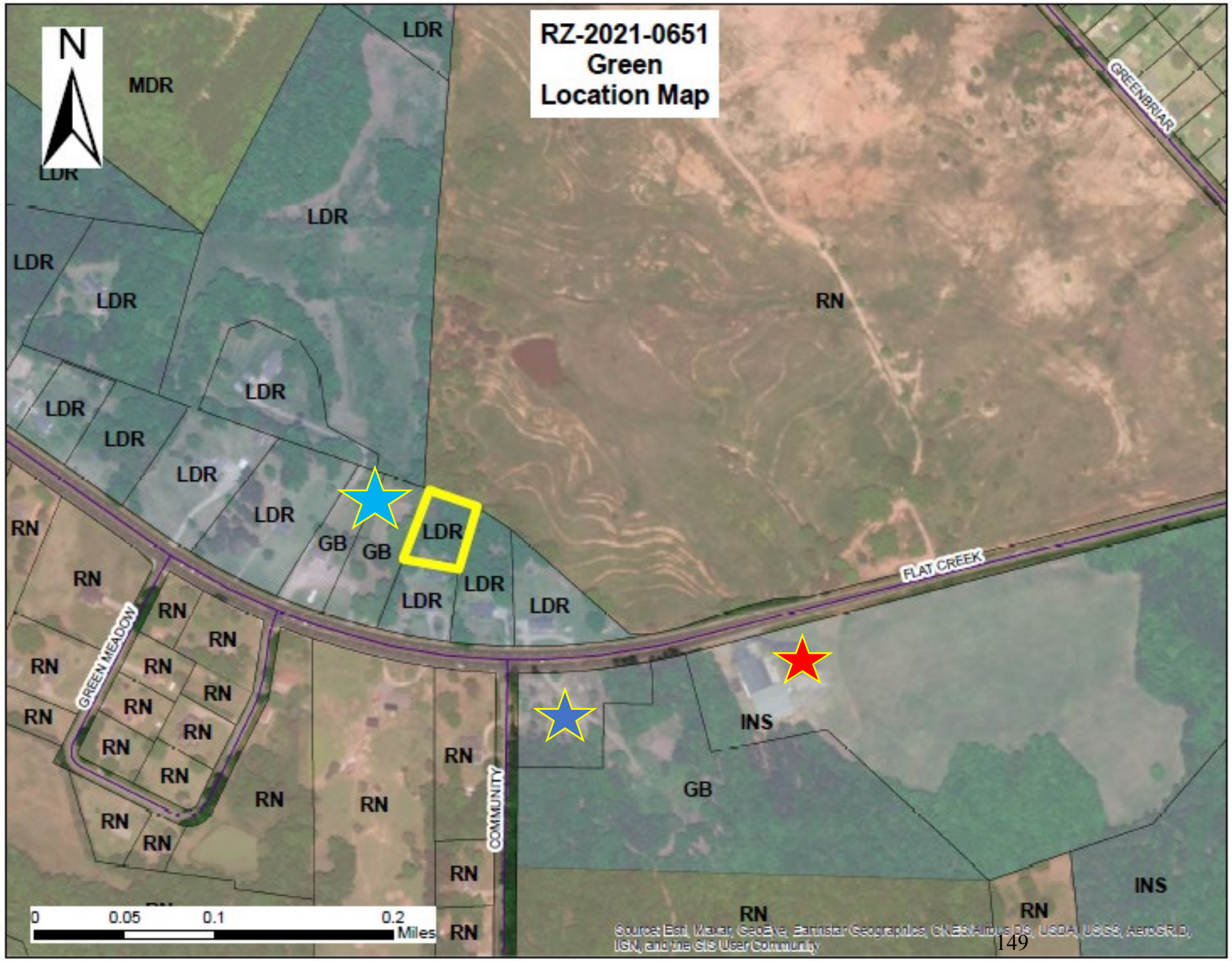
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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

2. **Planning Commission**

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

3. **County Council**

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



Lancaster County
South Carolina

Proposal:
Rezone property from
LDR to RR

Legend:

Subject Property

Dollar General

Destiny Bible Church

Tire Shop

From: Planning Mailbox
To: Katie See
Subject: FW: rezoning request RZ-2021-0289
Date: Wednesday, March 10, 2021 10:57:41 AM
Attachments: LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png

FYI

Lancaster County
South Carolina
www.mylancastersc.org

Planning . Mailbox, *Service Account*
Planning

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P: (803) 285-6005 F: (877) 636-7963
Planning@lancastersc.net

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NOTICE: All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.

From: Barry Bowers <sangene35@comporium.net>
Sent: Wednesday, March 10, 2021 7:09 AM
To: Planning Mailbox <Planning@lancastersc.net>
Subject: rezoning request RZ-2021-0289

The Systemcouldn't recognize this email as this is the first time you received an email from this sender sangene35@comporium.net

We understand this is a request for a zoning variance to allow a double wide mobile home to be located on the property of Michael and Ashley Greene. It is our understanding that the only mobile homes allowed in this area are those that were allowed in the past when the zoning restrictions were different. These were grandfathered in and could not be replaced if the original was moved or demolished. One of our neighbors wanted to replaced a mobile home with a new one a few years ago and was denied. We feel that allowing this variance could have a negative effect on our property values. A modular home would be acceptable but not a single or double wide mobile home.

Gene &

Sandra Bowers

Creek Rd

SC 29720

2850

2379 Flat

Lancaster

803-283-

Lancaster County Natural Gas Authority

1010 Kershaw-Camden Highway
P.O. Box 949
Lancaster, South Carolina 29721

Rocky A. Hudson
General Manager

Telephone 803-285-2045

4/8/21

My name is Rocky Hudson. I am the General Manager at Lancaster County Natural Gas Authority. I am writing this letter in support of one of our employees, Mike Green. Mr. Green has asked that some property be re-zoned in order to provide a new home for his family. He has run into some road blocks in this process. This has been a dream for Mr. Green to be able to purchase a new home big enough for his family. His children will now be able to have their own room and the rest of the family is so excited for all of this. This road block has really been a setback for his whole family.

I am asking for the Planning Commission and County Council approve this re-zoning for Mr. Green and his family. He is just asking for this one piece of property to be re-zoned. This property is family land and will not bring down any property values. This home will not be a single wide mobile but a very nice double wide on a foundation and not an eye sore for this area. It will be as nice as some of the other homes in this area. No, not a $400,000 home but a nice addition to the neighborhood.

Mr. Green is a valued Employee here at the Authority and is a fine young man who wants to do right by his family. They are good people and want to better themselves with a larger home and be good neighbors like they always have been. I ride by this area everyday to and from work. This request will not be a down grade to this area.

So, I hope that the Planning Commission and County Council will grant this request for re-zoning for Mr. Green and his family.

Thank You very much

Rocky A. Hudson
803-287-4168
Rocky.hudson@lcngasc.com

State of SC County of LANCASTER
Subscribed and sworn to (or affirmed) before me on this
9 day of APRIL, 2021 by
R. A. HUDSON proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature

lcnga

Serving Our County With Comfort

March 15, 2021

To Whom It May Concern,

I am writing to support the rezoning changes necessary to allow the Green family to move a mobile home on Flat Creek Road. The site of this rezoning is close to my home at 2281 Flat Creek Road.

If I can further help support this nice family with their request, please let me know.

Thanks,

Jonathan Phipps

(803)320-9362

April 8, 2021

Dear Planning and Zoning Commissioner,

This letter is to express our support for the proposed rezoning of the property owned by Mike and Ashley Green at 2343 Flat Creek Rd, Lancaster S.C.

We are aware and have no objection to this new Double Wide mobile home of excellent quality being placed on this property.

We consent and urge you to vote yes on this rezone for this family.

Sincerely,--

Becky K. Lowery

State of SC County of LANCASTER
Subscribed and sworn to (or affirmed) before me on this
9 day of APRIL, 2021 by
B. K. LOWERY proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature

April 8, 2021

Dear Planning and Zoning Commissioner,

This letter is to express our support for the proposed rezoning of the property owned by Mike and Ashley Green at 2343 Flat Creek Rd, Lancaster S.C.

We are aware and have no objection to this new Double Wide mobile home of excellent quality being placed on this property.

We consent and urge you to vote yes on this rezone for this family.

Sincerely,-- Sharon K. Moore

State of SC County of LANCASTER
Subscribed and sworn to (or affirmed) before me on this
9 day of APRIL, 2021 by
S.K MOORE proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature

April 8, 2021

Dear Planning and Zoning Commissioner,

This letter is to express our support for the proposed rezoning of the property owned by Mike and Ashley Green at 2343 Flat Creek Rd, Lancaster S.C.

We are aware and have no objection to this new Double Wide mobile home of excellent quality being placed on this property.

We consent and urge you to vote yes on this rezone for this family.

Sincerely,--

Mr + Mrs. John Strond

State of SC County of LANCASTER
Subscribed and sworn to (or affirmed) before me on this 9 day of APRIL, 2021 by JOHN STROND proved to me on the basis of satisfactory evidence to be ~~the person(s)~~ who appeared before me.
Notary Signature _____

April 8, 2021

Dear Planning and Zoning Commissioner,

This letter is to express our support for the proposed rezoning of the property owned by Mike and Ashley Green at 2343 Flat Creek Rd, Lancaster S.C.

We are aware and have no objection to this new Double Wide mobile home of excellent quality being placed on this property.

We consent and urge you to vote yes on this rezone for this family.

Sincerely,-- Jope H. Kennington

State of SC County of LANCASTER
Subscribed and sworn to (or affirmed) before me on this
9 day of APRIL, 2021 by
J. H KENNINGTON proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature

Date: 04/08/2021

Lancaster County Council

Subject: Rezoning – TM # 0080-00-041.01

Dear Council Members,

Please consider this letter in favor of the rezoning request concerning above referenced parcel from LDR to RR for Michael and Ashley Green.

As a Lancaster County resident, residing at 2302 Flat Creek Road, since March 1978, we are well acquainted with the Green family. The property that was gifted to them for the purpose of establishing a home for their family, is land once owned by my wife's grandfather, Boyce H. Kennington.

The Kennington family has owned this property as well as the surrounding parcels since 1966, including our current residence at 2302 Flat Creek Road. My wife and I also own the property parcels TM # 0080-00-034.01 and TM # 0080-00-040.01, which borders the rezoning request property owned by the Greens

Our family holds in high regards the rights of land ownership, and are thrilled another member of the extended Kennington family wishes to settle down in our neighborhood, continuing the legacy of the Kennington family to future generations.

It is our hope that you will approve their request for rezoning.

Regards,

Reginald M Lowery

803-235-2089

Becky K Lowery

803-287-2667

State of SC County of LANCASTER
Subscribed and sworn to (or affirmed) before me on this
9 day of APRIL, 2021 by
R. B LOWERY proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature

March 15, 2021

To Whom It May Concern,

I am writing to support the rezoning changes necessary to allow the Green family to move a mobile home on Flat Creek Road. The site of this rezoning is close to my home at 2281 Flat Creek Road.

If I can further help support this nice family with their request, please let me know.

Thanks,

Jonathan Phipps

(803)320-9362

Jonathan Phipps

State of SC County of LANCASTER
Subscribed and sworn to (or affirmed) before me on this
15 day of MARCH, 2021 by
J PHIPPS proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature

April 8, 2021

Dear Planning and Zoning Commissioner,

This letter is to express our support for the proposed rezoning of the property owned by Mike and Ashley Green at 2343 Flat Creek Rd, Lancaster S.C.

We are aware and have no objection to this new Double Wide mobile home of excellent quality being placed on this property.

We consent and urge you to vote yes on this rezone for this family.

Sincerely,--

Hailey Parker
Derek Parker

State of SC County of LANCASTER
Subscribed and sworn to (or affirmed) before me on this
9 day of APRIL, 2021 by
H. PARKER proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature

April 8, 2021

Dear Planning and Zoning Commissioner,

This letter is to express our support for the proposed rezoning of the property owned by Mike and Ashley Green at 2343 Flat Creek Rd, Lancaster S.C.

We are aware and have no objection to this new Double Wide mobile home of excellent quality being placed on this property.

We consent and urge you to vote yes on this rezone for this family.

Sincerely,--

State of SC County of LANCASTER
Subscribed and sworn to (or affirmed) before me on this
9 day of APRIL, 2021 by
R. LYN proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature

April 8, 2021

Dear Planning and Zoning Commissioner,

This letter is to express our support for the proposed rezoning of the property owned by Mike and Ashley Green at 2343 Flat Creek Rd, Lancaster S.C.

We are aware and have no objection to this new Double Wide mobile home of excellent quality being placed on this property.

We consent and urge you to vote yes on this rezone for this family.

Sincerely,--

State of SC County of LANCASTER
Subscribed and sworn to (or affirmed) before me on this
9 day of APRIL, 20 21 by
D. COOK proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature

April 8, 2021

Dear Planning and Zoning Commissioner,

This letter is to express our support for the proposed rezoning of the property owned by Mike and Ashley Green at 2343 Flat Creek Rd, Lancaster S.C.

We are aware and have no objection to this new Double Wide mobile home of excellent quality being placed on this property.

We consent and urge you to vote yes on this rezone for this family.

Sincerely,--

Leigh Starnes

Jacob C Starnes

State of SC County of LANCASTER
Subscribed and sworn to (or affirmed) before me on this
9 day of APRIL, 2021 by
L. STARNES proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature

April 8, 2021

Dear Planning and Zoning Commissioner,

This letter is to express our support for the proposed rezoning of the property owned by Mike and Ashley Green at 2343 Flat Creek Rd, Lancaster S.C.

We are aware and have no objection to this new Double Wide mobile home of excellent quality being placed on this property.

We consent and urge you to vote yes on this rezone for this family.

Sincerely,--

State of SC County of LANCASTER
Subscribed and sworn to (or affirmed) before me on this
9 day of APRIL, 2021 by
J. CRISNSHA proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0292, Sanchez Rodeo Arena
Contact Person / Sponsor: Robert Tefft, Senior Planner
Department: Planning
Date Requested to be on Agenda: 4/20/2021

Issue for Consideration:
See staff report.

Points to Consider:
See staff report.

Recommendation:
See staff report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	4/12/2021	Planning Staff Report
Ex 1: Application (Combined)	4/12/2021	Exhibit
Ex 2: Location / Zoning Map (Combined)	4/12/2021	Exhibit

PROPOSAL:	Request to rezone a 5-acre portion and a 10-acre portion of the approximately 102.75-acre parcel identified as TM# 0080-00-045.00 from Rural Neighborhood (RN) District to Rural Business (RUB) District.
PROPERTY LOCATION:	Northwest corner of Flat Creek Road and Greenbriar Drive (TM# 0080-00-045.00)
CURRENT ZONING DISTRICT:	Rural Neighborhood (RN) District
PROPOSED ZONING DISTRICT:	Rural Business (RUB) District
APPLICANT:	Jose Luis Sanchez
COUNCIL DISTRICT:	District 3, Billy Mosteller

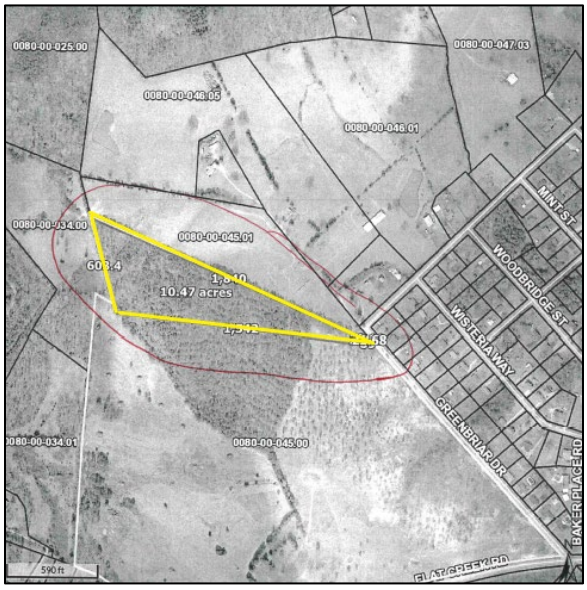
OVERVIEW:

Proposal

The applicant is intending to develop a rodeo arena and equestrian facility on 10-acres at the northern end of the subject property, as well as a gas station on 5-acres at the southern end of the subject property. In order to accommodate these uses, the associated portions of the subject property would need to be rezoned from Rural Neighborhood (RN) District to Rural Business (RUB) District. The remaining 87.75 acres of land would remain zoned RN District.

Should the rezoning requests be approved, the applicant would proceed with permitting through the Zoning and Building Departments.

Proposed 5-acre parcel



Proposed 10-acre parcel

Site Information

The proposed 5-acre parcel that would be located at the corner of Flat Creek Road and Greenbriar Drive is vacant. The proposed 10-acre parcel that would front on Greenbriar Drive is predominantly unimproved; however in the past few years a substantial amount of land clearing has occurred in this area and construction on the intended rodeo arena was commenced. Case # CE-20190123 was opened on the property on August 1, 2019 for construction without a permit. The following are a few of the photos taken of the site at that time.

Since the initial notice of violation on August 1, 2019, nearly 30 separate follow-up inspections have occurred with the most recent inspection occurring on April 13, 2021. It should be noted that the site remains in violation, and in order to satisfy this violation the applicant would need to complete the inspection process through the County. Until such time that this is completed, the County is unlikely to approve rezoning.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by LDR, MDR, INS and GB zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR	Vacant
South	Lancaster County	GB; INS	Single-Family Residential; Destiny Bible Church
East	Lancaster County	MDR	Single-Family Residential
West	Lancaster County	LDR	Single-Family Residential; Vacant

ANALYSIS & FINDINGS:

Zoning Districts

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

Pursuant to UDO Section 2.3, the proposed zoning designation of *Rural Business District is established for rural crossroads that represent the small nodes of commercial activity along rural highways. This district will accommodate small-scale businesses, such as gas stations, convenience stores, or restaurants, and serve some daily needs of the surrounding rural population*.

Compatibility with Surrounding Area

As noted previously, the subject properties are predominately surrounded by the LDR and MDR Districts, as well as the INS and GB Districts. This area can be characterized by single-family homes on lots of varying sizes, vacant/wooded parcels, and a church.

Staff finds that the proposed rezoning of portions of TM# 0080-00-045.00 from RN to RUB District would be inconsistent with the surrounding area as well as with UDO Section 2.3. Specifically, the RUB District is intended to be located at rural crossroads and neither of the proposed locations can be construed as being located at a rural crossroads – one is within a neighborhood and the other is at the entrance to that same neighborhood. Additionally, the RUB District is intended to accommodate small businesses (i.e. gas stations, convenience stores, restaurants) and while the proposed gas station certainly meets this aspect of the district definition, the proposed rodeo arena/equestrian facility does not.

It should also be noted that while the proposed equestrian facility (e.g. riding stables) is a permitted use in the RUB District, the proposed rodeo arena use is not a use that is specifically listed in the UDO. The most closely compatible use is Sports Arena/Stadium is only allowed as a conditional use in the Regional Business (RB), Institutional (INS), Light Industrial (LI) and Industrial Mixed Use (IMX) Districts and then is only allowed with 4,000 or more seats. If the proposed rezoning were to be approved, then the applicant would still need to have the UDO amended to provide for the use in the RUB District in a manner consistent with what would be proposed.

RELATIONSHIP TO PUBLIC PLANS:

Lancaster County Comprehensive Plan Consistency

The Future Land Use Category of the subject properties is Transitional, which corresponds to the following Community Types:

- *Suburban Single-Family Neighborhood - Suburban single-family neighborhoods are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.*
- *Suburban Multi-Family Neighborhood - Suburban multifamily neighborhoods are generally formed as complexes or communities, with a relatively uniform housing type and density throughout. They support the highest residential density in the suburban landscape, and may contain one of the following housing types: condominiums, townhomes, senior housing, or apartments. Suburban multifamily neighborhoods are found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses or landscaped areas. Large parking lots and low street connectivity are common in suburban multifamily neighborhoods.*
- *Suburban Commercial Center - Suburban commercial centers serve the daily needs of surrounding residential neighborhoods. They typically locate near high-volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road behind large surface parking lots, with little connectivity between adjacent businesses. Common types of suburban centers in the region include multi-tenant strip centers, big box stores, small outparcels with a drive-through, and large shopping malls.*

The Comprehensive Plan further establishes several possible land use considerations representing typical development in these Community Types which are depicted in the table below.

Suburban SF, MF & Commercial: Land Use Considerations		
Community Center / Pool and Recreational Amenities	Single-Family Detached Home	Single-Family Attached Home (Townhome/Duplex)
Church	School	Community Park
Mobile / Modular Homes	Natural Area	Small Supermarket
Convenience Store	Large Supermarket	Drug Store
Bank	Restaurant	Big Box Commercial
Hotel	Professional Office	Call Center
Medical Office	Fire Station	

While the requested RUB District is consistent with the Transitional Future Land Use Category, it should be noted that the proposed rodeo arena/equestrian facility uses are not consistent with the aforementioned land use considerations, or with the Transitional Future Land Use Category.

INFRASTRUCTURE CONSIDERATIONS:

Transportation

While no Traffic Impact Analysis (TIA) or traffic improvements are specifically required for the proposed rezoning requests, a TIA would most likely be required for the gas station use should it ultimately be proposed. A TIA for a rodeo arena/equestrian facility would also be required; however as such a use is not permissible in the proposed RUB District it is inappropriate to require the provision of a TIA at this time.

It is noted that SCDOT recorded a traffic count in 2019 for that portion of Flat Creek Road adjacent to the subject property of 7,800. This same segment has recorded traffic counts in 2018 and 2017 of 7,700.

Public Utilities

Per the LCWSD, public water is available via a 12" waterline along Flat Creek Highway. Sewer may be available via connection to an 8" gravity sewer line along Hannah's Creek, approximately 1,400' away.

Public Schools

There would be no impact on schools from the intended rodeo arena/equestrian facility or gas station.

INPUT FROM OTHERS

Lancaster County Sheriff's Office

With regard to the rezoning of the 10-acre portion of the subject property and potential future rodeo arena/equestrian facilities use, Sherriff Faile expressed concerns regarding the potential rodeo establishment if it were to include the sale of alcoholic beverages. Staff is unaware if the proposed arena will include the sale of alcohol.

With regard to the rezoning of the 5-acre portion of the subject property and potential future gas station use, Sheriff Faille indicated that he did not see an issue with the store other than its proximity to the community and that there may be traffic concerns.

PHOTOS OF PROJECT AREAS:

Looking west toward the proposed 10-acre site

Looking east from the proposed 10-acre site

Looking south along Greenbriar Road at 10-acre site

Looking northeast across Greenbriar Rd at 5-acre site

Looking northwest toward proposed 5-acre site

Looking east along Flat Creek Road at 5-acre site

STAFF RECOMMENDATION:

Separate motions will need to be made for each rezoning application.

Staff recommends **denial** of:

1. RZ-2021-0292, a request to rezone a 10-acre portion of the approximately 102.75-acre parcel identified as TM# 0080-00-045.00 from Rural Neighborhood (RN) District to Rural Business (RUB) District; and
2. RZ-2021-0293, a request to rezone a 5-acre portion of the approximately 102.75-acre parcel identified as TM# 0080-00-045.00 from Rural Neighborhood (RN) District to Rural Business (RUB) District.

Subject to the following findings of fact:

1. That the subject applications concern the property identified as TM# 0080-00-045.00;
2. That the subject property remains under violation for construction without a permit pursuant to code enforcement case CE-20190123;

3. That the subject property has a Future Land Use designation of Transitional and Community Types of Suburban Single-Family Neighborhood, Suburban Multi-Family Neighborhood, and Suburban Commercial Center;
4. That the subject property is currently zoned RN District;
5. That 10-acres at the north end and 5-acres at the southeast corner of the subject property are proposed to be rezoned to RUB District;
6. That the proposed RUB District is inconsistent with the surrounding area which is comprised of LDR, MDR, INS and GB Districts;
7. That the RUB District is intended to be located at rural crossroads and to accommodate small businesses (i.e. gas stations, convenience stores, restaurants); and
8. That the proposed rodeo arena use is not specifically listed in the UDO and the most closely compatible use, Sports Arena/Stadium, is only allowed as a conditional use in the RB, INS, LI and IMX Districts and then is only allowed with 4,000 or more seats.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

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

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address HWY 903, LANCASTER
City LANCASTER State SC Zip _____ Tax Parcel ID 0080-00-045-00
Current Zoning RN Current Use AGRICULTURE
Proposed Zoning RUB Total Acres 10 ACRES
Project Description RODEO ARENA, EQUESTRIAN FACILITY

Surrounding Property Description PASTURES, NEIGHBORHOOD

CONTACT INFORMATION

Applicant Name JOSE LUIS SANCHEZ
Address 612 BEAUHAVEN LN
City WAXHAW State NC Zip 28173 Phone 704-307-4615
Fax _____ Email JLSMASONRY
Property Owner Name SAME
Address _____
City _____ State _____ Zip _____ Phone _____
Fax _____ Email _____

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

Applicant _____ Date _____

Property Owner(s) Jose Sochet Date 9-1-20

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

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

2. **Planning Commission**

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

3. **County Council**

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

2015008223
DEED
RECORDING FEES $10.00
STATE TAX $908.70
COUNTY TAX $384.45
PRESENTED & RECORDED:
06-05-2015 10:51 AM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:DEED 880
PG:161-162

DEED DRAWN BY:
ROBERT K. FOLKS
ATTORNEY AT LAW

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF LANCASTER)

KNOW ALL MEN BY THESE PRESENTS, that, **Susan B. Brant, Jane B. Jones, and Stevan H. Brodie**, ("Grantor"), in the State aforesaid, for and in consideration of the sum of Three Hundred Forty-nine Thousand Forty-six and no/100ths ($349,046.00) Dollars, to the Grantor in hand paid at and before the sealing and delivery of these Presents, by the Grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release the following described property, subject to the easements, restrictions, reservations and conditions set forth below, unto **Jose Luis Sanchez**, ("Grantee"), and Grantee's heirs, successors and assigns:

All that certain piece, parcel or tract of land, with any and all improvements thereon, lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, located approximately three (3) miles east of the City of Lancaster at the intersection of S.C. Highway 903 (Flat Creek Road) and Greenbriar Drive, containing 102.750 acres, being shown, described and designated on plat of survey entitled "Plat of Boundary Survey for Stevan H. Brodie, Susan B. Brant and Jane B. Jones" dated May 20, 2015 made by Enfinger & Associates, recorded in Plat Book 2015 Page 381, Register of Deeds Office for Lancaster County, South Carolina, which plat is incorporated herein and by reference made a part hereof.

Being the identical property conveyed to Susan B. Brant, et al. by Deed of The Brodie Disclaimer Trust by Susan B. Brant, its Designated Trustee, said Deed dated March 10, 2006 and recorded April 21, 2006 in Deed Book 331 Page 10, Register of Deeds Office for Lancaster County, South Carolina.

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

TAM 0080-00-044.00 and 045.00

Grantee's Address:
4509 Parkwood School Road
Monroe, NC 28112

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

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said Grantee and Grantee's Heirs, Successors and Assigns forever.

AND the Grantor does hereby bind Grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 5th day of June, 2015, and in the two hundred thirty-ninth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Susan B. Brant (Seal)
Susan B. Brant

Jane B. Jones (Seal)
Jane B. Jones

Stevan H. Brodie (Seal)
Stevan H. Brodie

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF LANCASTER)

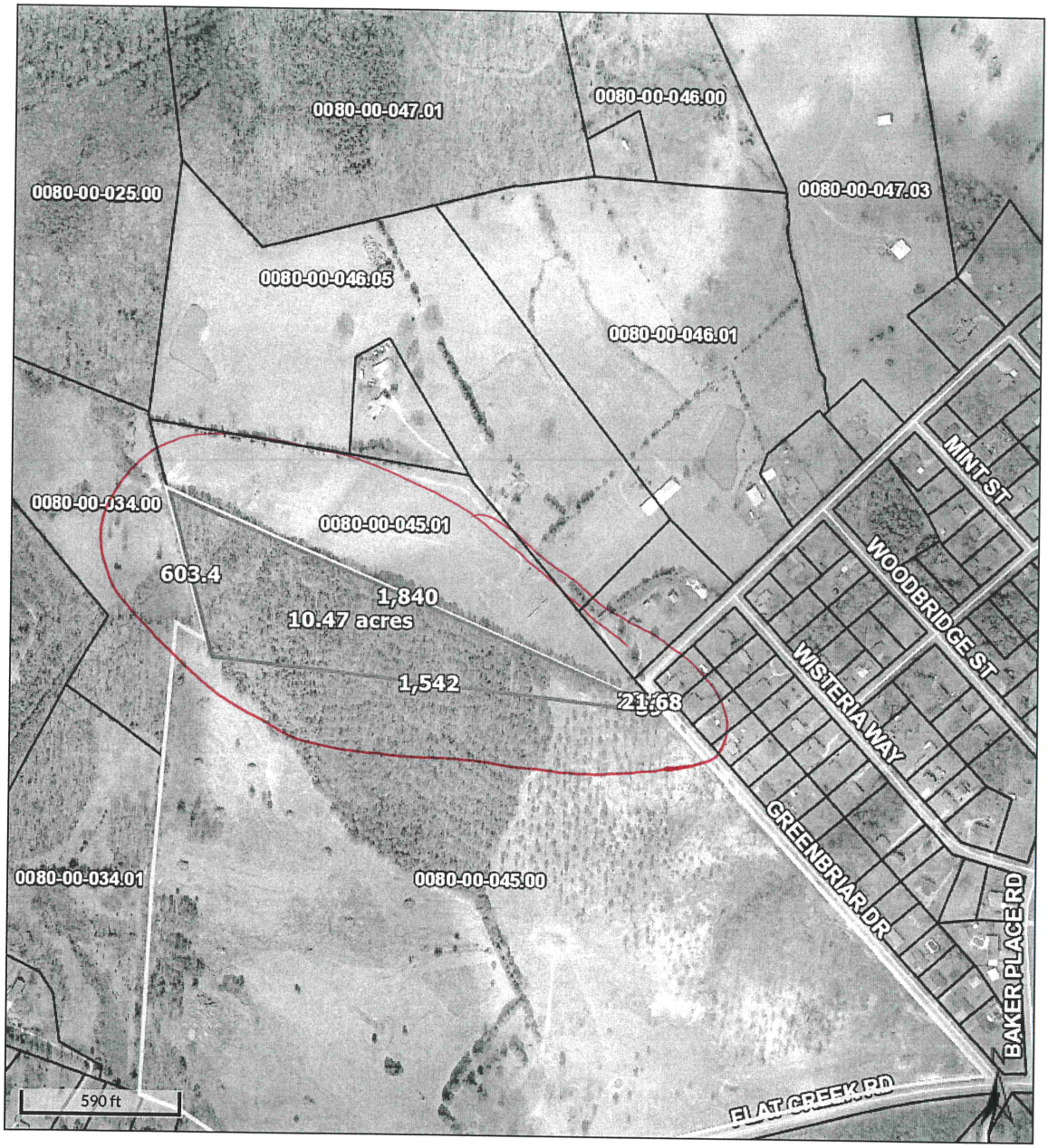
I, the undersigned notary public, do hereby certify that the above named Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 5th day of June, 2015.

(Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 3/30/24

s:\dbr\deedBrodieSanchez

qPublic.net™ Lancaster County, SC



Overview

Legend

- Parcels
- Roads
- Railroad

Date created: 2/2/2021
Last Data Uploaded: 2/2/2021 8:14:38 AM

Developed by Schneider GEOSPATIAL

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
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ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address HWY 903, LANCASTER

City LANCASTER State SC Zip _____ Tax Parcel ID 0080-00-045-00

Current Zoning RN Current Use AGRICULTURE

Proposed Zoning RUB Total Acres 5

Project Description GAS STATION

Surrounding Property Description PASTURES, NEIGHBORHOOD

CONTACT INFORMATION

Applicant Name JOSE LUIS SANCHEZ

Address 612 BEAUHAVEN LN

City WAXHAW State NC Zip 28173 Phone 704-307-4615

Fax _____ Email JLSMASONRY

Property Owner Name SAME

Address _____

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

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

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Jose Sachet 9-1-20

Property Owner(s) Date

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

LANCASTER COUNTY OFFICE USE ONLY

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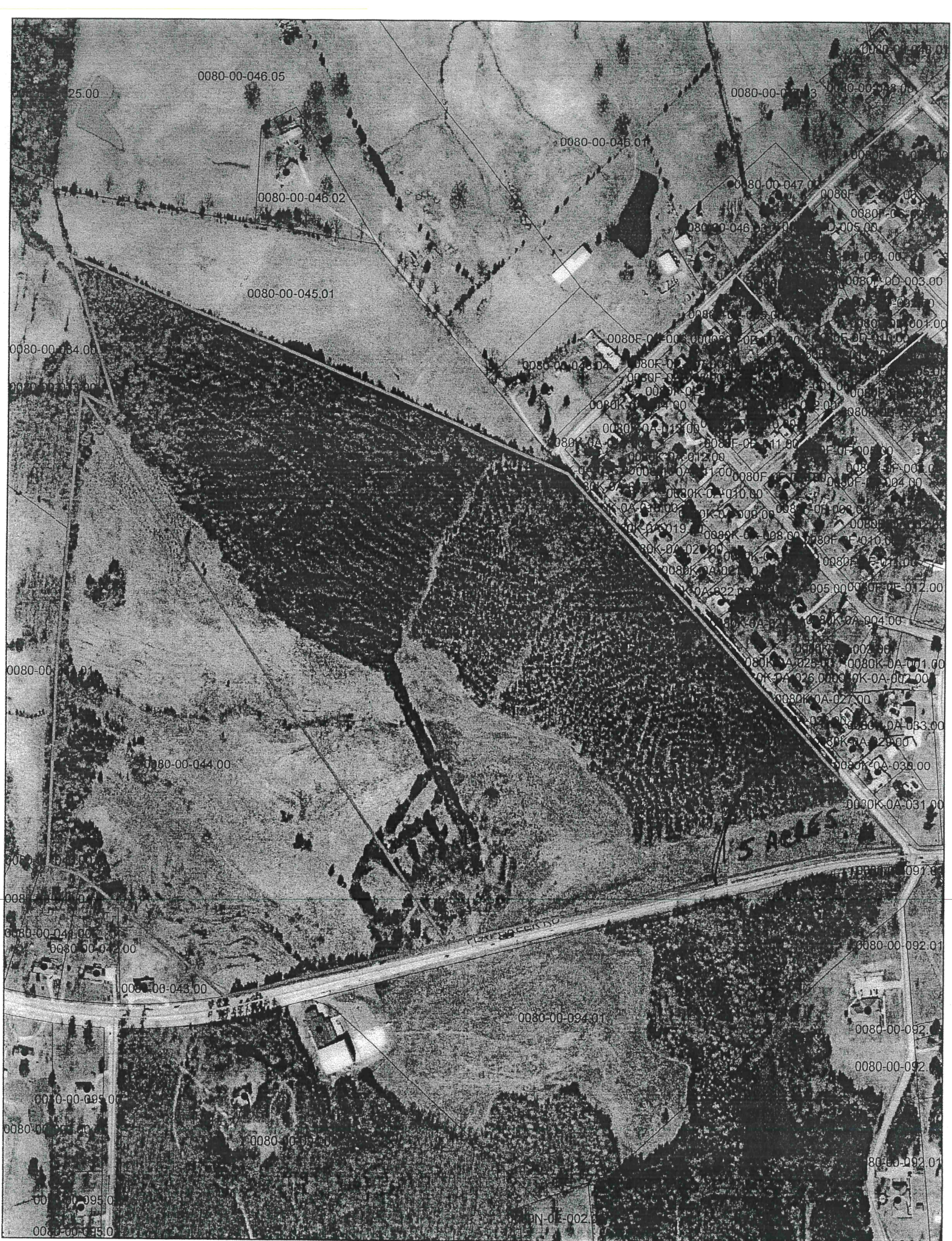
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0080-00-047.01
0080-00-046.03
0080-00-048.00
0080-00-091.00
PLANTATION RD
1.5 ACRES

qPublic.net™ Lancaster County, SC

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ROBERT K. FOLKS
ATTORNEY AT LAW

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF LANCASTER)

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TAM 0080-00-044.00 and 045.00

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

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AND the Grantor does hereby bind Grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 5th day of June, 2015, and in the two hundred thirty-ninth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Susan B. Brant (Seal)
Susan B. Brant

Jane B. Jones (Seal)
Jane B. Jones

Stevan H. Brodie (Seal)
Stevan H. Brodie

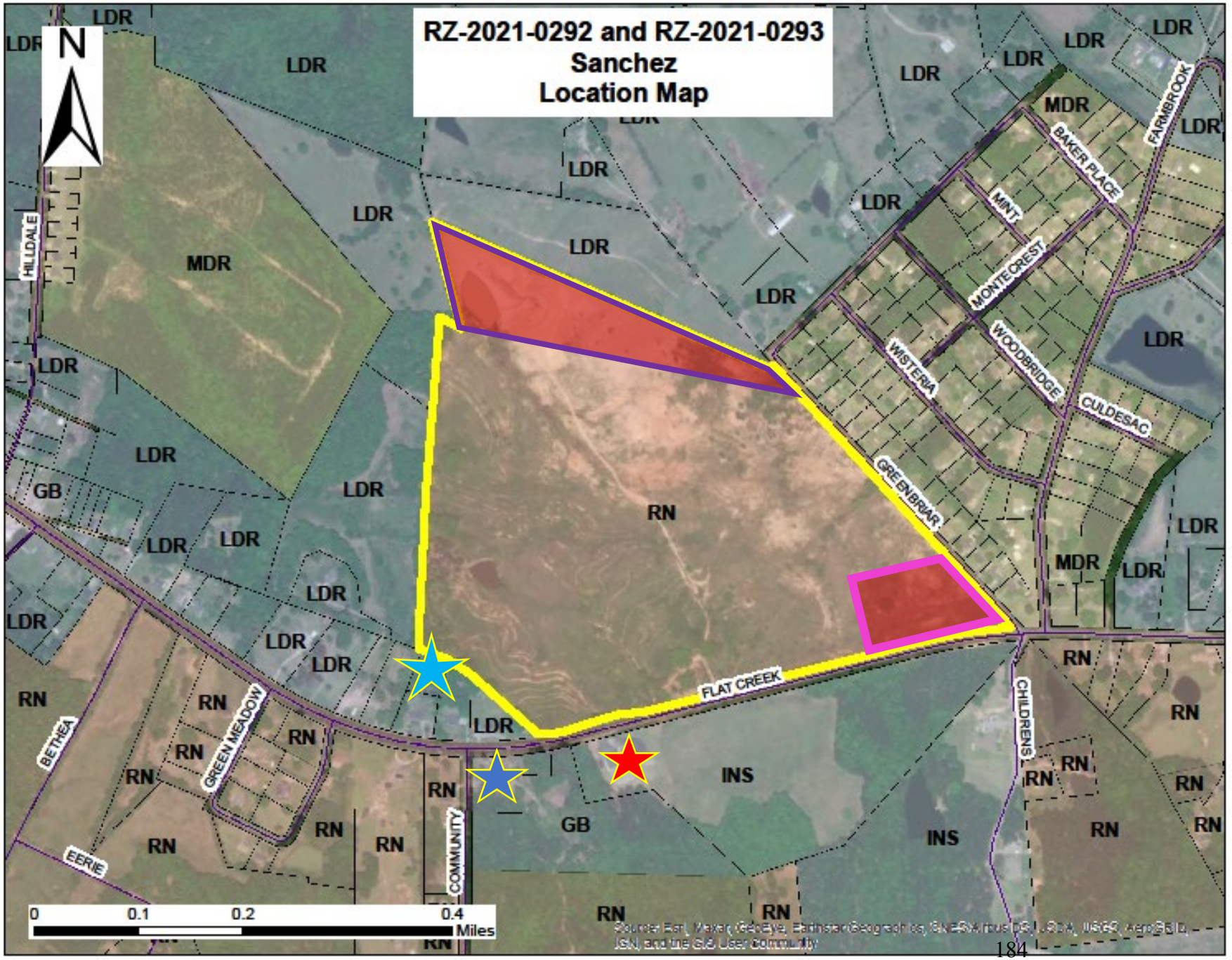
STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF LANCASTER)

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

Witness my hand and official seal this the 5th day of June, 2015.

(Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 3/30/21

s:\dbr\deedBrodieSanchez



Lancaster County
South Carolina

Legend:

- Subject Property
- RZ-2021-0292: Rodeo Arena
- RZ-2021-0293: Gas Station
- Dollar General
- Destiny Bible Church
- Green Rezoning

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0293, Sanchez Gas Station
Contact Person / Sponsor: Robert Tefft, Senior Planner
Department: Planning
Date Requested to be on Agenda: 4/20/2021

Issue for Consideration:
See RZ-2021-0292 Staff Report.

Points to Consider:
See RZ-2021-0292 Staff Report.

Recommendation:
See RZ-2021-0292 Staff Report.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2020-2740, Patterson Lane
Contact Person / Sponsor: Robert Tefft, Senior Planner
Department: Planning
Date Requested to be on Agenda: 4/20/2021

Issue for Consideration:
See Staff Report.

Points to Consider:
See Staff Report.

Recommendation:
See Staff Report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	4/13/2021	Planning Staff Report
Ex 1: Application	4/13/2021	Exhibit
Ex 2: Location / Zoning Map	4/13/2021	Exhibit

PROPOSAL:	Application to rezone a 6.7 acre parcel located at 182 Patterson Lane (TM# 0005-00-091.02) from Neighborhood Business (NB) to Mixed Use (MX) District to align with the zoning of the surrounding properties so that they may be developed as multifamily residential. This application is associated with the companion Master Development Plan MXU-2020-2740 and Development Agreement DA-2020-2740.
PROPERTY LOCATION:	Southwest corner of Patterson Lane and Harrisburg Road (TM# 0005-00-091.02)
CURRENT ZONING DISTRICT:	Neighborhood Business (NB) District
PROPOSED ZONING DISTRICT:	Mixed Use (MX) District
APPLICANT:	William Morris
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW:

Site Information

The 6.7-acre parcel is located at the southwest corner of Harrisburg Road and Patterson Lane, and is presently vacant. The subject property was previously zoned Mixed Use (MX) District in 2019; however it was rezoned to Neighborhood Business (NB) District to accommodate an assisted living development that ultimately did not occur (RZ-2019-0501).

Proposal

The applicant is desires to have the subject 6.7-acre parcel rezoned from Neighborhood Business (NB) District to Mixed Use (MX) District so that it can be combined with other surrounding MX-zoned parcels to the west and north and developed as a 352-unit multifamily residential project. Once combined with those surrounding parcels, the development site will be approximately 26.4 acres.

Summary of Adjacent Zoning and Uses

The subject property is surrounded by LDR, GB and MX-zoned properties.

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

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned NB District. Pursuant to UDO Chapter 2.3, *the Neighborhood Business District is generally located on thoroughfares and provides opportunities for the*

provision of neighborhood services that serve as an acceptable transition to generally auto-dependent neighborhoods.

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

Compatibility with Surrounding Area

As noted previously, the subject properties are predominately surrounded by the LDR, GB, MX and PDD Districts. This area is characterized by a mixture of vacant/wooded parcels, single-family homes on lots of varying sizes, multifamily development and commercial development.

Staff finds that the proposed rezoning of TM# 0005-00-091.02 from NB to MX District would be consistent with the surrounding area, as well as with UDO Section 2.3. It is also noted that the rezoning would facilitate the development of the subject property along with the adjacent MX-zoned properties to the west and north, which would otherwise not be possible as those properties do not separately meet the 25-acre threshold necessary for development in the MX District.

RELATIONSHIP TO PUBLIC PLANS:

Lancaster County Comprehensive Plan Consistency

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

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

The requested MX District is consistent with the Neighborhood Mixed-Use Future Land Use Category.

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

INFRASTRUCTURE CONSIDERATIONS:

Transportation

As part of the requested rezoning and associated Master Development Plan, the applicant commissioned a Traffic Impact Analysis (TIA) from STV Incorporated. The Analysis provided looked at several key intersections relevant to the project and provided the following:

Intersection	Improvements
US 521 at SC 160 / Overhill Drive	▪ No improvements are recommended at this intersection
SC 160 at Harrisburg Road	▪ No improvements are recommended at this intersection
SC 160 at Lowe's Driveway	▪ No improvements are recommended at this intersection
Harrisburg Road at Patterson Lane / Shopping Center Driveway	▪ Provide a northbound left turn lane with 150 ft of storage and appropriate taper ▪ Provide a eastbound left turn lane with 150 ft of storage and appropriate taper
Harrisburg Road at Calvin Hall Road / Elmsbrook Lane	▪ Provide an eastbound yield-controlled slip right turn lane with 100 ft of storage and appropriate taper

It is noted, however, that the County's own consulting engineers have identified a few concerns with regard to the TIA provided by the applicant and noted the following:

- Include the mention of all approaches that fall below the minimum LOS required in the Lancaster County UDO. Tables 4.11 and 4.12 indicate the westbound approach LOS drops from D to E for the FY-B condition but no discussion is provided for possible mitigation for this approach. Review and revise accordingly.
- Tables 4.11 and 4.12 also indicate that the Eastbound LOS drops from LOS C, and LOS D (AM/PM peaks respectively) to LOS E for the FY-B condition. Improvements recommended for this approach in Table 4.13 do not meet the Lancaster County UDO minimum LOS requirement of C for collector/local roads. Review and revise accordingly.
- Section 6.8 of the Lancaster County UDO includes a provision that requires the study to recommend the necessary improvements to maintain or improve the intersection's level of service to a minimum operable standard.
  - Arterial facilities require a minimum LOS of D.
  - Collector/local facilities require a minimum LOS of C.

In conclusion, the County's consulting engineers note that further analysis should be conducted at all intersections that do not meet minimum LOS requirements set forth by the UDO, and that this analysis be provided along with recommended improvements in order to meet a minimum LOS requirement.

Public Utilities

Per Lancaster County Water and Sewer District (LCWSD), sewer is available; however downstream improvements will be required in order to serve the proposed development. LCWSD has an existing 16" waterline along Harrisburg Road that will likely need to be extended from its current terminus

approximately 1,500' north of Patterson Lane. Additionally, LCWSD has an existing 2.5" waterline along Patterson Lane that will need to be shown and noted to be abandoned.

Public Schools

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

PHOTOS OF PROJECT AREA:

Looking west at subject property from Harrisburg Road

Looking along Patterson Lane from Harrisburg Road

Looking south along Harrisburg Rd from Patterson Ln

Looking north along Harrisburg Rd from Patterson Ln

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone a 6.7 acre parcel located at 182 Patterson Lane (TM# 0005-00-091.02) from Neighborhood Business (NB) to Mixed Use (MX) District, subject to the following findings of fact:

1. That the Zoning Map Amendment consists of 6.7 acres of land located at the southwest corner of Harrisburg Road and Patterson Lane, and consists of TM# 0005-00-091.02;
2. That the Future Land Use Category for the subject property is Neighborhood Mixed Use, and the Community Type is Walkable Neighborhood;
3. That the Zoning Map Amendment would rezone property currently zoned NB District to MX District;
4. That if rezoned to MX, the property could be combined with the adjacent MX-zoned properties to the west and north resulting in an approximately 26.4-acre development site; and
5. That the proposed MX District, as intended to be developed per the companion Development Agreement (DA-2020-2740), will result in a project that is generally consistent with the surrounding area which is comprised of LDR, GB, MX and PDD Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

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

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 182 Patterson Lane

City Indian Land State SC Zip 29707 Tax Parcel ID 0005-00-00102 SC 29707

Current Zoning NB Current Use Single Family / Agricultural

Proposed Zoning MX Total Acres 6.7

Project Description Rezoning to align with surrounding zoning district. Development of multi-family housing with associated parking and open space.

Surrounding Property Description Mix of commercial use, single family, multi-family uses.

CONTACT INFORMATION

Applicant Name William Morris

Address 2 North 20 Street, Suite 700

City Birmingham State AL Zip 35203 Phone 205.328.9600 ext 101

Fax 205.328.0200 Email wmorris@arlingtonproperties.net

Property Owner Name Donna Patterson

Address 182 Patterson Lane

City Indian Land State SC Zip 29707 Phone

Fax Email

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

W.C. M — 2/2/2021

Applicant — Date

_____ — _____

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

- The deadline for this application is at least 30 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.

2. **Planning Commission**

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

3. **County Council**

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

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.01
Mark Bing

The undersigned, as the owner of the parcel of land referenced above, which is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application and the request for entry of a Development Agreement (collectively the "Applications") submitted by Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications, as well as the Zoning Map Amendment Application for Parcel 0005-00-091.02, with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Property Owner Signature

1-29-21
Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 29th day of January, 2021.

(Official Seal) _____
(Official Signature of Notary)
Notary's Name (printed):

My commission expires: 04-10-2024

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.06
Derek S. Patterson

The undersigned, as the owner of the parcel of land referenced above, which is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application and the request for entry of a Development Agreement (collectively the "Applications") submitted by Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications, as well as the Zoning Map Amendment Application for Parcel 0005-00-091.02, with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Property Owner Signature

1-29-21
Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 29th day of January, 2021.

(Official Seal) _____
(Official Signature of Notary)
Notary's Name (printed):

My commission expires: 04-10-2024

Renji George
Notary Public
State of South Carolina
My Commission Expires April 10th, 2024

RENJI GEORGE NOTARY PUBLIC SOUTH CAROLINA

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.01
Donna S. Patterson

The undersigned, as the owner of the parcel of land referenced above, which is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application and the request for entry of a Development Agreement (collectively the "Applications") submitted by Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications, as well as the Zoning Map Amendment Application for Parcel 0005-00-091.02, with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Donna S. Patterson

Property Owner Signature

1-29-21

Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 29th day of January, 2021.

(Official Seal) _____
(Official Signature of Notary)

Notary's Name (printed): Renji George

My commission expires: 04-10-2024

RENJI GEORGE NOTARY PUBLIC SOUTH CAROLINA

Renji George
Notary Public
State of South Carolina
My Commission Expires April 10th, 2024

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.02
Donna S. Patterson

The undersigned, as the owner of the parcel of land referenced above, which is the parcel of land that is subject to the Zoning Map Amendment Application and is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application, and the request for entry of a Development Agreement (collectively the "Applications") submitted by of Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Property Owner Signature

1-29-21
Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 29th day of January, 2021.

(Official Seal)

(Official Signature of Notary)

Notary's Name (printed):

My commission expires: 04-10-2024

Renji George
Notary Public
State of South Carolina
My Commission Expires April 10th, 2024

RENJI GEORGE NOTARY PUBLIC SOUTH CAROLINA

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.05
Donna S. Patterson

The undersigned, as the owner of the parcel of land referenced above, which is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application and the request for entry of a Development Agreement (collectively the "Applications") submitted by Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications, as well as the Zoning Map Amendment Application for Parcel 0005-00-091.02, with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Donna S. Patterson

Property Owner Signature

1-29-21

Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 29th day of January, 2021.

(Official Seal) _____
(Official Signature of Notary)

Notary's Name (printed):

My commission expires: 04-10-2024

Renji George
Notary Public
State of South Carolina
My Commission Expires April 10th, 2024

RENJI GEORGE NOTARY PUBLIC SOUTH CAROLINA

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.04
Jonna P. Barber

The undersigned, as the owner of the parcel of land referenced above, which is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application and the request for entry of a Development Agreement (collectively the "Applications") submitted by Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications, as well as the Zoning Map Amendment Application for Parcel 0005-00-091.02, with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Jonna P Barber
Property Owner Signature

1-29-21
Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 29th day of January, 2021.

(Official Seal) R.
(Official Signature of Notary)
Notary's Name (printed): Renji George

My commission expires: 04-10-2024

RENJI GEORGE NOTARY PUBLIC SOUTH CAROLINA

Renji George
Notary Public
State of South Carolina
My Commission Expires April 10th, 2024

Lancaster County, SC

Zoning Map Amendment and Mixed-Use Master Development Plan Applications

Additional Property Owner Signatures

Parcel: 0005-00-096.00
Dallene P. Smith

The undersigned, as the owner of the parcel of land referenced above, which is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application and the request for entry of a Development Agreement (collectively the "Applications") submitted by Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications, as well as the Zoning Map Amendment Application for Parcel 0005-00-091.02, with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Dallene P. Smith
Property Owner Signature

1/29/2021
Date

SOUTH CAROLINA)
COUNTY OF ~~LANCASTER~~ Lexington)

Sworn to and subscribed before me this the 29 day of January, 2021.

(Official Seal) Crystal S. Campbell
(Official Signature of Notary)
Notary's Name (printed): Crystal S. Campbell
My commission expires: 03-11-2026

CRYSTAL S. CAMPBELL
NOTARY PUBLIC
EXP. March 11, 2026
SOUTH CAROLINA

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.02
Dallene P. Smith

The undersigned, as the owner of the parcel of land referenced above, which is the parcel of land that is subject to the Zoning Map Amendment Application and is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application, and the request for entry of a Development Agreement (collectively the "Applications") submitted by of Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Dallene P. Smith
Property Owner Signature

1/29/2021
Date

SOUTH CAROLINA)
COUNTY OF ~~LANCASTER~~ Lexington)

Sworn to and subscribed before me this the 29 day of January, 2021.

(Official Seal) Crystal S. Campbell
(Official Signature of Notary)
Notary's Name (printed): Crystal S. Campbell

My commission expires: 03-11-2026

CRYSTAL S. CAMPBELL
NOTARY PUBLIC
Exp. March 11, 2026
SOUTH CAROLINA

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.02
Alan D. Patterson

The undersigned, as the owner of the parcel of land referenced above, which is the parcel of land that is subject to the Zoning Map Amendment Application and is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application, and the request for entry of a Development Agreement (collectively the "Applications") submitted by of Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Property Owner Signature

January 28, 2021
Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 28 day of JANUARY, 2021.

(Official Seal) Deana R. Date
(Official Signature of Notary)

Notary's Name (printed): DEANA R. DATE

My commission expires: 04-24-2021

DEANA R. DATE
Notary Public
Union
County
My Comm. Exp.
04-24-2021
NORTH CAROLINA

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-096.00
Alan D. Patterson

The undersigned, as the owner of the parcel of land referenced above, which is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application and the request for entry of a Development Agreement (collectively the "Applications") submitted by Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications, as well as the Zoning Map Amendment Application for Parcel 0005-00-091.02, with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Property Owner Signature

January 28, 2021
Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 28 day of JANUARY, 2021.

(Official Seal) Deana R Date
(Official Signature of Notary)
Notary's Name (printed): DEANA R. DATE

My commission expires: 04.24.2021

DEANA R. DATE
Notary Public
Union
County
My Comm. Exp.
04-24-2021
NORTH CAROLINA

Location Map

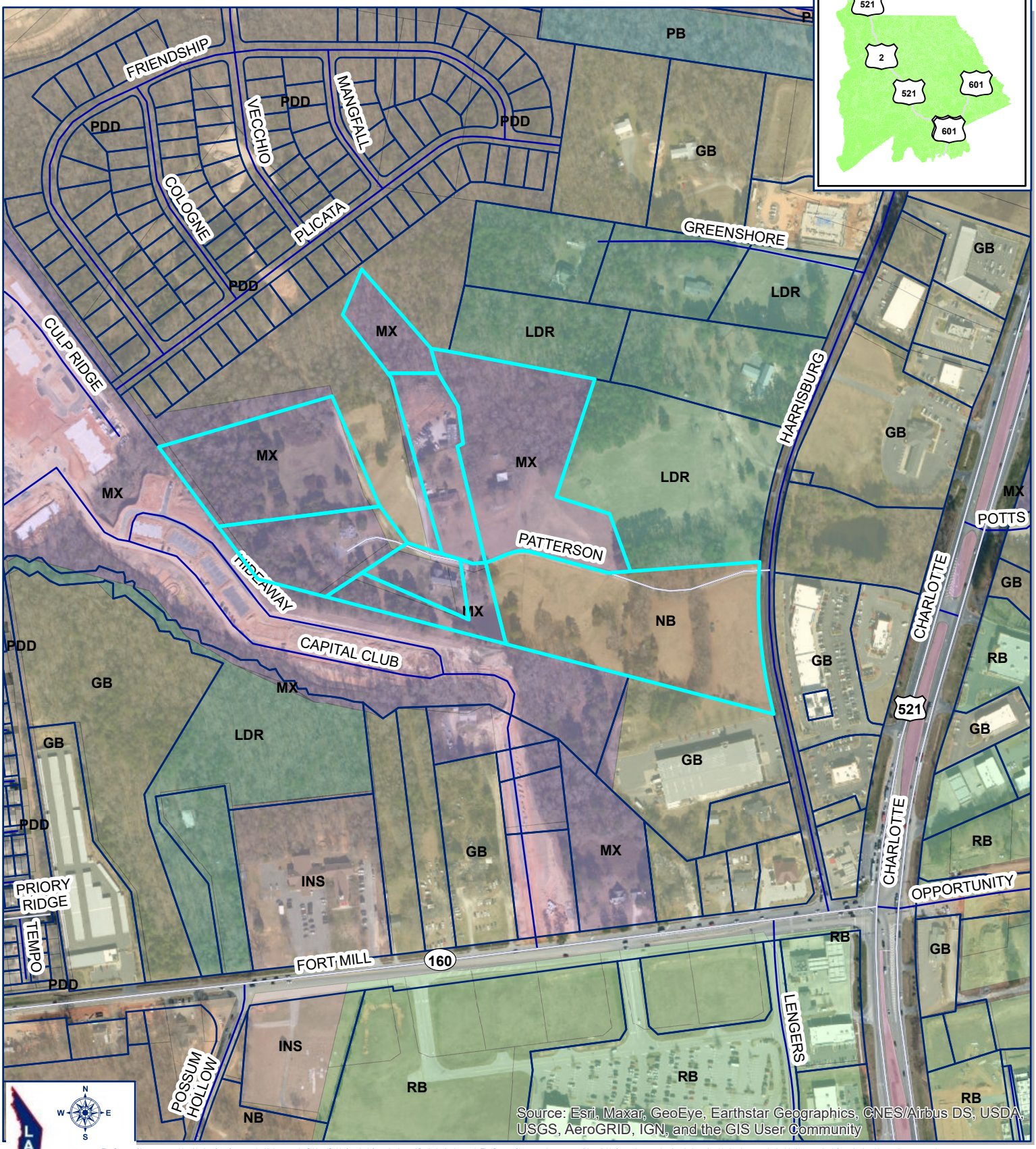
Case Number: RZ-2020-2740; MXU-2020-2740; DA-2020-2740

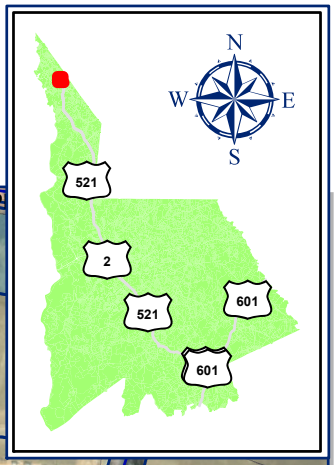
Proposal: Rezoning of one parcel from NB to MX; and a mixed use development for 352 multifamily residential units with associated development agreement.

TM#: 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, 0005-00-096.00

Map Date: March 31, 2021

Map Created by: RT





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information is subject to change at any time.

0 0.02 0.04 0.08 0.12 0.16 Miles

0 137.5 275 550 825 1,100 Feet

Agenda Item Summary

Ordinance # / Resolution #: MXU-2020-2740, Patterson Lane
Contact Person / Sponsor: Robert Tefft, Senior Planner
Department: Planning
Date Requested to be on Agenda: 4/20/2021

Issue for Consideration:
See Staff Report.

Points to Consider:
See Staff Report.

Recommendation:
See Staff Report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	4/13/2021	Planning Staff Report
Ex 1: Application	4/13/2021	Exhibit
Ex 2: Location / Zoning Map	4/13/2021	Exhibit
Ex 3: Master Development Plan	4/13/2021	Exhibit
Ex 4: Traffic Impact Analysis	4/13/2021	Exhibit
Ex 5: Traffic Impact Analysis Review Memo	4/13/2021	Exhibit

PROPOSAL: Application by William Morris to approve a Master Development Plan for a proposed 352-unit apartment development, currently known as Patterson Lane MF, located on approximately 26.4 acres of land. This application is associated with the companion Zoning Map Amendment RZ-2020-2740 and Development Agreement DA-2020-2740.

PROPERTY LOCATION: Intersection of Patterson Lane and Harrisburg Road (TM #'s 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06 and 0005-00-096.00).

CURRENT ZONING: Mixed Use (MX) District

APPLICANT: William Morris

COUNCIL DISTRICT: District 7, Brian Carnes

OVERVIEW:

Site Information

The 26.4-acre site is comprised of six parcels on the west side of Harrisburg Road and generally along Patterson Lane. The site is predominantly zoned Mixed Use (MX) District with one parcel zoned Neighborhood Business (NB) District; however this parcel is the subject of RZ-2020-2740 which would see it rezoned to MX District. The site consists of several single-family residences and vacant land.

Proposal

The development proposal consists of demolishing all existing improvements on-site in order to facilitate the development of 352 apartments within ten buildings (two 4-story apartment buildings; five 3-story apartment buildings; one 4-story apartment court building; and two 3-story townhome buildings) at a density of 13.33 dwelling units per acre. The development proposal would also include the construction of a private road extending from Patterson Lane to the west end of the property; 700 parking spaces, including 101 on-street parking spaces; approximately 73,959 square feet of programmed open space; as well as the requisite street trees and other landscaping and site lighting.

Summary of Adjacent Zoning and Uses

The subject property is surrounded by LDR, GB and MX-zoned properties.

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

ANALYSIS & FINDINGS:

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

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

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

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

The requested MX District is consistent with the Neighborhood Mixed-Use Future Land Use Category.

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

The proposed Master Development Plan would result in development that is consistent with the Neighborhood Mixed-Use Future Land Use Category, as well as the land use considerations set forth for the Walkable Neighborhood Community Type. Accordingly, staff finds that the Master Development Plan is consistent with the Comprehensive Plan.

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

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

The proposed Master Development Plan consists of its own private road (designed consistent with the requirements of the UDO) which connects to the existing Patterson Lane which, in turn, connects to Harrisburg Road. There are no connections to adjacent properties as the adjacent Capitol Club property to the south was not previously required to provide for cross access to this property and is unwilling to allow for cross access at this time; and the adjacent PDD to the north and west was also not designed for cross access to this property and has a considerable amount of open space adjacent to this project. The development does provide for potential cross access to the adjacent property to the north fronting on Harrisburg Road and owned by Robert Barr.

In addition to the above, the Plan does generally propose sidewalks throughout the development; however these sidewalks do not directly connect to the proposed sidewalk along Harrisburg Road. In order to get from the roundabout to Harrisburg Road via sidewalk, pedestrians would need to go into and through Building 2 and then into and through Building 1, or walk through the parking lot and then into and through Building 1, or walk in the vehicular travel lanes of Patterson Lane. None of these are acceptable scenarios and the project must be redesigned so as to adequately accommodate pedestrian connectivity.

As part of the proposed Master Development Plan and its associated rezoning, the applicant commissioned a Traffic Impact Analysis (TIA) from STV Incorporated. The Analysis provided looked at several key intersections relevant to the project and provided the following:

Intersection	Improvements
US 521 at SC 160 / Overhill Drive	▪ No improvements are recommended at this intersection
SC 160 at Harrisburg Road	▪ No improvements are recommended at this intersection
SC 160 at Lowe's Driveway	▪ No improvements are recommended at this intersection
Harrisburg Road at Patterson Lane / Shopping Center Driveway	▪ Provide a northbound left turn lane with 150 ft of storage and appropriate taper ▪ Provide a eastbound left turn lane with 150 ft of storage and appropriate taper
Harrisburg Road at Calvin Hall Road / Elmsbrook Lane	▪ Provide an eastbound yield-controlled slip right turn lane with 100 ft of storage and appropriate taper

It is noted, however, that the County's own consulting engineers have identified a few concerns with regard to the TIA provided by the applicant and noted the following:

- Include the mention of all approaches that fall below the minimum LOS required in the Lancaster County UDO. Tables 4.11 and 4.12 indicate the westbound approach LOS drops from D to E for the FY-B condition but no discussion is provided for possible mitigation for this approach. Review and revise accordingly.
- Tables 4.11 and 4.12 also indicate that the Eastbound LOS drops from LOS C, and LOS D (AM/PM peaks respectively) to LOS E for the FY-B condition. Improvements recommended for this approach in Table 4.13 do not meet the Lancaster County UDO minimum LOS requirement of C for collector/local roads. Review and revise accordingly.
- Section 6.8 of the Lancaster County UDO includes a provision that requires the study to recommend the necessary improvements to maintain or improve the intersection's level of service to a minimum operable standard.
    - Arterial facilities require a minimum LOS of D.
    - Collector/local facilities require a minimum LOS of C.

In conclusion, the County's consulting engineers note that further analysis should be conducted at all intersections that do not meet minimum LOS requirements set forth by the UDO, and that this analysis be provided along with recommended improvements in order to meet a minimum LOS requirement.

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

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

The Lancaster County Water and Sewer District (LCWSD) has reviewed the proposed Master Development Plan and has commented that downstream improvements will be required in order to serve the proposed development. LCWSD has an existing 16" waterline along Harrisburg Road that will likely need to be extended from its current terminus approximately 1,500' north of Patterson Lane. Additionally, LCWSD has an existing 2.5" waterline along Patterson Lane that will need to be shown and noted to be abandoned.

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

The surrounding uses to the south, east and west consist of multifamily residential or commercial uses. As such, there are no compatibility concerns. To the north, however, are vacant lands. The vacant lands to the northwest are a part of the Avondale PDD neighborhood and are not approved for further development; therefore staff has no compatibility concerns. The vacant lands to the northeast consist of two parcels zoned for single-family development. One of these parcels would be adjacent only to an open space area for the proposed development, while the other would be in close proximity to four different buildings within the proposed development ranging between approximately 45' and 100' away. Accordingly, staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

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

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

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

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

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

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

As discussed previously with regard to required "finding of fact" b, the Master Plan does generally propose sidewalks throughout the development; however these sidewalks do not directly connect to the proposed sidewalk along Harrisburg Road without going into and through two separate buildings. Further, the development does denote that programmed open space will be provided; however the details of these open spaces have not been established. Accordingly, staff cannot find that the proposed Master Plan is consistent with the required "finding of fact."

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

As previously noted the Master Development Plan consists of 352 apartments within ten buildings. Seven of these buildings will be the Apartment Building typology, one will be of the Apartment Court typology, and the final two will be of the Townhome typology. Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

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

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

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

The proposed Master Development Plan does not propose to gate or otherwise limit access to the property. As previously noted, the development has no opportunities to connect to existing developed or developing properties, but does provide for an opportunity for a connection to the adjacent property immediately to the north along Harrisburg Road should it ultimately be developed. Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

COMMUNITY MEETING:

The applicant held a community meeting on Thursday, April 1, 2021, at Pleasant Hill United Methodist Church (238 Fort Mill Highway). Approximately 15 members of the public were in attendance. In general, there was not a great deal of concern noted by surrounding property owners with regard to the project; however some did express concerns with regard to traffic patterns entering and exiting the proposed development.

PHOTOS OF PROJECT AREA:

Looking west at subject property from Harrisburg Rd

Looking along Patterson Lane from Harrisburg Rd

Looking south along Harrisburg Rd from Patterson Ln

Looking north along Harrisburg Rd from Patterson Ln

STAFF RECOMMENDATION:

Staff recommends **approval** of the request for a Master Development Plan for the proposed 352-unit multifamily development located on approximately 26.4 acres of land, subject to the following conditions of approval and pursuant to the following findings of fact:

Findings of Fact:

1. That the subject property consists of 26.4 acres of land located on the west side of Harrisburg Road and generally along Patterson Lane (TM #'s 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06 and 0005-00-096.00);
2. That the subject property has a Future Land Use Category of Neighborhood Mixed Use with a Community Type of Walkable Neighborhood;
3. That, should the companion rezoning application RZ-2020-2740 be approved, the entirety of the subject property would be zoned Mixed Use (MX) District; and
4. That the proposed Master Development Plan will meet the required "findings of fact" as set forth in UDO Section 9.2.9.B.9, subject to complying with the following conditions of approval.

Conditions of Approval:

1. That the Traffic Impact Analysis is revised pursuant to the Review Memo, and that the County and SCDOT approve the revised Traffic Impact Analysis;
2. That that sidewalks within the development are modified so that they connect to Harrisburg Road without the need to go into and through buildings;
3. That the location of Building 1 along Harrisburg Road is adjusted so as to be able to accommodate future road and landscape improvements; and
4. That the applicant provides a "Highland Acreage" calculation prepared by an engineer or surveyor.

ATTACHMENTS:

1. Application
2. Location Map/ Zoning Map
3. Master Development Plan
4. Trip Generation Analysis
5. Trip Generation Analysis Review Memo

STAFF CONTACT:

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

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

MASTER DEVELOPMENT PRELIMINARY PLAT
MIXED-USE DISTRICT

APPLICATION AND APPROVAL PROCESS:

1. **Know what needs to be shown on the plan.**
   - **a.** Plans must be reviewed by Lancaster County to ensure they meet the design standards in the UDO.
   - **b.** Check the UDO for minimum lot width, lot area, building setback, and landscape buffer width requirements.
2. **Submit the following.**

   ☐ Five (5) paper copies of Master Development Preliminary Plat and Supporting Data.

   ☐ One (1) PDF copy of Master Development Preliminary Plat and Supporting Data.
3. **After the plan is approved:**
   - **a.** You will be notified by email or phone.
   - **b.** Pick up the approved plan from the Planning Department.

PROJECT INFORMATION

Project Address/Location: 182 Patterson Lane, Indian Land, SC 29707

Tax Map ID/Parcel No.: 0005-00-091.02 | 0005-00-096.00| 0005-00-091.05 | 0005-00-091.01 | 0005-00-091.04 | 0005-00-091.06

Project Description: Development of multi-family housing with associated parking and open space.

Applicant Name: William Morris

Address: 2 North 20 Street, Suite 700, Birmingham, AL, 35203

Phone: 205.328.9600 ext 101 Fax: 205.328.0200 Email: wmorris@arlingtonproperties.net

Property Owner Name: Donna Patterson

Address: 182 Patterson Lane, Indian Land, SC 29707

Phone: _____ Fax: _____ Email: _____

Other Project Contacts: _____

Name: Rob Keidel (Civil Engineer) | Dennis Walls (Landscape Architect)

Address: 223 North Graham Street, Charlotte, NC 28202

Phone: 704.333.0325 Fax: _____ Email: rkeidel@landdesign.com | dwalls@landdesign.com

Name:_____

Address: _____

Phone:_____ Fax:_____ Email: _____

_____ _____

Applicant Signature Property Owner Signature

2/2/2021 _____

Date Date

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

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

l. Location of all existing surface water drainage facilities

3. Proposed Development

a. Location and dimensions of all proposed buildings

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

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

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

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

f. Layout and typical dimensions of proposed parcels and lots

g. Number of proposed dwelling units (by type)

h. Number and location of affordable dwelling units

i. All deed restrictions or covenants

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

k. Lighting plan

4. Engineering

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

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

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

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

5. Building Details

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

b. Gross and net floor area

c. Elevation views of building additions

d. Building height

e. Building materials

6. Additional Information

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

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.01
Mark Bing

The undersigned, as the owner of the parcel of land referenced above, which is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application and the request for entry of a Development Agreement (collectively the "Applications") submitted by Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications, as well as the Zoning Map Amendment Application for Parcel 0005-00-091.02, with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Property Owner Signature

1-29-21
Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 29th day of January, 2021.

(Official Seal) _____
(Official Signature of Notary)
Notary's Name (printed):

My commission expires: 04-10-2024

Renji George
Notary Public
State of South Carolina
My Commission Expires April 10th, 2024

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.06
Derek S. Patterson

The undersigned, as the owner of the parcel of land referenced above, which is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application and the request for entry of a Development Agreement (collectively the "Applications") submitted by Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications, as well as the Zoning Map Amendment Application for Parcel 0005-00-091.02, with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Property Owner Signature

1-29-21
Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 29th day of January, 2021.

(Official Seal) _____
(Official Signature of Notary)
Notary's Name (printed):

My commission expires: 04-10-2024

Renji George
Notary Public
State of South Carolina
My Commission Expires April 10th, 2024

RENJI GEORGE NOTARY PUBLIC SOUTH CAROLINA

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.01
Donna S. Patterson

The undersigned, as the owner of the parcel of land referenced above, which is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application and the request for entry of a Development Agreement (collectively the "Applications") submitted by Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications, as well as the Zoning Map Amendment Application for Parcel 0005-00-091.02, with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Donna S. Patterson

Property Owner Signature

1-29-21

Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 29th day of January, 2021.

(Official Seal) _____
(Official Signature of Notary)

Notary's Name (printed): Renji George

My commission expires: 04-10-2024

Renji George
Notary Public
State of South Carolina
My Commission Expires April 10th, 2024

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.02
Donna S. Patterson

The undersigned, as the owner of the parcel of land referenced above, which is the parcel of land that is subject to the Zoning Map Amendment Application and is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application, and the request for entry of a Development Agreement (collectively the "Applications") submitted by of Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Property Owner Signature

1-29-21
Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 29th day of January, 2021.

(Official Seal) _____
(Official Signature of Notary)
Notary's Name (printed):

My commission expires: 04-10-2024

Renji George
Notary Public
State of South Carolina
My Commission Expires April 10th, 2024

RENJI GEORGE NOTARY PUBLIC SOUTH CAROLINA

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.05
Donna S. Patterson

The undersigned, as the owner of the parcel of land referenced above, which is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application and the request for entry of a Development Agreement (collectively the "Applications") submitted by Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications, as well as the Zoning Map Amendment Application for Parcel 0005-00-091.02, with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Donna S. Patterson

Property Owner Signature

1-29-21

Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 29th day of January, 2021.

(Official Seal) _____
(Official Signature of Notary)

Notary's Name (printed):

My commission expires: 04-10-2024

Renji George
Notary Public
State of South Carolina
My Commission Expires April 10th, 2024

RENJI GEORGE NOTARY PUBLIC SOUTH CAROLINA

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.04
Jonna P. Barber

The undersigned, as the owner of the parcel of land referenced above, which is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application and the request for entry of a Development Agreement (collectively the "Applications") submitted by Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications, as well as the Zoning Map Amendment Application for Parcel 0005-00-091.02, with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Jonna P Barber
Property Owner Signature

1-29-21
Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 29th day of January, 2021.

(Official Seal) R.
(Official Signature of Notary)
Notary's Name (printed): Renji George

My commission expires: 04-10-2024

RENJI GEORGE NOTARY PUBLIC SOUTH CAROLINA

Renji George
Notary Public
State of South Carolina
My Commission Expires April 10th, 2024

Lancaster County, SC

Zoning Map Amendment and Mixed-Use Master Development Plan Applications

Additional Property Owner Signatures

Parcel: 0005-00-096.00
Dallene P. Smith

The undersigned, as the owner of the parcel of land referenced above, which is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application and the request for entry of a Development Agreement (collectively the "Applications") submitted by Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications, as well as the Zoning Map Amendment Application for Parcel 0005-00-091.02, with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Dallene P. Smith
Property Owner Signature

1/29/2021
Date

SOUTH CAROLINA)
COUNTY OF ~~LANCASTER~~ Lexington)

Sworn to and subscribed before me this the 29 day of January, 2021.

(Official Seal) Crystal S. Campbell
(Official Signature of Notary)
Notary's Name (printed): Crystal S. Campbell

My commission expires: 03-11-2026

CRYSTAL S. CAMPBELL
NOTARY PUBLIC
EXP. March 11, 2026
SOUTH CAROLINA

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.02
Dallene P. Smith

The undersigned, as the owner of the parcel of land referenced above, which is the parcel of land that is subject to the Zoning Map Amendment Application and is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application, and the request for entry of a Development Agreement (collectively the "Applications") submitted by of Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Dallene P. Smith
Property Owner Signature

1/29/2021
Date

SOUTH CAROLINA)
COUNTY OF ~~LANCASTER~~ Lexington)

Sworn to and subscribed before me this the 29 day of January, 2021.

(Official Seal) Crystal S. Campbell
(Official Signature of Notary)
Notary's Name (printed): Crystal S. Campbell

My commission expires: 03-11-2026

CRYSTAL S. CAMPBELL
NOTARY PUBLIC
Exp. March 11, 2026
SOUTH CAROLINA

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-091.02
Alan D. Patterson

The undersigned, as the owner of the parcel of land referenced above, which is the parcel of land that is subject to the Zoning Map Amendment Application and is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application, and the request for entry of a Development Agreement (collectively the "Applications") submitted by of Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Property Owner Signature

January 28, 2021
Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 28 day of JANUARY, 2021.

(Official Seal) Deana R. Date
(Official Signature of Notary)
Notary's Name (printed): DEANA R. DATE

My commission expires: 04-24-2021

DEANA R. DATE
Notary Public
Union
County
My Comm. Exp.
04-24-2021
NORTH CAROLINA

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0005-00-096.00
Alan D. Patterson

The undersigned, as the owner of the parcel of land referenced above, which is one of the parcels subject to the Mixed-Use Master Development Plan Application and Preliminary Plat Application and the request for entry of a Development Agreement (collectively the "Applications") submitted by Arlington Properties, Inc. for Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00, hereby confirms his/her joinder in the Applications, as well as the Zoning Map Amendment Application for Parcel 0005-00-091.02, with Lancaster County. Arlington Properties, Inc. has a contract to purchase my parcel of land referenced above and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Property Owner Signature

January 28, 2021
Date

SOUTH CAROLINA)

COUNTY OF LANCASTER)

Sworn to and subscribed before me this the 28 day of JANUARY, 2021.

(Official Seal) Deana R. Date
(Official Signature of Notary)
Notary's Name (printed): DEANA R. DATE

My commission expires: 04.24.2021

DEANA R. DATE
Notary Public
Union
County
My Comm. Exp.
04-24-2021
NORTH CAROLINA

Location Map

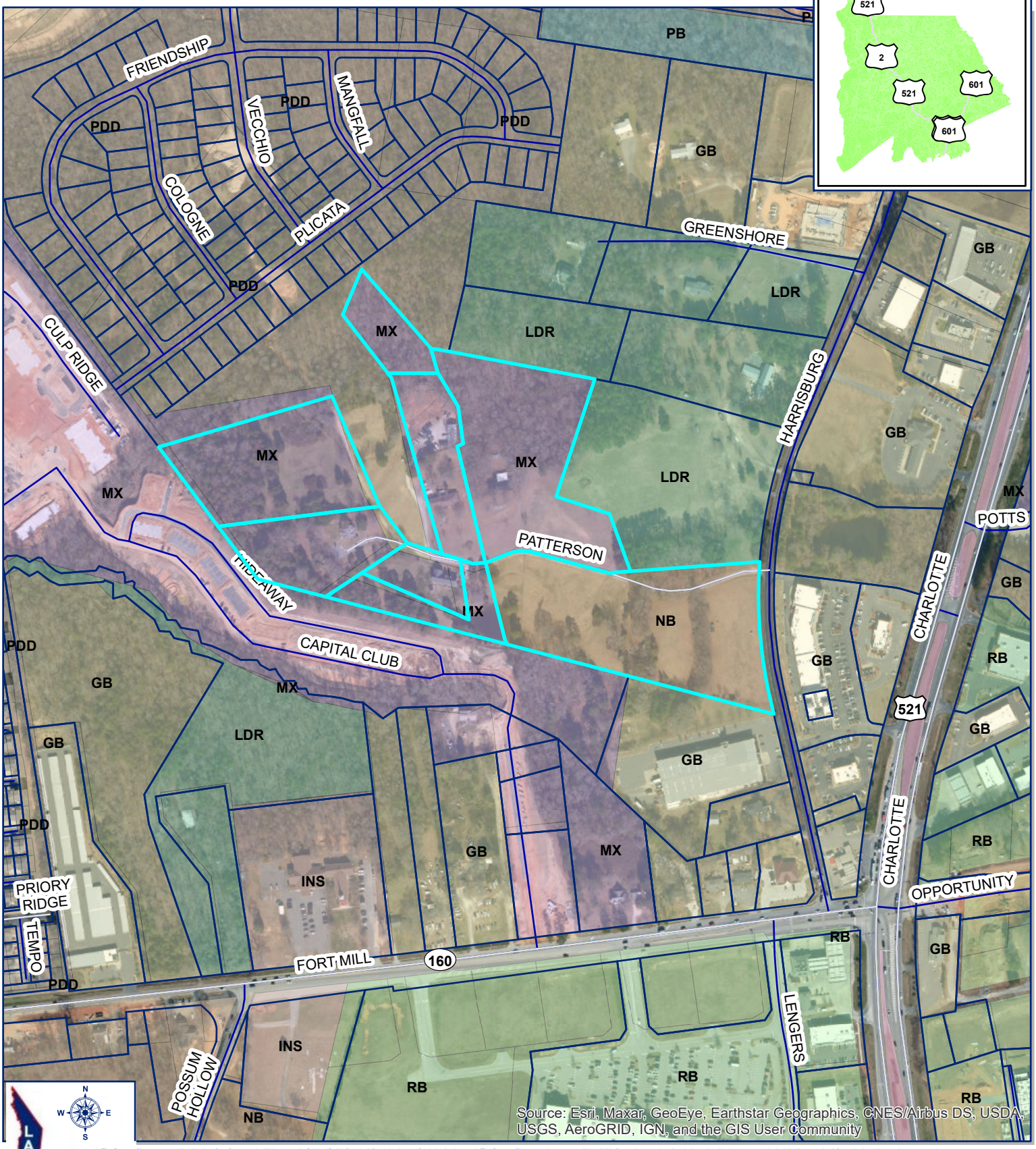
Case Number: RZ-2020-2740; MXU-2020-2740; DA-2020-2740

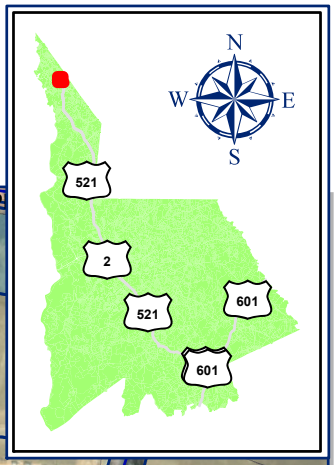
Proposal: Rezoning of one parcel from NB to MX; and a mixed use development for 352 multifamily residential units with associated development agreement.

TM#: 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, 0005-00-096.00

Map Date: March 31, 2021

Map Created by: RT





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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0 0.02 0.04 0.08 0.12 0.16 Miles

0 137.5 275 550 825 1,100 Feet

PRELIMINARY DESIGN

PATTERSON LANE MF

MASTER DEVELOPMENT PLAN RESUBMITTAL

INDIAN LAND, SC

DATE: 03/23/2021

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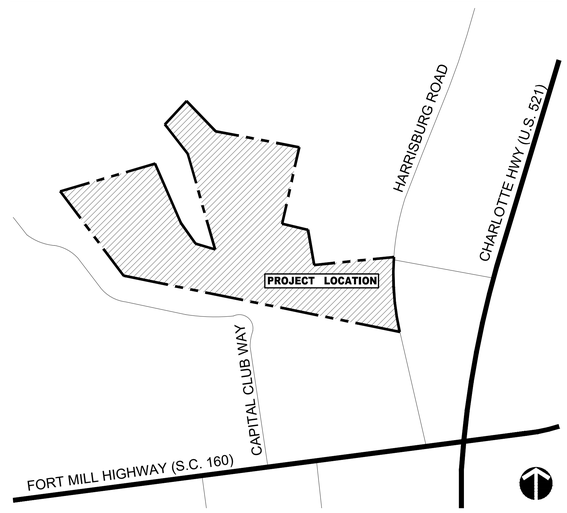
VICINITY MAP



NOT TO SCALE

PROJECT TEAM

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PATTERSON LANE MF
LD PN 1020198
COVER SHEET
G0-00

LandDesign.

3/23/2021 1:39 PM SYDNEY CLARK N:_2020\1020198\CAD\DOCUMENTATION\1020198_PLN_COVR.DWG

ABBREVIATIONS

A	AD	AREA DRAIN
	ADA	AMERICANS WITH DISABILITIES ACT
	ADJ	ADJACENT
	AC	ACRE(S)
	ALT	ALTERNATE
	ALUM	ALUMINUM
	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
	APPL	APPLICATION
	APPROX	APPROXIMATE
	ARCH	ARCHITECT(URAL)
	ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
B	BP	BACKFLOW PREVENTER/ BREAK POINT
	BC	BOTTOM OF CURB
	BLDG	BUILDING
	BOC	BACK OF CURB
	BR	BOTTOM OF RAMP
	BS	BOTTOM OF STEP
	BW	BOTTOM OF WALL
C	CAP	CALIPER
	CB	CATCH BASIN
	C&G	CURB AND GUTTER
	CIP	CAST IN PLACE
	CMU	CONCRETE MASONRY UNIT
	CO	CLEANOUT
	COP	POOL COPING
	CONC	CONCRETE
	CF	CUBIC FEET
D	DB	DEED BOOK
	DCVA	DOUBLE CHECK VALVE ASSEMBLY
	DEPT	DEPARTMENT
	DI	DROP INLET
	DIA	DIAMETER
	DIP	DUCTILE IRON PIPE
	DN	DOWN
	DR	DRIVE
	DTL	DETAIL
	DWG(S)	DRAWING(S)
E	E	EAST
	EL	ELEVATION
	ELEC	ELECTRIC(AL)
	ENG	ENGINEER(ING)
	EOP	EDGE OF PAVEMENT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	EXP	EXPANSION
	EX	EXISTING
F	FDC	FIRE DEPARTMENT CONNECTION
	FH	FIRE HYDRANT
	FOC	FACE OF CURB
	FT	FOOT, FEET
G	GAL	GALLON
	GV	GATE VALVE
H	HDPE	HIGH-DENSITY POLYETHYLENE
	HORZ/H	HORIZONTAL
	HP	HIGH POINT
	HT	HEIGHT
	HWY	HIGHWAY
I	ID	INSIDE DIAMETER
	IN	INCH(ES)
	INV	INVERT
J	JB	JUNCTION BOX
L	L	LENGTH/ LONG
	LCWSD	LANCASTER COUNTY WATER AND SEWER DISTRICT
	LED	LIGHT-EMITTING DIODE
	LF	LINEAR FEET
	LN	LANE
	LP	LOW POINT

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VERY.

M	MAX	MAXIMUM
	MECH	MECHANICAL
	MFR	MANUFACTURER
	MH	MANHOLE
	MIN	MINIMUM
N	N/A	NOT APPLICABLE
	N	NORTH
	NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
	NO	NUMBER
	NTS	NOT TO SCALE
O	OC	ON CENTER
	OD	OUTSIDE DIAMETER
P	PB	PLAT BOOK
	PG	PAGE
	PROJ	PROJECT
	PSF	POUNDS PER SQUARE FOOT
	PSI	POUNDS PER SQUARE INCH
	PROP	PROPOSED
	PVC	POLYVINYL CHLORIDE
Q	QTY	QUANTITY
R	RAD/R	RADIUS
	RCP	REINFORCED CONCRETE PIPE
	REINF	REINFORC(E), (ING)
	REV	REVISION
	REQ	REQUIRED
	R/W	RIGHT OF WAY
S	S	SOUTH
	S.C.	SOUTH CAROLINA
	SC DHEC	SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
	SCDOT	SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
	SCH	SCHEDULE
	SD	STORM DRAIN(AGE)
	SF	SQUARE FOOT, FEET
	SQ	SQUARE
	SSCO	SANITARY SEWER CLEANOUT
	SSMH	SANITARY SEWER MANHOLE
	SDMH	STORM DRAINAGE MANHOLE
	SPEC	SPECIFICATION
	SS	SANITARY SEWER
	STA	STATION
	STD	STANDARD
	SW	SIDEWALK
	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
	SAN SWR	SANITARY SEWER
T	TBD	TO BE DETERMINED
	TC	TOP OF CURB
	TD	TRENCH DRAIN
	THK/TH	THICK(NESS)
	TOC	TOP OF COUNTER
	TR	TOP OF RAMP
	TS	TOP OF STEP
	TW	TOP OF WALL
	TYP	TYPICAL
U	USACOE	UNITED STATES ARMY CORPS OF ENGINEERS
	U.N.O	UNLESS NOTED OTHERWISE
V	VERT/V	VERTICAL
W	W	WEST, WIDE, WIDTH
	W/	WITH
	W/O	WITHOUT
	WT	WEIGHT
	WWM	WELDED WIRE MESH
Y	YI	YARD INLET

MATERIALS + PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND PAVEMENT THICKNESS SHALL BE IN ACCORDANCE WITH THE FINAL GEOTECHNICAL REPORT PREPARED GEOSCIENCE, DATED MARCH 9, 2018 (OR AS AMENDED).
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION WHILE PLACING CONCRETE PAVEMENT, UNLESS OTHERWISE NOTED ON THESE PLANS.
5. THE COMPRESSIVE STRENGTH, AGGREGATE SIZE, SLUMP AND AIR CONTENT OF CAST IN PLACE CONCRETE SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, UNLESS OTHERWISE NOTED ON THESE PLANS
7. ALL CONCRETE REINFORCEMENT, CONTROL JOINTS AND EXPANSION JOINTS SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, UNLESS OTHERWISE NOTED ON THESE PLANS.
11. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
14. PAVEMENT MARKINGS AND SIGNAGE
    - 14.1. ALL PAVEMENT STRIPING AND SIGNAGE SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, UNLESS NOTED OTHERWISE ON THESE PLANS.
    - 14.1. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH THE MOST RECENT VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND ALL SOUTH CAROLINA AND LANCASTER COUNTY CODES.
    - 14.2. PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LANCASTER COUNTY CODE. TWO (2) COATS OF VOC COMPLIANT, SC DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED. PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
15. CONTRACTOR SHALL REFER TO THE UTILITY AND STORM DRAINAGE PLANS (INCLUDED IN THIS PLAN SET), IRRIGATION PLANS (DESIGN-BUILD BY CONTRACTOR), PLUMBING PLANS AND ALL UTILITY SERVICE PLANS (BY OTHERS) FOR ALL PROPOSED UTILITY PIPES AND CONDUIT TO BE INSTALLED UNDER PROPOSED PAVEMENT PRIOR TO COMMENCEMENT OF PAVEMENT SUBGRADE PREPARATION.
16. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY ANY GOVERNING AUTHORITIES AND THE GEOTECHNICAL ENGINEER, A TESTING LABORATORY APPROVED BY THE GEOTECHNICAL ENGINEER TO MAKE ALL TESTS REQUIRED TO ENSURE COMPLIANCE WITH THE FINAL GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE SUBSEQUENT TESTING TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

1. CONTRACTOR SHALL CLOSELY ADHERE TO ALL REQUIREMENTS OF THE MOST RECENT VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND ALL ACCESSIBILITY REQUIREMENTS PER LANCASTER COUNTY AND SOUTH CAROLINA CODE. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE REQUIRED ACCESSIBILITY STANDARDS, INCLUDING, BUT NOT LIMITED TO, MAXIMUM CROSS SLOPES AND RUNNING SLOPES ON PAVED SURFACES, MINIMUM VERTICAL AND HORIZONTAL CLEARANCES ON ACCESSIBLE PATHS, AND MAXIMUM SLOPES ON CURB RAMPS, SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN PRIOR TO CONSTRUCTION.
2. ALL CONCRETE PAVEMENT ON CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE.
6. SIZES LISTED ARE MINIMUM AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
9. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
14. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
15. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
16. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING.
18. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
19. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTINS SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
20. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
3. PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
5. IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

GENERAL NOTES:

1. SURVEY DATA OF THE PROJECT TOPOGRAPHY AND SURFACE FEATURES WAS OBTAINED FROM LDSI INC.
2. ARCHITECTURAL INFORMATION SHOWN ON THESE PLANS WAS PROVIDED BY CBA ARCHITECTS.
3. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
4. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS IN THE FIELD, INCLUDING, BUT NOT LIMITED TO: ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS; ALL ABOVE GROUND UTILITIES AND STRUCTURES; EXISTING TOPOGRAPHY, SUBSURFACE CONDITIONS, VEGETATION, EASEMENTS AND PROPERTY BOUNDARIES. IF ANY EXISTING CONDITIONS DIFFER FROM THOSE SHOW ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IMMEDIATELY.
7. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
8. ALL PROPOSED FINISHED GRADES TIE INTO THE EXISTING GRADES AS SHOWN IN THE TOPOGRAPHIC SURVEY PROVIDED BY LDSI INC. ANY DISCREPANCIES BETWEEN EXISTING GRADES PRESENTED IN THE TOPOGRAPHIC SURVEY AND EXISTING GRADES AT THE TIME OF CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN IMMEDIATELY.
9. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD AND VERIFIED WITH THE CONSTRUCTION DOCUMENTS. IF DISCREPANCIES ARISE, CONTRACTOR SHALL NOTIFY LANDDESIGN PRIOR TO INSTALLATION. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
11. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES OF ALL MATERIALS, PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.
12. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
14. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
15. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
17. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
19. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES IN THE FIELD PRIOR TO CONSTRUCTION. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON DESIGN INFORMATION PROVIDED TO LANDDESIGN, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IF UTILITIES ARE TO REMAIN IN PLACE, CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS THROUGHOUT CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
3. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
4. ALL CURB RADII AND SIDEWALK RETURNS ARE 2', UNLESS NOTED OTHERWISE IN THESE PLANS.
5. THE CONTRACTOR SHALL REFER TO THE MOST RECENT AMENDMENT TO THE ARCHITECTURAL PLANS, BY CBA, TO VERIFY THE EXACT BUILDING DIMENSIONS PRIOR TO CONSTRUCTION.
6. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
7. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
8. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
9. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
10. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
11. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
12. CUT PAVERS SHALL BE GREATER THAN 1/3 FULL PAVER SIZE WHERE POSSIBLE.
13. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

1. CONTRACTOR SHALL STAKE SITE PER SPOT ELEVATIONS AND NOTED SLOPES ON THE GRADING PLANS INCLUDED IN THIS PLAN SET.
2. WRITTEN DIMENSIONS AND GRADES SHALL PREVAIL OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL SPOT ELEVATIONS SHOWS ON GRADING PLAN ARE TO BOTTOM OF CURB/ TOP OF PAVEMENT UNLESS OTHERWISE NOTED. RIM ELEVATIONS SHOWN ON THE STORM DRAINAGE PLANS ARE TO CENTER OF RIM.
6. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER AND FINAL GEOTECHNICAL REPORT FOR ALL GRADING SPECIFICATIONS, RECOMMENDATIONS AND INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL RECOMMENDATIONS WITHIN THE FINAL GEOTECHNICAL REPORT. ANY DEVIATIONS FROM THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT SHALL REQUIRE APPROVAL FROM THE GEOTECHNICAL ENGINEER.
7. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
8. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
9. REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
10. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
11. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO ENSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.

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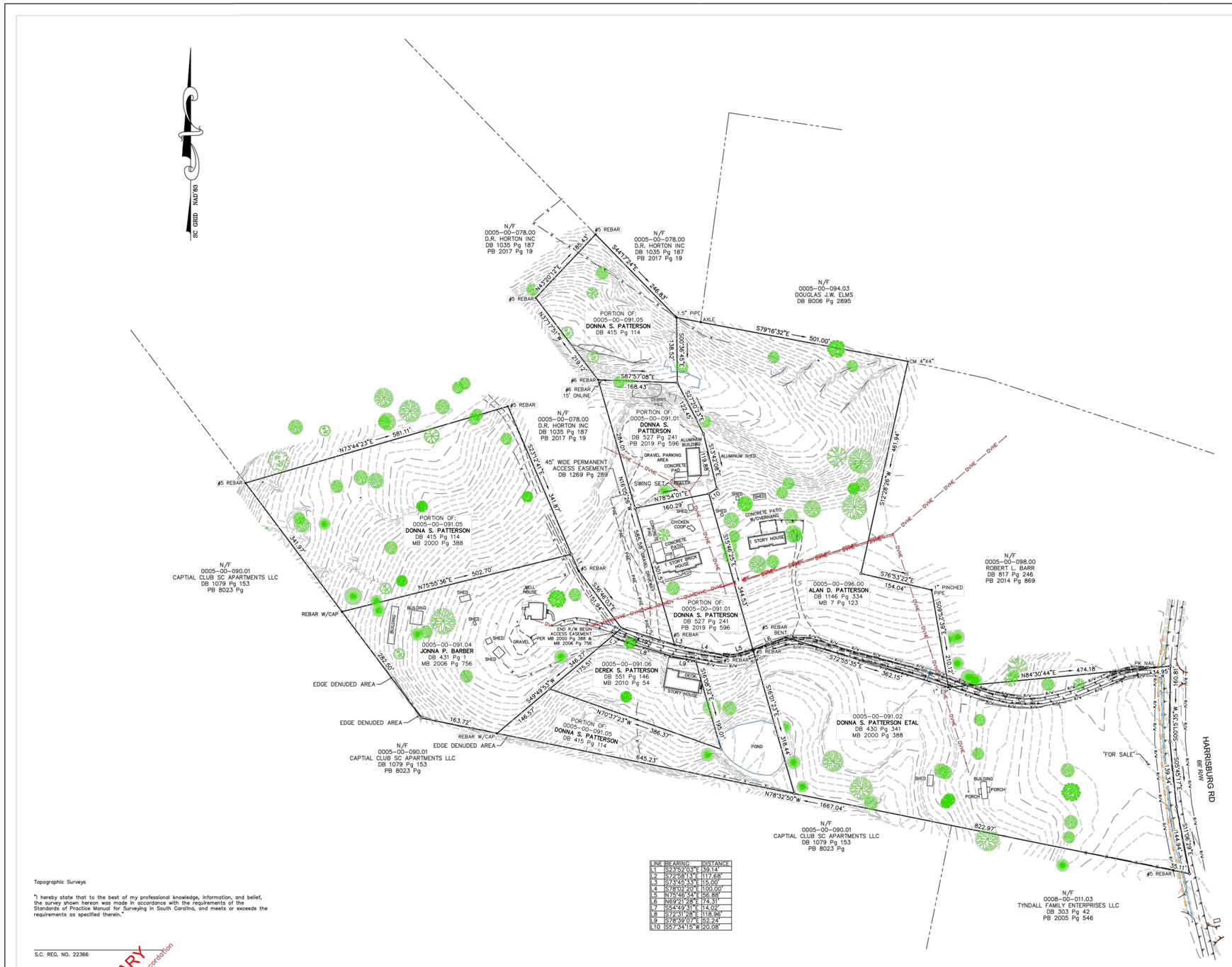
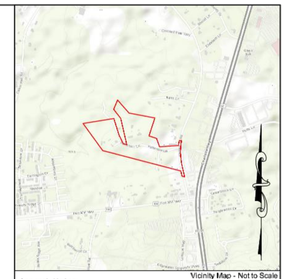
CHARLOTTE, NC 28202



LINE	BEARING	DISTANCE
L1	S42°52'03"E	39.14'
L2	S72°58'11"E	117.68'
L3	S73°45'33"E	15.00'
L4	S76°02'00"E	100.00'
L5	N75°48'34"E	56.88'
L6	N69°21'28"E	74.31'
L7	S54°49'31"E	14.02'
L8	S72°31'28"E	118.96'
L9	S78°39'07"E	52.24'
L10	S57°34'15"W	20.08'



Vicinity Map - Not to Scale

General Notes:
1. Deed Reference(s) – See Map
2. Tax Parcel ID – See Map
3. Current Owner – See Map
4. All bearings are SC Grid bearings.
5. All distances are shown horizontal.
6. Grid distance = Horizontal distance x Combined Grid Factor (0.99996067)
7. Area – ±26.360 Acres
8. Areas have been determined by coordinate computation.
9. Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
10. Zoning – MX, NB
11. This property is not located in a special Flood Hazard Area as determined by FEMA and the State of South Carolina.
    Reference Community Panel Number: 45057C0040E
    Dated: May 16, 2017
12. This survey was performed without benefit of a Title Commitment Report, LDSI, Inc. does not claim that all matters of record which may affect the subject property are shown hereon.
13. The location of underground utilities shown on this map are approximate, based on information provided by others or by field location. Utility locations as shown hereon are intended for planning only. Actual location, size or depth of line should be verified with the individual utility company before construction.

Topographic Surveys

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

S.C. REG. NO. 22366

PRELIMINARY
Not for Recordation, Conveyances or Sales

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR
No. 22566
DAVID B. BOLE

SOUTH CAROLINA
LDSI
No. C02187
CERTIFICATE OF AUTHORIZATION

Topographic Survey of
Patterson Lane

Indian Land
Lancaster County
South Carolina

prepared for:
Arlington Propertites

No.	Revision	By	Date
1			##/##/##
2			
3			
4			

LDSI — SURVEYING — GIS — ENGINEERING
201 West 29th Street
Charlotte, NC 28206
Phone: (704) 337-8329
Fax: (704) 308-3153
License No.: C-1925
www.ldsi-inc.com

Graphic Scale 100 50 0 100
Text Scale: 1"=100'

Date: 02/02/2021
Project Number: 4120153
Drawn By: JBE
Reviewed By:SFM
Sealed By:DBB

Sheet 1 of 1

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
SC ENG. FIRM LICENSE # C01396

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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XXXXX XXXXXXXX | #### | 1/28/21
ENGINEER | REG. # | DATE

NOT FOR CONSTRUCTION

PROJECT

PATTERSON LANE MF

ARLINGTON PROPERTIES

PATTERSON LANE

INDIAN LAND, SC

LANDDESIGN PROJ.#
1020198

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER DEV. PLAN RESUB.	03/23/2021

DESIGNED BY: N/A
DRAWN BY: N/A
CHECKED BY: N/A

SCALE
VERT: N/A
HORZ: NTS
#
NORTH
NTS

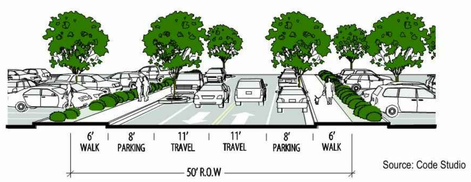
SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

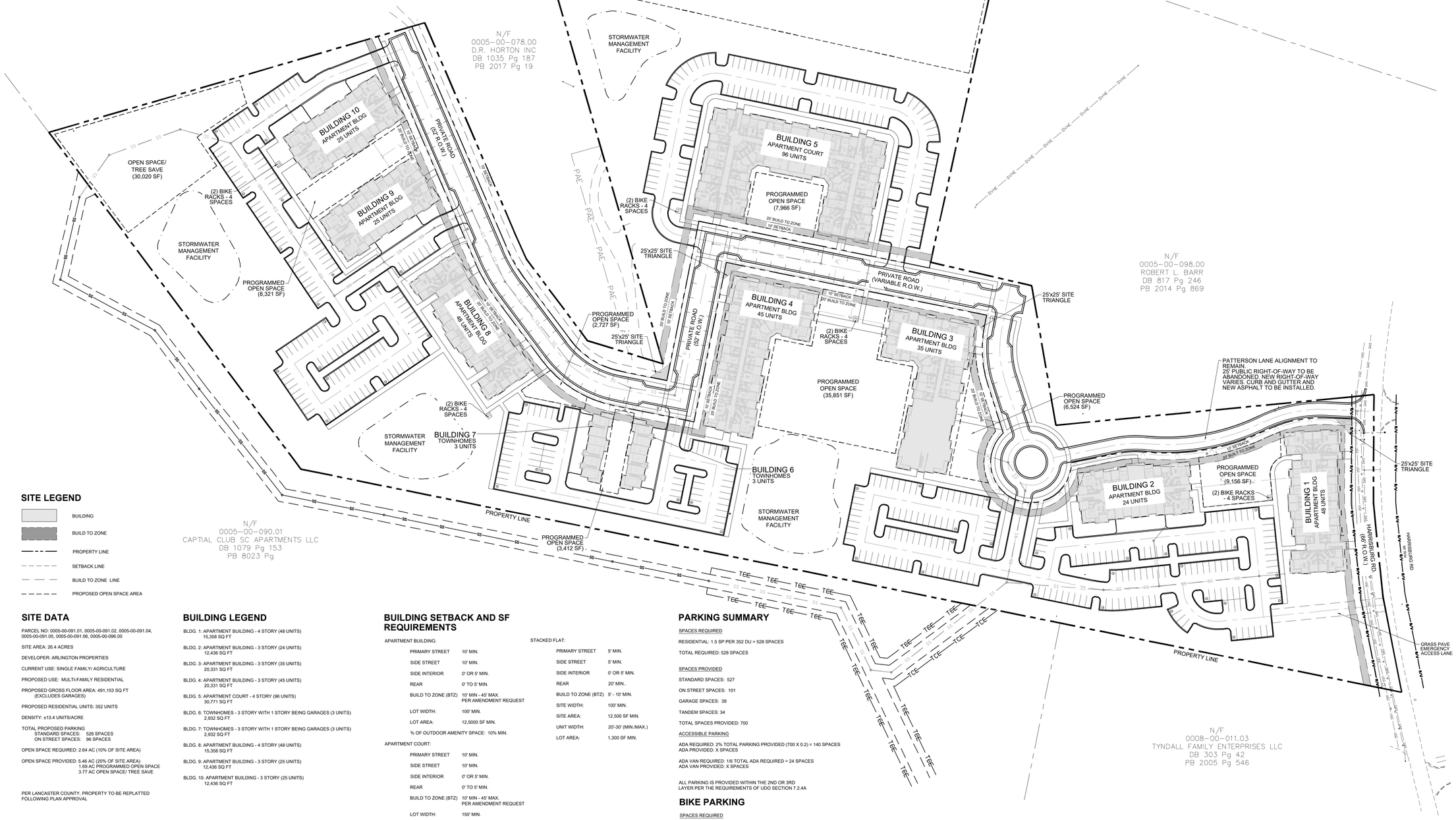
G2-00

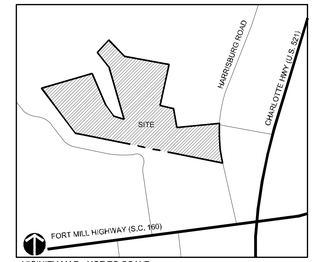
G. Two-Lane with On-Street Parking and Sidewalks



Source: Code Studio

BASIS OF DESIGN FOR PROPOSED PRIVATE STREET. RIGHT-OF-WAY IS 52' IN MOST INSTANCES BUT VARIES IN OTHERS. REFER TO PLAN





VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
- BUILD TO ZONE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE
- PROPOSED OPEN SPACE AREA

SITE DATA

PARCEL NO: 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, 0005-00-096.00

SITE AREA: 26.4 ACRES

DEVELOPER: ARLINGTON PROPERTIES

CURRENT USE: SINGLE FAMILY/ AGRICULTURE

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

PROPOSED GROSS FLOOR AREA: 491,153 SQ FT
(EXCLUDES GARAGES)

PROPOSED RESIDENTIAL UNITS: 352 UNITS

DENSITY: ±13.4 UNITS/ACRE

TOTAL PROPOSED PARKING
STANDARD SPACES: 526 SPACES
ON STREET SPACES: 96 SPACES

OPEN SPACE REQUIRED: 2.64 AC (10% OF SITE AREA)

OPEN SPACE PROVIDED: 5.46 AC (20% OF SITE AREA)
1.69 AC PROGRAMMED OPEN SPACE
3.77 AC OPEN SPACE/ TREE SAVE

PER LANCASTER COUNTY, PROPERTY TO BE REPLATTED FOLLOWING PLAN APPROVAL

BUILDING LEGEND

BLDG. 1: APARTMENT BUILDING - 4 STORY (48 UNITS)
15,358 SQ FT

BLDG. 2: APARTMENT BUILDING - 3 STORY (24 UNITS)
12,436 SQ FT

BLDG. 3: APARTMENT BUILDING - 3 STORY (35 UNITS)
20,331 SQ FT

BLDG. 4: APARTMENT BUILDING - 3 STORY (45 UNITS)
20,331 SQ FT

BLDG. 5: APARTMENT COURT - 4 STORY (96 UNITS)
30,771 SQ FT

BLDG. 6: TOWNHOMES - 3 STORY WITH 1 STORY BEING GARAGES (3 UNITS)
2,932 SQ FT

BLDG. 7: TOWNHOMES - 3 STORY WITH 1 STORY BEING GARAGES (3 UNITS)
2,932 SQ FT

BLDG. 8: APARTMENT BUILDING - 4 STORY (48 UNITS)
15,358 SQ FT

BLDG. 9: APARTMENT BUILDING - 3 STORY (25 UNITS)
12,436 SQ FT

BLDG. 10: APARTMENT BUILDING - 3 STORY (25 UNITS)
12,436 SQ FT

BUILDING SETBACK AND SF REQUIREMENTS

APARTMENT BUILDING:

PRIMARY STREET	10' MIN.
SIDE STREET	10' MIN.
SIDE INTERIOR	0' OR 5' MIN.
REAR	0' TO 5' MIN.
BUILD TO ZONE (BTZ)	10' MIN - 45' MAX. PER AMENDMENT REQUEST
LOT WIDTH:	100' MIN.
LOT AREA:	12,5000 SF MIN.
% OF OUTDOOR AMENITY SPACE:	10% MIN.

APARTMENT COURT:

PRIMARY STREET	10' MIN.
SIDE STREET	10' MIN.
SIDE INTERIOR	0' OR 5' MIN.
REAR	0' TO 5' MIN.
BUILD TO ZONE (BTZ)	10' MIN - 45' MAX. PER AMENDMENT REQUEST
LOT WIDTH:	150' MIN.
LOT AREA:	30,000 SF MIN.
COURTYARD DIMENSIONS AREA:	2,000 SF MIN.
% OF OUTDOOR AMENITY SPACE:	10% MIN.
WIDTH:	45' MIN.

STACKED FLAT:

PRIMARY STREET	5' MIN.
SIDE STREET	5' MIN.
SIDE INTERIOR	0' OR 5' MIN.
REAR	20' MIN..
BUILD TO ZONE (BTZ)	5' - 10' MIN.
SITE WIDTH:	100' MIN.
SITE AREA:	12,500 SF MIN.
UNIT WIDTH:	20'-30' (MIN./MAX.)
LOT AREA:	1,300 SF MIN.

PARKING SUMMARY

SPACES REQUIRED

RESIDENTIAL: 1.5 SP PER 352 DU = 528 SPACES

TOTAL REQUIRED: 528 SPACES

SPACES PROVIDED

STANDARD SPACES: 527

ON STREET SPACES: 101

GARAGE SPACES: 38

TANDEM SPACES: 34

TOTAL SPACES PROVIDED: 700

ACCESSIBLE PARKING

ADA REQUIRED: 2% TOTAL PARKING PROVIDED (700 X 0.2) = 140 SPACES
ADA PROVIDED: X SPACES

ADA VAN REQUIRED: 1/6 TOTAL ADA REQUIRED = 24 SPACES
ADA VAN PROVIDED: X SPACES

ALL PARKING IS PROVIDED WITHIN THE 2ND OR 3RD LAYER PER THE REQUIREMENTS OF UDO SECTION 7.2.4A

BIKE PARKING

SPACES REQUIRED

SHORT TERM REQUIRED: 1/20 UNITS = 18
LONG TERM REQUIRED: 1/5 UNITS = 71

SPACES PROVIDED

SHORT TERM PROVIDED: 18
LONG TERM PROVIDED: 72

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
SC ENG. FIRM LICENSE # C01396

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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XXXXX XXXXXXXX	####	3/23/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

PATTERSON LANE MF

ARLINGTON PROPERTIES

PATTERSON LANE

INDIAN LAND, SC

LANDDESIGN PROJ.#
1020198

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER DEV. PLAN RESUB.	03/23/2021

DESIGNED BY: DAW
DRAWN BY: SFC
CHECKED BY: DAW

SCALE

VERT: N/A
HORZ: 1" = 60'

0 30 60 120

NORTH

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

G3-00

SITE LEGEND

- BUILDING
- BUILD TO ZONE
- PROGRAMMED GREEN SPACE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE
- PRIMARY BUILDING FRONTAGE
- SECONDARY BUILDING FRONTAGE

SITE DATA

PARCEL NO: 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, 0005-00-096.00

SITE AREA: 26.4 ACRES

DEVELOPER: ARLINGTON PROPERTIES

CURRENT USE: SINGLE FAMILY/ AGRICULTURE

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

PROPOSED GROSS FLOOR AREA: 491,153 SQ FT
(EXCLUDES GARAGES)

PROPOSED RESIDENTIAL UNITS: 352 UNITS

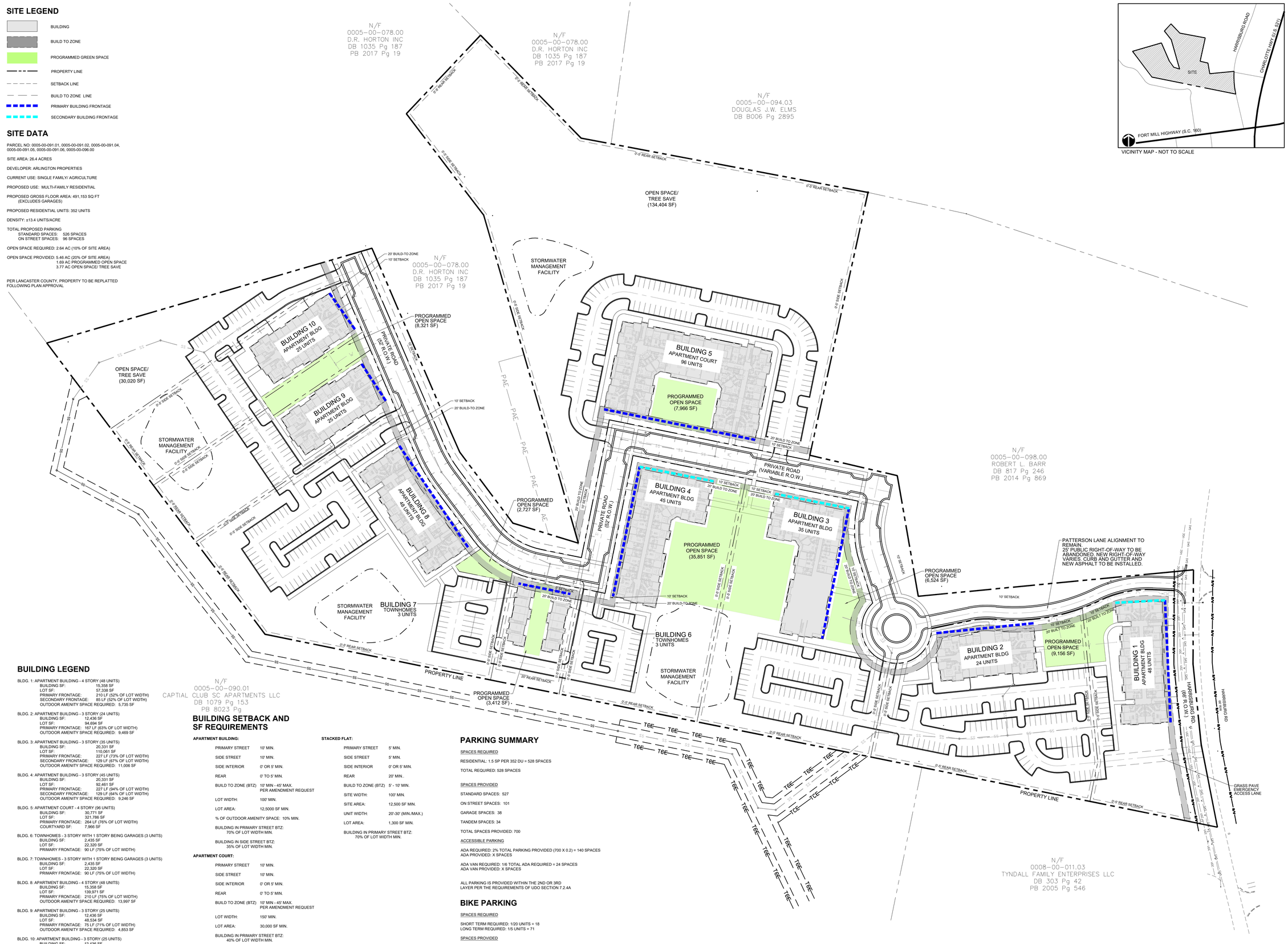
DENSITY: ±13.4 UNITS/ACRE

TOTAL PROPOSED PARKING
STANDARD SPACES: 526 SPACES
ON STREET SPACES: 96 SPACES

OPEN SPACE REQUIRED: 2.64 AC (10% OF SITE AREA)

OPEN SPACE PROVIDED: 5.46 AC (20% OF SITE AREA)
1.69 AC PROGRAMMED OPEN SPACE
3.77 AC OPEN SPACE/ TREE SAVE

PER LANCASTER COUNTY, PROPERTY TO BE REPLATTED FOLLOWING PLAN APPROVAL



VICINITY MAP - NOT TO SCALE

KEY MAP

BUILDING LEGEND

BLDG. 1: APARTMENT BUILDING - 4 STORY (48 UNITS)
BUILDING SF: 15,358 SF
LOT SF: 57,338 SF
PRIMARY FRONTAGE: 210 LF (92% OF LOT WIDTH)
SECONDARY FRONTAGE: 85 LF (52% OF LOT WIDTH)
OUTDOOR AMENITY SPACE REQUIRED: 5,735 SF

BLDG. 2: APARTMENT BUILDING - 3 STORY (24 UNITS)
BUILDING SF: 12,436 SF
LOT SF: 94,894 SF
PRIMARY FRONTAGE: 167 LF (63% OF LOT WIDTH)
OUTDOOR AMENITY SPACE REQUIRED: 9,469 SF

BLDG. 3: APARTMENT BUILDING - 3 STORY (35 UNITS)
BUILDING SF: 20,331 SF
LOT SF: 110,061 SF
PRIMARY FRONTAGE: 227 LF (73% OF LOT WIDTH)
SECONDARY FRONTAGE: 129 LF (67% OF LOT WIDTH)
OUTDOOR AMENITY SPACE REQUIRED: 11,006 SF

BLDG. 4: APARTMENT BUILDING - 3 STORY (45 UNITS)
BUILDING SF: 20,331 SF
LOT SF: 92,461 SF
PRIMARY FRONTAGE: 227 LF (94% OF LOT WIDTH)
SECONDARY FRONTAGE: 129 LF (64% OF LOT WIDTH)
OUTDOOR AMENITY SPACE REQUIRED: 9,246 SF

BLDG. 5: APARTMENT COURT - 4 STORY (96 UNITS)
BUILDING SF: 30,771 SF
LOT SF: 321,786 SF
PRIMARY FRONTAGE: 264 LF (76% OF LOT WIDTH)
COURTYARD SF: 7,966 SF

BLDG. 6: TOWNHOMES - 3 STORY WITH 1 STORY BEING GARAGES (3 UNITS)
BUILDING SF: 2,435 SF
LOT SF: 22,320 SF
PRIMARY FRONTAGE: 90 LF (75% OF LOT WIDTH)

BLDG. 7: TOWNHOMES - 3 STORY WITH 1 STORY BEING GARAGES (3 UNITS)
BUILDING SF: 2,435 SF
LOT SF: 22,320 SF
PRIMARY FRONTAGE: 90 LF (75% OF LOT WIDTH)

BLDG. 8: APARTMENT BUILDING - 4 STORY (48 UNITS)
BUILDING SF: 15,358 SF
LOT SF: 139,971 SF
PRIMARY FRONTAGE: 210 LF (70% OF LOT WIDTH)
OUTDOOR AMENITY SPACE REQUIRED: 13,997 SF

BLDG. 9: APARTMENT BUILDING - 3 STORY (25 UNITS)
BUILDING SF: 12,436 SF
LOT SF: 48,534 SF
PRIMARY FRONTAGE: 75 LF (71% OF LOT WIDTH)
OUTDOOR AMENITY SPACE REQUIRED: 4,853 SF

BLDG. 10: APARTMENT BUILDING - 3 STORY (25 UNITS)
BUILDING SF: 12,436 SF
LOT SF: 51,760 SF
PRIMARY FRONTAGE: 75 LF (71% OF LOT WITDH)
OUTDOOR AMENITY SPACE REQUIRED: 5,176 SF

BUILDING SETBACK AND SF REQUIREMENTS

APARTMENT BUILDING:

PRIMARY STREET	10' MIN.
SIDE STREET	10' MIN.
SIDE INTERIOR	0' OR 5' MIN.
REAR	0' TO 5' MIN.
BUILD TO ZONE (BTZ)	10' MIN - 45' MAX. PER AMENDMENT REQUEST
LOT WIDTH:	100' MIN.
LOT AREA:	12,5000 SF MIN.
% OF OUTDOOR AMENITY SPACE:	10% MIN.
BUILDING IN PRIMARY STREET BTZ:	70% OF LOT WIDTH MIN.
BUILDING IN SIDE STREET BTZ:	35% OF LOT WIDTH MIN.

APARTMENT COURT:

PRIMARY STREET	10' MIN.
SIDE STREET	10' MIN.
SIDE INTERIOR	0' OR 5' MIN.
REAR	0' TO 5' MIN.
BUILD TO ZONE (BTZ)	10' MIN - 45' MAX. PER AMENDMENT REQUEST
LOT WIDTH:	150' MIN.
LOT AREA:	30,000 SF MIN.
BUILDING IN PRIMARY STREET BTZ:	40% OF LOT WIDTH MIN.
BUILDING IN SIDE STREET BTZ:	40% OF LOT WIDTH MIN.

COURTYARD DIMENSIONS
AREA: 2,000 SF MIN.
% OF OUTDOOR AMENITY SPACE: 10% MIN.
WIDTH: 45' MIN

STACKED FLAT:

PRIMARY STREET	5' MIN.
SIDE STREET	5' MIN.
SIDE INTERIOR	0' OR 5' MIN.
REAR	20' MIN..
BUILD TO ZONE (BTZ)	5' - 10' MIN.
SITE WIDTH:	100' MIN.
SITE AREA:	12,500 SF MIN.
UNIT WIDTH:	20'-30' (MIN./MAX.)
LOT AREA:	1,300 SF MIN.
BUILDING IN PRIMARY STREET BTZ:	70% OF LOT WIDTH MIN.

PARKING SUMMARY

SPACES REQUIRED

RESIDENTIAL: 1.5 SP PER 352 DU = 528 SPACES

TOTAL REQUIRED: 528 SPACES

SPACES PROVIDED

STANDARD SPACES: 527

ON STREET SPACES: 101

GARAGE SPACES: 38

TANDEM SPACES: 34

TOTAL SPACES PROVIDED: 700

ACCESSIBLE PARKING

ADA REQUIRED: 2% TOTAL PARKING PROVIDED (700 X 0.2) = 140 SPACES
ADA PROVIDED: X SPACES

ADA VAN REQUIRED: 1/6 TOTAL ADA REQUIRED = 24 SPACES
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SHORT TERM REQUIRED: 1/20 UNITS = 18
LONG TERM REQUIRED: 1/5 UNITS = 71

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XXXXX XXXXXXXX	####	3/23/21
ENGINEER	REG #	DATE

NOT FOR CONSTRUCTION

PROJECT

PATTERSON LANE MF

ARLINGTON PROPERTIES

PATTERSON LANE

INDIAN LAND, SC

LANDDESIGN PROJ.#
1020198

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER DEV. PLAN RESUB.	03/23/2021
	*****	

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
ZONING COMPLIANCE PLAN

SHEET NUMBER
G4-00

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
SC ENG. FIRM LICENSE # C01396

N/F
0005-00-078.00
D.R. HORTON INC
DB 1035 Pg 187
PB 2017 Pg 19

N/F
0005-00-078.00
D.R. HORTON INC
DB 1035 Pg 187
PB 2017 Pg 19

N/F
0005-00-094.03
DOUGLAS J.W. ELMS
DB B006 Pg 2895

N/F
0005-00-078.00
D.R. HORTON INC
DB 1035 Pg 187
PB 2017 Pg 19

EXISTING PARCEL
BOUNDARIES TO
BE COMBINED

N43° 26' 13.04"E
165.429

S44° 17' 24.06"E
246.532

S79° 16' 32.41"E
501.005

N31° 17' 10.03"W
249.139

N73° 44' 29.10"E
551.106

S23° 17' 18.84"E
341.898

S23° 15' 39.22"E
309.286

N23° 15' 39.22"W
384.619

S23° 52' 03.64"E
39.140

S38° 37' 03.03"E
151.936

S38° 37' 03.03"E
171.582

S72° 38' 13.19"E
117.677

S78° 32' 49.97"E
70.261

L=89.077, R=276.000
N38° 16' 21.35"W
L=52.866, R=224.000
L=97.420, R=124.000
L=129.336, R=176.000
122.261
N78° 32' 49.97"W

N11° 27' 10.03"E
241.257

PROPOSED
PRIVATE STREET
RIGHT-OF-WAY

S11° 27' 10.03"W
241.257

S78° 32' 49.97"E
349.162

N78° 32' 49.97"W
394.284

PROPOSED
PRIVATE STREET
RIGHT-OF-WAY

S76° 53' 22.41"E
154.642

N11° 27' 10.03"E
15.166

R=176.000
L=29.569
N17° 22' 15.00"W
75.081

S16° 48' 25.69"E
316.212

L=236.810, R=60.000

S78° 27' 21.24"W
68.953

L=41.190, R=137.500

L=185.426, R=337.500

L=92.928, R=187.500

N84° 30' 43.79"E
439.227

N84° 30' 45.55"E
34.953

N87° 27' 45.08"W
37.077

S00° 15' 34.92"W
168.810

S05° 45' 17.08"E
139.340

S11° 02' 29.08"E
72.375

S11° 02' 29.08"E
72.561

N78° 32' 49.97"W
1631.922

N78° 32' 49.97"W
1631.922

N36° 16' 21.35"W
624.671

N/F
0005-00-090.01
CAPTIAL CLUB SC APARTMENTS LLC
DB 1079 Pg 153
PB 8023 Pg

N/F
0005-00-098.00
ROBERT L. BARR
DB 817 Pg 246
PB 2014 Pg 869

N/F
0008-00-011.03
TYNDALL FAMILY ENTERPRISES LLC
DB 303 Pg 42
PB 2005 Pg 546

KEY MAP

SEAL

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XXXXX XXXXXXXX	####	3/23/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

PATTERSON LANE MF

ARLINGTON PROPERTIES

PATTERSON LANE

INDIAN LAND, SC

LANDDESIGN PROJ.#
1020198

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER DEV. PLAN RESUB.	03/23/2021

DESIGNED BY: DAW
DRAWN BY: SFC
CHECKED BY: DAW

SCALE

VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE

PRELIMINARY PLAT PLAN

SHEET NUMBER

G5-00

WATER SYSTEM NOTE:

A HYDRAULIC WATER MODEL WILL BE PREPARED DURING THE DESIGN STAGE TO DETERMINE IF THE EXISTING WATER LINE IN HARRISBURG ROAD IS SUFFICIENT TO SERVE THE DEVELOPMENT SITE. SHOULD THE ANALYSIS DETERMINE INADEQUATE HYDRAULICS, DEVELOPER WILL DETERMINE WATER LINE SIZE UPSIZING NEEDS FOR THE DEVELOPMENT AND WILL WORK WITH LCWSD ON ANY NEEDS BEYOND DEVELOPMENT NEEDS VIA A COST REIMBURSEMENT.

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
SC ENG. FIRM LICENSE # C01396

KEY MAP

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XXXXX XXXXXXXX	####	3/23/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

PATTERSON LANE MF

ARLINGTON PROPERTIES

PATTERSON LANE

INDIAN LAND, SC

LANDDESIGN PROJ.#

1020198

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER DEV. PLAN RESUB.	03/23/2021

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE

VERT: N/A
HORZ: 1"=60'

0 30 60 120

NORTH

SHEET TITLE

OVERALL UTILITIES PLAN

SHEET NUMBER

C1-00

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SC ENG. FIRM LICENSE # C01396

REFERENCE NOTES SCHEDULE

SYMBOL	GENERAL IMPROVEMENTS DESCRIPTION	DETAIL
G-101	PLANTING AREA	
G-104	PARALLEL PARKING SPACE	

SYMBOL	PAVING AND CURB DESCRIPTION	DETAIL
P-101	STANDARD CONCRETE	
P-102	HEAVY DUTY CONCRE	
P-103	STANDARD ASPHALT	
P-105	1'-6" CONCRETE CURB AND GUTTER	
P-106	2'-6" CONCRETE CURB AND GUTTER	

N/F
0005-00-078.00
D.R. HORTON INC
DB 1035 Pg 187
PB 2017 Pg 19

N/F
0005-00-094.03
DOUGLAS J.W. ELMS
DB B006 Pg 2895

N/F
0005-00-090.01
CAPTIAL CLUB SC APARTMENTS LLC
DB 1079 Pg 153
PB 8023 Pg

N/F
0005-00-098.00
ROBERT L. BARR
DB 817 Pg 246
PB 2014 Pg 869

N/F
0008-00-011.03
TYNDALL FAMILY ENTERPRISES LLC
DB 303 Pg 42
PB 2005 Pg 546

BUILDING 10 APARTMENT BLDG 25 UNITS
BUILDING 9 APARTMENT BLDG 25 UNITS
BUILDING 8 APARTMENT BLDG 48 UNITS
BUILDING 7 TOWNHOMES 3 UNITS
BUILDING 6 TOWNHOMES 3 UNITS
BUILDING 5 APARTMENT COURT 96 UNITS
BUILDING 4 APARTMENT BLDG 45 UNITS
BUILDING 3 APARTMENT BLDG 35 UNITS
BUILDING 2 APARTMENT BLDG 24 UNITS
BUILDING 1 APARTMENT BLDG 48 UNITS
AMENITY SPACE
STORMWATER MANAGEMENT FACILITY
PRIVATE ROAD (52' R.O.W.)
PRIVATE ROAD (VARIABLE R.O.W.)
HARRISBURG RD (80' R.O.W.)
PATTERSON LANE ALIGNMENT TO REMAIN. 25' PUBLIC RIGHT-OF-WAY TO BE ABANDONED. NEW RIGHT-OF-WAY VARIES. CURB AND GUTTER AND NEW ASPHALT TO BE INSTALLED.
GRASS PAVE EMERGENCY ACCESS LANE
PROPERTY LINE
PAE — PAE — PAE — PAE
TEE — TEE — TEE — TEE
SS
10' SETBACK
20' BUILD TO ZONE

KEY MAP

SEAL

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PROJECT

PATTERSON LANE MF

ARLINGTON PROPERTIES

PATTERSON LANE

INDIAN LAND, SC

LANDDESIGN PROJ.#
1020198

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER DEV. PLAN RESUB.	03/23/2021

DESIGNED BY: DAW
DRAWN BY: SFC
CHECKED BY: DAW

SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
MATERIALS PLAN

SHEET NUMBER
C2-00

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0005-00-078.00
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DB 1035 Pg 187
PB 2017 Pg 19

N/F
0005-00-078.00
D.R. HORTON INC
DB 1035 Pg 187
PB 2017 Pg 19

N/F
0005-00-094.03
DOUGLAS J.W. ELMS
DB B006 Pg 2895

N/F
0005-00-078.00
D.R. HORTON INC
DB 1035 Pg 187
PB 2017 Pg 19

STORMWATER MANAGEMENT FACILITY

BUILDING 10
APARTMENT BLDG
25 UNITS

BUILDING 9
APARTMENT BLDG
25 UNITS

BUILDING 8
APARTMENT BLDG
48 UNITS

AMENITY SPACE

PRIVATE ROAD (52' R.O.W.)

PRIVATE ROAD (VARIABLE R.O.W.)

STORMWATER MANAGEMENT FACILITY

BUILDING 7
TOWNHOMES
3 UNITS

STORMWATER MANAGEMENT FACILITY

BUILDING 6
TOWNHOMES
3 UNITS

BUILDING 5
APARTMENT COURT
96 UNITS

AMENITY SPACE

BUILDING 4
APARTMENT BLDG
45 UNITS

AMENITY SPACE

BUILDING 3
APARTMENT BLDG
35 UNITS

AMENITY SPACE

BUILDING 2
APARTMENT BLDG
24 UNITS

AMENITY SPACE

BUILDING 1
APARTMENT BLDG
48 UNITS

PATTERSON LANE ALIGNMENT TO REMAIN. 25' PUBLIC RIGHT-OF-WAY TO BE ABANDONED. NEW RIGHT-OF-WAY VARIES. CURB AND GUTTER AND NEW ASPHALT TO BE INSTALLED.

HARRISBURG RD. (66' R.O.W.)

GRASS PAVE EMERGENCY ACCESS LANE

PROPERTY LINE

PROPERTY LINE

N/F
0005-00-090.01
CAPTIAL CLUB SC APARTMENTS LLC
DB 1079 Pg 153
PB 8023 Pg

N/F
0005-00-098.00
ROBERT L. BARR
DB 817 Pg 246
PB 2014 Pg 869

N/F
0008-00-011.03
TYNDALL FAMILY ENTERPRISES LLC
DB 303 Pg 42
PB 2005 Pg 546

KEY MAP

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XXXXX XXXXXXXX	####	3/23/21
ENGINEER	REG. #	DATE

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PROJECT

PATTERSON LANE MF

ARLINGTON PROPERTIES

PATTERSON LANE

INDIAN LAND, SC

LANDDESIGN PROJ.#

1020198

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER DEV. PLAN RESUB.	03/23/2021
	*****	

DESIGNED BY: DAW
DRAWN BY: SFC
CHECKED BY: DAW

SCALE

NORTH

VERT: N/A
HORZ: 1" = 60'

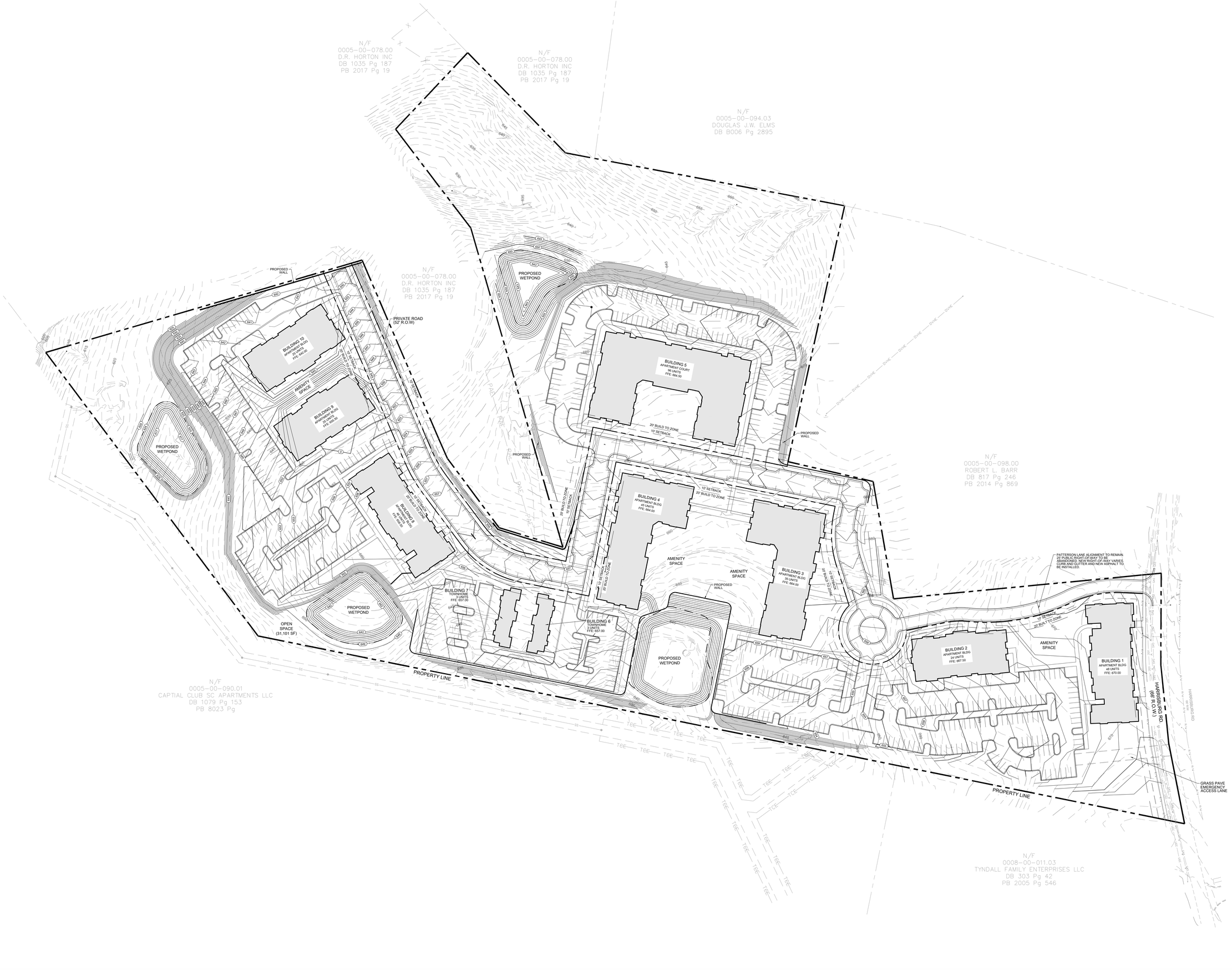
0 30 60 120

SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

C3-00



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KEY MAP

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XXXXX XXXXXXXX	####	1/28/21
ENGINEER	REG #	DATE

NOT FOR CONSTRUCTION

PROJECT

PATTERSON LANE MF

ARLINGTON PROPERTIES

PATTERSON LANE

INDIAN LAND, SC

LANDDESIGN PROJ.#

1020198

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER DEV. PLAN RESUB.	03/23/2021

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 60'

0 30 60 120

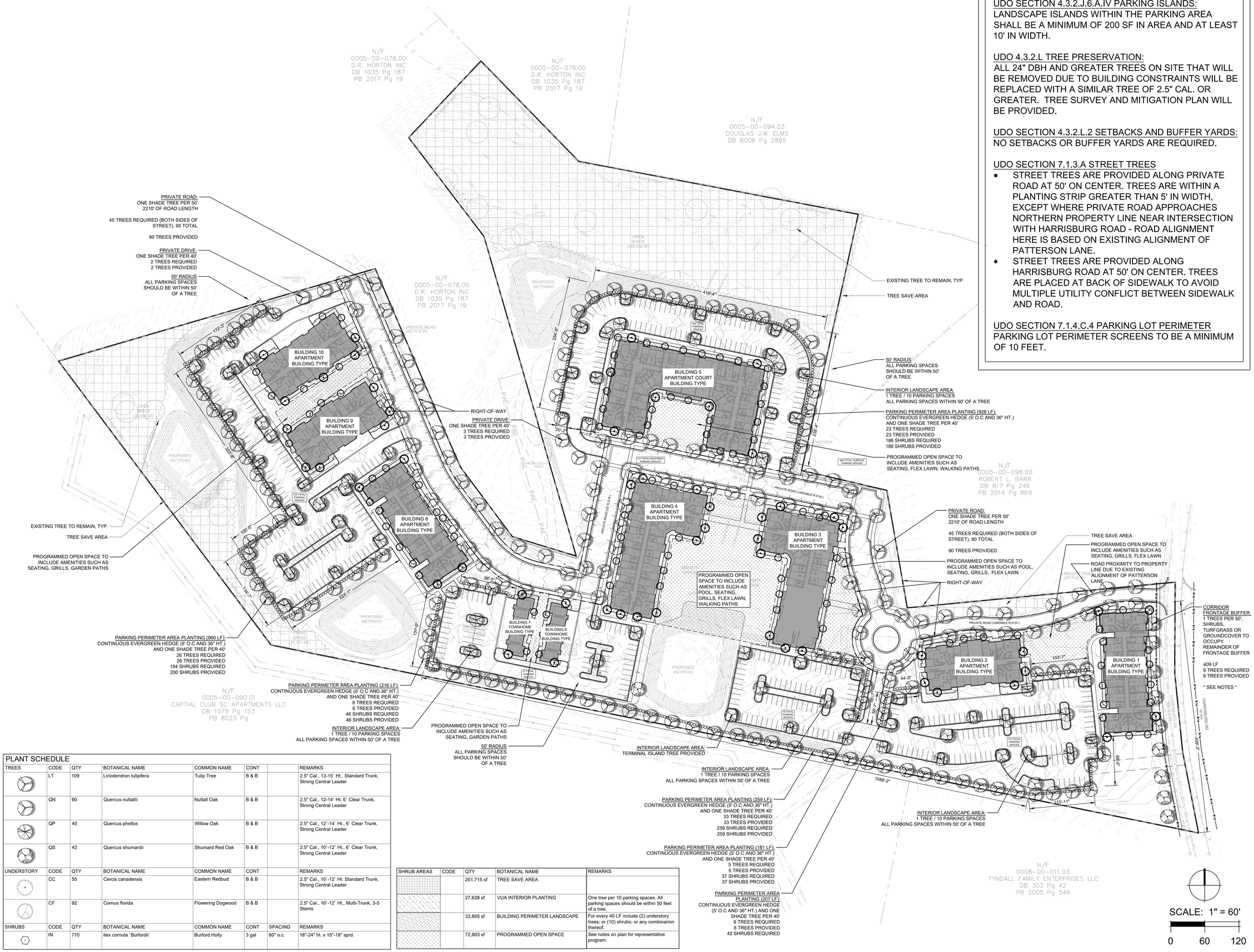
NORTH

SHEET TITLE

GRADING PLAN

SHEET NUMBER

C4-00



PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		REMARKS
	LT	109	Liriodendron tulipifera	Tulip Tree	B & B		2.5" Cal., 13-15` Ht., Standard Trunk, Strong Central Leader
	QN	90	Quercus nuttallii	Nuttall Oak	B & B		2.5" Cal., 12-14` Ht. 6` Clear Trunk, Strong Central Leader
	QP	40	Quercus phellos	Willow Oak	B & B		2.5" Cal., 12`-14` Ht., 6` Clear Trunk. Strong Central Leader
	QS	42	Quercus shumardii	Shumard Red Oak	B & B		2.5" Cal., 10`-12` Ht., 6` Clear Trunk, Strong Central Leader
UNDERSTORY	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		REMARKS
	CC	55	Cercis canadensis	Eastern Redbud	B & B		2.5" Cal., 10`-12` Ht. Standard Trunk, Strong Central Leader
	CF	92	Cornus florida	Flowering Dogwood	B & B		2.5" Cal., 10`-12` Ht., Multi-Trunk, 3-5 Stems
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
	IN	770	Ilex cornuta `Burfordii`	Burford Holly	3 gal	60" o.c.	18"-24" ht. x 15"-18" sprd.

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	REMARKS
		201,715 sf	TREE SAVE AREA	
		27,628 sf	VUA INTERIOR PLANTING	One tree per 10 parking spaces. All parking spaces should be within 50 feet of a tree.
		33,805 sf	BUILDING PERIMETER LANDSCAPE	For every 40 LF include (2) understory trees; or (10) shrubs; or any combinarion thereof.
		72,803 sf	PROGRAMMED OPEN SPACE	See notes on plan for representative program.

UDO SECTION 4.3.2.J.6.A.IV PARKING ISLANDS:
LANDSCAPE ISLANDS WITHIN THE PARKING AREA SHALL BE A MINIMUM OF 200 SF IN AREA AND AT LEAST 10' IN WIDTH.

UDO 4.3.2.L TREE PRESERVATION:
ALL 24" DBH AND GREATER TREES ON SITE THAT WILL BE REMOVED DUE TO BUILDING CONSTRAINTS WILL BE REPLACED WITH A SIMILAR TREE OF 2.5" CAL. OR GREATER. TREE SURVEY AND MITIGATION PLAN WILL BE PROVIDED.

UDO SECTION 4.3.2.L.2 SETBACKS AND BUFFER YARDS:
NO SETBACKS OR BUFFER YARDS ARE REQUIRED.

UDO SECTION 7.1.3.A STREET TREES
- STREET TREES ARE PROVIDED ALONG PRIVATE ROAD AT 50' ON CENTER. TREES ARE WITHIN A PLANTING STRIP GREATER THAN 5' IN WIDTH, EXCEPT WHERE PRIVATE ROAD APPROACHES NORTHERN PROPERTY LINE NEAR INTERSECTION WITH HARRISBURG ROAD - ROAD ALIGNMENT HERE IS BASED ON EXISTING ALIGNMENT OF PATTERSON LANE.
- STREET TREES ARE PROVIDED ALONG HARRISBURG ROAD AT 50' ON CENTER. TREES ARE PLACED AT BACK OF SIDEWALK TO AVOID MULTIPLE UTILITY CONFLICT BETWEEN SIDEWALK AND ROAD.

UDO SECTION 7.1.4.C.4 PARKING LOT PERIMETER
PARKING LOT PERIMETER SCREENS TO BE A MINIMUM OF 10 FEET.

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KEY

SOUTH CAROLINA
Dix.Hite + Partners
No. 271
CERTIFICATE OF AUTHORIZATION

SEAL

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1385
RYAN C. COLLINS

NOT FOR CONSTRUCTION

PROJECT

PATTERSON LANE MF

ARLINGTON PROPERTIES

PATTERSON LANE

INDIAN LAND, SC

LANDDESIGN PROJ.# 60110

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER DEV. PLAN RESUB.	03/23/2021

DESIGNED BY: RCC
DRAWN BY: IH
CHECKED BY: MP / RCC

SCALE NORTH

VERT:
HORZ: 1"=60'
0 30 60 120

SHEET TITLE

LANDSCAPE CODE PLAN

SHEET NUMBER

LA1.00

NOTE:
SURVEY OF TREES 24" DBH AND GREATER

N/F
0005-00-078.00
D.R. HORTON INC
DB 1035 Pg 187
PB 2017 Pg 19

N/F
0005-00-078.00
D.R. HORTON INC
DB 1035 Pg 187
PB 2017 Pg 19

N/F
0005-00-094.03
DOUGLAS J.W. ELMS
DB B006 Pg 2895

0005-00-091.02
DONNA S. PATTERSON
DB 415 Pg 114

N/F
0005-00-078.00
D.R. HORTON INC
DB 1035 Pg 187
PB 2017 Pg 19

PORTION OF:
0005-00-091.01
DONNA S. PATTERSON
DB 527 Pg 241
PB 2019 Pg 596

0005-00-091.05
DONNA S. PATTERSON
DB 415 Pg 114
MB 2000 Pg 388

0005-00-096.00
ALAN D. PATTERSON
DB 1146 Pg 334
MB 7 Pg 123

N/F
0005-00-098.00
ROBERT L. BARR
DB 817 Pg 246
PB 2014 Pg 869

PORTION OF:
0005-00-091.01
DONNA S. PATTERSON
DB 527 Pg 241
PB 2019 Pg 596

0005-00-091.04
JONNA P. BARBER
DB 431 Pg 1
MB 2006 Pg 756

0005-00-091.06
DEREK S. PATTERSON
DB 551 Pg 146
MB 2010 Pg 54

0005-00-091.02
DONNA S. PATTERSON ETAL
DB 430 Pg 341
MB 2000 Pg 388

0005-00-091.05
DONNA S. PATTERSON
DB 415 Pg 114

N/F
0005-00-090.01
CAPTIAL CLUB SC APARTMENTS LLC
DB 1079 Pg 153
PB 8023 Pg

N/F
0008-00-011.03
TYNDALL FAMILY ENTERPRISES LLC
DB 303 Pg 42
PB 2005 Pg 546

SCALE: 1" = 60'

0 60 120

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CHARLOTTE, NC 28202
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KEY

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STATE OF SOUTH CAROLINA
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No. 1385
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ARLINGTON PROPERTIES

PATTERSON LANE

INDIAN LAND, SC

LANDDESIGN PROJ.#
60110

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER DEV. PLAN RESUB.	03/23/2021

DESIGNED BY: RCC
DRAWN BY: IH
CHECKED BY: MP / RCC

SCALE NORTH

VERT:
HORZ: 1"=60'
0 30 60 120

SHEET TITLE

TREE SURVEY

SHEET NUMBER

LA1.10

UDO 4.3.2.L TREE PRESERVATION:
ALL 24" DBH AND GREATER TREES ON SITE THAT WILL BE REMOVED DUE TO BUILDING CONSTRAINTS WILL BE REPLACED WITH A SIMILAR TREE OF 2.5" CAL. OR GREATER. TREE SURVEY AND MITIGATION PLAN WILL BE PROVIDED.

N/F
0005-00-078.00
D.R. HORTON INC
DB 1035 Pg 187
PB 2017 Pg 19

N/F
0005-00-094.03
DOUGLAS J.W. ELMS
DB B006 Pg 2895

N/F
0005-00-090.01
CAPTIAL CLUB SC APARTMENTS LLC
DB 1079 Pg 153
PB 8023 Pg

N/F
0005-00-098.00
ROBERT L. BARR
DB 817 Pg 246
PB 2014 Pg 869

N/F
0008-00-011.03
TYNDALL FAMILY ENTERPRISES LLC
DB 303 Pg 42
PB 2005 Pg 546

TREE SAVE AREA 1

TREE SAVE AREA 2

TREE SAVE AREA 3

BUILDING 1 APARTMENT BUILDING TYPE

BUILDING 2 APARTMENT BUILDING TYPE

BUILDING 3 APARTMENT BUILDING TYPE

BUILDING 4 APARTMENT BUILDING TYPE

BUILDING 5 APARTMENT COURT BUILDING TYPE

BUILDING 6 STACKED FLAT BUILDING TYPE

BUILDING 7 STACKED FLAT BUILDING TYPE

BUILDING 8 APARTMENT BUILDING TYPE

BUILDING 9 APARTMENT BUILDING TYPE

BUILDING 10 APARTMENT BUILDING TYPE

24" DBH OR GREATER TREE TO BE REMOVED AND REPLACED BY SIMILAR TREE OF 2.5" CAL. OR GREATER, TYP.

24" DBH OR GREATER TREE TO BE REMOVED AND REPLACED BY SIMILAR TREE OF 2.5" CAL. OR GREATER, TYP.

24" DBH OR GREATER TREE TO BE PRESERVED, TYP.

24" DBH OR GREATER TREE TO BE REMOVED AND REPLACED BY SIMILAR TREE OF 2.5" CAL. OR GREATER

PRIVATE ROAD (22' R.O.W.)

HARRISBURG RD

SCALE: 1" = 60'

0 60 120

Tree Mitigation Chart

Tree Mitigation	
Trees 24" and Greater	
Removed Trees	57
Replaced Trees (2.5" Cal.)	57
Preserved Trees	19

Tree Save Area	
TSA 1	149,095
TSA 2	45,936
TSA 3	6,684
Total TSA	201,715

NOTE: TREE SAVE AREAS ARE NOT BEING USED TO CLAIM ANY INCENTIVES OUTLINED IN UDO SECTION 7.1.2.A

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STATE OF SOUTH CAROLINA
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No. 1385
RYAN C. COLLINS

NOT FOR CONSTRUCTION

PROJECT
PATTERSON LANE MF

ARLINGTON PROPERTIES
PATTERSON LANE
INDIAN LAND, SC

LANDDESIGN PROJ.# 60110

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER DEV. PLAN RESUB.	03/23/2021

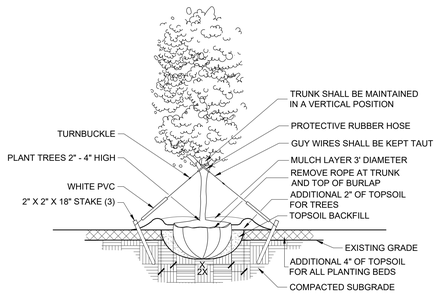
DESIGNED BY: RCC
DRAWN BY: IH
CHECKED BY: MP / RCC

SCALE
VERT:
HORZ: 1"=60'
0 30 60 120

NORTH

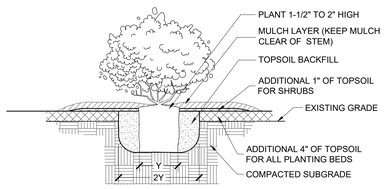
SHEET TITLE
TREE MITIGATION PLAN

SHEET NUMBER
LA1.20



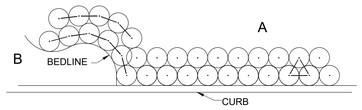
TYPICAL TREE PLANTING

CROSS SECTION - N.T.S.



TYPICAL SHRUB PLANTING

CROSS SECTION - N.T.S.



A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR - SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE.

B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGE. CURVED EDGES TO BE VERY SMOOTH RADII.

TYPICAL SHRUB LAYOUT

PLAN - N.T.S.

LANDSCAPE NOTES

1. CONTRACTOR IS EXPECTED TO CARRY OUT ALL RESPONSIBILITIES SET FORTH IN THESE LANDSCAPE NOTES AND IN THE LANDSCAPE SPECIFICATIONS. THEY WILL BE STRICTLY ENFORCED BY THE OWNER/L.A.
2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER ACCORDING TO THE CURRENT NURSERY GRADES AND STANDARDS.
3. ALL PLANT BEDS SHALL BE DRESSED WITH 3" LAYER OF MULCH. ALL OTHER AREAS SHALL RECEIVE SOD (SEE PLAN FOR TYPE).
4. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO INSTALLATION.
5. ALL PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE TO RECEIVE THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL PLANT BED LAYOUTS AND TREE LOCATIONS PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE LANDSCAPE ARCHITECT'S REQUEST AND THE CONTRACTOR'S OWN EXPENSE.
7. ALL SHRUBS SHALL BE PLANTED 1-1/2" AND TREES 2-1/2" ABOVE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS.
8. CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO CONSTRUCTION 1) TO DETERMINE NUTRIENT STATUS AND PH OF SOIL AND 2) TO DETERMINE THE SOIL TEXTURE IN THE TOP 6" - 12" OF SOIL, AND THEN AMEND THE SOIL BASED ON THE RESULTS OF THE TESTS. SEE THE LANDSCAPE SPECIFICATIONS FOR MORE INFORMATION..
9. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING. GRADING SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
10. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
11. CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS
12. SOIL SHALL BE FREE FROM LIME ROCK AND CONSTRUCTION DEBRIS.
13. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES REPRESENTED ON THE PLAN VS. QUANTITIES SHOWN ON THE PLANT LIST, THE PLAN SHALL CONTROL.
14. CONTRACTOR SHALL MAINTAIN TREES IN A STRAIGHT AND PLUMB POSITION FOR ONE YEAR. CONTRACTOR SHALL STAKE ALL TREES IF REQUIRED BY THE JURISDICTION.
15. PRIOR TO REMOVAL OF ANY TREES, THE TREES TO BE RETAINED SHALL HAVE PROTECTIVE TREE BARRIERS.
16. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN TAKE OFFS AND QUANTITIES. THE QUANTITIES ON THE PLANT LIST SERVE ONLY AS A GUIDE TO THE OWNER AND L.A. THIS INCLUDES SOD AND MULCH QUANTITIES OF WHICH THE CONTRACTOR SHALL BE HELD TO BID QUANTITIES.
17. SUCCESSFUL BIDDER SHALL LOCK UP ALL MATERIALS IMMEDIATELY AFTER CONTRACT ASSIGNMENT. PLANTS SHALL BE HELD DURING THE PERIOD FROM CONTRACT TO INSTALLATION TO ALLOW ADDITIONAL GROWTH. ALL PLANTS WILL BE REQUIRED TO BE FULL AND HEALTHY. CONTRACTOR SHALL ARRANGE FOR PLANT APPROVAL PRIOR TO DELIVERY, EITHER BY SAMPLES. PHOTOS, OR NURSERY VISITS.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR WARRANTY OF HEALTH OF PLANTS IN ON-SITE SOILS. IF, DURING DIGGING, CONTRACTOR DISCOVERS WATER-LOGGED, CLAYEY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF OWNER/LANDSCAPE ARCHITECT FOR REMEDIAL ACTION.
19. CONTRACTOR SHALL ANTICIPATE THE FIRST FIVE FEET AROUND BUILDING PERIMETER WILL BE COMPACTED AND FOUNDATION BEDS SHOULD BE TILLED AND IMPROVED TO SUSTAIN VIGOROUS, HEALTHY PLANT GROWTH.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		REMARKS
	LT	109	Liriodendron tulipifera	Tulip Tree	B & B		2.5" Cal., 13-15` Ht., Standard Trunk, Strong Central Leader
	QN	90	Quercus nuttallii	Nuttall Oak	B & B		2.5" Cal., 12-14` Ht. 6` Clear Trunk, Strong Central Leader
	QP	40	Quercus phellos	Willow Oak	B & B		2.5" Cal., 12`-14` Ht., 6` Clear Trunk. Strong Central Leader
	QS	42	Quercus shumardii	Shumard Red Oak	B & B		2.5" Cal., 10`-12` Ht., 6` Clear Trunk, Strong Central Leader
UNDERSTORY	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		REMARKS
	CC	55	Cercis canadensis	Eastern Redbud	B & B		2.5" Cal., 10`-12` Ht. Standard Trunk, Strong Central Leader
	CF	92	Cornus florida	Flowering Dogwood	B & B		2.5" Cal., 10`-12` Ht., Multi-Trunk, 3-5 Stems
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
	IN	770	Ilex cornuta `Burfordii`	Burford Holly	3 gal	60" o.c.	18"-24" ht. x 15"-18" sprd.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
		201,715 sf	TREE SAVE AREA				
		27,628 sf	VUA INTERIOR PLANTING				One tree per 10 parking spaces. All parking spaces should be within 50 feet of a tree.
		33,805 sf	BUILDING PERIMETER LANDSCAPE				For every 40 LF include (2) understory trees; or (10) shrubs; or any combinarion thereof.
		72,803 sf	PROGRAMMED OPEN SPACE				See notes on plan for representative program.

LandDesign.
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CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
Dix.Hite + Partners
No. 271

SEAL

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1385
RYAN C. COLLINS

NOT FOR CONSTRUCTION

PROJECT

PATTERSON LANE MF

ARLINGTON PROPERTIES

PATTERSON LANE

INDIAN LAND, SC

LANDDESIGN PROJ.# 60110

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER DEV. PLAN RESUB.	03/23/2021

DESIGNED BY: RCC
DRAWN BY: IH
CHECKED BY: MP / RCC

SCALE

VERT:
HORZ: 1"=60'

NORTH

0 30 60 120

SHEET TITLE

DETAILS AND PLANT SCHEDULE

SHEET NUMBER

LA2.00

NOTE:
LIGHTING LAYOUT IS PRELIMINARY. FULL PHOTOMETRICS SHOWING COMPLIANCE WITH UDO SECTIONS 4.3.2.1 AND 7.3 WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.

N/F
0005-00-078.00
D.R. HORTON INC
DB 1035 Pg 187
PB 2017 Pg 19

N/F
0005-00-078.00
D.R. HORTON INC
DB 1035 Pg 187
PB 2017 Pg 19

N/F
0005-00-094.03
DOUGLAS J.W. ELMS
DB B006 Pg 2895

N/F
0005-00-078.00
D.R. HORTON INC
DB 1035 Pg 187
PB 2017 Pg 19

BUILDING 10
APARTMENT
BUILDING TYPE

STREET LIGHTS, TYP.

BUILDING 9
APARTMENT
BUILDING TYPE

BUILDING 8
APARTMENT
BUILDING TYPE

PARKING LOT LIGHTS, TYP.

BUILDING 5
APARTMENT COURT
BUILDING TYPE

BUILDING 4
APARTMENT
BUILDING TYPE

BUILDING 3
APARTMENT
BUILDING TYPE

BUILDING 7
STACKED FLAT
BUILDING TYPE

BUILDING 6
STACKED FLAT
BUILDING TYPE

N/F
0005-00-098.00
ROBERT L. BARR
DB 817 Pg 246
PB 2014 Pg 869

STREET LIGHTS, TYP.

BUILDING 2
APARTMENT
BUILDING TYPE

BUILDING 1
APARTMENT
BUILDING TYPE

HARRISBURG RD

PARKING LOT LIGHTS, TYP.

N/F
0005-00-090.01
CAPITAL CLUB SC AP
DB 1079 Pg
PB 8023

N/F
0008-00-011.03
TYNDALL FAMILY ENTERPRISES LLC
DB 303 Pg 42
PB 2005 Pg 546

SCALE: 1" = 60'

0 60 120

PRODUCT: PREVAIL
MANUFACTURER:
EATON LIGHTING
www.cooperindustries.com
MODEL:
PRV-CXX-D-XXX-TX-SA-BK

PRV	PREVAIL
CXX	LIGHT ENGINE TBD
D	DIMMING
XXX	VOLTAGE TBD
TX	DISTR. TYPE TBD
SA	STANDARD ARM
BK	BLACK

MOUNTED @ 18' AFG ON A DIRECT BURY ALUMINUM POLE
STANDARD DUTY POLE WITH BLACK FINISH BY
ALLIANCE COMPOSITES, INC.,
www.alliancecompositesinc.com

PARKING LOT LIGHTS, TYP.

PEDESTRIAN LIGHT
PRODUCT: ASHBERY AREA LIGHT, 18'

COLOR: STORMCLOUD

MANUFACTURER:
LANDSCAPE FORMS
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HORZ: 1"=60'

NORTH

0 30 60 120

SHEET TITLE

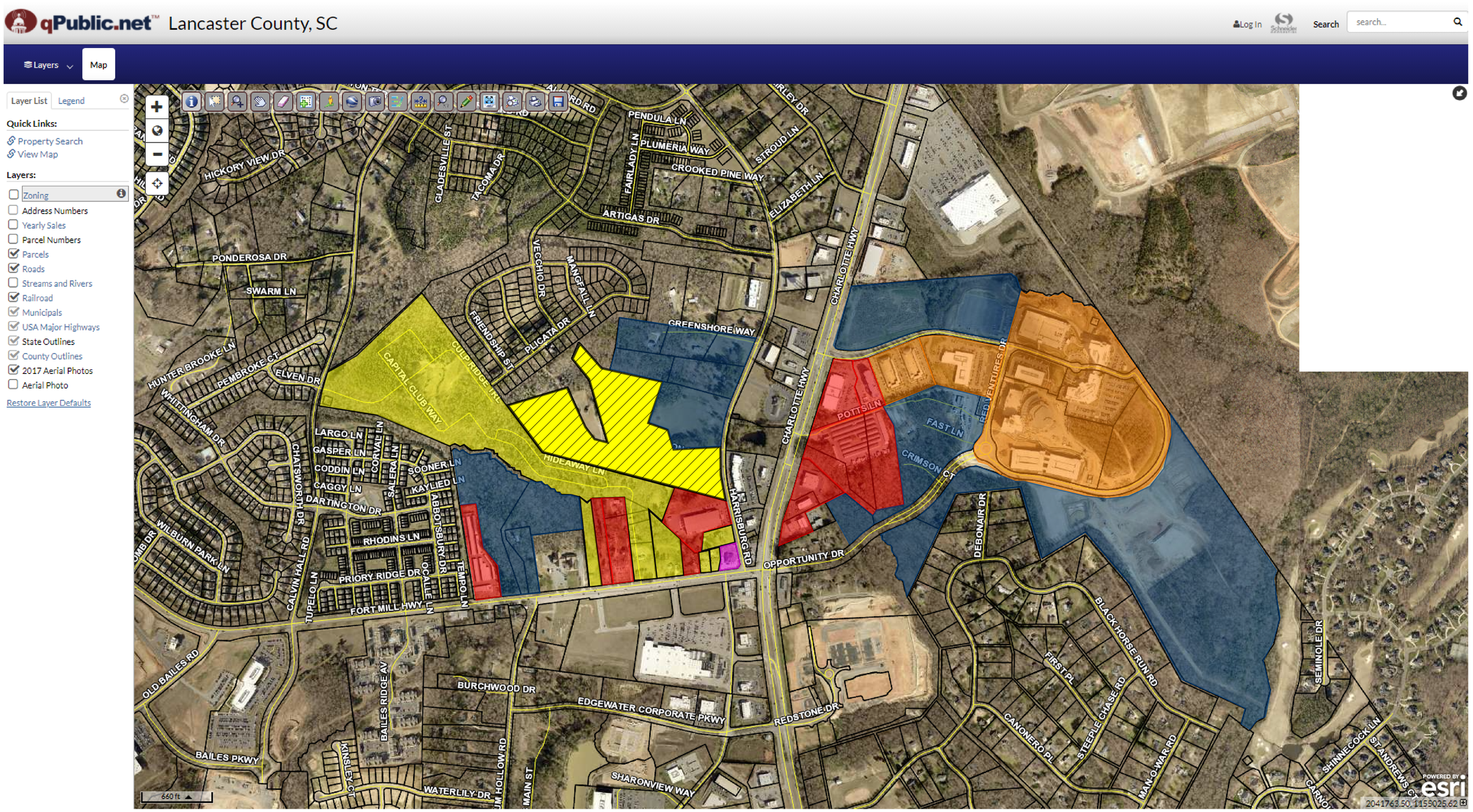
LIGHTING PLAN

SHEET NUMBER

LA3.00

MX Zoned Land Use Legend

- Commercial
- Office
- Residential Proposed
- Residential
- Vacant



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HORZ: 1"=60'
0 30 60 120

NORTH

SHEET TITLE
LAND USE EXHIBIT

SHEET NUMBER
LA 4.00

Traffic Impact Analysis Report

Patterson Lane Apartments – Indian Land, SC

February 2021

PREPARED FOR:

ARLINGTON PROPERTIES

PREPARED BY:

STV INCORPORATED
900 WEST TRADE STREET, SUITE 715
CHARLOTTE, NC 28202

DRAFT

TRAFFIC IMPACT ANALYSIS REPORT

Patterson Lane Apartments
Indian Land, SC

DOCUMENTATION PREPARED BY:

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February 2021

DRAFT

Robert J Dubnicka, PE
Senior Associate

EXECUTIVE SUMMARY

STV Incorporated has been contracted by Arlington Properties to conduct base and future year traffic analyses for the proposed Patterson Lane Apartments development in Indian Land, SC. The development is proposed to be constructed west of Harrisburg Road at Patterson Lane/Shopping Center Driveway.

For the purpose of this study, the development is assumed to be complete by 2023, however the scoping document dictates that the horizon year (build year + 1 year) was studied for the year 2024. The traffic operations analyses included in this report are:

- 2020 Base Year No-Build (BY-NB)
- 2024 Future Year No-Build (FY-NB) – Future conditions without the development
- 2024 Future Year Build (FY-B) – Future conditions with the build-out of the development
- 2024 Future Year Build + Improvements (FY-B+I) – To include the build-out of the development mitigation measures, as necessary

The Institute of Transportation Engineers (ITE's) Trip Generation Manual, Tenth Edition was used to calculate the number of trips the proposed development would generate in the weekday AM and PM peak hours. Traffic volumes at three of the study area intersections were collected by Quality Counts, and two of the study area intersections were collected from historic counts. For future conditions, a 12% growth factor was applied to the new counts per SCDOT guidelines during COVID-19, and a compound annual growth rate of four percent was used per historic trends to grow historic counts.

The capacity analysis was conducted using Synchro/SimTraffic 10 and SIDRA 8 software. To determine the site's impact to traffic, the results of the 2024 FY-NB and 2024 FY-B results were compared to determine where mitigation is warranted per SCDOT guidelines.

Harrisburg Road at Patterson Lane/Shopping Center Driveway met criteria to consider providing a northbound left turn lane. Additionally, an eastbound left turn lane was recommended. Due to increased delay in the AM peak of the FY-B scenario at the roundabout intersection of Harrisburg Road and Calvin Hall Road/Elmsbrook Lane, an eastbound yield-controlled slip right turn lane is recommended.

Table A outlines the recommendations as a part of this Traffic Impact Analysis and can be seen in Figure ES1.

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Table A: Traffic Impact Analysis Recommendations Summary

Intersection	Improvements
US 521 at SC 160/Overhill Drive	• No improvements are recommended at this intersection.
SC 160 at Harrisburg Road	• No improvements are recommended at this intersection.
SC 160 at Lowe's Driveway	• No improvements are recommended at this intersection.
Harrisburg Road at Patterson Lane/Shopping Center Driveway	• Provide a northbound left turn lane with 150 ft of storage and appropriate taper • Provide an eastbound left turn lane with 150 ft of storage and appropriate taper
Harrisburg Road at Calvin Hall Road/Elmsbrook Lane	• Provide an eastbound yield-controlled slip right turn lane with 100 ft of storage and appropriate taper

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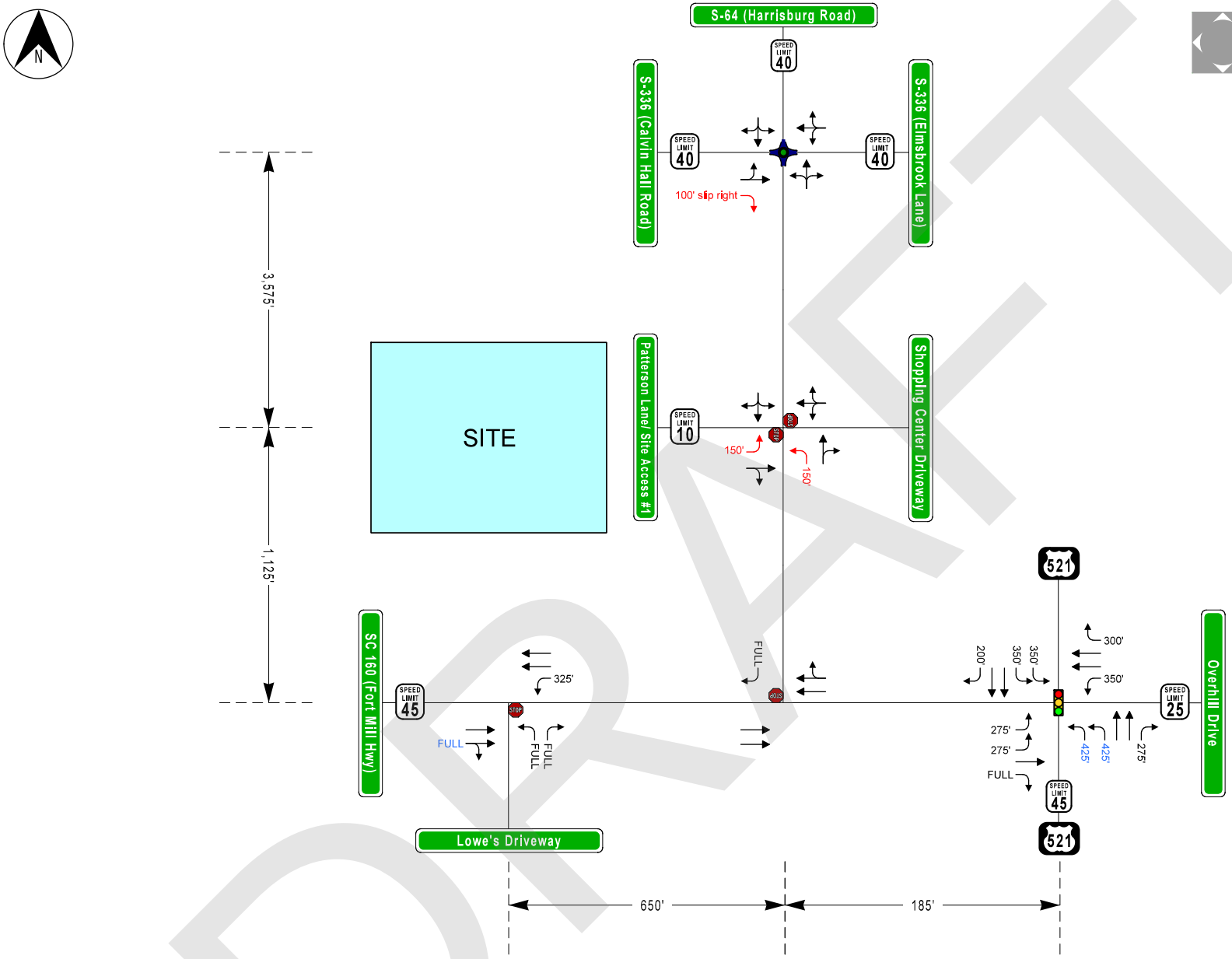

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Patterson Lane Apartments
Indian Land, South Carolina

Recommended Lane Geometry

Figure ES1

Legend

- Turning Movement
- Roadway
- Roundabout
- XX Recommended Improvements
- Traffic Signal
- Stop Sign
- XX' Storage Length
- XX Committed Improvements

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1.0 PROJECT BACKGROUND

STV Incorporated has been contracted by Arlington Properties to conduct base and future year traffic analyses for the proposed Patterson Lane Apartments development in Indian Land, SC. The development is proposed to be constructed west of Harrisburg Road at Patterson Lane.

The proposed development is planned to include 350 mid-rise multifamily units. For the purpose of this study, the development is assumed to be complete by 2023, however the scoping document with the South Carolina Department of Transportation (SCDOT) dictates that the horizon year (build year + 1 year) be studied for the year 2024. The traffic operations analyses included in this report are:

- 2020 Base Year No-Build (BY-NB)
- 2024 Future Year No-Build (FY-NB) – Future conditions without the development
- 2024 Future Year Build (FY-B) – Future conditions with the build-out of the development
- 2024 Future Year Build + Improvements (FY-B+I) – To include the build-out of the development mitigation measures, as necessary

The following intersections are included in the traffic analysis:

- US 521 (Charlotte Highway) at SC 160 (Fort Mill Highway)/Overhill Drive
- SC 160 (Fort Mill Highway) at S-64 (Harrisburg Road)
- SC 160 (Fort Mill Highway) at Lowe's Driveway
- S-64 (Harrisburg Road) at Patterson Lane/Shopping Center Driveway
- S-64 (Harrisburg Road) at S-336 (Elmsbrook Lane/Calvin Hall Road)

1.1 PROJECT AREA DESCRIPTION

The Patterson Lane Apartments development will be located west of Harrisburg Road at Patterson Lane. Table 1.1 below represents the arterial and local roads included in the study area.

Table 1.1: Roadway Description

Road Name	Road Number	Functional Classification	Speed Limit (mph)	2019 AADT
Charlotte Highway	US 521	Principal Arterial	45	39,700
Fort Mill Highway	SC 160	Principal Arterial	45	16,300
Overhill Drive	-	Local	Not Posted*	-
Harrisburg Road	S-64	Major Collector	40	7,600
Lowe's Driveway	-	Local	Not Posted*	-
Patterson Lane	-	Local	10	-
Elmsbrook Lane	S-336	Local	40	-
Calvin Hall Road	S-336	Local	40	5,900

* Assumed 25 mph for analysis

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The site plan for the development site is illustrated in Figure 1. The vicinity map for the project area and the existing lane geometry are found in Figures 2 and 3, respectively.

2.0 TRAFFIC VOLUME DEVELOPMENT

Traffic volumes at the study area intersections were obtained from historic turning movement counts (TMCs) for the intersections of Harrisburg Road at Patterson Lane/Shopping Center Driveway and Harrisburg Road at Elmsbrook Lane/Calvin Hall Road. The AM and PM peak counts for both intersections were collected on Wednesday, April 22nd, 2015. In accordance with SCDOT's "Revised Guidance for conducting Traffic Impact Studies during COVID19" memorandum dated July 29, 2020, a historical count can be used with an approved calculated historical growth rate. A four percent compound annual growth rate (CAGR) was approved by SCDOT during project scoping (Appendix A) and was applied to both TMCs for five years to grow the count to the year 2020.

For the remaining three intersections of US 521 at SC 160/Overhill Drive, SC 160 at Harrisburg Road, and SC 160 at Lowe's Driveway, TMCs were collected on Tuesday, January 11th, 2021. In accordance with SCDOT's COVID-19 Guidance memorandum, a 12% growth factor is to be applied to new counts until schools are back in session and average volumes normalize. Additionally, it was observed during TMC collection that volumes along the east leg (Overhill Drive) of the US 521 at SC 160/Overhill Drive intersection were lower than what would be typical when the Red Ventures office facility is in normal operation. Considering this observation, the 12% growth factor would not accurately reflect volumes entering and exiting Overhill Drive during normal traffic patterns. Therefore, a trip generation analysis was performed for the site (estimated 600,000 square feet of General Office) as seen in Table 2.1.

Table 2.1: Red Ventures Trip Generation

Land Use	Size	Unit	Peak Hour Type	Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
General Office Building (LUC 710)	600	1,000 SF	Adjacent	6,033	590	507	83	625	100	525
Total Trips				**6,033**	**590**	**507**	**83**	**625**	**100**	**525**

It was assumed that 50% of the Red Ventures traffic would enter via Overhill Drive and the remaining 50% would use Red Ventures Drive to the north, outside of the project study area. These trips were distributed consistent with the approved site trip distribution of the Patterson Lane Apartments. This amounts to 25% of the trips be distributed to/from the south, 15% distributed to/from the west, and 10% distributed to/from the north. The associated estimated volumes for Red Ventures were applied and are included in base year conditions.

Traffic volumes were balanced between along SC 160 since there are limited driveways or roadways between the three intersections. Volumes were left unbalanced between the remaining intersections due to the presence of multiple driveways and roadways along Harrisburg Road. The 2020 BY-NB volumes are illustrated in Figure 4.

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There are six approved developments in the study area contributing to additional background traffic prior to 2024. These developments include:

- Patterson Property (2021) – East of Harrisburg Road and south of Barberville Road – 53 single family homes
- Lancaster Soccer Complex (2021) – West of Harrisburg Road and north of Calvin Hall Road – 4 field soccer complex
- Avondale (2023) – Southwest of the Harrisburg Road at Calvin Hall Rd/Elmsbrook Lane intersection – 365 single family homes, 165 townhomes, 200 senior housing apartments, 6,000 SF senior day center, 6,000 SF medical office
- Southstone/Covington (2023) – East of the Harrisburg Road at Barberville road intersection – 328 single family homes
- Sugar Creek (2023) – Along Harrisburg Road between Bareberville Road and Regent Parkway – 540 single family homes and 235 townhomes
- Chateau Ridge (2024) – West of Harrisburg Road between Barberville Road and Calvin Hall Road – 131 single family homes

Committed roadway improvements to the study intersections include extending the northbound dual left turn lanes along US 521 at SC 160/Overhill Drive to 425 ft of storage, as outlined in the Avondale TIA. Volume figures from the associated approved developments can be found in Appendix B. Due to the approved developments prior studies not including portions of the Patterson Lane Apartments study intersections, the associated volumes with these developments are filtered through the study area based on background volumes and engineering judgement. The approved development volumes are included in the analysis of future conditions and are illustrated in Figure 5.

The four percent CAGR was applied to the BY-NB volumes, along with the addition of the approved development volumes, to estimate 2024 FY-NB volumes. The 2024 FY-NB volumes are illustrated in Figure 6. Further information regarding volume development can be found in Appendix C.

2.1 TRIP GENERATION

The Institute of Transportation Engineers (ITE's) Trip Generation Manual, Tenth Edition was used to calculate the number of trips the proposed development would generate in the weekday AM and PM peak hours. The site is planned for 350 mid-rise multifamily units. The trip generation anticipated for this development is presented in Table 2.2. The trip generation calculations are presented in Appendix D.

Table 2.2: Trip Generation

Land Use	Size	Unit	Peak Hour Type	Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Multifamily Housing Mid-Rise (LUC 221)	350	Dwelling Units	Adjacent	1,906	117	30	87	147	89	58
Total Trips				**1,906**	**117**	**30**	**87**	**147**	**89**	**58**

Source: Institute of Transportation Engineers (ITE's) Trip Generation Tenth Edition

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2.2 TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution percentages were developed for the proposed site and approved in scoping with SCDOT. These percentages were used to distribute the site-generated trips throughout the study area.

The site trip distribution percentages are presented in Figure 7. One distribution of note is the traffic exiting Patterson Avenue to the south on US 521. Due to the presence of a median at the intersection of Harrisburg Road at SC 160, turning movements at this intersection are restricted to right-in/right-out. Vehicles exiting the proposed development whose destination is US 521 to the south are anticipated to use the SC 160 at Lowe's Driveway intersection as a U-turn point to then travel east on SC 160 and turn right to continue south on US 521. Site trips were assigned within the study area network by applying the trip distribution percentages to the trips generated by the development. The assigned site trips are presented in Figure 8. The 2024 FY-B volumes were developed by adding the aforementioned site trips to the 2024 FY-NB volumes. The 2024 FY-B volumes are presented in Figure 9.

3.0 CAPACITY ANALYSIS METHODOLOGY

The capacity analysis was conducted using Synchro/SimTraffic 10 and SIDRA 8 software. Following the methodology described in the Highway Capacity Manual (HCM) 6th Edition, Synchro and SIDRA evaluate the performance of an intersection or group of intersections and provides a Level of Service (LOS). Total delay experienced by each vehicle as a result of traffic control devices are used to determine the LOS. The LOS ranges from A to F. The LOS definitions for signalized, stop-controlled, and roundabout intersections are presented in Table 3.1. For unsignalized intersections that are not all-way stop control, the delay for the stop sign controlled approaches and for major street left turn movements are used to evaluate intersection operations.

Table 3.1: HCM Level of Service Definition

Level of Service	Control Delay (sec/veh)	
	Stop Controlled or Roundabout Intersection	Signalized Intersection
A	≤ 10	≤ 10
B	> 10 and ≤ 15	> 10 and ≤ 20
C	> 15 and ≤ 25	> 20 and ≤ 35
D	> 25 and ≤ 35	> 35 and ≤ 55
E	> 35 and ≤50	> 55 and ≤ 80
F	> 50	> 80

Volume to Capacity ratio (v/c), which measures the level of congestion on a roadway by dividing the volume of traffic by the roadway capacity, is also reported. The maximum queue is reported from SimTraffic (for signalized and unsignalized intersections) as a queuing distance in feet. The 95th percentile queue is reported from SIDRA (for roundabouts) as a queueing distance in feet.

In the analysis, heavy vehicle percentages for each movement were set based on the collected turning movement counts. Lane widths were estimated based on measurements from available aerial imagery. For the analysis, a default peak hour factor (PHF) of 0.90 was used for the study network. With three

counts conducted during COVID-19, PHF's from the counts are not reflective of typical peak conditions. A PHF of 0.90 is consistent with SCDOT default Synchro guidelines and used throughout analysis.

The signal phasing for US 521 at SC 160/Overhill Drive was observed in field conditions and coded accordingly for analysis. Cycle length and split timings were optimized in each peak hour and in each scenario while also following SCDOT default settings for minimum splits and clearance intervals.

The committed improvement per the Avondale TIA to provide 425 feet of northbound dual left storage along US 521 at SC 160/Overhill Drive is included in all future year analyses. Additionally, SC 160 to the west of the Lowe's Driveway is currently in construction to be widened to a four-lane roadway and is in place in future analysis.

4.0 CAPACITY ANALYSIS RESULTS

The results of the following scenarios of the capacity analysis are summarized by intersection in this section.

- 2020 BY-NB
- 2024 FY-NB
- 2024 FY-B
- 2024 FY-B+I (as necessary)

The detailed analysis reports are presented in Appendix E.

4.1 US 521 AT SC 160/OVERHILL DRIVE

The intersection of US 521 at SC 160/Overhill Drive is a four-leg signalized intersection, with separate left and right turn lanes on all four approaches. The results from the Synchro/SimTraffic capacity analysis for 2020 BY-NB, 2024 FY-NB and 2024 FY-B conditions are presented in Tables 4.1-4.3.

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Table 4.1: US 521 at SC 160/Overhill Drive 2020 BY-NB Results

SC 160/Overhill Drive @ US 521	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)
Base Year No-Build									
Intersection	-	D	40.3	0.99	-	**E**	**65.9**	**1.04**	
EB Approach - SC 160	-	D	49.2	-	-	**F**	**96.0**	-	
WB Approach - Overhill Drive	-	C	33.2	-	-	**E**	**72.4**	-	
NB Approach - US 521	-	D	45.9	-	-	D	47.7	-	
SB Approach - US 521	-	C	27.0	-	-	**E**	**64.5**	-	
Eastbound Left-Turn (SC 160)	275'	**E**	**75.5**	**0.96**	**165**	**F**	**112.2**	**1.04**	**194**
Eastbound Thru (SC 160)	-	C	27.8	0.27	137	**E**	**58.5**	**0.22**	**137**
Eastbound Right-Turn (SC 160)	-	C	21.7	0.47	156	**E**	**77.4**	**0.91**	**204**
Westbound Left-Turn (Overhill Drive)	350'	D	42.1	0.35	154	**F**	**90.8**	**0.86**	**285**
Westbound Thru (Overhill Drive)	-	C	29.2	0.03	51	**E**	**61.8**	**0.33**	**136**
Westbound Right-Turn (Overhill Drive)	300'	C	22.6	0.04	50	**E**	**56.2**	**0.38**	**138**
Northbound Left-Turn (US 521)	225'	D	46.6	0.79	325	**F**	**113.2**	**1.02**	**325**
Northbound Thru (US 521)	-	D	49.5	0.99	561	C	23.3	0.58	1219
Northbound Right-Turn (US 521)	275'	B	15.9	0.23	375	A	8.0	0.03	40
Southbound Left-Turn (US 521)	350'	D	37.3	0.25	108	**E**	**68.2**	**0.22**	**449**
Southbound Thru (US 521)	-	C	29.4	0.77	285	**F**	**72.2**	**1.04**	**1374**
Southbound Right-Turn (US 521)	200'	B	17.0	0.41	297	B	12.7	0.26	300

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Table 4.2: US 521 at SC 160/Overhill Drive 2024 FY-NB Results

SC 160/Overhill Drive @ US 521	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)
Future Year No-Build									
Intersection	-	D	52.7	1.05	-	**F**	**119.7**	**1.27**	-
EB Approach - SC 160	-	**E**	**63.7**	-	-	**F**	**167.0**	-	-
WB Approach - Overhill Drive	-	D	38.2	-	-	**F**	**83.7**	-	-
NB Approach - US 521	-	**E**	**63.4**	-	-	**E**	**78.6**	-	-
SB Approach - US 521	-	C	31.4	-	-	**F**	**137.5**	-	-
Turn Lane Capacity and Queuing									
Eastbound Left-Turn (SC 160)	275'	**F**	**101.5**	**1.05**	**182**	**F**	**199.0**	**1.27**	**188**
Eastbound Thru (SC 160)	-	C	32.8	0.34	154	**E**	**60.8**	**0.28**	**93**
Eastbound Right-Turn (SC 160)	-	C	28.2	0.63	174	**F**	**136.9**	**1.12**	**204**
Westbound Left-Turn (Overhill Drive)	350'	D	47.2	0.40	125	**F**	**117.2**	**0.97**	**382**
Westbound Thru (Overhill Drive)	-	C	34.4	0.04	51	**E**	**62.3**	**0.39**	**138**
Westbound Right-Turn (Overhill Drive)	300'	C	27.2	0.05	53	**E**	**56.8**	**0.44**	**159**
Northbound Left-Turn (US 521)	425'	**E**	**72.4**	**0.95**	**524**	**F**	**200.3**	**1.27**	**525**
Northbound Thru (US 521)	-	**F**	**66.6**	**1.05**	**656**	C	25.7	0.69	1238
Northbound Right-Turn (US 521)	275'	B	15.4	0.25	375	A	7.5	0.04	21
Southbound Left-Turn (US 521)	350'	D	42.5	0.30	147	**E**	**68.0**	**0.24**	**450**
Southbound Thru (US 521)	-	C	34.9	0.85	319	**F**	**157.4**	**1.25**	**1386**
Southbound Right-Turn (US 521)	200'	B	17.1	0.45	298	B	14.1	0.32	300

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Table 4.3: US 521 at SC 160/Overhill Drive 2024 FY-B Results

SC 160/Overhill Drive @ US 521	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)
Future Year Build									
Intersection	-	D	52.2	1.05	-	**F**	**123.0**	**1.27**	-
EB Approach - SC 160	-	**E**	**62.8**	-	-	**F**	**168.7**	-	-
WB Approach - Overhill Drive	-	D	38.2	-	-	**F**	**83.7**	-	-
NB Approach - US 521	-	**E**	**61.3**	-	-	**F**	**80.4**	-	-
SB Approach - US 521	-	C	33.3	-	-	**F**	**143.5**	-	-
Turn Lane Capacity and Queuing									
Eastbound Left-Turn (SC 160)	275'	**F**	**101.5**	**1.05**	**180**	**F**	**199.0**	**1.27**	**198**
Eastbound Thru (SC 160)	-	C	32.8	0.34	157	**E**	**60.8**	**0.28**	**90**
Eastbound Right-Turn (SC 160)	-	C	28.7	0.66	174	**F**	**142.1**	**1.14**	**193**
Westbound Left-Turn (Overhill Drive)	350'	D	47.2	0.40	116	**F**	**117.2**	**0.97**	**277**
Westbound Thru (Overhill Drive)	-	C	34.4	0.04	49	**E**	**62.3**	**0.39**	**141**
Westbound Right-Turn (Overhill Drive)	300'	C	27.2	0.05	31	**E**	**56.8**	**0.44**	**153**
Northbound Left-Turn (US 521)	425'	**E**	**62.1**	**0.91**	**525**	**F**	**200.2**	**1.27**	**525**
Northbound Thru (US 521)	-	**F**	**66.6**	**1.05**	**716**	C	25.7	0.69	1243
Northbound Right-Turn (US 521)	275'	B	15.4	0.25	375	A	7.5	0.04	375
Southbound Left-Turn (US 521)	350'	D	42.5	0.30	126	**E**	**68.0**	**0.24**	**450**
Southbound Thru (US 521)	-	D	37.5	0.88	338	**F**	**165.9**	**1.27**	**1384**
Southbound Right-Turn (US 521)	200'	B	18.0	0.47	297	B	14.9	0.35	300

In BY-NB conditions, the intersection operates at LOS D during the AM peak and LOS E during the PM peak. In the 2024 FY-NB conditions, the intersection is expected to remain at LOS D during the AM peak and operate at LOS F during the PM peak. The significant decline in intersection operation in the PM peak is due to the increase in background traffic from approved development volumes and projected growth. The TMC for the intersection incurs a four percent CAGR for four years, which compounds the already heavy northbound/southbound traffic along US 521. To mitigate the LOS F in the PM peak that is present in the FY-NB condition, a cursory review of traditional widening improvements to construct three northbound/southbound through lanes along US 521 plus additional side-street left turn lanes was conducted. With these improvements modeled the intersection still reports a LOS E. Improving this intersection to an acceptable LOS in the PM peak would require alternative intersection measures that would require extensive re-construction of the intersection.

In 2024 FY-B conditions, the intersection LOS is expected to remain unchanged. While LOS F is not ideal, the increase in overall intersection delay is 3.3 seconds in the PM peak, an increase in delay of 2.76%. Due to the minimal delay incurred by the build out of the proposed site along with the significant

improvements needed to improve LOS in the FY-NB condition, no improvements are recommended as a result of the proposed development.

4.2 SC 160 AT HARRISBURG ROAD

The intersection of SC 160 at Harrisburg Road is a three-leg unsignalized right-in/right-out intersection with the southbound approach stop-controlled. This intersection is located approximately 150 ft from the intersection of US 521 at SC 160/Overhill Drive. The results from the Synchro/SimTraffic capacity analysis for 2020 BY-NB, 2024 FY-NB and 2024 FY-B conditions are presented in Tables 4.4-4.6.

Table 4.4: SC 160 at Harrisburg Road 2020 BY-NB Results

SC 160 @ Harrisburg Road	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)
Base Year No-Build									
Intersection	-	NA	NA	-	-	NA	NA	-	-
EB Approach - SC 160	-	A	0.0	-	-	A	0.0	-	-
WB Approach - SC 160	-	A	0.0	-	-	A	0.0	-	-
SB Approach - Harrisburg Road	-	B	11.6	-	-	B	14.1	-	-
Turn Lane Capacity and Queuing									
Eastbound Thru (SC 160)	-	A	0.0	0.11	64	A	0.0	0.14	631
Westbound Thru (SC 160)	-	A	0.0	0.23	39	A	0.0	0.27	17
Westbound Right-Turn (SC 160)	-	A	0.0	0.17	39	A	0.0	0.22	35
Southbound Right-Turn (Harrisburg Road)	-	B	11.6	0.16	78	B	14.1	0.39	118

Table 4.5: SC 160 at Harrisburg Road 2024 FY-NB Results

SC 160 @ Harrisburg Road	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)
Future Year No-Build									
Intersection	-	NA	NA	-	-	NA	NA	-	-
EB Approach - SC 160	-	A	0.0	-	-	A	0.0	-	-
WB Approach - SC 160	-	A	0.0	-	-	A	0.0	-	-
SB Approach - Harrisburg Road	-	B	13.6	-	-	C	20.8	-	-
Turn Lane Capacity and Queuing									
Eastbound Thru (SC 160)	-	A	0.0	0.13	53	A	0.0	0.17	652
Westbound Thru (SC 160)	-	A	0.0	0.27	0	A	0.0	0.33	29
Westbound Right-Turn (SC 160)	-	A	0.0	0.21	0	A	0.0	0.30	29
Southbound Right-Turn (Harrisburg Road)	-	B	13.6	0.28	91	C	20.8	0.60	118

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Table 4.6: SC 160 at Harrisburg Road 2024 FY-B Results

SC 160 @ Harrisburg Road	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)
Future Year Build									
Intersection	-	NA	NA	-	-	NA	NA	-	-
EB Approach - SC 160	-	A	0.0	-	-	A	0.0	-	-
WB Approach - SC 160	-	A	0.0	-	-	A	0.0	-	-
SB Approach - Harrisburg Road	-	B	14.8	-	-	D	25.1	-	-
Turn Lane Capacity and Queuing									
Eastbound Thru (SC 160)	-	A	0.0	0.14	89	A	0.0	0.17	651
Westbound Thru (SC 160)	-	A	0.0	0.27	21	A	0.0	0.33	0
Westbound Right-Turn (SC 160)	-	A	0.0	0.22	21	A	0.0	0.33	0
Southbound Right-Turn (Harrisburg Road)	-	B	14.8	0.36	98	D	25.1	0.68	136

In BY-NB conditions, the southbound approach of the intersection operates at LOS B during both the AM and PM peaks. In the 2024 FY-NB condition, the intersection is expected to operate at LOS B during the AM peak and LOS C during the PM peak. In the 2024 FY-B condition, the LOS is expected to remain LOS B during the AM peak and operate at LOS D during the PM peak. Therefore, no improvements are recommended at this intersection.

4.3 SC 160 AT LOWE'S DRIVEWAY

The intersection of SC 160 at Lowe's Driveway is a three-leg unsignalized full movement intersection with the northbound approach stop-controlled. The results from the Synchro/SimTraffic capacity analysis for 2020 BY-NB, 2024 FY-NB and 2024 FY-B conditions are presented in Tables 4.7-4.9.

Table 4.7: SC 160 at Lowe's Driveway 2020 BY-NB Results

SC 160 @ Lowe's Driveway	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)
Base Year No-Build									
Intersection	-	NA	NA	-	-	NA	NA	-	-
EB Approach - SC 160	-	A	0.0	-	-	A	0.0	-	-
WB Approach - SC 160	-	A	0.8	-	-	A	2.5	-	-
NB Approach - Lowe's Driveway	-	C	19.4	-	-	**F**	**70.1**	**-**	**-**
Turn Lane Capacity and Queuing									
Westbound Left-Turn (SC 160)	325	B	10.3	0.076	55	B	13.8	0.29	122
Northbound Minor Lane 1 (Lowe's Driveway)	-	D	27.9	0.119	49	**F**	**130.9**	**0.66**	**115**
Northbound Minor Lane 2 (Lowe's Driveway)	-	B	10.9	0.033	78	B	12.2	0.08	118

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Table 4.8: SC 160 at Lowe's Driveway 2024 FY-NB Results

SC 160 @ Lowe's Driveway	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)
Future Year No-Build									
Intersection	-	NA	NA	-	-	NA	NA	-	-
EB Approach - SC 160	-	A	0.0	-	-	A	0.0	-	-
WB Approach - SC 160	-	A	0.9	-	-	A	3.1	-	-
NB Approach - Lowe's Driveway	-	D	27.7	-	-	**F**	**284.1**	**-**	**-**
Turn Lane Capacity and Queuing									
Westbound Left-Turn (SC 160)	325	B	11.5	0.11	54	C	18.3	0.43	265
Northbound Minor Lane 1 (Lowe's Driveway)	-	**E**	**43.7**	**0.21**	**100**	**F**	**566.4**	**1.60**	**284**
Northbound Minor Lane 2 (Lowe's Driveway)	-	B	11.7	0.04	55	B	13.5	0.11	284

Table 4.9: SC 160 at Lowe's Driveway 2024 FY-B Results

SC 160 @ Lowe's Driveway	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)
Future Year Build									
Intersection	-	NA	NA	-	-	NA	NA	-	-
EB Approach - SC 160	-	A	0.0	-	-	A	0.0	-	-
WB Approach - SC 160	-	A	1.4	-	-	A	3.9	-	-
NB Approach - Lowe's Driveway	-	D	32.6	-	-	**F**	**385.0**	**-**	**-**
Turn Lane Capacity and Queuing									
Westbound Left-Turn (SC 160)	325	B	13.5	0.18	116	C	21.2	0.50	397
Northbound Minor Lane 1 (Lowe's Driveway)	-	**F**	**53.5**	**0.25**	**31**	**F**	**772.7**	**1.97**	**284**
Northbound Minor Lane 2 (Lowe's Driveway)	-	B	11.7	0.04	103	B	13.5	0.11	303

In BY-NB conditions, the northbound approach of the intersection operates at LOS C during the AM peak and LOS F during the PM peak, while the westbound shared left/U-turn operates at LOS B in both the AM and PM peaks. In the 2024 FY-NB condition, the intersection is expected to operate at LOS D during the AM peak and remain LOS F during the PM peak, while the westbound shared left/U-turn is expected to operate at LOS B in the AM peak and LOS C in the PM peak. The significant decline in intersection operation in the PM peak is due to the increase in background traffic from approved development volumes and projected growth. The TMC for the intersection incurs a four percent CAGR for four years, which compounds the already heavy eastbound/westbound traffic along SC 160. In the 2024 FY-B condition, the LOS is expected to remain unchanged for both the northbound approach and the westbound shared left/U-turn movement. While the northbound approach LOS F is not ideal, this is typical for a side street

approach to a major thoroughfare. Additionally, the site has multiple driveway connections on SC 160 and US 521 for alternative ingress and egress points.

4.4 HARRISBURG ROAD AT PATTERSON LANE/SHOPPING CENTER DRIVEWAY

The intersection of Harrisburg Road at Patterson Lane/Shopping Center Driveway is a four-leg unsignalized intersection with the eastbound and westbound approaches stop-controlled. The west leg of Patterson Lane will serve as a site access to the proposed development. The east leg of the Shopping Center Driveway is striped as a one-way egress lane, however volumes from the TMCs show ingress volumes to the driveway. Therefore, the intersection was analyzed as full movement. The results from the Synchro/SimTraffic capacity analysis for 2020 BY-NB, 2024 FY-NB and 2024 FY-B conditions are presented in Tables 4.10-4.12.

Table 4.10: Harrisburg Road at Patterson Lane/Shopping Center Driveway 2020 BY-NB Results

Patterson Lane/Shopping Center Driveway @ Harrisburg Road	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)
Base Year No-Build									
Intersection	-	NA	NA	-	-	NA	NA	-	-
EB Approach - Patterson Lane	-	C	16.1	-	-	B	10.8	-	-
WB Approach – Shopping Center Driveway	-	B	11.8	-	-	C	15.8	-	-
NB Approach - Harrisburg Road	-	A	0.0	-	-	A	0.0	-	-
SB Approach - Harrisburg Road	-	A	1.4	-	-	A	1.1	-	-
Turn Lane Capacity and Queuing									
Eastbound Minor Lane 1 (Patterson Lane)	-	C	16.1	0.01	29	B	10.8	0.00	0
Westbound Minor Lane 1 (Shopping Center Driveway)	-	B	11.8	0.241	76	C	15.8	0.25	89
Northbound Left-Turn (Harrisburg Road)	-	A	0.0	-	0	A	8.2	0.00	0
Southbound Left-Turn (Harrisburg Road)	-	A	8.0	0.04	53	A	7.8	0.05	53
Southbound Thru (Harrisburg Road)	-	A	0.0	-	53	A	0.0	-	53

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Table 4.11: Harrisburg Road at Patterson Lane/Shopping Center Driveway 2024 FY-NB Results

Patterson Lane/Shopping Center Driveway @ Harrisburg Road	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)
Future Year No-Build									
Intersection	-	NA	NA	-	-	NA	NA	-	-
EB Approach - Patterson Lane	-	C	22.8	-	-	B	11.7	-	-
WB Approach – Shopping Center Driveway	-	B	13.9	-	-	D	25.5	-	-
NB Approach - Harrisburg Road	-	A	0.0	-	-	A	0.0	-	-
SB Approach - Harrisburg Road	-	A	2.0	-	-	A	1.4	-	-
Turn Lane Capacity and Queuing									
Eastbound Minor Lane 1 (Patterson Lane)	-	C	22.8	0.02	29	B	11.7	0.00	29
Westbound Minor Lane 1 (Shopping Center Driveway)	-	B	13.9	0.34	127	D	25.5	0.48	93
Northbound Left-Turn (Harrisburg Road)	-	A	0.0	-	0	A	8.5	0.00	-
Southbound Left-Turn (Harrisburg Road)	-	A	8.3	0.08	54	A	8.2	0.09	74
Southbound Thru (Harrisburg Road)	-	A	0.0	-	54	A	0.0	-	74

Table 4.12: Harrisburg Road at Patterson Lane/Shopping Center Driveway 2024 FY-B Results

Patterson Lane/Shopping Center Driveway @ Harrisburg Road	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)
Future Year Build									
Intersection	-	NA	NA	-	-	NA	NA	-	-
EB Approach - Patterson Lane	-	**E**	**35.8**	**-**	**-**	**E**	**38.9**	**-**	**-**
WB Approach – Shopping Center Driveway	-	B	14.3	-	-	**E**	**39.6**	**-**	**-**
NB Approach - Harrisburg Road	-	A	0.4	-	-	A	1.3	-	-
SB Approach - Harrisburg Road	-	A	1.9	-	-	A	1.3	-	-
Turn Lane Capacity and Queuing									
Eastbound Minor Lane 1 (Patterson Lane)	-	**E**	**35.8**	**0.47**	**81**	**E**	**38.9**	**0.39**	**52**
Westbound Minor Lane 1 (Shopping Center Driveway)	-	B	14.3	0.35	109	**E**	**39.6**	**0.62**	**140**
Northbound Left-Turn (Harrisburg Road)	-	A	8.0	0.02	55	A	8.9	0.06	77
Southbound Left-Turn (Harrisburg Road)	-	A	0.0	-	-	A	0.0	-	-
Southbound Thru (Harrisburg Road)	-	A	8.3	0.08	136	A	8.2	0.09	77

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In BY-NB conditions, the eastbound approach of the intersection operates at LOS C during the AM peak and the westbound approach of the intersection operates at LOS C during the PM peak. In the 2024 FY-NB condition, the eastbound approach of the intersection is expected to remain at LOS C during the AM peak and the westbound approach of the intersection is expected to operate at LOS D during the PM peak. In the 2024 FY-B condition, the eastbound approach from the site is expected to operate at LOS E during both the AM and PM peaks.

The need for a southbound right turn lane and northbound left turn lane was evaluated at the intersection. A southbound right turn lane did not meet criteria for consideration. Per the SCDOT Roadway Design Manual Figure 9.5-G, projected volumes in the FY-B condition meet criteria to consider adding a northbound left turn lane. Turn lane evaluations can be found in Appendix F.

It is recommended to provide a northbound left turn lane along Harrisburg Road with 150 ft of storage and appropriate taper. Additionally, it is recommended to provide an eastbound left turn lane along Patterson Lane with 150 ft of storage and appropriate taper for the purposes of separating left and right turning vehicles to reduce delay and improve safety. To analyze the operational impact of the inclusion of a northbound left turn lane and eastbound left turn lane, the turn lanes were coded into FY-B+I analysis files at this intersection. The results from the Synchro/SimTraffic capacity analysis for the 2024 FY-B+I condition are presented in Table 4.13.

Table 4.13: Harrisburg Road at Patterson Lane/Shopping Center Driveway 2024 FY-B+I Results

Patterson Lane/Shopping Center Driveway @ Harrisburg Road	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	Max Queue (ft)
Future Year Build + Improvements									
Intersection	-	NA	NA	-	-	NA	NA	-	-
EB Approach - Patterson Lane	-	D	30.9	-	-	D	34.5	-	-
WB Approach - Shopping Center Driveway	-	B	14.3	-	-	**E**	**39.3**	**-**	**-**
NB Approach - Harrisburg Road	-	A	0.4	-	-	A	1.3	-	-
SB Approach - Harrisburg Road	-	A	1.9	-	-	A	1.3	-	-
Turn Lane Capacity and Queuing									
Eastbound Minor Lane 1 (Patterson Lane)	150'	**E**	**47.6**	**0.40**	**52**	**F**	**53.3**	**0.33**	**73**
Eastbound Minor Lane 2 (Patterson Lane)	-	B	10.9	0.07	54	B	12.3	0.06	100
Westbound Minor Lane 1 (Shopping Center Driveway)	-	B	14.3	0.35	95	**E**	**39.3**	**0.61**	**123**
Northbound Left-Turn (Harrisburg Road)	150'	A	8.0	0.02	0	A	8.9	0.06	55
Southbound Left-Turn (Harrisburg Road)	-	A	8.3	0.08	133	A	8.2	0.09	113
Southbound Thru (Harrisburg Road)	-	A	0.0	-	133	A	0.0	-	113

In the FY-B+I condition, the eastbound approach of the intersection is expected to remain at LOS D in both the AM and PM peaks.

4.5 HARRISBURG ROAD AT CALVIN HALL ROAD/ELMSBROOK LANE

The intersection of Harrisburg Road at Calvin Hall Road/Elmsbrook Lane is a four-leg single-lane roundabout intersection with no separate turn lanes. The results from the SIDRA capacity analysis for 2020 BY-NB and 2024 FY-NB conditions are presented in Tables 4.14-4.15.

Table 4.14: Harrisburg Road at Calvin Hall Road/Elmsbrook Lane 2020 BY-NB Results

Calvin Hall Road/Elmsbrook Lane @ Harrisburg Road	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	95th % Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	95th % Queue (ft)
Base Year No-Build									
Intersection	-	B	11.1	0.63	-	B	10.6	0.66	-
EB Approach - Calvin Hall Road	-	B	11.6	0.56	129.3	A	8.9	0.37	45.7
WB Approach - Elmsbrook Lane	-	A	9.6	0.25	25.5	A	9.3	0.45	68.0
NB Approach - Harrisburg Road	-	C	15.7	0.63	146.6	A	6.7	0.29	36.9
SB Approach - Harrisburg Road	-	A	6.4	0.38	60.5	B	14.2	0.66	204.7

Table 4.15: Harrisburg Road at Calvin Hall Road/Elmsbrook Lane 2024 FY-NB Results

Calvin Hall Road/Elmsbrook Lane @ Harrisburg Road	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	95th % Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	95th % Queue (ft)
Future Year No-Build									
Intersection	-	**E**	**44.6**	**1.08**	**-**	**F**	**50.4**	**1.12**	**-**
EB Approach - Calvin Hall Road	-	**E**	**47.5**	**0.97**	**742.4**	C	20.7	0.72	201.3
WB Approach - Elmsbrook Lane	-	C	19.5	0.53	71.8	**E**	**44.1**	**0.94**	**513.2**
NB Approach - Harrisburg Road	-	**F**	**88.6**	**1.08**	**835.5**	B	12.6	0.55	107.7
SB Approach - Harrisburg Road	-	B	10.2	0.59	119.6	**F**	**92.4**	**1.12**	**1343.5**

In BY-NB conditions, the intersection operates at LOS B during both the AM and PM peaks. In the 2024 FY-NB conditions, the intersection is expected to operate at LOS E during the AM peak and LOS F during the PM peak regardless of the development of the site. The significant decline in intersection operation is due to the increase in background traffic from approved development volumes and projected growth. The TMC for the intersection incurs a four percent CAGR for four years, along with the addition of traffic from six approved developments.

To determine improvements that would be needed to return operations to an acceptable LOS, a southbound right turn lane and eastbound right turn lane were coded into SIDRA. With the additional right turn lanes, the intersection operates at LOS D during the AM peak and LOS C during the PM peak. The SIDRA results with added turn lanes are included in Appendix E and labeled “FY-NB+I (EBR and SBR)”.

Due to the right turn lane improvements that are necessary in the FY-NB not being committed by any party, the FY-B condition was analyzed based on existing geometry at the roundabout. The results from the SIDRA capacity analysis for the 2024 FY-B condition are presented in Tables 4.16.

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Table 4.16: Harrisburg Road at Calvin Hall Road/Elmsbrook Lane 2024 FY-B Results

Calvin Hall Road/Elmsbrook Lane @ Harrisburg Road	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	95th % Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	95th % Queue (ft)
Future Year Build									
Intersection	-	**F**	**56.2**	**1.18**	-	**F**	**57.1**	**1.16**	-
EB Approach - Calvin Hall Road	-	**F**	**52.1**	**0.99**	**801.6**	C	22.5	0.75	222.4
WB Approach - Elmsbrook Lane	-	C	18.9	0.53	72.6	**F**	**51.6**	**0.97**	**610.4**
NB Approach - Harrisburg Road	-	**F**	**121.3**	**1.18**	**1200.9**	B	13.8	0.59	129.6
SB Approach - Harrisburg Road	-	B	10.4	0.59	121.5	**F**	**106.4**	**1.16**	**1497.4**

In 2024 FY-B conditions with the existing geometry and added site traffic, the intersection is expected to operate at LOS F in both the AM and PM peaks. As mentioned prior, the poor LOS at this intersection can be attributed to the increase in background traffic from approved development volumes and projected growth.

With both a southbound and eastbound right turn lane included in the 2024 FY-B condition, the intersection is expected to operate at LOS E in the AM peak and LOS C in the PM peak. However, the proposed site's trip generation adds only approximately 3% of the total volume entering the intersection in FY-B conditions. Along the southbound approach, the site adds less than 2% to the entering volume in the PM peak. The site trips at the intersection can be seen below in Exhibit A.

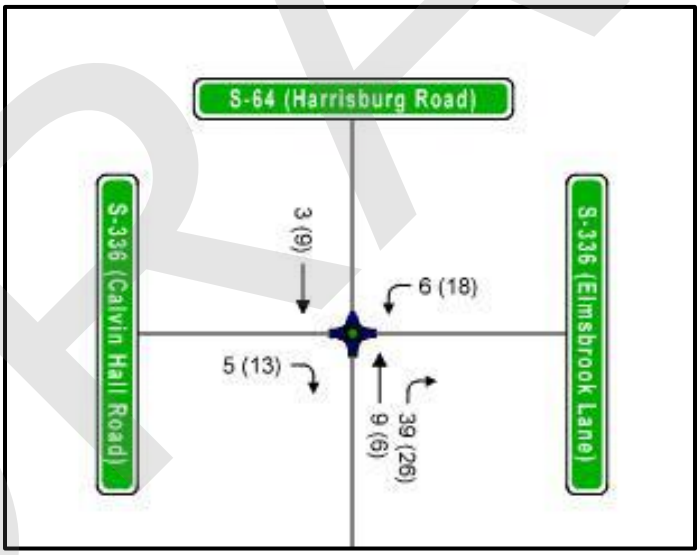

Exhibit A: Site Trips at Harrisburg Road and Calvin Hall Road/Elmsbrook Lane

The approved background growth rate coupled with trips generated from adjacent approved developments is expected to be conservative, thus resulting in a poor LOS at the intersection in future conditions. Considering the conservative nature of analysis as well as the minor amount of site generated trips added to the intersection relative to its overall volume, only the eastbound right turn lane along Calvin Hall Road is recommended to mitigate the traffic impact directly attributed to the development. Therefore, it is recommended to provide a yield-controlled slip eastbound right turn lane with 100 ft of storage and appropriate taper.

The results from the SIDRA capacity analysis for the 2024 FY-B+I condition are presented in Table 4.17.

Table 4.17: Harrisburg Road at Calvin Hall Road/Elmsbrook Lane 2024 FY-B+I Results

Calvin Hall Road/Elmsbrook Lane @ Harrisburg Road	Storage	AM Peak Hour				PM Peak Hour			
		LOS	Delay (sec/veh)	Capacity (v/c)	95th % Queue (ft)	LOS	Delay (sec/veh)	Capacity (v/c)	95th % Queue (ft)
Future Year Build + Improvements									
Intersection	-	**E**	**46.2**	**1.18**	**-**	**F**	**54.7**	**1.16**	**-**
EB Approach - Calvin Hall Road	-	C	21.4	0.81	339.1	B	11.2	0.54	96.7
WB Approach - Elmsbrook Lane	-	C	18.9	0.53	72.6	**F**	**51.6**	**0.97**	**610.4**
NB Approach - Harrisburg Road	-	**F**	**121.3**	**1.18**	**1200.9**	B	13.8	0.59	129.7
SB Approach - Harrisburg Road	-	B	10.4	0.59	121.5	**F**	**106.4**	**1.16**	**1497.4**

In the FY-B+I condition with the added eastbound right turn lane, the intersection is expected to be improved to LOS E in the AM peak and remain at LOS F during the PM peak. With these improvements the intersection's LOS is mitigated to be consistent with the 2024 FY-NB scenario prior to the inclusion of site traffic.

5.0 Recommended Improvements And Conclusion

The comparison of the 2024 FY-B analysis results with the 2024 FY-NB analysis indicated that two intersections require improvements in the study area. Harrisburg Road at Patterson Lane/Shopping Center Driveway met criteria to construct a northbound left turn lane and eastbound left turn lane. Due to increased delay in the AM peak of the FY-B scenario at the intersection of Harrisburg Road and Calvin Hall Road/Elmsbrook Lane, an eastbound yield-controlled slip right turn lane is recommended.

The recommended improvements as a part of this Traffic Impact Analysis are summarized in Table 5.1 and the recommended lane geometry can be seen in Figure 10.

Table 5.1: Recommended Improvements

Intersection	Improvements
US 521 at SC 160/Overhill Drive	• No improvements are recommended at this intersection.
SC 160 at Harrisburg Road	• No improvements are recommended at this intersection.
SC 160 at Lowe's Driveway	• No improvements are recommended at this intersection.
Harrisburg Road at Patterson Lane/Shopping Center Driveway	• Provide a northbound left turn lane with 150 ft of storage and appropriate taper • Provide an eastbound left turn lane with 150 ft of storage and appropriate taper
Harrisburg Road at Calvin Hall Road/Elmsbrook Lane	• Provide an eastbound yield-controlled slip right turn lane with 100 ft of storage and appropriate taper

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Campco Engineering, Inc.
Consulting Engineers since 1974

MEMORANDUM

DATE: March 24, 2021

PROJECT: Traffic Impact Study for Patterson Lane Apartments

CE: 9805

RE: TIA Compliance Ordinance Review

****

Campco Engineering, Inc. has completed a review of a traffic impact study entitled "Traffic Impact Study for Patterson Lane Apartments" prepared by STV Inc. and dated February 2021. The study report estimates traffic that may be generated by the proposed development and its impact on the surrounding roadway system. The study included intersection analyses and results for the following intersection locations:

- Charlotte Hwy (US 521) & Fort Mill (SC 160)/Overhill Drive
- Fort Mill Hwy (SC 160)/Harrisburg Road
- Fort Mill Hwy (SC 160)/Lowe's Driveway
- Harrisburg Road & Patterson Lane/Shopping Center Driveway
- Harrisburg Road & Calvin Hall Road/Elmsbrook Lane

The Traffic Impact Study was reviewed for compliance to the standard practices and procedures for traffic impact analyses, as defined in Section 6.8 of the Lancaster County Unified Development Ordinance (UDO).

The results of our review show that standard practices and procedures for traffic impact analyses were followed in development of the study. However, several items were identified during the review and should be addressed as follows:

Section 4.4 Harrisburg Road at Patterson Lane/Shopping Center Driveway, Page 16-17

- Include the mention of all approaches that fall below the minimum LOS required in the Lancaster UDO. Tables 4.11 and 4.12 indicate the Westbound approach LOS drops from D to E for the FY-B condition but no discussion is provided for possible mitigation for this approach. Review and revise accordingly.

- Tables 4.11 and 4.12 also indicate that the Eastbound LOS drops from LOS C, and LOS D (AM/PM peaks respectively) to LOS E for the FY-B condition. Improvements recommended for this approach in Table 4.13 do not meet the Lancaster County UDO minimum LOS requirement of C for collector/local roads. Review and revise accordingly.

Furthermore, section 6.8 of the Lancaster County UDO includes a provision that requires the study to recommend the necessary improvements to maintain or improve the intersection's level of service to a minimum operable standard.

- Arterial facilities require a minimum LOS of D
- Collector/local facilities require a minimum LOS of C

Further analysis should be conducted at all intersections that do not meet minimum LOS requirements set forth by Lancaster's UDO. Please provide analysis and recommend improvements in order to meet a minimum LOS requirement.

Please contact our office if you have any questions or need further assistance.

Submitted by,
Campco Engineering, Inc.

Robert L. Walsh, PE

cc: Rox Burhans, Development Services Director

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Agenda Item Summary

Ordinance # / Resolution #: DA-2020-2740, Patterson Lane
Contact Person / Sponsor: Robert Tefft, Senior Planner
Department: Planning
Date Requested to be on Agenda: 4/20/2021

Issue for Consideration:
See Staff Report.

Points to Consider:
See Staff Report.

Recommendation:
See Staff Report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	4/13/2021	Planning Staff Report
Ex 1: Development Agreement	4/13/2021	Exhibit

PROPOSAL:	Application by William Morris to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 352-unit (13.4 dwelling units per acre), multifamily apartment development located on approximately 26.4 acres of land at the intersection of Patterson Lane and Harrisburg Road (TM #'s 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06 and 0005-00-096.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2740 and Master Development Plan MXU-2020-2740.
COUNCIL DISTRICT:	District 7, Brian Carnes

Arlington Properties has requested to rezone a 6.7 acre parcel from Neighborhood Business (NB) to Mixed Use (MX) District (*see Staff Report for RZ-2020-2740*). This parcel would be combined with five others parcels that are currently zoned MX District for a combined 26.4 acres to be developed as a 352-unit multifamily apartment project.

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

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

The Development Agreement must first be reviewed by the Planning Commission who is required to hold one public hearing. The second and final public hearing is tentatively scheduled to occur before County Council on May 10, 2021 (first reading of the ordinance). The Development Agreement does not include any proposed impact fees, which will be discussed with County Council.

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

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

This **DEVELOPMENT AGREEMENT** (the "Agreement") is made and entered into as of the _____ day of *[DATE OF THIRD READING APPROVAL]* ____, 2021 ("Agreement Date"), by and between Arlington Properties, Inc., an Alabama corporation ("Developer"), and the **COUNTY OF LANCASTER** (the "County"), a body politic and corporate, a political subdivision of the State of South Carolina.

R E C I T A L S

WHEREAS, Developer has obtained the right to acquire certain real property consisting of approximately 25.86 acres, more or less, located in the County and known as the Patterson Lane development and more fully described in Section 1.04 of this Agreement ("Property") and thus has an equitable interest therein;

WHEREAS, Developer has submitted an application to the County requesting that Tax Parcel No. 0005-00-091.02, one of six parcels comprising the Property, be rezoned to Mixed Use (MX) District, the remaining parcels comprising the Property being already zoned MX District, and requesting that the Property be developed under the Mixed Use ("MX") District;

WHEREAS, Developer has also submitted an application to the County requesting approval of the MX District Master Development Plan for the Property;

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

WHEREAS, the Developer desires to obtain from the County in connection with the development, and the County is willing to provide, assurances: (1) that the Property will be zoned Mixed Use (MX) District for the duration of this Agreement; (2) that upon receipt of its

development and construction permits it may proceed with the planned development and construction; and (3) that the development rights will be vested for the duration of this Agreement;

WHEREAS, in connection with the proposed development, Developer and County recognize that the scope and term of the planned development under this Agreement accomplish the statutory aims of comprehensive, orderly planning and development within the County, thus providing benefits to the citizens of the County and providing public benefits through, among other things, the donation of funds or financing of those public facilities and services described and identified in this Agreement.

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

ARTICLE I

GENERAL

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

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

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

(2) "Agreement" means this Development Agreement.

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

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

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

(5) "Developer" means Arlington Properties, Inc., an Alabama corporation, and its successors in title to the Property who undertake Development of the Property or who are transferred Development Rights.

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

(7) "Laws and Land Development Regulations" means the County's current applicable rules and regulations governing development of real property in force and effect as of the Agreement Date, including the UDO as amended through the Agreement Date, as set forth on Exhibit D hereto.

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

(9) "Ordinance No. 2021-####" means Ordinance No. 2021-#### of the County, zoning Tax Parcel No. 0005-00-091.02, one of six parcels comprising the Property, to Mixed Use (MX) District (the remaining parcels comprising the Property being already zoned MX), a copy of which is attached hereto as Exhibit D.

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

(11) "Parties" means County and Developer.

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

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

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

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

Section 1.04. Property. This Agreement applies to six (6) parcels of land identified as Tax Map Nos 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-096.00 and these parcels are reflected in Exhibit A-1 (legal descriptions) and A-2 (plats), attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

Section 1.05. Zoning. Five (5) of the parcels comprising the Property are currently zoned Mixed Use (MX) District and Tax Parcel 0005-00-091.02, the sixth parcel comprising the Property, is anticipated to be rezoned MX District (from NB District) pursuant to Ordinance No. 2021-xxxx.

Section 1.06. Development Program.

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

(B) The Development must meet all standards contained in the most current version of the UDO as of the Agreement Date, unless otherwise modified by this Agreement. In the event of conflict between the standards contained in the UDO that is effective as of the Agreement Date of this Agreement and this Agreement, the terms of the UDO control.

(C) The Development Program for the Property is set forth in the MX District Master Development Plan for the Property which has been approved by the County Council pursuant to Resolution No. 2021-xxxx. This MX District Master Development Plan for the Property, reference to which is herewith made, is included as part of this Agreement.

Section 1.07. Development Schedule.

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

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

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

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

Section 1.08. Relationship of Parties. This Agreement creates a contractual relationship among the Parties. This Agreement is not intended to create, and does not create, the relationship of partnership, joint venture, or any other relationship wherein any one of the parties may be held responsible for the acts of any other party. This Agreement is not intended to create, and does not create, a relationship whereby any one of the parties may be rendered liable in any manner for the

debts or obligations of any other party, to any person or entity whatsoever, whether the debt or obligation arises under this Agreement or outside of this Agreement.

Section 1.09. Benefits and Burdens.

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

(B) Except for the owners and lessees of completed residences on individual lots who are the end users and not developers thereof and the owners and lessees of individual lots, who are not developers and who intend to build a residence on the lot for the owner or lessee to occupy, any purchaser or other successor in title is responsible for performance of Developer's obligations pursuant to this Agreement as to the portion of the Property so transferred. Developer must give notice to the County of the transfer of property to a developer in the manner prescribed in Section 3.05.

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

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

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

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.01. Representations and Warranties of County.

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

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

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

Section 2.02. Representations and Warranties of Developer.

(A) Developer represents that the number of acres of highland contained in the Property is greater than twenty-five and that the highlands equal 25.5 acres.

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

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

ARTICLE III

DEVELOPMENT RIGHTS

Section 3.01. Vested Right to Develop.

(A) County agrees that the Developer, upon receipt of its development permits as identified in Section 3.04, may proceed to develop the Property according to the terms and conditions of this Agreement, including the MX District Master Development Plan described in Section 1.06(C), and the UDO. The right of Developer to develop the Property as set forth in this Agreement is deemed vested with Developer for the term of this Agreement when the Developer has complied with all of the requirements of Section 5.19 of this Agreement.

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

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

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

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

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

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

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

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

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

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

Section 3.04. Development Permits.

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

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

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

Section 3.05. Transfer of Development Rights.

(A) Developer may, at its sole discretion, transfer its Development Rights to other developers. The transferring Developer must give notice to the County of the transfer of any Development Rights. The notice to the County must include the identity and address of the transferring Developer, the identity and address of the acquiring Developer, the acquiring Developer's contact person, the location and number of acres of the Property associated with the transfer and the number of residential units or commercial acreage subject to the transfer. Any Developer acquiring Development Rights is required to file with the County an acknowledgment of this Agreement and the transfer of Development Rights is effective only when the County receives a commitment from the acquiring Developer to be bound by it. This provision does not apply to the purchaser or other successor in title to the Developer who is the owner or lessee of a completed residence and is the end user and not the developer thereof or who is the owner or lessee of an individual lot, who is not a developer and who intends to build a residence on the lot for the owner or lessee to occupy.

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

ARTICLE IV

DEDICATIONS AND FEES AND RELATED AGREEMENTS

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

Section 4.01A. Payment for School District. Developer agrees to pay Lancaster County _____ Thousand Dollars ($ xxxxx.xx) per residential dwelling unit to offset the impact of the development upon the Lancaster County School District. The School Payment shall be due upon the County's issuance of a certificate of occupancy for each building equal to the number of residential dwelling units therein.

Section 4.01B. Funds for Public Safety. Developer agrees to pay Lancaster County _____ and no/100 Dollars ($_____) which shall be due upon the County's issuance of a certificate of occupancy for each building and paid ratably according to the number of residential dwelling units therein. Upon receipt of the Public Safety Fund Payment, those monies must be accounted for separate and distinct from other monies of the County. The Public Safety Payment must be used for non-recurring purposes for law enforcement, fire, and emergency medical services in the panhandle area of Lancaster County. The determination of the specific use of the Public Safety Payment is at the discretion of County Council. As used in this section "Developer" means Arlington Properties, Inc. and does not include its successors and assigns but does include any corporate entity related to Arlington Properties, Inc. that is formed for the purpose of holding title to the Property.

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

Section 4.03. Other Charges or Fees.

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

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

Section 4.04. Infrastructure and Services.

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

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

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

(B) Potable Water, Sewage Treatment and Disposal. Potable water, sewage treatment and disposal will all be supplied to the Property by the Lancaster County Water and Sewer District. Developer will construct, or cause to be constructed, all necessary water and sewer service infrastructure within the Property and the water and sewer service infrastructure will be maintained by the provider. County is not responsible for any construction, treatment, maintenance, or costs associated with water or sewer service or water and sewer service infrastructure to or within the Property. The water and sewer service infrastructure is expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development. Developer acknowledges that County has no authority or responsibility for providing potable water services or sewer services in the County and that the

Lancaster County Water and Sewer District is a governmental entity separate and distinct from the County.

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

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

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

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

ARTICLE V

MISCELLANEOUS

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

To the County: County of Lancaster
Attn: County Administrator
101 N. Main St. (29720)
P.O. Box 1809 (29721)
Lancaster, SC

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

And to Developer: Arlington Properties
Attn: William Morris, Development
2 North 20th Street, Suite 700
Birmingham, AL 35203

With a Copy to: Robinson Bradshaw
Attn: Benjamin A. Johnson
202 E. Main Street, Suite 201
Rock Hill, SC 29730

Section 5.02. Amendments.

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

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

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

(D) Anything to the contrary contained herein notwithstanding, in the event Developer or its successors or assigns elects not to or otherwise does not acquire the Property at any time, Developer may so notify the County in writing and upon such notification and written request by Developer to terminate this Agreement, this Agreement shall terminate and Developer shall not be considered in breach of this Agreement and the parties shall have no further obligations to one another.

Section 5.03. Periodic Review. At least every twelve (12) months, the Development Services Director for the County or the designee of the Development Services Director for the

County, must review compliance with this Agreement by the Developer. At the time of review the Developer must demonstrate good faith compliance with the terms of the Agreement.

Section 5.04. Breach of Agreement.

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

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

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

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

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

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

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

Section 5.10. Estoppel Certificate. Any of the Parties may, at any time, and from time to time, deliver written notice to the other party requesting the party to certify in writing (*i*) that

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

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

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

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

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

Section 5.15. Governing Law; Jurisdiction; and Venue.

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

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

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

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

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

Section 5.19. When Agreement takes Effect. This Agreement is dated as of the Agreement Date and takes effect when (*i*) the County and Developer have each executed the Agreement, and (*ii*) the Developer has delivered to the County Administrator clocked-in copies, with book and page numbers, of the recorded deeds conveying the Property to Developer. If the County Administrator has not received clocked-in copies of the deeds conveying the Property to Developer by 5:00 p.m., November 1, 2022, then this Agreement is automatically terminated without further action of either the County or Developer. The obligation of the Developer pursuant to Section 4.02 is effective on the date the last Party to sign this Agreement executes this Agreement and the obligations imposed on Developer pursuant to Section 4.02 survives the termination of this Agreement pursuant to this Section.

Section 5.20. General Terms and Conditions.

(A) Agreements to Run with the Land. This Agreement shall be recorded against the Property as described in Exhibit A-1 and shown on Exhibit A-2. The agreements contained herein shall be deemed to run with the land.

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

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

SIGNATURES FOLLOW ON NEXT PAGE.

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

WITNESSES:

_____

_____

DEVELOPER:

ARLINGTON PROPERTIES, INC.,
an Alabama corporation

By: _____
Name:
Title:
Date: _____

_____

_____

By: _____
Name:
Title:
Date: _____

WITNESSES:

_____

_____

COUNTY:

COUNTY OF LANCASTER,
SOUTH CAROLINA

By: _____
Steve Harper, Chair, County Council

Date: _____

_____

_____

By: _____
Larry Honeycutt, Secretary, County Council

Date: _____

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF LANCASTER)

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

_____
First Witness Signs Again Here

Seal

SWORN to before me this
____ day of _____, 2021

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

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF LANCASTER)

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

_____
First Witness Signs Again Here

Seal

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

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

EXHIBIT A

[Legal Descriptions and Plat to be inserted here as Exhibit A-1 and Exhibit A-2]

Topographic Survey of
Patterson Lane
Indian Land
Lancaster County
South Carolina
prepared for:
Arlington Properties
HARRISBURG RD
PRELIMINARY

Exhibit B

Development Schedule

Years	Residential
1	0 units
2	0 units
3	0 units
4	352 units (Estimated Completion)
5	0 units
Total	352 units

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

NOTE: County and Developer acknowledge that development of the Property is limited to 352 residential units.

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Exhibit C
Required Information

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

(A) *a legal description of the property subject to the agreement and the names of the property's legal and equitable owners.* The legal description of the Property is set forth in Exhibit A. As of the Agreement Date, Arlington Properties, Inc., an Alabama for-profit corporation, is the legal and equitable owner of the Property, except to the extent that Developer has contractual rights to acquire the Property.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exhibit D
Laws and Land Development Regulations

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

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Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0288 Roberson Senior Living
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 4/20/2021

Issue for Consideration:

Points to Consider:

Recommendation:
Staff recommends does not recommend approval of the request to rezone 1.5 acres (TM # 0160D-0A-015.00) from R15 District to R15 District.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	4/13/2021	Planning Staff Report
Application	4/13/2021	Exhibit
Intent	4/13/2021	Exhibit
Aerial Map	4/13/2021	Exhibit
Zoning Map	4/13/2021	Exhibit
Kershaw Ch 2 and 3	4/13/2021	Exhibit
Kershaw Ch 19	4/13/2021	Exhibit

PROPOSAL:	Request to rezone 1.5 acres of property
PROPERTY LOCATION:	104 Park Drive (TM# 0160D-0A-015.00)
CURRENT ZONING DISTRICT:	R15 District (Town of Kershaw)
PROPOSED ZONING DISTRICT:	R6MH District (Town of Kershaw)
APPLICANT:	Lisa Roberson and Share Catoe
COUNCIL DISTRICT:	District 6, Allen Blackmon

OVERVIEW:

Proposal

The applicant has requested to rezone a parcel 1.5 acres in size. The intent is to operate a private memory care/assisted living facility.

Site Information

The parcel proposed to be rezoned is currently improved with a single-family residence.

Background

The Lancaster County Planning Commission serves on behalf of the Town of Kershaw and makes recommendations on zoning map and text amendment requests to the Kershaw Town Council. Lancaster County Planning Commission will make a recommendation to Kershaw Town Council who will hold a public hearing on May 17, 2021.

Staff has receive at least two phone calls from residents within the project area expressing concern for the intended use. The Town of Kershaw has also expressed concern with the use proposed for the residential district.

There is a discrepancy in the Town of Kershaw UDO that would need to be addressed prior to approval of the intended use. Chapter 19, Definitions, of the UDO provides a definition for Family Care Home, while Section 3.1, Table of Permissible Uses, lists Public/Private Care Homes as a use permitted in the R6MH district with conditions. Family Care Home is defined as "*A home with support and supervisory personnel that provides room and board, personal care and rehabilitation services in a family environment for not more than five (5) resident aged, infirm, or handicapped persons*."

The applicant would be required to submit the following items for the intended private memory care/assisted living facility for approval:

Lancaster County

- Site plan: must be in conformance with Town of Kershaw UDO
- Building plans: must be in conformance with all Lancaster County Building Department requirements

- The existing structure would need to come into compliance for the intended use, including, but not limited to: handicap accessibility as well as fire and life safety

DHEC

- All requirements for facility licensure

Summary of Adjacent Zoning and Uses

The property is surrounded by R15 zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Town of Kershaw	R15	Single-Family Residential
South	Town of Kershaw	R15	Single-Family Residential
East	Town of Kershaw	R15	Single-Family Residential
West	Town of Kershaw	R15	Vacant

ANALYSIS & FINDINGS:

Existing R15 Zoning District

As previously noted, the subject property is currently zoned R15 District. Pursuant to Town of Kershaw UDO Section 2.1.1, the R15 District is *designed to accommodate moderately dense single-family residential developments within the town. The principal use of land is for single-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.*

Requested R6MH Zoning District

UDO Section 2.1.1 describes the requested R6MH District *is established for the most dense residential development within the town. The principal use of land is for single-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.*

Compatibility with Surrounding Area

The subject property is surrounded entirely by the R15 District. This area is characterized by single-family homes on lots of varying sizes. It is located approximately 0.3 miles northeast of the Kershaw Golf Club and approximately 0.5 miles west of South Hampton Street.

There are no properties zoned R6MH within the vicinity of the subject parcel. Staff finds that the proposed rezoning of the property to R6MH District is not generally compatible with the surrounding area and therefore not consistent with UDO Chapter 2.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

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

The Urban Future Land Use Category encompasses the Town of Kershaw city limits. The Urban Future Land Use Category Community Type is intended to provide a mix of uses within a walkable setting, including various residential types, offices, schools, commercial/retail, and parks.

The requested R6MH district is consistent with the Urban Future Land Use category.

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

INFRASTRUCTURE CONSIDERATIONS

Transportation

The type of use proposed by the applicant will generate more traffic than a single-family residential home. However, information is not yet known about the number of employees that would be required for the facility because no permit has been submitted. According to the Institute of Transportation Engineers (ITE) Trip Manual, the average trip rate for each employee at a nursing home is 4.03, while the average trip generate per dwelling unit is 9.57.

Average Trip Rate/Weekday	**Single-Family Detached Housing Trip Generation Per Dwelling Unit**	**Nursing Home Trip Generation Per Employee**
	9.57	4.03
Source: ITE Manual		

The subject parcel is located on the west side of Park Drive, which is maintained by SCDOT. Traffic volumes are not available for this road.

Public Utilities

Public utilities are provided by the Town of Kershaw.

Public Schools
Not Applicable

PHOTOS OF PROJECT AREA:

Looking directly at subject property

Looking across Park Drive from subject property

Looking south along Park Drive

Looking north along Park Drive

STAFF RECOMMENDATION:

Staff recommends **does not recommend** approval of the request to rezone 1.5 acres (TM # 0160D-0A-015.00) from R15 District to R15 District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: TM# 0160D-0A-015.00;
2. That the subject property is currently zoned R15 District and proposed to be rezoned R6MH District;
3. That the subject property has a Future Land Use designation of Urban, and a Community Type of Walkable Neighborhood with Additional Intensity; and
4. That the proposed R6MH District is not generally consistent with the surrounding area which is comprised of R6MH District.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Town of Kershaw UDO – Chapters 2, 3 and 19

STAFF CONTACT:

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

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 104 Park Drive
City Kershaw State SC Zip 29067 Tax Parcel ID _____
Current Zoning R15 Current Use R15
Proposed Zoning R6M Total Acres 1.5 acres
Project Description Senior living / Assistant living
Surrounding Property Description houses

CONTACT INFORMATION

Applicant Name Lisa Roberson & Shane Cato
Address 2006 Gold Mine Hwy
City ~~Mi~~ Kershaw State SC Zip 29067 Phone 8038043244
Fax _____ Email burrlady@icloud.com
Property Owner Name Lisa Roberson
Address same as above
City _____ State _____ Zip _____ Phone _____
Fax _____ Email _____

Trimnal & Myers, LLC
ALTA Universal ID
201 West Dunlap St.
Lancaster, SC 29720

File No./Escrow No.:	20724
Print Date & Time:	February 1, 2021 at 09:26 AM
Officer/Escrow Officer:	
Settlement Location:	
Property Address:	104 Park Dr. Kershaw, SC 29067
Borrower:	Lisa M. Roberson and Clayton N. Roberson Jr.
Seller:	Warren R. Herndon, Jr. as Special Referee
Lender:	Founders Federal Credit Union
Settlement Date:	February 1, 2021
Disbursement Date:	February 1, 2021

Description		Borrower/Buyer Debit	Credit
Financial			
Sale Price of Property		$ 151,000.00	
Deposit			$ 7,550.00
Loan Amount			$ 135,900.00
Lender Credits			$ 1,000.00
Prorations/Adjustments			
Loan Charges to Founders Federal Credit Union			
Prepaid Interest $11.17 per day from 02/01/21 to 02/05/21		$ 44.68	
Other Loan Charges			
Appraisal fee	to Palmetto State Appraisal Co		
POC $ 450.00 Paid by Borrower before closing			
Employment Verification	to Equifax Verification Services	$ 42.95	
Flood Certification fee	to Servicelink	$ 10.50	
Tax Service fee	to Lereta LLC	$ 96.00	
Abstract fee	to Jackson Title Services	$ 200.00	
Attorney fee	to Trimnal & Myers, LLC	$ 500.00	
Deed	to Trimnal & Myers, LLC	$ 200.00	
Copy/doc prep	to Trimnal & Myers, LLC	$ 50.00	
Policy Production	to On Time Solutions	$ 50.00	
Impounds			

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		Debit	Credit
Homeowner's Insurance 2 mo @ $ 93.75 /mo		$ 187.50	
Property Taxes 4 mo @ $ 70.84 /mo		$ 283.32	
Aggregate Adjustment		$ -141.62	
Title Charges & Escrow / Settlement Charges			
Title - Owner's Title Insurance (optional) to Trimnal & Myers, LLC Coverage: $ 151,000.00 Premium: $ 524.52		$ 137.80	
Title - Lender's Title Insurance to Trimnal & Myers, LLC Coverage: $ 135,900.00 Premium: $ 100.00		$ 486.72	
Title - CPL fee	to Trimnal & Myers, LLC	$ 25.00	
Title binder fee	to Trimnal & Myers, LLC	$ 200.00	
Government Recording and Transfer Charges			
Recording Fees	to Register of Deeds	$ 25.00	
Deed Stamps	to Register of Deeds	$ 558.70	
E-filing fee	to Register of Deeds	$ 4.50	
Payoffs			
Miscellaneous			
Paid to attorney already			$ 500.00
Foredosure Interest	to Woodward, Cothran & Herndon	$ 411.21	
Referee to record deed fee	to Woodward, Cothran & Herndon	$ 20.00	
Pest Inspection	to All Phase Pest Inspection	$ 75.00	
Homeowner's Insurance Premium (mo.) POC $ 1,125.00 Paid by Borrower before closing	to State Farm		
Subtotals		$ 154,467.26	$ 144,950.00
Balance Due FROM			$ 9,517.26
TOTALS		$ 154,467.26	$ 154,467.26

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	Debit	Credit

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Trimnal & Myers, LLC to cause the funds to be disbursed in accordance with this statement.

Lisa M. Roberson

Clayton N. Roberson Jr.

, Escrow Officer

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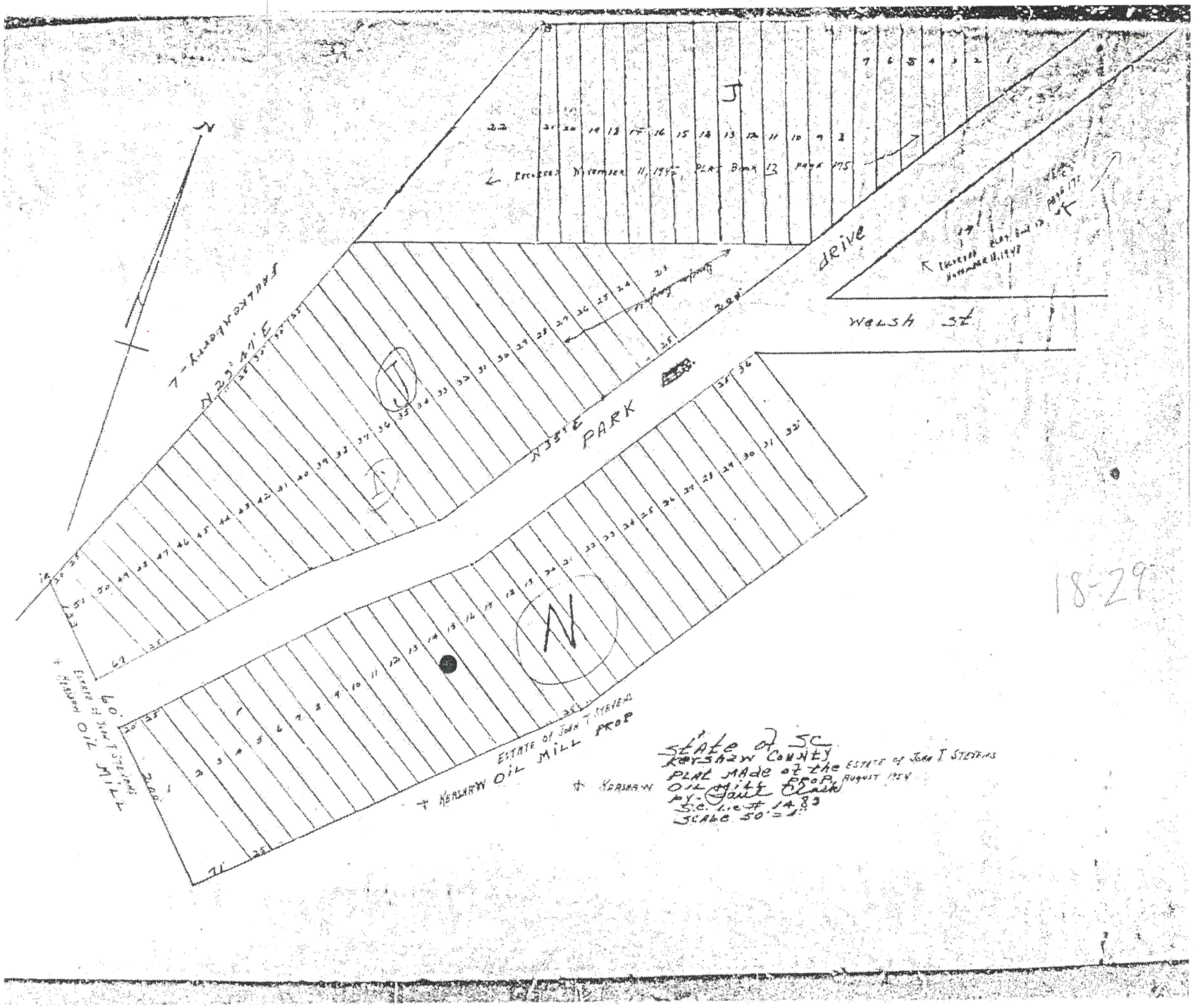

Walsh St
drive
PARK
Estate of John T Stevens
Kershaw Oil Mill Prop
State of SC
Kershaw County
Plat made of the Estate of John T Stevens
Oil Mill Tract
S.C. Lic # 1483
Scale 50' = 1"

18-29

From: Lisa Roberson
To: Katie See
Cc: Shere Catoe
Subject: Rezoning 104 Park Drive Kershaw SC
Date: Saturday, March 13, 2021 8:52:13 AM

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

Katie

Thank you for reaching out. As you requested, here are some bullet points of the intent of the above property.

* Private Memory Care Unit/Assisted Living
-Potential to attract people to town businesses as loved ones come to town to visit their elderly parent
* max 5 person
-No impact to surrounding homes as it will be just like a family just that the family will be all elderly people. Not any more coming and going than a usual house/family would do.
* Small setting with big impact for individualized care
-Private pay/ upscale families that can afford private care for their loved one with dementia.
-Dementia patients need to have structure and routine. The home setting helps create the "I'm home" feeling under a structured schedule.
* Secured and safe living in a home setting for Cognitive/physically impairment
-Increased security to all homes around because there will be a 24 hour staff members so someone is awake at all times and aware of what is going on around
* Owned and operator by Doctorate of Nursing and MSN of nursing

* Owner lives within the community approximately 0.2 miles from property

* Owner native of Kershaw

All over the US in communities just like this one exists these types of homes that no one ever knows about because the day to day activity appears just like any other home.

What is date for the hearing and the mail out for the rezoning notification? Hope this helps. Please let Shere or I know if you have any other questions.

Thanks

Lisa Roberson

Sent from my iPad

Lancaster County
South Carolina

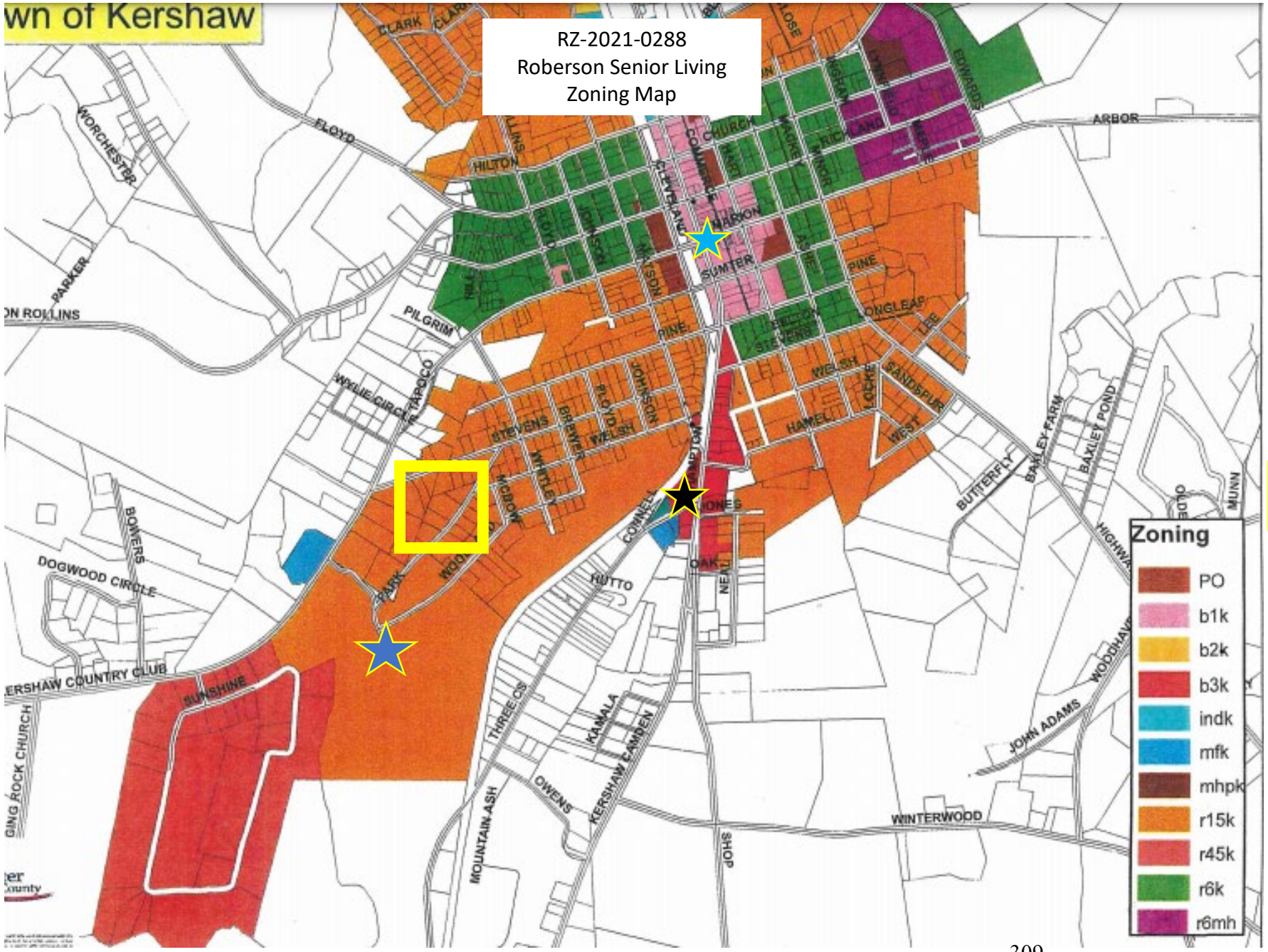
Proposal:
Rezone property from
R15 to R6MH

Legend:

Subject Property

Foxwood Apartments

Kershaw Golf Course



Lancaster County
South Carolina

Proposal:
Rezone property from R15 to R6MH

Legend:

Subject Property

Kershaw Golf Club

Bojangle's

Gus's House of Pizza

Chapter 2. ZONING DISTRICTS AND ZONING MAP.

Section 2.1 Zoning Districts.

The following zoning districts are established in accordance with the *Town of Kershaw Comprehensive Plan.*

Section 2.1.1 Residential Districts Established.

The following residential use districts are hereby established: R-45, R-15, R-6, R-6MH, MF, and MHP. Each of these districts is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities.

1. The R-45, Residential District, is designed to accommodate low density residential development which does not include either single-wide or double-wide manufactured homes on single lots. This district serves to preserve existing subdivisions or areas within the town which contain lots of one acre or more in size.

2. The R-15, Residential District, is designed to accommodate a moderately dense single-family residential developments within the town. The principal use of land is for single-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.

3. The R-6, Residential District, is established for the most dense residential development within the town. The principal use of land is for single-family and two-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.

4. The R-6MH, Residential District, is established for the most dense residential development within the town. The principal use of land is for single-family and two-family dwelling and both site-built and manufactured homes, recreational, religious and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.

5. The MF, Multiple-Family District, is designed to accommodate moderate density single-family development and low density multiple-family developments (excluding manufactured homes) in areas within the town's planning jurisdiction that are appropriate for development at higher densities. This district should function as the location for alternative housing types near or in direct relationship to single-family detached housing. The maximum density permitted in this district for single-family developments (including duplexes) is three (3) dwelling units per acre and for multiple-family development is eight (8) dwelling units per acre. (See Chapter 17 for recreational facilities and open space requirements.)

6. The MHP, Manufactured Home Park District, is established to accommodate planned manufactured housing park developments. This district affords town residents with an alternative housing type and thereby promotes the health, safety, and welfare of the community. This district shall apply to specified parcels of land only at the request of the owners of such parcels. Such manufactured home parks shall be developed with a zoning permit issued in accordance with the *Conditional and Special Exception Uses* Chapters of this ordinance.

Section 2.1.2 Commercial Districts.

The following commercial districts are hereby established: B-1, B-2, B-3, and PO. These districts are created to accomplish the purposes and serve the objectives set forth in the remainder of this Section. Additionally, any use allowed in these districts shall comply with the regulations contained in Section 4.2.16.

1. The B-1, Central Business District, is designed to accommodate the office, governmental, and institutional needs of the community. The district is also designed to provide for and promote concentrated development of retail establishments and personal and business services to supply the needs of residents, transients, and business and industry in the town center as well as in the entire travel area. Land uses in this district are not subject to the off-street parking requirements at Chapter 11. If located above the ground floor, dwellings are allowed in this district. Uses which involve the open storage of junk, salvage, used auto parts or building materials shall be prohibited.

2. The B-2, Neighborhood Commercial District, is designed to be developed and reserved for local or neighborhood oriented business purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy and compatible environment for uses that are located so as to provide nearby residential areas with convenient shopping and service facilities; reduce traffic and parking congestion; avoid the development of "strip" business

districts; and discourage industrial and other encroachment capable of adversely affecting the localized commercial character of the district.

The outdoor storage or display of merchandise, materials or inventory is prohibited except for the storage or display of plant and garden supplies, farmer's markets and open air markets.

3. The B-3, General Commercial District is designed to be developed and reserved for general business purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, financial, service, and professional uses which benefit from being located in close proximity to each other: and to discourage any encroachment by industrial, residential or other uses considered capable of adversely affecting the basic commercial character of the district.

   Outdoor storage is permitted if a Type A Bufferyard is installed around the outside of the storage area when the area is adjacent to a nonresidential district. A Type B Bufferyard is required around the storage area when it is adjacent to a residential district or use and all such areas shall be located completely behind the building. No storage areas shall be located in any required or not required front or side yard. Automobile dealerships are allowed to park automobiles in the front or side yard of the property. Uses which involve the open storage of junk, salvage, used auto parts or building materials shall be prohibited.

4. The PO, Professional Office District, is designed to accommodate small-scale professional office uses which can operate in a manner which is compatible with surrounding residential uses. The district functions as a transitional zoning district between more intense commercial districts and adjacent residential districts. The use of this district is best suited for those residential areas of the town where because of the proximity of the area to commercial uses small-scale professional offices could be considered to be compatible with the surrounding area.

The following standards are added to the district regulations as a means to maintain the residential character of the area.

a. For New Construction:

   1. New nonresidential structures shall not exceed 2000 square feet of heated gross floor area or 25 percent of the lot coverage of the site, whichever is less.

   2. Exterior building materials shall be limited to the following: wood frame, brick, vinyl, masonite or aluminum siding designed to resemble wooden lap siding.

   3. Roof pitch shall be limited to a 4-12 or higher pitch roof.

   4. The structure shall be oriented based on the way the majority of structures are oriented along the block face in which the structure is located.

   5. All parking shall be located in the interior side yard or rear yard of the site. No off-street parking shall be located in the front or corner side yard of the site.

   6. Site lighting shall be restricted to the following height: a) unrestricted lighting - ten (10) feet and b) 90 - degree cutoff lighting - 15 feet.

   7. No sign shall be internally illuminated. The maximum sign area for a freestanding sign shall be ten (10) square feet. The maximum sign area for all other signs shall be four (4) square feet. The maximum height of a freestanding sign shall be eight (8) feet.

b. For all conversions or additions to existing structures for nonresidential uses the following standards shall be followed:

   1. The construction of an addition to an existing structure shall be placed in the rear of the structure where the site dimensions and orientation permit. The size and scale of the addition shall be limited in size so that the addition shall contain no more than fifty (50) percent of the square footage of the original building.

   2. The attached addition shall be designed in a manner that is compatible with the new use to which the structure will be placed and shall be designed for compatibility with the structure itself and with the buildings in the adjacent neighborhood. All of the requirements of subsection (a) shall also be followed.

Section 2.1.3 Industrial District.

The following industrial district is hereby established: Ind. This district is designed to accommodate businesses engaged in the manufacturing, processing, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment.

1. The Industrial District, Ind., is established to provide areas for a range of industrial uses, including warehousing, distribution, fabrication, manufacturing, processing, assembly and bulk storage. Industrial activities shall be conducted within a structure. It should be located near major transportation facilities (road, rail and air) to ensure adequate access to those users located within the district.

2. All uses allowed in this district shall comply with the regulations contained in Section 4.2.16.

Section 2.1.4 Planned Development District.

The following PDD, Planned Development District, is hereby established. This district is designed to accommodate a mixture of compatible residential, office, commercial, or other uses of land which are planned and developed as an integral unit and which, due to such mixture of uses or other aspects of design, could not be located in other districts established in this ordinance without compromising the proposed concept of integrated and flexible development.

Section 2.1.4.1 General Design Criteria and Development Standards.

In order to qualify as a Planned Development District, a project request must generally meet the following requirements; however, these requirements shall be modified based on specific proposals by the applicant which shall be approved by the Joint Planning Commission and Town Council.

1. The site must contain at least five (5) acres, have a minimum width between any two (2) points on opposite boundary lines of 400 feet, and must adjoin or have direct access to at least one (1) collector street.

2. The site shall be in one ownership, or if in several ownerships, the application for amendment to the zoning ordinance shall be filed jointly by the owners.

3. Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, street patterns, and use relationships. Variety in building types, heights, facades, setbacks, and size of open spaces shall be encouraged. Common open space shall be located so as to enhance the living environment of the proposed development. Generally, this shall mean that the common open space shall be distributed throughout the site and not aggregated in large areas that provide little or no benefit to the individual uses or the development at large.

4. Maximum building height and development density shall be proposed for each appropriate section of the PDD as part of the master plan submittal and shall be subject to approval or modification by the Joint Planning Commission and County Council. Any PDD must incorporate a 20 percent minimum usable open space and 60 percent maximum impervious surface requirement in the proposal. Additionally, a minimum of 20 percent of the gross acreage of the PDD shall be used for a use other than the principal use (i.e.) If the PDD is to be used for single-family development then at least 20 % will need to be used for multi-family or non-residential use.

5. In general, parking and loading requirements for each PDD District shall comply with the requirements of the *Parking* Chapter of this ordinance. However, the Joint Planning Commission and Town Council may vary such requirements upon a finding that adequate parking, loading, and vehicle circulation can be provided on the basis of alternative criteria or techniques. Areas designated for parking and loading or for traffic ways shall be physically separated from public streets by suitable barriers against unchanneled motor vehicle ingress and egress. All uses shall be located in a manner conducive to safe ingress and egress. Access points to public streets shall conform to the design standards outlined by the SCDOT's *Access and Roadside Management Standards*.

6. Any use proposed by the developer and considered by the Joint Planning Commission as being compatible to other nearby uses within and beyond the district shall be permitted in such a district, upon approval by the Joint Planning Commission and Town Council. A listing of permitted uses within a particular PDD shall be proposed by the applicant and, subject to modification, adopted as part of the district master plan. After approval by the Joint Planning Commission and Town Council, the list or portion thereof shall be adopted as part of the regulations applying to that particular PDD. Thereafter, the uses permitted in the district shall be restricted to those uses listed in the district regulations and approved by Town Council.

7. Planned Development Districts shall be so located and developed that each shall not exceed the capacity of the adjacent roads which shall serve the property or the capacity of public sewer and water systems, unless the applicant shall dedicate right-of-way or easement, contribute to the construction of new facilities, or create such facilities to the extent of his fair share of such as the percentage of his land developed and so served. The rate of development of the PDD shall not exceed the rate of construction and increasing capacity of the limiting facility.

8. Private streets are permitted in an approved PDD, provided such streets meet the construction standards of the *Town of Kershaw Uniform Subdivision Regulations*. However, the Joint Planning Commission and Town Council may vary other street design standards in response to alternative standards proposed by the applicant.

9. All uses shall have adequate solid waste collection areas with adequate ingress/egress that does not require solid waste collection vehicles to back onto or off of a public street.

10. Setback, Screening, and Front, Side and Rear Yard Requirements.

    a. Residential - For single-family and two-family structures in a PDD, a minimum setback of 10 feet shall be maintained from all property lines adjoining a different zoning district and/or the right-of-way or easement line of any existing or planned public road which abut the site. For multifamily or townhouse structures in a PDD, a minimum setback of 25 feet shall be maintained from all property lines adjoining an existing single-family residential district and a minimum setback of 10 feet shall be maintained from all property lines adjoining any other zoning district and/or the right-of-way or easement line of any existing or planned public road which abut the site.

    b. Commercial and Office - For commercial and office uses, a minimum setback of 25 feet shall be maintained from all property lines adjoining a nonresidential zoning district and/or the right-of-way or easement line of any existing or planned public road which abut the site. Where commercial and office uses abut an existing residentially zoned district, the minimum setback shall be 35 feet. Additional screening in the form of earthen berms or fencing may be required by the Joint Planning Commission and Town Council.

    c. Manufacturing, Public, or Institutional Uses - For manufacturing, public, or institutional uses, a minimum setback of 25 feet shall be maintained from all property lines adjoining a nonresidential zoning district and/or the right-of-way or easement line of any existing or planned public road which abut the site. Where such uses shall adjoin an existing residentially zoned district, the minimum setback shall be 50 feet. Additional screening in the form of earthen berms or fencing may be required by the Joint Planning Commission and Town Council.

    d. Internal Setbacks - Except for setbacks required from the perimeter of the district, there shall be no established minimum lot size or minimum front, side, or rear yard requirements for any lot within a Planned Development District other than as specified in an approved master plan.

    e. Landscaping - In general, landscaping requirements for each PDD shall comply with the requirements of the *Screening and Trees* and *Guide for Landscaping* Chapters of this ordinance. However, the Joint Planning Commission and Town Council may vary such requirements in response to applications demonstrating alternative landscaping based on creative site planning. Existing trees and natural vegetation shall be retained wherever possible and shall count towards meeting the landscaping requirement.

    f. Parking Restrictions in Setbacks - Setbacks shall not be used for streets or for parking except for entrances which may penetrate the setback.

Section 2.1.4.2 Administrative Procedures and Review Process.

The Planned Development District review process consists of three steps:

1. Pre-application Conference - Before submitting an application for PDD zoning classification, it is recommended that the applicant confer with the Planning Department and other appropriate Town staff to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and other data.

2. Master Plan - When submitting an application for PDD zoning classification, the applicant shall submit ten copies of a Master Plan. The Master Plan must be submitted 60 days prior to the regularly scheduled meeting of the Joint Planning Commission at which the PDD request is to be reviewed. The Master Plan shall be prepared by a licensed surveyor, engineer, architect, landscape architect, and/or planner. The Master Plan shall meet the requirements of Chapter 20 of this ordinance.

    a. Submission of Application to Planning Department for Review and Conference.

        i. Applicant or owner shall submit a complete site plan to the Planning Department for study. The staff and other agencies as appropriate shall review the proposal for compliance with the comprehensive land use plan and the regulations herein, the objectives of the district, and the suitability of the site for the proposed project.

        ii. Following such study, unless complete conformity is found, the applicant shall be notified of any discrepancies, and of the willingness of the Planning Department and other appropriate officials to confer for the purpose of assisting in bringing the site plan submitted as nearly as possible into conformity with requirements and/or to define specific modifications of regulations or of the comprehensive plan that seem justified in view of the proposal.

iii. If the applicant joins in such conference, changes may be made in the original proposal, further conferences may be held, and additional material may be requested to guide in determinations. In the course of such conferences, any recommendations for change shall be recorded in writing, with reasons therefore, and shall become part of the record in the case. Applicants shall indicate, in writing, their agreement to such recommendations, or their disagreement and reasons therefore, which shall also be included in the record.

b. Action By Planning Department - At the conclusion of the pre-application review and in conjunction with a Master Plan submittal, the Planning Department shall report to the Joint Planning Commission as to the:

i. Type of PDD proposed, physical characteristics of the land, relation of the proposed development to surrounding areas, and existing and probable future development;

ii. Relation to major roads, utilities and other facilities and services;

iii. Adequacy of evidence of unified control and suitability of any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed;

iv. The suitability of plans proposed, or the desirability of amendments, with reasons therefore;

v. Desirable specific modifications in regulations or the comprehensive plan as applicable in the particular case, based on determinations that such modifications are necessary or justified in the particular case by demonstration that the public purposes of the PDD or other regulations would be met to at least an equivalent degree by the proposal of the applicant.

Based on such findings, the Planning Department shall recommend approval of the PDD amendment as proposed, approval conditioned on specific stated modifications, or disapproval, with recorded reasons therefore.

3. Action by Joint Planning Commission and Town Council - If the amendment is granted, Town Council shall, in its amending action, approve the application as it may have been changed during earlier procedures, or indicate required modification: and such approved application with required modifications, if any, shall be binding on the applicant. If modifications are required, Town Council shall officially state its reasons for in the record.

Development shall occur in accordance with the approved PDD, meeting the requirements of these and other regulations, as may be supplemented or specifically modified as part of the amending action, and shall conform to any time or priority limitations established by Town Council on beginning and completion of the development as a whole, or in specified stages.

In taking action to amend the zoning map to establish the approved PDD, Town Council shall pass upon the adequacy of the application, in form and substance relative to any agreements, contracts, deed restrictions, sureties, or other instruments involved; before development may proceed, such instruments shall be approved by appropriate officers and agencies.

Actions by the Joint Planning Commission and Town Council shall be as provided for amendments generally. Town Council may grant the application, may include specific modifications of the proposal or other applicable regulations, or may deny the application. The procedures for public hearing and consideration by the Joint Planning Commission and Town Council shall be as set forth in the *Amendments* Chapter of this ordinance. Town Council may require additions, deletions, and/or changes to the Master Plan prior to approval. Upon approval of the Master Plan by the Town Council, the Planned Development District shall be deemed established. Thereafter, all amendments to the Master Plan, which are considered to be major changes (see subsection 5) by the Planning Director, shall be in accord with the *Amendments* Chapter of this ordinance. The Master Plan shall guide the general location of all features shown therein, including land uses, densities, roads, public uses, and other features. The developer will be required to furnish a surety bond, letter of credit, cash escrow, or other guarantee acceptable to Town Council assuring completion of all public improvements and streets shown on final plans.

4. Plan Revision Time Limit, and Extension - Following the establishment of a Planned Development District and approval by the Town Council of a Master Plan, the applicant shall within 60 days and prior to seeking development related permits or approvals, submit a revised Master Plan that incorporates all modifications and conditions approved by Joint Planning Commission and Town Council.

Site development must commence within 12 months of Master Plan approval by Town Council unless the developer requests a time extension, not to exceed 12 months, which may be approved by the Joint Planning Commission. If development has not commenced by the end of the time extension, the Joint Planning Commission may recommend to Town Council that another time extension be granted or that the property be rezoned to its prior or other appropriate classification.

5. Changes to Master Plan - If major changes to the Master Plan are being requested, the changes must be made through the zoning map amendment process. Major changes in the Master Plan are defined as those which alter the concept or intent of the Planned Development including but not limited to the following: changes in area use designations, increases in density, decreases in proposed open space, substantial changes in the location of proposed streets, particularity if streets are to be deleted or access points to the development are moved so that traffic flows both inside and outside the development are affected, change in location of any public easement, change in the proportion of housing types by more than 15 percent of the approved dwelling unit count, a violation of any specific condition set forth by the Joint Planning Commission and the Town Council, and any changes in the final governing agreements, provisions or covenants. The Planning Director shall make the determination as to whether any other requested changes shall be considered to be a major or minor change to the Master Plan. Because a Planned Development and related plans for an area are recognized as a legislative act, no other development of any other kind shall be constructed on the land affected by the rezoning. In the event the land is sold, the buyer of the land will be expected to develop the land in accordance with an approved Master Plan for the area. If the buyer wishes to construct his project in a different manner, he shall have his plans approved according to the provisions of this Section. The Planning Director shall have the authority to approve all minor changes to the Master Plan.

6. Addition of Land to an Existing Planned Development - Additional land area may be added to an existing Planned Development if it is adjacent to (except for public roads), forms a logical addition to, and is under the same ownership or control as the original development. The procedure for an addition shall be the same as if an original application were filed, and the requirements of this article shall apply, except the minimum acreage requirement.

Section 2.1.4.3 Effect of Establishing A PDD.

Establishment of a PDD, upon approval of the Master Plan for that district, confers upon the owners, their agents, or successors, no greater rights to initiate and pursue development of all or any portion of the Planned Development than are conferred by establishment of any other zoning district classification. Any and all development activity must be initiated and completed in full conformance with all relevant provisions of applicable local, state, and federal laws and regulations except, and only to the extent, that provisions of local regulations within the Town's authority, shall have been modified as specifically included as a part of master plan approval. All submittals required under applicable local regulations, such other information as may be reasonably required by appropriate Town officials and copies of information submitted to and permits or approvals issued by other regulatory entities shall be provided to the Town, with written approval as to conformance with the approved master plan required, prior to the initiation of any component of development activity within the PDD area. The following list of requirements is by no means exhaustive and is only intended to establish reasonable understanding of the intended effect of this Section.

1. Grading plans and related sedimentation or other permits shall be submitted for prior review and approval by DHEC.

2. To the extent subdivision of land is involved, requirements of the *Kershaw Land Development Ordinance* related to final plat review and recording shall be complied with fully.

3. Plans for the construction of water and wastewater systems shall be submitted to the Town for prior review and approval and evidence of approval by SCDHEC shall be submitted prior to commencing construction.

4. Requirements of County building codes and other applicable construction standards, including the submittal of detailed site plans, construction drawings, and specifications shall be complied with fully.

5 Evidence of approval by appropriate entities for installation of such systems as gas, electric power, telephone, cable TV, exterior lighting, etc., shall be provided.

6. County occupancy permit requirements shall be followed.

Section 2.1.4.4 Master Plan Requirements:

a. In General. It is presumed that all of the information listed in this section must be submitted with an application for a PDD zoning to enable the permit-issuing authority to determine whether the development, if completed as proposed, will comply with all the requirements of this chapter. However, the planning commission and city council may require more information or accept as sufficient less information according to the circumstances of the particular case.

b. Written applications. Every applicant for a PDD zoning district shall complete a written application containing at least the following information:

    1. The name, address and phone number of the applicant, and the date of application.

    2. If the applicant is not the owner of the property in question (1) the name, address and phone number of the owner, and (2) the legal relationship of the applicant to the owner that entitles the applicant to make application.

3. A succinct statement of the nature of the development proposed and a statement of planning objectives for the site.

4. Identification of the property in question by street address and tax map reference.

5. The zoning district(s) within which the property lies.

6. The number of square feet in the lot where the development is to take place.

7. The gross floor area of all existing or proposed buildings located on the lot where the development is to take place.

8. As additional data, the master plan shall contain a table which shows, for each section or area of different uses, the proposed use, the approximate phasing, the maximum density and approximate number of dwelling units for residential areas, square feet of floor space for commercial or industrial areas, approximate acreage of each use, including streets, recreational areas, and other public and/or private reservations, and approximate number of off-street parking/loading spaces.

9. If the applicant proposes to construct the development in phases, such phases shall be identified on the master plan and the application shall include a proposed construction schedule.

c. Development Site Plans. Every application for a PDD zoning district shall contain plans that locate the development site and graphically demonstrate existing and proposed natural, manmade and legal features on and near the site in question which shall, at minimum, include the following:

1. The plans shall include a location map showing the general location of the project within the town.

2. Development site plans shall be drawn to scale, using such a scale that all features required to be shown on the plans are readily discernible. Very large developments may require that plans show the development in sections to accomplish this objective without resorting to plans that are so large as to be cumbersome, or the objective may be accomplished by using different plans or plans drawn to different scales to illustrate different features. In all cases, the planning staff shall make the final determination whether the plans submitted are drawn to the appropriate scale.

3. Development site plans should show on the first page the name of applicant, name of development (if any), north arrow, legend and graphic scale. In addition, plans shall indicate the phasing of development.

4. Existing natural, man-made and legal features. Development site plans shall show all existing natural, manmade and legal features on the lot where the development is taking place, including but not limited to those listed below. In addition, the plans shall also indicate the use made of adjoining properties.

Existing Natural Features:

a. Tree line of wooded areas.

b. The location and sizes of all trees greater than eighteen (18) inches in diameter.

c. Orchards or other agricultural groves by common or scientific name.

d. Streams, ponds, drainage ditches, swamps, boundaries of floodways and floodplains.

e. Contour lines (shown as dotted lines) with no larger than two-foot contour intervals.

Existing Manmade features:

a. Vehicle accommodation areas including parking areas, loading areas and circulation areas, all designed by surface material and showing the layout of existing parking spaces and direction of travel lanes, aisles, or driveways.

b. Streets, private roads, sidewalks, and other walkways, all designated by surface material.

c. Curbs and gutters, curb inlets and curb cuts, drainage grates and other storm water or drainage facilities, including manholes, pipes and drainage ditches.

d. Underground utility lines, including water, sewer, electric power, telephone, gas, cable television.

e. Above ground utility lines and other utility facilities including fire hydrants.

f. Buildings, structures and signs (including dimensions of each).

g. Location of exterior light fixtures and solid waste collection areas and containers.

Existing Legal Features:

a. The zoning of the property, including zoning district lines where applicable.

b. Property lines (with dimensions identified).

c. Street right-of-way lines and utility or other easement lines.

5. Proposed changes in existing features or new features. Development site plans shall show proposed changes in existing natural features, existing manmade features and existing legal features (especially new property lines, street right-of-way lines, and utility and other easements), as well as proposed manmade features, including, but not limited to, the following:

a. The approximate boundaries of each section, land use or density.

b. The number of square feet in every lot created.

c. Lot dimensions, including lot widths.

d. The location and dimensions of all buildings and freestanding signs on the lot, as well as the distances all buildings and freestanding signs are set back from property lines, streets or street right-of-way lines.

e. Principal side(s) building elevations for typical units of new buildings or exterior remodeling of existing buildings, showing building heights and proposed wall sign or window sign area.

f. The location and dimensions of all recreational areas, with each area designated as to type of use.

g. Areas intended to remain as open space or designated screening areas.

h. All areas proposed for dedication to public use within the project.

i. Streets, labeled by classification and street name showing whether curb and gutter or shoulders and swales are to be provided and indicating street paving widths. Private drives shall also be shown and clearly labeled as such.

j. Curb and gutters, curb inlets and curb cuts, drainage grates and other storm water or drainage facilities, including manholes, pipes, drainage ditches, retention ponds, etc.

k. Sidewalks and walkways, showing widths and surface material.

l. Outdoor illumination with lighting fixtures sufficiently identified.

m. Underground utility lines, including water, sewer, electric power, telephone, gas, cable television and above ground utility lines and other facilities including fire hydrants, solid waste collection areas, etc.

Section 2.2 Official Zoning Map.

1. There shall be a map or series of maps known and designated as the Official Zoning Map, which shall show the boundaries of all zoning districts within the Town's planning jurisdiction. This map shall be kept in a form from which prints can be made, shall be dated, and shall be kept in the Lancaster County Joint Planning Department.

2. The Official Zoning Map dated April 12. 1999 is adopted and incorporated herein by reference. Amendments to this map shall be made and posted in accordance with the *Amendments* Chapter of this ordinance.

3. Should the Official Zoning Map be lost, destroyed, or damaged, the Planning Department shall have a new map prepared. No further Town Council authorization or action is required so long as no district boundaries are changed in this process.

Section 2.3 Annexations.

Where annexation of new areas into the town is desired, the affected property owner(s) shall submit an annexation petition. Such petition shall include a point-to-point boundary description and the desired zoning classification. The Joint Planning Commission shall review the annexation petition and make a recommendation as to zoning prior to consideration by the Town Council.

Chapter 3. PERMISSIBLE USES.

Section 3.1 Table of Permissible Uses.

The Table of Permissible Uses should be read in close conjunction with the *Definitions* Chapter of this ordinance, the other interpretative provisions of this Chapter, and the *Conditional and Special Exception Use* Chapter provisions.

Section 3.2 Use of the Designations "ZP"', "C", "BZA", "JPC", and in Table of Permissible Uses.

Subject to Section 3.3, when used in connection with a particular use in the *Table of Permissible Uses*, "ZP" means that the use is permissible in the indicated zone with a zoning permit issued by the Building and Zoning Official; "C" means the use is permissible in the indicated zone subject to certain conditions being met; "BZA" means that a special exception permit must be obtained from the Lancaster County Board of Zoning Appeals after a properly advertised public hearing; "JPC" means that a land development plan, subdivision plat approval, subdivision variance, or public project review must be obtained from the Joint Planning Commission; and an empty box means that the use is not permissible in the indicated zone.

Section 3.3 Permissible Uses and Specific Exclusions.

1. The presumption established by this ordinance is that all legitimate uses of land are permissible within at least one (1) zoning district within the Town's planning jurisdiction. Therefore, because the list of permissible uses set forth in the *Table of Permissible Uses* cannot be all-inclusive, those uses that are listed shall be interpreted liberally to include other uses that have impacts similar to the listed uses.

2. All uses that are not listed in the *Table of Permissible Uses* and that do not have impacts similar to those of the listed uses are prohibited. The *Table of Permissible Uses* shall not be interpreted to allow a use in one zoning district when the use in question is more closely related to another specified use that is permissible in another zoning district.

3. Without limiting the generality of the foregoing provisions, the following uses are specifically prohibited in all districts:

   a. Use of a motor vehicle (other than a travel trailer) as a temporary or permanent residence;

   b. Use of a travel trailer as a temporary or permanent residence outside of a campground, and/or use of a travel trailer as a residence within a manufactured home park;

   c. The use of any motor vehicle or trailer parked on a lot, as a structure in which, out of which, or from which any goods are sold or stored, any services performed, or other business is conducted, except that the following shall not be prohibited by this subsection: retail sales of goods and products manufactured, created, or produced by the seller, so long as such sales are otherwise permissible under this ordinance; the sale of goods within authorized flea markets or special events; use of a motor vehicle in connection with a recycling operation, to the extent otherwise authorized under this ordinance. Situations that do not comply with this subsection on the effective date of this ordinance are required to conform within 30 days thereafter. (See the *Nonconforming Situations* Chapter of this ordinance.)

Section 3.4 Accessory Uses.

1. *The Table of Permissible Uses* classifies different principal uses according to their different impacts. Whenever an activity (which may or may not be separately listed as a principal use in this table) is conducted in conjunction with another principal use and the former use constitutes only an incidental or insubstantial part of the total activity that takes place on a lot, or is commonly associated with the principal use and integrally related to it, then the former use shall be regarded as accessory to the principal use and may be carried on underneath the umbrella of the permit issued for the principal use. For example, a swimming pool/tennis court complex is customarily associated with and integrally related to a residential subdivision or multifamily development and would be regarded as accessory to such principal uses, even though such facilities, if developed apart from a residential development, would require a permit.

2. For purposes of interpreting subsection (1):

   a. A use shall be regarded as incidental or insubstantial if it is incidental or insubstantial in and of itself or in relation to the principal use;

   b. To be "commonly associated" with a principal use, it is not necessary for an accessory use to be connected with such principal use more often than not, but only that the association of such accessory use with such principal use takes place with sufficient frequency that there is common acceptance of their relationship.

3. Without limiting the generality of subsections (1) and (2), the following activities are specifically regarded as accessory to residential principal uses so long as they satisfy the general criteria set forth above:

   a. A home occupation shall be permitted in any residential district provided that such occupation:

      1. is conducted by no other persons than members of the family residing on the premises;

      2. is conducted within the principal building;

      3. utilizes not more than twenty-five (25) percent of the total floor area of the principal building;

      4. produces no alteration or change in the character or exterior appearance of the principal building from that of a dwelling;

      5. creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard, unhealthy or unsightly condition;

      6. is not visibly evident from outside the dwelling except for a sign of three (3) square feet or smaller in size and mounted against the wall of the principal building;

      7. provides off-street parking commensurate with its occupation type as cited in Chapter 11.

   b. Hobbies or recreational activities of a noncommercial nature;

   c. Yard sales or garage sales, so long as such sales are not conducted on the same lot for more than three (3) days (whether consecutive or not) during any 90-day period;

   d. Satellite (dish) antennas so long as any dish antenna is less than 10 feet in diameter and shall not be located in any front yard.

   e. Shed or tool room for the storage of equipment used in grounds or building maintenance.

   f. Private kennels as required. Kennels used for commercial purposes are prohibited.

   g. Private swimming pool and bath house or cabana.

   h. Structures designed and used for purposes of shelter in the event of man-made or natural catastrophes.

   i. Noncommercial flower, ornamental shrub or vegetable garden, greenhouse or slat house.

4. Without limiting the generality of subsections (1) and (2), all motor vehicles that are neither licensed nor operational must be stored inside an enclosed structure unless located in an approved automotive wrecking and/or junk and/or salvage yard. The storage of such vehicles outside of an enclosed structure shall not be regarded as accessory to a principal use and is prohibited.

5. Private garage not to exceed the following storage capacities: one or two family dwelling -- 4 automobiles; multiple-family dwelling. -- 2 automobiles per dwelling.-; boarding house --1.5 automobiles per dwelling unit.

   Open storage space or parking area for motor vehicles provided that such space does not exceed the maximum respective storage capacities listed above; and provided that such space shall not be used for more than one (1) commercial vehicle licensed as one (1) ton or less in capacity per family residing on the premises.

6. Uses customarily accessory to religious institutions.

   a. Religious education buildings.

   b. Parsonage, pastorium or parish house, together with any use accessory to a dwelling as listed under Section 3.4, subsections 3 and 5.

   c. Off-street parking area for the use, without charge, of members and visitors to the church.

7. Uses customarily accessory to retail business, office uses and commercial recreational facilities.

   a. Off-street parking or storage area for customers, clients or employee owned vehicles.

   b. Completely enclosed building for the storage of supplies, stock or merchandise.

c. Light manufacturing and/or repair facility incidental to the principal use provided that dust, odor, smoke, noise, vibration, heat or glare produced as a result of such manufacturing or repair operation is not perceptible from any boundary line of the lot on which said principal and accessory uses are located and provided such operation is not otherwise specifically prohibited in the district in which the principal use is located.

8. Open lot sale of Christmas trees, in the B-1, B-2, B-3 and Ind. Districts for a period not to exceed thirty (30) days.

9. Real estate sales office, in any district, for a period not to exceed one (1) year, provided no cooking or sleeping accommodations are maintained in the structure.

Section 3.5 Permissible Uses Not Requiring Permits.

Notwithstanding any other provisions of this ordinance, no zoning or special exception permit is necessary for the following uses:

1. Electric power, telephone (excluding wireless communication towers), telegraph, cable television, gas, water and sewer lines, wires or pipes, together with supporting poles or structures, located within a public right-of-way or public easement. However, notice shall be given to the Joint Planning Commission.

2. Neighborhood utility facilities located within a public right-of-way with the permission of the owner (state or town) of the right-of-way.

3. Agricultural crop production.

Section 3.6 Change in Use.

1. A substantial change in use of property occurs whenever the essential character or nature of the activity conducted on a lot changes. This occurs whenever the change involves a change from one principal use category to another.

2. A mere change in the status of property from unoccupied to occupied or vice-versa does not constitute a change in use. Whether a change in use occurs shall be determined by comparing the two active uses of the property without regard to any intervening period during which the property shall have been unoccupied, unless the property has remained unoccupied for more than six (6) consecutive months.

3. A mere change in ownership of a business or enterprise shall not be regarded as a change in use.

Section 3.7 Combination Uses.

1. When a combination use is comprised of two or more principal uses that require different types of permits (zoning, special exception), then the permit authorizing the combination use shall be:

   a. A special exception permit if any of the principal uses combined requires a special exception permit;

   b. A zoning permit in all other cases.

2. When a residential use is combined with a nonresidential use in a business district, the lot must have at least the minimum square footage required for the residential use alone.

3. When two principal uses are combined, the total amount of parking required for the combination use shall be determined by cumulating the amount of parking required for each individual principal use.

Section 3.8 Accumulation on Premises Prohibited.

a. It shall be unlawful for any person, property owner, agent or occupant of such premises to maintain or to permit to be maintained, any premises, including lots of land, upon which grass, weeds, undergrowth, trash, junk, used equipment, garbage, household appliances, furniture, discarded clothing, building materials, glass, wood or other such relevant miscellaneous litter and debris is permitted or caused to accumulate in any manner which is or may become a public nuisance, or to place or have same adjacent to his premises and/or property or in any public place unless pursuant to ordinances provided for its collection.

1. Any of the conditions outlined in subsection (a) above may be declared a nuisance when, in the determination of the building and zoning official or his designated agent or representative, such conditions are unsightly, unsanitary, or threatening to the health, safety, or welfare of the general public.

2. The words and definitions of "weeds," "grass," "undergrowth," as used herein will be construed as extreme or above normal conditions which serves as a breeding ground for mosquitoes, or as a refuge for snakes, rats, rodents, or any growth that creates a fire or traffic hazard or general nuisance due to unsightliness as judged by the building and zoning official. Pasture lands and agricultural crops shall not be construed as "weeds," "grasses, ",or "undergrowth."

3. Nothing herein shall be applicable to such grasses, weeds, or undergrowth less than sixteen (16) inches to eighteen (18) inches in height, nor to such grasses, weeds or undergrowth more than one hundred fifty (150) feet from any building, structure, recreation area (not including the width of the intervening street) or to such grasses, weeds, or undergrowth more than one hundred twenty-five (125) feet from any street or road right-of-way.

b. It shall be unlawful for any person, property owner, agent or occupant of such premises to have, keep, maintain, cause or permit within the county, any standing water in which misquotes breed or are likely to breed, unless such collection of water is properly treated so as to effectually prevent such breeding.

1. Exemption shall be to natural wetlands or watercourses which are controlled by natural environment.

Chapter 19 DEFINITIONS.

For the purpose of this ordinance, certain terms are hereby defined. Words used in the present tense shall include the future, the singular number shall include the plural; the word "shall" is mandatory and not directory; the words "used" or "occupied" include the words "intended," "designed," or "arranged to be used or occupied"; the word "lot" includes the words "plot" or "parcel"; and the word "person" includes a firm, association, organization, partnership, trust, company or corporation, as well as individual. Any word not herein defined shall be as defined in any standard English dictionary or in the *New Illustrated Book of Development Definitions* (Moskowitz and Lindbloom).

ACCESS.	A means of vehicular or pedestrian approach or entry to or exit from property.
ADULT USES.	Adult uses include any establishment or use which sells, displays or exhibits materials, including books, magazines, movies, tapes, or photographs as one of its principal business purposes, which appeal prurient interests, contains patently offensive depictions of sexual conduct, and have no serious literary, artistic, political, or scientific value.
ADULT ARCADE.	Any establishment to which the public is permitted or invited wherein coin, slug, electrically, electronically, or mechanically operated, controlled, still, or motion picture machines, projectors, or other image-producing devices are maintained to show images to five (5) or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of specific anatomical areas or specific sexual activities.
ADULT BOOKSTORE OR ADULT VIDEO STORE.	A commercial establishment which, as one of its principal business purposes, offers for sale, rental, or consideration any one or more of the following: a. Books, magazines, periodicals, or other printed material, photographs, films, motion pictures, video cassettes, video reproductions, slides or other visual representations which depict or describe specific anatomical areas or specific sexual activities; b. Instruments, devices, or paraphernalia which are designed for use in connection with specific sexual activities. A commercial establishment may have other principal business purposes that do not involve the offering for sale, rental or consideration of material depicting or describing specific anatomical areas or specific sexual activities and still be classified as an adult establishment; c. Such other business purposes will not serve to exempt such commercial establishment from being classified as an adult establishment so long as one of its principal purposes is the offering for sale, rental, or consideration the specific materials which depict or describe specific anatomical areas or specific sexual activities.
ADULT CABARET.	A nightclub, bar, restaurant, or similar commercial establishment which regularly features: a. Persons who appear in a state of nudity; b. Live performances which are characterized by the exposure of specific anatomical areas or specific sexual activities; c. Films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of specific anatomical areas of specific sexual activities.

ADULT MOTEL.	A hotel, motel, or similar establishment which: a. Offers accommodations to the public for any forms of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of specific anatomical areas or specific sexual activities and has a sign visible from the public right of way which advertises the availability of this type of adult photographic reproductions; b. Offers a sleeping room for rent for a period of time that is less than 10 hours; c. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than 10 hours.
ADULT MOTION PICTURE THEATER.	A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown which are characterized by the depiction or description of specific anatomical areas or specific sexual activities.
ADULT THEATER.	A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of specific anatomical areas or specific sexual activities.
AIRCRAFT.	Any contrivance used or designated for navigation of or flight in the air by one or more persons.
AIRPORT.	An area of land or water that is designed or used on a recurring basis for the landing and takeoff of aircraft, except that an airstrip shall not be considered an airport.
AIRSTRIP.	An area of land or water, located on private property, which the owner of such land uses (or authorizes the use of) for the landing and takeoff of not more than two (2) aircraft owned or leased by the owner of such property or aircraft engaged in crop dusting of land owned or leased by the owner of the airstrip and which airstrip is not used in connection with flying lessons or the rental or sale of aircraft, parts, or fuel.
ALLEY.	A secondary way which affords access to the side or rear of abutting property.
ALTERATION OF BUILDING.	Any change in the supporting members of a building (such as bearing walls, columns or girders); any addition or reduction to a building; any change in use; or any relocation of a building from one location or position to another.
ANTENNA.	Equipment designed to transmit or receive electronic signals.
ARTERIAL.	A street whose principal function is to carry large volumes of traffic at higher speeds though the county or from one part of the county to another or to circulate traffic into, out of, or around the municipalities within the county. a. Arterial Access. A street that is parallel to and adjacent to an arterial street and that is designed to provide access to abutting properties so that these properties are somewhat sheltered from the effects of the through traffic on the arterial street and so that the flow of traffic on the arterial street is not impeded by direct driveway access from a large number of abutting properties. b. Major Arterial. An arterial that is part of the State's primary road system. c. Minor Arterial. All arterials other than major arterials.
AUTO SERVICE STATION.	Buildings and premises on any parcel or lot where gasoline, oils and greases, batteries, tires and automobile accessories may be supplied and dispensed at retail (or in connection with a private operation), where no part of the premises is used for the storage of dismantled or wrecked vehicle parts, and also where the following services may be rendered: a. sale and servicing of spark plugs, batteries and distributors;

	b. tire repair and servicing, but no recapping; c. replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, floor mats, seat covers, wiper blades, windshield wipers, grease retainers and wheel bearings; d. washing and polishing; e. greasing and lubrication; f. exchanging fuel oil pumps and installing fuel lines; g. minor servicing and replacing of carburetors; h. emergency wiring repairs; i. adjusting and repair of brakes; j. minor adjustment of engines, not involving removal of the head and/or crank case, or racing the motor; k. sale of cold drinks and packaged foods, as accessory only to the principal operation.
AUTOMATIC TELLER MACHINE, FREESTANDING.	A machine or device through which a customer can conduct certain banking transactions and which is not located on the same lot as the bank or financial institution with which such machine is associated. The purpose of this definition is to distinguish between teller machines operated as accessory uses to banks located in principal buildings where customers can choose to do their banking either inside the building or at the teller machine, and teller machines that are totally separate from bank buildings and therefore generate additional traffic.
BACKYARD COMPOSTING.	The on-site composting of yard waste from residential, commercial, or industrial property by the owner or tenant for non-revenue generating use when all materials are generated and composted on-site.
BED AND BREAKFAST.	A use that takes place within a building that, before the effective date of this ordinance, was designed and used as a single-family detached dwelling, that consists of a single dwelling unit together with the rental of one (1) or more dwelling rooms on a daily or weekly basis to tourists, vacationers, or similar transients, where the provision of meals, if provided at all, is limited to the breakfast meal for guests, and where the bed and breakfast operation is conducted primarily by persons who reside within the dwelling unit, with the assistance of not more than the equivalent of one (1), full-time employee.
BIODEGRADABLE.	Capable of being decomposed by natural biological processes.
BOARDING HOUSE.	A residential use consisting of at least one (1) dwelling unit together with more than two (2) rooms that are rented out or are designed or intended to be rented but which rooms, individually or collectively, do not constitute separate dwelling units. A rooming house or boarding house is distinguished from a tourist home in that the former is designed to be occupied by longer term residents (at least month-to-month tenants) as opposed to overnight or weekly guests.
BUILDABLE AREA.	That portion of any lot which may be used or built upon in accordance with the regulations governing the given zoning district within which the particular lot is located once the various front, side and rear yard requirements required for the District have been subtracted from the total lot area.
BUILDING.	A structure built, maintained, or intended for use for shelter or enclosure of persons, animals, or property of any kind. The term is inclusive of any part thereof.
BUILDING PERMIT.	A permit issued in accordance with the provisions of Chapter 7 of the Lancaster County Code of ordinances.
BUILDING, ACCESSORY.	A building which is subordinate to and serves a principle structure or a principle use, is subordinate in area, extent, and purpose to the principal structure or use served, is located on the same lot as the principal structure or use served, and is customarily incidental to the principal structure or use. Any portion of a principal structure devoted or intended to be devoted to an accessory use is not an accessory structure.
BUILDING LINE.	That line which represents the distance a building or structure must be set back from a lot boundary line or a street right-of-way line or a street centerline according to the terms of this Ordinance. In all cases, the building lines of a lot shall be determined to run parallel to and set back the appropriate distance required within the district in which the lot is located from street right-of-way

	lines. street centerlines or other lot boundary lines.
BUILDING PRINCIPAL	A building in which is conducted the principal use of the lot on which said building is situated.
BZA.	Lancaster County Board of Zoning Appeals.
CAMPER.	A manufactured home. tent. trailer or other self-contained vehicle. designed for recreational purposes. made of metal or other materials. mounted on two (2) or more wheels and either self-propelled or rigged for towing. provided such vehicle is less than thirty (30) feet in length and is not used for residential purposes within the Town of Kershaw.
CERTIFY.	Whenever this ordinance requires that some agency certify the existence of some fact or circumstance to the County. the County may require that such certification be made in any manner that provides reasonable assurance of the accuracy of the certification. By way of illustration. and without limiting the foregoing. the County may accept certification by telephone from some agency when the circumstances warrant it. or the County may require that the certification be in the form of a letter or other document.
CHILD CARE HOME.	A home for not more than five (5) orphaned. abandoned. dependent. abused. or neglected children.
COLLECTOR.	A street whose principal function is to carry traffic between local streets and arterial streets by that may also provide direct access to abutting properties. It generally serves or is designed to serve. directly or indirectly. more than one hundred dwelling units and is designed to be used or is used to carry more than eight hundred trips per day.
COMMERCIAL MEAT PRODUCTION CENTERS.	A commercial enterprise where poultry (e.g., turkeys. chickens. ducks. geese. or other domestic fowl). hogs. or rabbits are raised in large numbers (exceeding on a regular basis 25 hogs or rabbits or 50 fowl). usually in relatively confined quarters. for sale as meat.
COMMUNITY CENTER.	A publicly-sponsored. nonprofit indoor facility providing for one (1) or several of various types of recreational uses. Facilities in a community center may include. but are not limited to gymnasiums. swimming pools. indoor court areas. meeting/activity rooms. and other similar uses. For the purposes of this section. the term publicly-sponsored means that a significant investment by the County or a municipality is involved in some fashion in the facility's development or operations.
COMPOST.	The humus-like product of the process of composting waste.
COMPOSTING.	The process of making compost.
COMPOSTING FACILITY.	Any facility used to provide aerobic. thermophilic decomposition of the solid organic constituents of solid waste to produce a stable. humus-like material.
COMPOSTING PAD.	A surface. whether soil or manufactured. where the process of composting takes place. and where raw and finished materials are stored.
CONDOMINIUM.	A condominium is an ownership arrangement. not a land use. It is individual ownership of a unit in a multiunit structure.
CONSTRUCTION AND DEMOLITION DEBRIS.	Discarded solid waste resulting from construction. remodeling. repair and demolition of structures. road building. and land clearing. The waste includes. but is not limited to. bricks. concrete. and other masonry materials. soil. rock. lumber. road spoils. paving material. and tree and brush stumps. but does not include solid waste from agricultural or silvicultural operations.
CONVENIENCE CENTER.	The combination of structures. machinery. or devices utilized to separate. process. and store collected solid waste and recyclables so that component materials or substances or recoverable resources may be used later as a raw material or energy source. Operation is limited to the public disposal and deposition of solid waste and recyclables. Municipal and industrial disposal is excluded.
CONVENIENCE STORE.	A retail store containing less than 2000 square feet of gross floor area that is designed and stocked to sell primarily food. beverages. and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). It is designed to attract and depends upon a large volume of

	"stop and go" traffic.
COUNCIL.	The County Council of Town of Kershaw.
CRAFT SHOP.	Any building or structure in which as business or industry involving a manual trade or occupation requiring an artistic skill is conducted. This includes but is not limited to painting, basket weaving, the making of curios, etc.
CUL-DE-SAC.	A street that terminates in a vehicular turn-around.
DAY CARE CENTER, ADULT.	A day care facility providing day care on a regular basis for more than two (2) hours per day for more than five (5) people.
DAY CARE CENTER, CHILD.	A day care facility providing day care on a regular basis for more than two (2) hours per day for more than five (5) children.
DEDICATION.	The transfer of property interests from private to public ownership for a public purpose. The transfer may be of fee-simple interest or of a less than fee interest, including an easement.
DEVELOPED LOT OR PARCEL.	A developed lot or parcel is one which contains improvements, according to records in the Tax Assessor's Office of receipt of a valid building permit in said amount.
DEVELOPER.	A person who is responsible for any undertaking that requires a zoning permit, sign permit, special exception permit, or plat approval.
DEVELOPMENT.	That which is to be done pursuant to a zoning permit, sign permit, special exception permit, or plat approval.
DISPOSAL.	The discharge, deposition, injection, dumping, spilling, or placing of any solid waste into or on any land or water, so that the substance or any constituent thereof may enter the environment or be emitted into the air or discharged into any waters, including groundwater.
DRAINAGE FACILITIES.	Any temporary or permanent natural or man-made facility utilized to divert, convey, or store storm water runoff. Such facilities shall include (but are not limited to): drainage pipes and culverts, swales and ditches, intermittent and permanent streams, catch basins, drainage junction boxes and manholes, yard inlets, retention and detention basins and ponds, curbing which will carry runoff, dams and weirs, and culvert outlet stabilization and protection devices.
DRIPLINE.	A perimeter area formed by the point farthest away from the trunk of a tree where precipitation falling from the branches of that tree lands on the ground directly beneath it.
DRIVE, PRIVATE.	See "Private Drive."
DUPLEX.	See "Residence, Duplex."
DWELLING UNIT.	An enclosure containing sleeping, kitchen, and bathroom facilities designed for and used or held ready for use as a permanent residence by one (1) family.
ESCORT.	A person, who for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.
ESCORT AGENCY.	A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other forms of consideration.
EXPENDITURE.	A sum of money paid out in return for some benefit or to fulfill some obligation. The term also includes binding contractual commitments to make future expenditures, as well as any other substantial changes in position.
FAMILY.	One (1) or more persons related by blood, marriage, adoption, or guardianship, not more than five (5) persons not related, occupying a dwelling unit and living as a single housekeeping unit, and not more than nine (9) mentally or physically handicapped persons for whom care is provided on a 24-hour basis, in accord with Title 6-29-770 of the S.C. Code of Laws. Domestic servant employed on the premises may be housed on the premises.
FAMILY CARE HOME.	A home with support and supervisory personnel that provides room and board, personal care and rehabilitation services in a family environment for not more than five (5) resident aged, infirm, or handicapped persons.

FLOODPLAIN.	Those normally dry land areas subject to periodic inundation by water as defined by the Federal Emergency Management Agency on Flood Boundary and Floodway Maps for Town of Kershaw, the most recent edition available.
FLOOR.	The top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in a frame construction. The term does not include the floor of a garage used solely for parking vehicles.
GARAGE APARTMENT.	A one-family dwelling built in conjunction with a private garage which is used as an accessory building.
GARAGE, PRIVATE.	An accessory building or portion of a principal building used only for the private storage of motor vehicles as an accessory use.
GARAGE, PUBLIC.	Any garage other than a private garage which is used for storage, minor repair, rental, servicing, washing, adjusting or equipping of automobiles or other vehicles.
GROSS FLOOR AREA.	The total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.
GROUNDWATER.	Water beneath the land surface in the saturated zone.
HANDICAPPED PERSON.	A person with a temporary or permanent physical, emotional, or mental disability including but not limited to mental retardation, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments, but not including mentally ill persons who are dangerous to others.
HANDICAPPED, AGED, OR INFIRM INSTITUTION.	A facility that provides residential care for more than nine (9) aged, disabled or handicapped persons whose principal need is a home with the sheltered or personal care their age or disability requires. Medical care at such a facility is only occasional or incidental, such as may be required in the home of any individual or family, but the administration of medication is supervised. The residents of such a facility do not occupy separate dwelling units, and this distinguishes such a facility from a multifamily development occupied by the elderly, handicapped or disabled.
HAZARDOUS WASTE.	Waste materials defined as hazardous in the South Carolina Solid Waste Management Act.
HOME OCCUPATION.	Any use conducted entirely within a dwelling and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof, and no person, not a resident of the premises, is employed specifically in connection with the activity, except that not more than one (1) non-resident assistant may be employed by the following home occupations: lawyer, physician, dentist and chiropractor. Provided further that no mechanical equipment is installed or used except such as is normally used for domestic or professional purposes, that not over twenty-five (25) percent of the total floor space of any structure is used for home occupation, and that adequate off-street parking is allowed for in accordance with Chapter 11.
HOTEL	A building or buildings in which lodging with or without meals is provided and offered to the public for compensation, which is open to transient or permanent guests. "The word "hotel" includes the terms "motel" and "tourist homes".
IMPERVIOUS SURFACE RATIO.	The impervious surface ratio is a measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within the site by the total site area.
INSTITUTIONAL USES.	Uses which are supportive of the residential community. They provide indoor space for recreation, hobbies, meetings, education, and worship, as well as cultural facilities, group quarters for religious groups and the infirm or elderly and boarding houses. While some uses may be operated for private profit, they duplicate services that are generally provided by public or nonprofit groups. These uses include rooming houses, day or youth camps, cemeteries, churches, community or recreational centers, convents, daycare centers, group dwellings, gymnasiums, halfway houses, libraries or museums, nursing homes, indoor

	recreational centers, public or private schools, schools or homes for physically or mentally handicapped, indoor skating rinks, indoor swimming pools, tennis racquetball, handball courts, and all other institutional, indoor recreational, and special residential uses.
INTERMEDIATE CARE INSTITUTION.	An institutional facility maintained for the purpose of providing accommodations for persons needing medical care and supervision at a lower level than that provided in a nursing care institution, but at a higher level than that provided in institutions for the handicapped or infirm.
INTERMITTENT STREAM.	A stream or portion of a stream that flows only in direct response to precipitation. It receives little or no water from springs and only temporary supply from melting snows or other sources. It is dry for a large part of the year.
JPC.	Lancaster County Joint Planning Commission.
JUNK OR SALVAGE YARD.	A junk or salvage yard is defined as a place where three or more wrecked or disabled vehicles, without current license tags and/or otherwise inoperable are placed or stored in an open area including parts thereof, scrap building material, scrap contractor's equipment, tanks, cases, cans, barrels, boxes, drums, piping, bottles, glass, old iron, machinery, rags, paper, excelsior, mattresses, beds or bedding or any other kind or scrap or waste material.
KENNEL, COMMERCIAL.	An establishment where small animals are boarded for compensation, or where small animals are raised and/or bred on a commercial scale for sale as pets.
LAND CLEARING DEBRIS.	Solid waste which is generated solely from land clearing activities, but does not include solid waste from agricultural or silvicultural operations.
LOCAL.	A street whose primary function is to provide access to abutting properties. It generally serves or is designed to serve less than 100 dwelling units and handles less than 800 trips per day.
LOOP STREET.	A street that has its beginning and ending points on the same road.
LOT.	A single parcel or tract of land whose boundaries have been established by some legal instrument such as a recorded deed or a recorded map and which is recognized as a separate legal entity for purposes of transfer of title. If a public body or any authority with the power of eminent domain condemns, purchases, or otherwise obtains fee simple title to or a lesser interest in a strip of land cutting across a parcel of land otherwise characterized as a lot by this definition, or a private road is created across a parcel of land otherwise characterized as a lot by this definition, and the interest thus obtained or the road so created is such as effectively to prevent use of this parcel as one lot, then the land on either side of this strip shall constitute a separate lot. The permit-issuing authority and the owner of two or more contiguous lots may agree to regard the lots as one lot if necessary or convenient to comply with any of the requirements of this ordinance.
LOT AREA.	The total area contained within the boundary lines of a lot, except that when the legal instrument creating a lot shows the boundary of the lot extending to the center of a public street right-of-way or into a public street right-of-way, then the lot boundary for purposes of computing the lot area shall be the street right-of-way line, or a line running parallel to and 30 feet from the center of the traveled portion of the street if the right-of-way line cannot be determined, and in a residential district, when a private road that serves more than three (3) dwelling units is located along any lot boundary, then the lot boundary for purposes of computing the lot area shall be the inside boundary of the traveled portion of that road.
LOT, CORNER.	A lot located at the intersection of two (2) or more streets.
LOT, DOUBLE FRONTAGE.	A lot located at the intersection of two (2) or more streets.
LOT, INTERIOR.	A lot, other than a corner lot, which has frontage on only one (1) street other than an alley.
LOT DEPTH.	The mean horizontal distance between front and rear lot lines.
LOT LINE.	A line bounding a lot which divides one lot from another or from a street or any other public or private space.

LOT OF RECORD.	An area designated as a separate and distinct parcel of land on a legally recorded subdivision plot or in a legally recorded deed. The terms "lot", "plot", "lot of record", "property" or "tract", whenever used in this Ordinance, are interchangeable.
LOT WIDTH.	The distance between side lot lines measured at the front building line.
MANUFACTURED HOME PARK.	A residential use in which more than two (2) manufactured homes are located on a single lot.
MANUFACTURED HOME, CLASS A.	A manufactured home constructed after June 15, 1976 that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies each of the following additional criteria: a. The home has a minimum of 900 square feet; b. The pitch of the home's roof has a minimum vertical rise of at least four feet for each twelve feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction; c. The exterior siding consists of wood, hardboard, aluminum (vinyl covered or painted), or vinyl, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction; d. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy; e. A continuous, permanent masonry curtain wall, unpierced except for required ventilation and access, is installed under the home after placement on the lot and before occupancy. f. Minimum twelve (12) inch overhang at soffits and gable ends. g. The manufactured home shall have been manufactured within three (3) calendar years prior to being placed for occupancy.
MANUFACTURED HOME, CLASS B.	A manufactured home constructed after June 15, 1976 that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction but that does not satisfy all of the criteria necessary to qualify the house as a class A manufactured home The manufactured home shall have been manufactured within three (3) calendar years prior to being placed for occupancy.
MANUFACTURED HOME, CLASS C.	Any manufactured home that does not meet the defined criteria of a class A or class B manufactured home.
MODULAR HOME.	A dwelling unit constructed in accordance with the standards set forth in the Standard Building Code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of two (2) sections transported to the site in a manner similar to a manufactured home (except that the modular home meets the Standard Building Code), or a series of panels or room sections transported on a truck and erected or joined together on the site.
MOTOR VEHICLE.	Every self propelled vehicle designed to run upon the highways and every vehicle designed to run upon the highways that is pulled by a self propelled vehicle, except that a manufactured home or modular home shall not be regarded as a motor vehicle.
MULCH.	Wood chips, leaves, straw, etc., spread on the ground around plants to prevent evaporation of water from soil, freezing of roots, etc.
MULTI-FAMILY DWELLING UNIT.	A building or a series of buildings on the same lot or portions thereof used or designed as dwellings for three (3) or more families living independently of each other, with the number of families in residence not exceeding the number of dwelling units provided. The terms "multiple-family" and "multi-family" are synonymous and are used interchangeably throughout this Ordinance.

MUNICIPAL SOLID WASTE.	Any solid waste resulting from the operation of residential, commercial, governmental, or institutional establishments that would normally be collected, processed, and disposed through a public or private solid waste management service. The term includes yard trash and industrial solid waste.
NONCONFORMING.	Lots, structures, signs, uses of land and structures, and characteristics of uses which are prohibited under the terms of this ordinance, but were lawful on the date of the ordinance's enactment.
NONRESIDENTIAL USE.	A principal use of land for other than residential purposes, i.e. commercial, industrial, institutional.
NUDE MODEL STUDIO.	Any place where a person who appears in a state of nudity or displays specific anatomical areas is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.
NUDITY OR A STATE OR NUDITY.	The appearances of a human bare buttock, anus, male or female genitals, or entire female breast without a fully opaque cloth covering over the entire nipple and areola.
NURSING CARE INSTITUTION.	An institutional facility maintained for the purpose of providing skilled nursing care and medical supervision at a lower level than that available in a hospital.
OPEN DUMPING.	Any solid waste disposal activity that is not permitted.
OPEN SPACE.	A) Open space refers to an area that: 1) is not encumbered with any substantial structure: 2) is not devoted to use as a roadway, parking area or sidewalk; 3) is not part of any privately owned lot and 4) is legally and practicable accessible to the general public or to the residents development where the open space is located: B) Narrow strips of common area that separate lots within a development from each other, from streets, or from adjoining tracts shall generally not be regarded as open space unless such areas: 1) are at least 50 feet in width and capable of functioning as a substantial visual buffer and 2) are configured and/or improved (i.e., through the installation of trails) in such a way as to be conducive to actual use for passive recreational purposes (i.e., walking or jogging) by residents of the development where located: and C) the following areas may be regarded as open space if such areas satisfy at least the criteria set forth in A1, A2 and A3, above, :1) utility easements outside of street right-of-ways; 2) cemeteries located on a tract prior to its development and 3) golf courses constructed as part of a residential development (exclusive of buildings, parking areas and maintenance areas).
OPEN SPACE RATIO.	The open space ratio is a measure of the intensity of land use. It is arrived at by dividing the total amount of open space within the site by the total site area.
OUTSIDE DISPLAY OF GOODS FOR SALE OR RENT.	Display outside of a fully enclosed building of the particular goods or pieces of merchandise or equipment that are themselves for sale. Outside display is to be distinguished from outside storage of goods that are not prepared and displayed for immediate sale or rent.
OWNERS.	See "Property Owners."
PARCEL.	See "Lot."
PERENNIAL STREAM.	A stream that flows continuously during most or all of the year.
PERSON.	An individual, trustee, executor, other fiduciary, corporation, firm, partnership, association, organization, or other entity acting as a unit.
PERMITTEE AND/OR LICENSEE.	A person in whose name a permit and/or license to operate an establishment has been issued, as well as the individual listed as an applicant on the application for a permit and/or license.
PLAT.	A map showing a plan for the development of land which is submitted for approval and is ultimately submitted in final form for recording at the Clerk of Court's office.
PRIVATE DRIVE.	For single-family residential developments of three (3) or fewer lots, private drives shall meet all SCDOT specifications except paving. Six (6) inches of crusher run stone may be substituted in lieu of paving in the above mentioned circumstances. All other developments utilizing private drives shall meet SCDOT specifications including paving unless specifically exempted by this ordinance.
PROPERTY OWNERS.	Those listed as owners of property on the records of the Town of Kershaw

	Assessor's Office.
REAL ESTATE.	A piece, lot, or parcel of land and all the physical property related to it, including houses, fences, landscaping, and all the rights to the air above and earth below the property.
RECYCLABLE MATERIAL.	Those materials which are capable of being reused or transformed into a new product and which would otherwise be processed or disposed of as solid waste.
RECYCLING FACILITY.	Any building or premises in which or on which materials which would otherwise become solid waste are collected, separated, or processed for reuse.
RELIGIOUS INSTITUTION	A church, mosque, synagogue, temple or other place of religious worship, including any accessory use or structure, such as a school, office, day care, or dwelling located on the same lot.
REPAIR SHOP.	Any building or structure in which the repair and maintenance of goods and products is conducted and rendered. This includes but is not limited to cars, electrical appliances, furniture, etc.
RESIDENCE, DUPLEX.	A two-family residential use in which the dwelling units share a common wall (including without limitation the wall of an attached garage or porch) and in which each dwelling unit has living space on the ground floor and a separate, ground floor entrance.
RESIDENCE, MULTIFAMILY.	A residential use consisting of a building containing three (3) or more dwelling units. For purposes of this definition, a building includes all dwelling units that are enclosed within that building or attached to it by a common floor or wall (even the wall of an attached garage or porch).
RESIDENCE, MULTIFAMILY APARTMENTS.	A multifamily residential use other than a multifamily conversion or multifamily townhome.
RESIDENCE, MULTIFAMILY CONVERSION.	A multifamily residence containing not more than four (4) dwelling units, that results from the conversion of a single building containing at least 2,000 square feet of gross floor area that was in existence on the effective date of this ordinance and that was originally designed, constructed and occupied as a single-family residence.
RESIDENCE, MULTIFAMILY TOWNHOME.	A multifamily residential use in which each dwelling unit shares a common wall (including without limitation the wall of an attached garage or porch) with at least one (1) other dwelling unit and in which each dwelling unit has living space on the ground floor and a separate, ground floor entrance.
RESIDENCE, PRIMARY WITH ACCESSORY APARTMENT.	A residential use having the external appearance of a single-family residence but in which there is located a second dwelling unit that comprises not more than 25 percent of the gross floor area of the building up to a maximum of 750 square feet
RESIDENCE, SINGLE-FAMILY DETACHED.	A residential use consisting of a single detached building containing one (1) dwelling unit and located on a lot containing no other dwelling units.
RESIDENCE, TEMPORARY EMERGENCY, CONSTRUCTION, OR REPAIR.	A residence (which may be a manufactured home) that is located on the same lot as a residence made uninhabitable by fire, flood, or other natural disaster and occupied by the persons displaced by such disaster, is located on the same lot as a residence that is under construction and occupied by the persons intending to live in such permanent residence when the work is completed; or is located on a nonresidential construction site and occupied by persons having construction or security responsibilities over such construction site.
RESIDENCE, TWO-FAMILY APARTMENT.	A two-family residential use other than a duplex, two-family conversion, or primary residence with accessory apartment.
RESIDENCE, TWO-FAMILY CONVERSION.	A two-family residence resulting from the conversion of a single building containing at least 2,000 square feet of gross floor area that was in existence on the effective date of this provision and that was originally designed, constructed, and occupied as a single-family residence.
RIGHT-OF-WAY.	Land dedicated to a public entity or utility for maintenance or other public purposes.
ROOMING HOUSE.	See "Boarding House."
RUNOFF.	Any rainwater, leachate, or other liquid that drains over land from any part of a facility.
SATELLITE DISH.	An antenna and attendant processing equipment for reception of electronic

	signals from satellites. (satellite dishes are generally regarded as accessory uses to residential uses).
SCDHEC.	South Carolina Department of Health and Environmental Control.
SCDHEC-EH.	South Carolina Department of Health and Environmental Control - Environmental Health.
SCDHEC-EQC.	South Carolina Department of Health and Environmental Control - Environmental Quality Control.
SCDOT.	South Carolina Department of Transportation.
SEMI-NUDE.	A state of dress in which clothing covers no more than the male or female genitals, pubic region, and areolae of the female breast, as well as portions of the body covered by supporting straps or devices.
SEXUAL ENCOUNTER CENTER.	A business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration: a. Physical contact in the form of wrestling or tumbling between persons of the opposite sex; b. Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or is semi-nude.
SEXUALLY ORIENTED ESTABLISHMENT.	Includes any of the following: a. The opening or commencement of any sexually oriented business as a new business; b. The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business; c. The additions of any sexually oriented business to any other existing sexually oriented business; d. The relocation of any sexually oriented business.
SEXUALLY ORIENTED BUSINESS.	An adult arcade, adult bookstore, adult cabaret, adult motel, adult movie theater, adult video store, escort service, escort motel, or sexual encounter center.
SIGNS.	See Chapter 10 of this ordinance.
SPECIAL EVENTS.	Circuses, fairs, carnivals, festivals, or other types of special events that run for not longer than two (2) weeks, are intended to or likely to attract substantial crowds, and are unlike the customary or usual activities generally associated with the property where the special event is to be located.
SPECIAL EXCEPTION PERMIT.	A permit issued by the Board of Zoning Appeals that authorizes the recipient to make use of property in accordance with the requirements of this ordinance as well as any additional requirements imposed by the Board.
SPECIFIC ANATOMICAL AREAS.	The male genitals in a state of sexual arousal and/or more intimate parts of the female genitals.
SPECIFIC SEXUAL ACTIVITIES.	Includes any of the following: a. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; b. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; c. Masturbation, actual or simulated; d. Excretory functions as part of or in connection with any of the activities set forth in (a) through (c).
STREAM.	A body of water flowing in a natural surface channel; flow may be continuous or only during wet periods.
STORY.	That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and ceiling next above it.

STORY, HALF	A story in which one (1) or more exterior walls intersect a sloping roof no more than two (2) feet above the floor of such story.
STREET, CENTERLINE.	That line surveyed and monumented by the governing body shall be the centerline of a street; or in the event that no centerline has been so determined, it shall be that line running midway between, and parallel to, the general direction of, the outside right-of-way lines of such streets.
STRUCTURAL ALTERATION.	Any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.
STRUCTURE.	Anything constructed or erected.
SUBDIVISION.	The division of a tract of land into two (2) or more lots, building sites, or other divisions. The land is divided for sale, lease, or building development (whether immediate or future), and including all divisions of land involving the dedication of a new street or a change in existing streets, and includes resubdivisions which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combinations of lots of record; however, the following exemptions shall not be included within this definition nor be subject to the regulations of this ordinance applicable strictly to subdivisions: a. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the minimum standards set forth in this ordinance; b. The division of land into parcels of five acres or more where no new street right-of-way dedication is involved; c. The combination or recombination of entire lots of record where no new street or change in existing streets is involved.
SUBDIVISION, MAJOR.	Any subdivision other than a minor subdivision.
SUBDIVISION, MINOR.	A subdivision of residentially zoned property that does not involve the creation of more than a total of ten (10) lots, the creation of any new public streets, the extension of public water or sewer lines, or the installation of drainage improvements though one (1) or more lots to serve one or more other lots.
SURFACE WATER.	Lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic Ocean within territorial limits, and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private.
TIRE RECYCLING.	Any process by which waste tires, processed tires, or residuals are reused or returned to use in the form of products or raw materials.
TOURIST HOME.	A use that consists of at least one (1) dwelling unit together with one (1) or more rooms that are rented out on a daily or weekly basis (with or without board) to tourists, vacationers, or similar transients, but which rooms, individually or collectively, do not constitute separate dwelling units, and where the dwelling unit is occupied by the owners or operators of the tourist home business. The dwelling shall not offer more than ten (10) rooms for use by guests in return for compensation.
TOWER.	Any structure whose principal function is to support an antenna.
TRACT.	An area, parcel, site, piece of land, or property that is the subject of a development application (See "Lot").
TRANSFER STATION.	A combination of structures, machinery, or devices at a central collection place or facility where solid waste is taken from municipal and private industrial collection vehicles and placed in other transportation units, with or without volume reduction, for movement to another solid waste management facility.
TRAVEL TRAILER.	A structure that is intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle) and is designed for temporary use as sleeping quarters, but that does not satisfy one or more of the defined criteria of a manufactured home.

TREE, CANOPY.	A deciduous tree that forms the top layer of vegetation in a forest. Examples of such trees include oaks, hickories, maples, poplars, and others. Such trees shall grow to between 40 and 80 feet in height at maturity.
TREE DIAMETER.	The width of a tree's trunk, measured four and one half feet above the ground.
TREE, EVERGREEN.	A tree that remains green throughout the year.
TREE, UNDERSTORY.	A small deciduous tree that forms the layer of vegetation under the canopy trees in a forest. Examples of such trees include dogwoods, sourwoods, fruit trees, and others. Such trees shall grow to between 20 and 40 feet in height at maturity.
UNTREATED WOODWASTE.	Wood that has not undergone any type of treatment for preservation, etc.
USE.	The purpose or activity for which land or any building thereon is designed, arranged, or intended, or for which it is occupied or maintained.
USE, ACCESSORY.	A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.
USE, PRINCIPAL.	The specific primary purpose for which land is used as listed in the *Table of Permissible Uses*.
UTILITY FACILITIES.	Any structures or facilities (other than buildings, unless such buildings are used as storage incidental to the operation of such structures or facilities) owned by a governmental entity, a nonprofit organization, corporation, or any entity defined as a public utility for any purpose and used in connection with the production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or electronic signals. Exempted from this definition are utility lines and supporting structures listed in the *Permissible Uses* Chapter of this ordinance.
UTILITY FACILITIES, NEIGHBORHOOD.	Utility facilities that are designed to serve the immediately surrounding neighborhood and that must, for reasons associated with the purpose of the utility in question, be located in or near the neighborhood where such facilities are proposed to be located.
UTILITY FACILITIES, REGIONAL.	All utility facilities other than neighborhood facilities.
VARIANCE, ZONING.	A grant of permission by the Board of Zoning Appeals that authorizes the recipient to do that which, according to the strict letter of this ordinance, he could not otherwise legally do.
VIDEO GAME MACHINE.	*Machine* means an electronic video game machine that, upon insertion of cash or coins or token or cards (debit or credit, etc.) or any other devise purchase for coins or cash are available to play or simulate the play or games utilizing a video display and microprocessors in which the player may receive free games or credits that can be redeemed for cash.
VIDEO GAME MACHINE ESTABLISHMENT.	Any establishment where six or more video game machines are located. Five or fewer machines are considered to be accessory to an establishment.
WASTE TIRE COLLECTION SITE.	A permitted site, or a site exempted from the permit requirement, used for the temporary storage of waste tires prior to treatment or recycling.
WASTE TIRE DISPOSAL FACILITY.	A site where waste tires are disposed of by burial or are recycled.
WASTE TIRE PROCESSING FACILITY.	A site where equipment is used to recapture reusable byproducts from waste tires or to cut, burn, or otherwise alter whole waste tires so that they are no longer whole. The term includes mobile waste tire processing equipment.

WASTE TIRE SITE.	An establishment, site or place of business, without a collector or processor permit, that is maintained, operated, used, or allowed to be used for the disposal, storage, or depositing of unprocessed used tires, but does not include a truck service facility which meets the following requirements: a. All vehicles serviced are owned or leased by the owner or operator of the service facility; b. No more than two hundred waste tires are accumulated for a period of not more than thirty days at a time; c. The facility does not accept any tires from sources other than its own; and d. All waste tires are stored under a covered structure.
WASTE TIRE TREATMENT SITE.	A permitted site used to produce or manufacture usable materials, including fuel from waste tires.
WETLANDS.	Areas of one-quarter (.25) acre or more where standing water is retained for a portion of the year and unique vegetation has adapted to the area. Jurisdictional wetlands are those over which the U.S. Corps of Engineers has permitting jurisdiction.
WHOLESALE SALES.	On-premises sales of goods primarily to customers engaged in the business of reselling the goods.
YARD.	A space on the same lot with a principal building, open, unoccupied and unobstructed by buildings or structures from ground to sky except where encroachments and accessory buildings and structures are expressly permitted.
YARD, FRONT.	A yard situated between the front building line and the rear lot line and extending the full width of the lot.
YARD, REAR.	A yard situated between the rear building line and the rear lot line and extending the full width of the lot.
YARD, SIDE.	A yard situated between a side building line and side lot line and extending from the front yard to the rear yard.
YARD TRASH.	Solid waste consisting solely of vegetative matter resulting from landscaping maintenance.
ZONING PERMIT.	A permit issued by the Building and Zoning Department that authorizes the recipient to make use of property in accordance with the requirements of this ordinance.

Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this section shall have the meaning indicated when used in this ordinance. Generally, terms used in only one Chapter are defined in a section within that Chapter, and terms used only within a particular section are defined within that section.

Agenda Item Summary

Ordinance # / Resolution #: SD-2020-2784 Lynwood Drive Subdivision
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 4/20/2021

Issue for Consideration:

Points to Consider:

Recommendation:
Staff recommends conditional approval of this Major Preliminary Subdivision Plat request subject to addressing outstanding TRC comments.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	4/13/2021	Planning Staff Report
Application	4/11/2021	Exhibit
Location Map	4/11/2021	Exhibit
Revised Preliminary Plat	4/13/2021	Exhibit
TRC Not Approved Letter	4/11/2021	Exhibit
Partial TIA	4/11/2021	Exhibit

PROPOSAL: Major Subdivision Preliminary Plat for 62 Single-family homes on 40.44 acres.

PROPERTY LOCATION: Located on the east side of Lynwood Drive (TM# 0087-00-006.00)

CURRENT ZONING DISTRICT: Medium Density Residential (MDR)

APPLICANT: True Homes, LLC

COUNTY COUNCIL DISTRICT: District 5, Steve Harper

OVERVIEW & BACKGROUND:

Site Information & Existing Condition
This partially wooded property is currently vacant.

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MDR	Single-Family Residential
South	Lancaster County	MDR	Single-Family Residential
East	Lancaster County	LDR and MDR	Single-Family Residential
West	Lancaster County	MDR and MH	Single-Family Residential and Manufactured Homes

Zoning
The property is zoned MDR and is predominately surrounded by MDR zoned property as well as some LDR and MH property.

PHOTOS OF PROJECT AREA:

Looking directly at subject property

Looking across Lynwood Drive

Looking north along Lynwood Drive

Looking south along Lynwood Drive

DEVELOPMENT SUMMARY:

Development Summary	
Site Acreage	40.44
Proposed Lots	62
Project Overview	Proposal for 62 single-family residential homes on east side of Lynwood Drive. Additional single-family residential homes are permitted in southeastern portion of property as future development.
Open Space	Approximately 5.45 acres will be provided as open space; 20% required for entire 40.44 acres. Additional open space to be provided with future development.
Streets	Will be privately maintained

Paved streets, park/open space, street trees, and sidewalks are required for development within the MDR zoning district.

Traffic Impact Analysis (TIA)

A TIA was prepared by Providence Engineering & Surveying and submitted on March 23, 2021. It does not call for any improvements to Lynwood Drive. The County Engineer does not have any concerns with the submitted TIA.

Compliance Summary

Proposed Stub Connections
Currently, no future stub connections are shown to adjacent parcels. The applicant will provide a note within the future development area that a future stub connection will be provided in the design of the future development.

Open Space
Play structure will be added to common open space (COS) 2.

Lots 58-62
These five lots will have access via a reverse alley running parallel to Lynwood Drive.

Note: The attached preliminary plat is a revision based on the first set of comments included with the staff report. The revision was received April 13th (the day packets were finalized). Therefore, staff has not had the opportunity to review revisions.

STAFF RECOMMENDATION:

Staff recommends **conditional approval** of this Major Preliminary Subdivision Plat request subject to the following condition:

- Address outstanding TRC/Evolve comments

ATTACHMENTS:

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. TRC/Evolve Comments
5. Partial TIA

STAFF CONTACT:

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

Lancaster County
South Carolina

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

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS, AND WHEN TO USE A DIFFERENT ONE

When to use this checklist:

If either or both of the following circumstances exist, use this checklist or subdivision that front existing streets that include 11 or more acres.

- Creating 5 or more lots for any type of development; or
- Creating new streets or alleys.

APPLICATION AND APPROVAL PROCESS

- **Required Pre-Application Conference**: Please call to schedule a Pre-Application Conference and Sketch Plan review prior to submitting a Preliminary Plat application. Sketch Plans are usually a one-sheet conceptual drawing. Refer to the **Sketch Plan Checklist** for additional information. Pre-Application Conferences will be used to provide an overview of applicable standards and the approval process, as well as feedback on your sketch, if submitted in advance.

Prepare the Preliminary Plat using this checklist and the UDO which is available on our website.

- Submit the following items for plan review.

  ☐Six (6) paper copies of Preliminary Plat and Supporting Data.

  ☐One (1) PDF copy of Preliminary Plat and Supporting Data.

- Plans will be reviewed by County staff and a notice of revision, if required, will be sent to the designated contact person. After, TRC approves the plat, submit the following items:

  ☐Ten (10) paper copies of Preliminary Plat and Supporting Data.

  ☐One (1) PDF copy of Preliminary Plat and Supporting Data.

- Most Preliminary Plats require Planning Commission approval, which meets on the 3rd Tuesday of each month. Subsequent to preliminary plat approval, please submit eight (8) plan-sets to the Lancaster County Planning Department to be stamped approved. You may submit additional plan-sets to be stamped approved for your use. Additionally we request that you provide the Planning Department a PDF file of the stamped, approved preliminary plan-set as soon as possible, upon receiving your hard copy set from Lancaster County.

- Plans and review fee must be submitted by 5pm of the first business day of the month. Prior to the Planning Commission meeting, staff will review the plan with the Technical Review Committee.

Upon the approval of a Preliminary Plat, detailed plans for street construction, utility line installations, and similar approvals shall be included in detailed **Civil Construction Plans**. The following will summarize the Preliminary Plat submittal and approval processes.

PROJECT INFORMATION

Project Address/Location: Lynwood Drive - Across from Home Circle

Tax Map ID/Parcel No. 0087-00-006.00

Project Description: Proposed 62 lot subdivision for single family homes

Applicant Name: True Homes LLC

Address: 2649 Brekonridge Circle, Suite 104 Monroe, NC 28116

Phone: 704-238-1229 Fax: _____ Email: kfenn@truehomesusa.com

Property Owner Name: CANE CREEK TIMBERLANDS LLC

Address: 2084 Moseley Dr. Lancaster, SC 29720

Phone: 803-286-7459 Fax: _____ Email: burt21.21@yahoo.com

Other Project Contacts

Name: Keith Fenn - True Homes LLC

Address: Same as above

Phone: 704-919-5099 Fax: _____ Email: kfenn@truehomesusa.com

Name: Grant Moore - Engineer

Address: 1113 Millbridge Parkway Waxhaw, NC 28173

Phone: 980-328-0506 Fax: _____ Email: gamoore@providencepe.com

Applicant Signature

11/17/20
Date

Property Owner Signature

11/17/20
Date

PRELIMINARY PLAT CHECKLIST

The following identifies required information to be placed on Preliminary Plat drawings. A list of key requirements has also been provided, however, this checklist should not be used as a substitute to reviewing the UDO.

GENERAL PROJECT INFORMATION:

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

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

EXISTING CONDITIONS:

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

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

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

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

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

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

TREE RETENTION

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

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

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

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

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

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

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

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

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

LOT DESIGN

Identify a lot configuration that complies with the following standards.

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

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

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

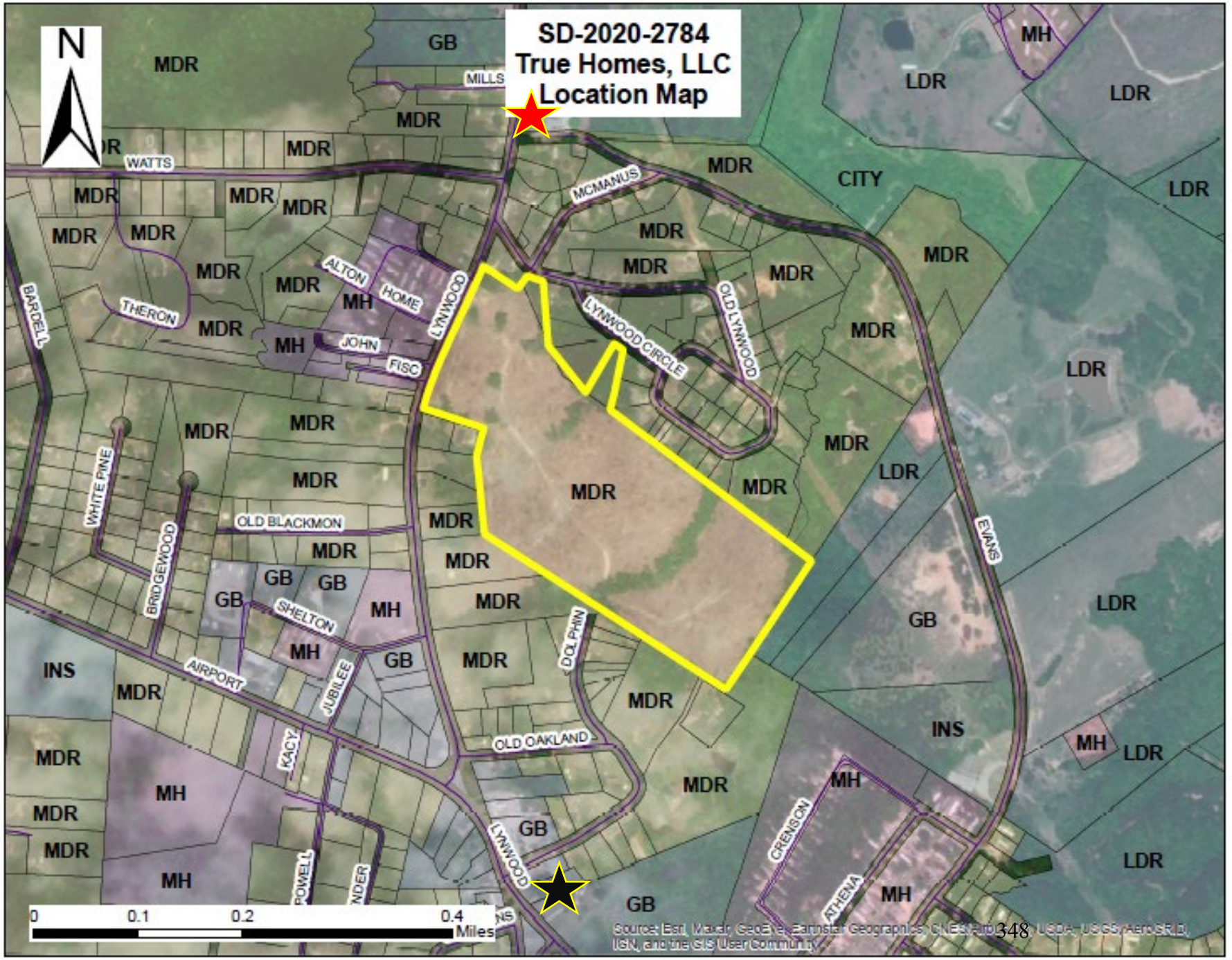
USE-SPECIFIC STANDARDS

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

OVERLAY DISTRICTS

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

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



Lancaster County
South Carolina

Proposal:

Preliminary Plat 62 Homes

Legend:

Subject Property

Citgo

Lynwood United Methodist Church

PROJECT CONTACTS

OWNER
CANE CREEK TIMBERLANDS LLC
2084 MOSELEY DR
LANCASTER, SC 29720

DEVELOPER
TRUE HOMES, LLC
2649 BREKONRIDGE CENTRE DRIVE, SUITE 104
MONROE, NORTH CAROLINA 28110
PHONE: (980)-269-6609
CONTACT: KEITH FENN, PE
EMAIL: KFENN@TRUEHOMESUSA.COM

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

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

LANCASTER COUNTY ZONING DEPARTMENT
PHONE: (803) 416-9777
CONTACT: SHANNON CATOE

PUBLIC WORKS DEPARTMENT
PHONE: (803) 283-2101
CONTACT: JEFF CATOE

STORMWATER DEPARTMENT
PHONE: (803) 286-3607
CONTACT: SCOTT EDGAR

FIRE DEPARTMENT
PHONE: (803) 313-8056
CONTACT: MIKE MAGETTE

SCDHEC BUREAU OF WATER, CONSTRUCTION PERMITTING
PHONE: (803) 898-4239
CONTACT: BRIDGET CLARKE

SCDHEC BUREAU OF WATER, STORMWATER PERMITTING
PHONE: (803) 898-3678
CONTACT: PAUL QUATTLEBAUM

ELECTRIC DUKE ENERGY
PHONE: (704) 604-8995
CONTACT: TIM BAKER

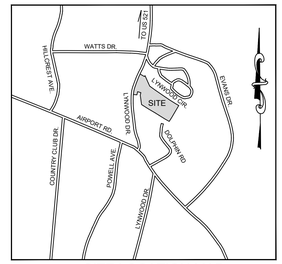
GAS LANCASTER COUNTY NATURAL GAS AUTHORITY
PHONE: (803) 548-4777
CONTACT: LISA BONKOWSKI

TELEPHONE/CABLE COMPORIUM
PHONE: (888) 403-2667

CIVIL ENGINEER
PROVIDENCE PROFESSIONAL ENGINEERING PLLC
1113 MILLBRIDGE PARKWAY
WAXHAW, NC 28173
PHONE: (908)328-0506
CONTACT: GRANT MOORE, PE
EMAIL: GAMOORE@PROVIDENCEPE.COM

SURVEYOR
PROVIDENCE LAND GROUP, PLLC
3716 PROVIDENCE RD S.
WAXHAW, NC 28173
PHONE: (704)400-0117
CONTACT: JAY STIKELEATHER

PRELIMINARY PLAT
LYNWOOD SUBDIVISION
LANCASTER COUNTY, SOUTH CAROLINA
TAX PARCEL #0087-00-006.00
REVISED APRIL 12, 2021



SITE LOCATION MAP
NOT TO SCALE

SHEET INDEX

C1.0	OVERALL PRELIMINARY PLAT
C1.1	PRELIMINARY PLAT DETAIL
C1.2	PRELIMINARY PLAT DETAIL
C1.3	PRELIMINARY PLAT DETAIL
C1.4	LANDSCAPE PLAN
C2.0	UTILITY LAYOUT
C2.1	UTILITY LAYOUT
C2.2	UTILITY LAYOUT AND NOTES

GENERAL SUBJECT PARCEL NOTES

TAX PARCEL
Lancaster County
Parcel #0087-00-006.00

PROJECT ACREAGE
40.44 Acres

ZONING
Medium Density Residential (MDR)

FLOOD ZONE
Zone X - No part of this site is located in a special flood hazard area per
FIRM Community Panel 45057C0245D
Effective 6-16-2011

EXISTING LAND USE
Undeveloped, predominantly cleared with some wooded areas

ADJACENT LAND USES
Single Family Residential
Woods

PROPOSED LAND USE
Single Family Residential
62 Lots

WATER & SEWER
Sanitary sewer and water operation shall be provided by Lancaster County Water and Sewer District upon completion/acceptance of utility installation.

PEDESTRIAN ACCESS
Sidewalks will be provided throughout the development on one side of each roadway.

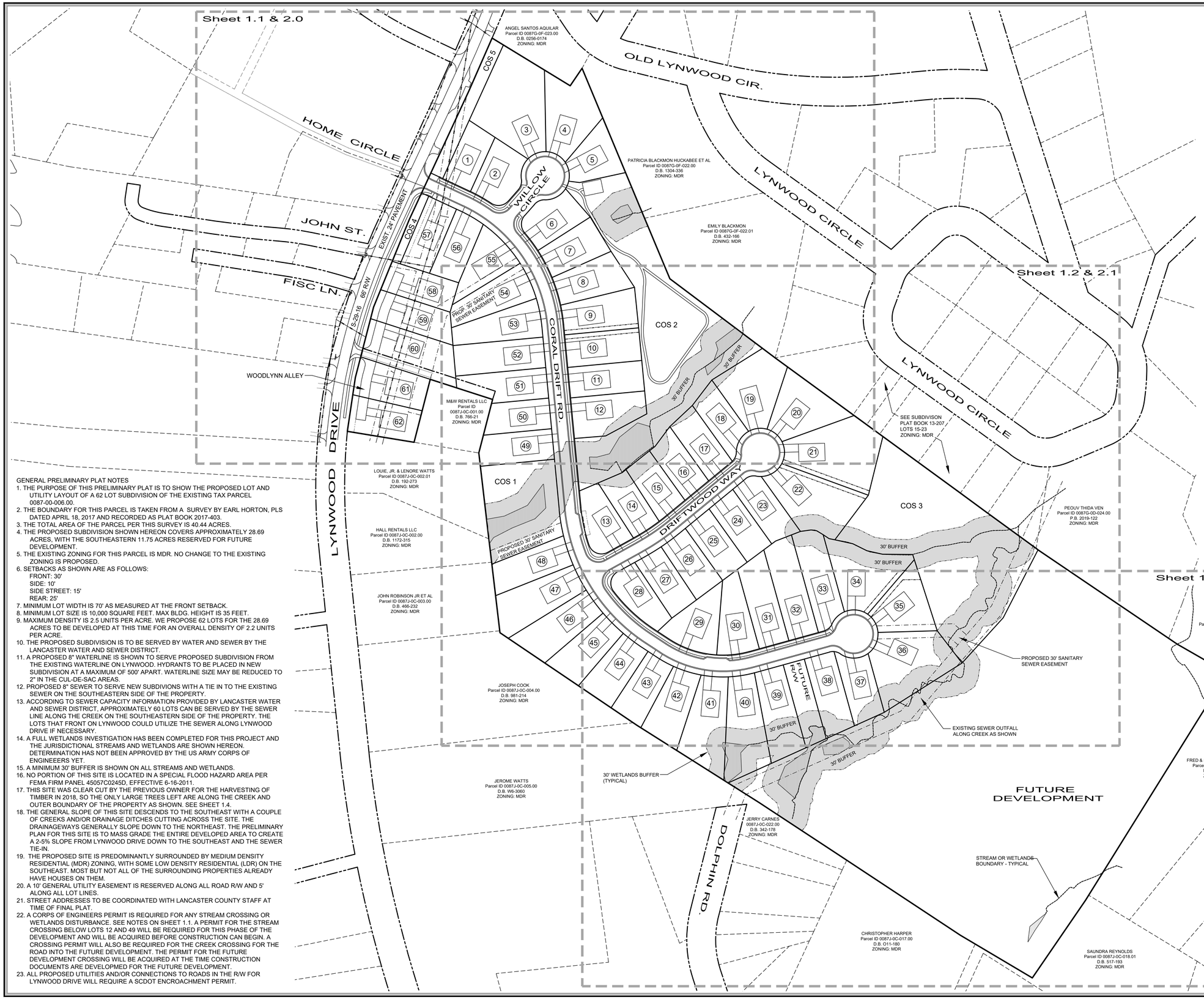
This drawing is not to be used for construction purposes unless the signature of the responsible registrant is affixed hereon and the appropriate forms and fees have been sent to the Authority having jurisdiction by the Owner, Owner's Agent, or the Contractor. This is a preliminary (non-boundary) plat.

SOUTH CAROLINA PROFESSIONAL SEAL 34704 ENGINEER GRANT A. MOORE

SOUTH CAROLINA PROVIDENCE ENGINEERING PLLC COA# 6231 CERTIFICATE OF AUTHORIZATION

Providence Professional Engineering, PLLC
1113 Millbridge Parkway
Waxhaw, NC 28173
(980)328-0506
NC FIRM License: P-2068
SC COA: 6231

PROVIDENCE ENGINEERING & SURVEYING



GENERAL PRELIMINARY PLAT NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT AND UTILITY LAYOUT OF A 62 LOT SUBDIVISION OF THE EXISTING TAX PARCEL 0087-00-006.00.
2. THE BOUNDARY FOR THIS PARCEL IS TAKEN FROM A SURVEY BY EARL HORTON, PLS DATED APRIL 18, 2017 AND RECORDED AS PLAT BOOK 2017-403.
3. THE TOTAL AREA OF THE PARCEL PER THIS SURVEY IS 40.44 ACRES.
4. THE PROPOSED SUBDIVISION SHOWN HEREON COVERS APPROXIMATELY 28.69 ACRES, WITH THE SOUTHEASTERN 11.75 ACRES RESERVED FOR FUTURE DEVELOPMENT.
5. THE EXISTING ZONING FOR THIS PARCEL IS MDR. NO CHANGE TO THE EXISTING ZONING IS PROPOSED.
6. SETBACKS AS SHOWN ARE AS FOLLOWS:
   FRONT: 30'
   SIDE: 10'
   SIDE STREET: 15'
   REAR: 25'
7. MINIMUM LOT WIDTH IS 70' AS MEASURED AT THE FRONT SETBACK.
8. MINIMUM LOT SIZE IS 10,000 SQUARE FEET. MAX BLDG. HEIGHT IS 35 FEET.
9. MAXIMUM DENSITY IS 2.5 UNITS PER ACRE. WE PROPOSE 62 LOTS FOR THE 28.69 ACRES TO BE DEVELOPED AT THIS TIME FOR AN OVERALL DENSITY OF 2.2 UNITS PER ACRE.
10. THE PROPOSED SUBDIVISION IS TO BE SERVED BY WATER AND SEWER BY THE LANCASTER WATER AND SEWER DISTRICT.
11. A PROPOSED 8" WATERLINE IS SHOWN TO SERVE PROPOSED SUBDIVISION FROM THE EXISTING WATERLINE ON LYNWOOD. HYDRANTS TO BE PLACED IN NEW SUBDIVISION AT A MAXIMUM OF 500' APART. WATERLINE SIZE MAY BE REDUCED TO 2" IN THE CUL-DE-SAC AREAS.
12. PROPOSED 8" SEWER TO SERVE NEW SUBDIVIONS WITH A TIE IN TO THE EXISTING SEWER ON THE SOUTHEASTERN SIDE OF THE PROPERTY.
13. ACCORDING TO SEWER CAPACITY INFORMATION PROVIDED BY LANCASTER WATER AND SEWER DISTRICT, APPROXIMATELY 60 LOTS CAN BE SERVED BY THE SEWER LINE ALONG THE CREEK ON THE SOUTHEASTERN SIDE OF THE PROPERTY. THE LOTS THAT FRONT ON LYNWOOD COULD UTILIZE THE SEWER ALONG LYNWOOD DRIVE IF NECESSARY.
14. A FULL WETLANDS INVESTIGATION HAS BEEN COMPLETED FOR THIS PROJECT AND THE JURISDICTIONAL STREAMS AND WETLANDS ARE SHOWN HEREON. DETERMINATION HAS NOT BEEN APPROVED BY THE US ARMY CORPS OF ENGINEEERS YET.
15. A MINIMUM 30' BUFFER IS SHOWN ON ALL STREAMS AND WETLANDS.
16. NO PORTION OF THIS SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM PANEL 45057C0245D, EFFECTIVE 6-16-2011.
17. THIS SITE WAS CLEAR CUT BY THE PREVIOUS OWNER FOR THE HARVESTING OF TIMBER IN 2018, SO THE ONLY LARGE TREES LEFT ARE ALONG THE CREEK AND OUTER BOUNDARY OF THE PROPERTY AS SHOWN. SEE SHEET 1.4.
18. THE GENERAL SLOPE OF THIS SITE DESCENDS TO THE SOUTHEAST WITH A COUPLE OF CREEKS AND/OR DRAINAGE DITCHES CUTTING ACROSS THE SITE. THE DRAINAGEWAYS GENERALLY SLOPE DOWN TO THE NORTHEAST. THE PRELIMINARY PLAN FOR THIS SITE IS TO MASS GRADE THE ENTIRE DEVELOPED AREA TO CREATE A 2-5% SLOPE FROM LYNWOOD DRIVE DOWN TO THE SOUTHEAST AND THE SEWER TIE-IN.
19. THE PROPOSED SITE IS PREDOMINANTLY SURROUNDED BY MEDIUM DENSITY RESIDENTIAL (MDR) ZONING, WITH SOME LOW DENSITY RESIDENTIAL (LDR) ON THE SOUTHEAST. MOST BUT NOT ALL OF THE SURROUNDING PROPERTIES ALREADY HAVE HOUSES ON THEM.
20. A 10' GENERAL UTILITY EASEMENT IS RESERVED ALONG ALL ROAD R/W AND 5' ALONG ALL LOT LINES.
21. STREET ADDRESSES TO BE COORDINATED WITH LANCASTER COUNTY STAFF AT TIME OF FINAL PLAT.
22. A CORPS OF ENGINEERS PERMIT IS REQUIRED FOR ANY STREAM CROSSING OR WETLANDS DISTURBANCE. SEE NOTES ON SHEET 1.1. A PERMIT FOR THE STREAM CROSSING BELOW LOTS 12 AND 49 WILL BE REQUIRED FOR THIS PHASE OF THE DEVELOPMENT AND WILL BE ACQUIRED BEFORE CONSTRUCTION CAN BEGIN. A CROSSING PERMIT WILL ALSO BE REQUIRED FOR THE CREEK CROSSING FOR THE ROAD INTO THE FUTURE DEVELOPMENT. THE PERMIT FOR THE FUTURE DEVELOPMENT CROSSING WILL BE ACQUIRED AT THE TIME CONSTRUCTION DOCUMENTS ARE DEVELOPMED FOR THE FUTURE DEVELOPMENT.
23. ALL PROPOSED UTILITIES AND/OR CONNECTIONS TO ROADS IN THE R/W FOR LYNWOOD DRIVE WILL REQUIRE A SCDOT ENCROACHMENT PERMIT.

Legend

- SANITARY SEWER MANHOLE
- CLEAN OUT
- PROPOSED CLEAN OUT
- SSWP — SANITARY SEWER LINE WARNING POST
- CATCH BASIN - DROP INLET
- CATCH BASIN - CURB INLET
- STORM MANHOLE
- TELEPHONE PEDESTAL
- TWP — TELEPHONE LINE WARNING POST
- FOWP — FIBER OPTIC LINE WARNING POST
- FB — FIBER OPTIC BOX
- CA — CABLE BOX
- GAS VALVE
- GM — GAS METER
- GWP — GAS LINE WARNING POST
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- WM — WATER METER
- WATER VALVE
- HYDRANT
- WWP — WATER LINE WARNING POST
- WELL
- POWER MANHOLE
- PB — POWER BOX
- PM — POWER METER
- UTILITY POLE
- GUY WIRE
- TF — POWER TRANSFORMER
- LIGHT POLE
- C — CONDUIT
- PWP — POWER LINE WARNING POST
- SIGN
- MB — MAILBOX
- #4 REBAR SET
- ELEVATION BENCHMARK
- SURVEY MONUMENT FOUND - AS DESCRIBED
- SUBJECT PROPERTY LINE
- PROPOSED LOT LINE
- ADJACENT OWNER LINE (UNSURVEYED UNLESS DIMENSIONED)
- TIE LINE
- R/W LINE
- OHD — OVERHEAD UTILITY LINE (POWER, PHONE, TV ETC.)
- T — UNDERGROUND TELEPHONE LINE
- P — UNDERGROUND POWER LINE
- EXW — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- G — GAS LINE
- JURISDICTIONAL STREAM
- JURISDICTIONAL WETLANDS
- SS — EXISTING SANITARY SEWER LINE
- EXSS — PROPOSED SANITARY SEWER LINE
- STORM DRAIN LINE
- SETBACK LINE
- X — FENCE
- TREE LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- POST DEVELOPMENT DRAINAGE DIRECTION ARROW

ABBREVIATIONS
R/W - RIGHT OF WAY
ESMT - EASEMENT
TIE - TIE LINE TO MONUMENT
S/B - BUILDING SETBACK
IPS - #4 REBAR SET
IPF - IRON PIN FOUND
NS - NAIL SET
CP-CALCULATED POINT

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NORTH CAROLINA PROFESSIONAL SEAL 34704 ENGINEER GRANT A. MOORE

SOUTH CAROLINA PROVIDENCE COA# 6231 ENGINEERING PLLC CERTIFICATE OF AUTHORIZATION

Client Name

True Homes

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704-238-1229

Scale

100' 0' 50' 100'
SCALE: 1" = 100'

Project Name

Lynwood Subdivision

Lancaster County
South Carolina

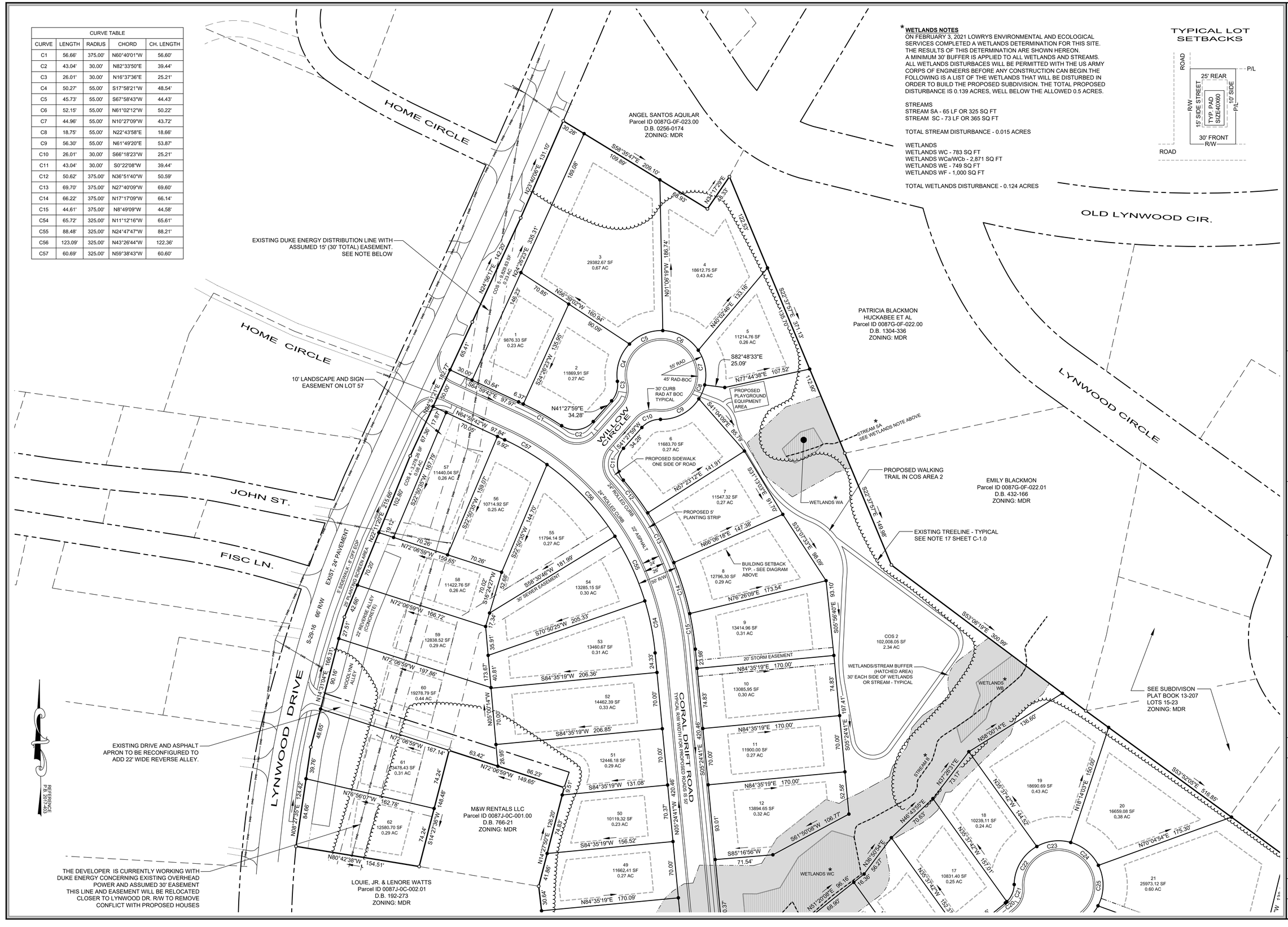
Sheet Title

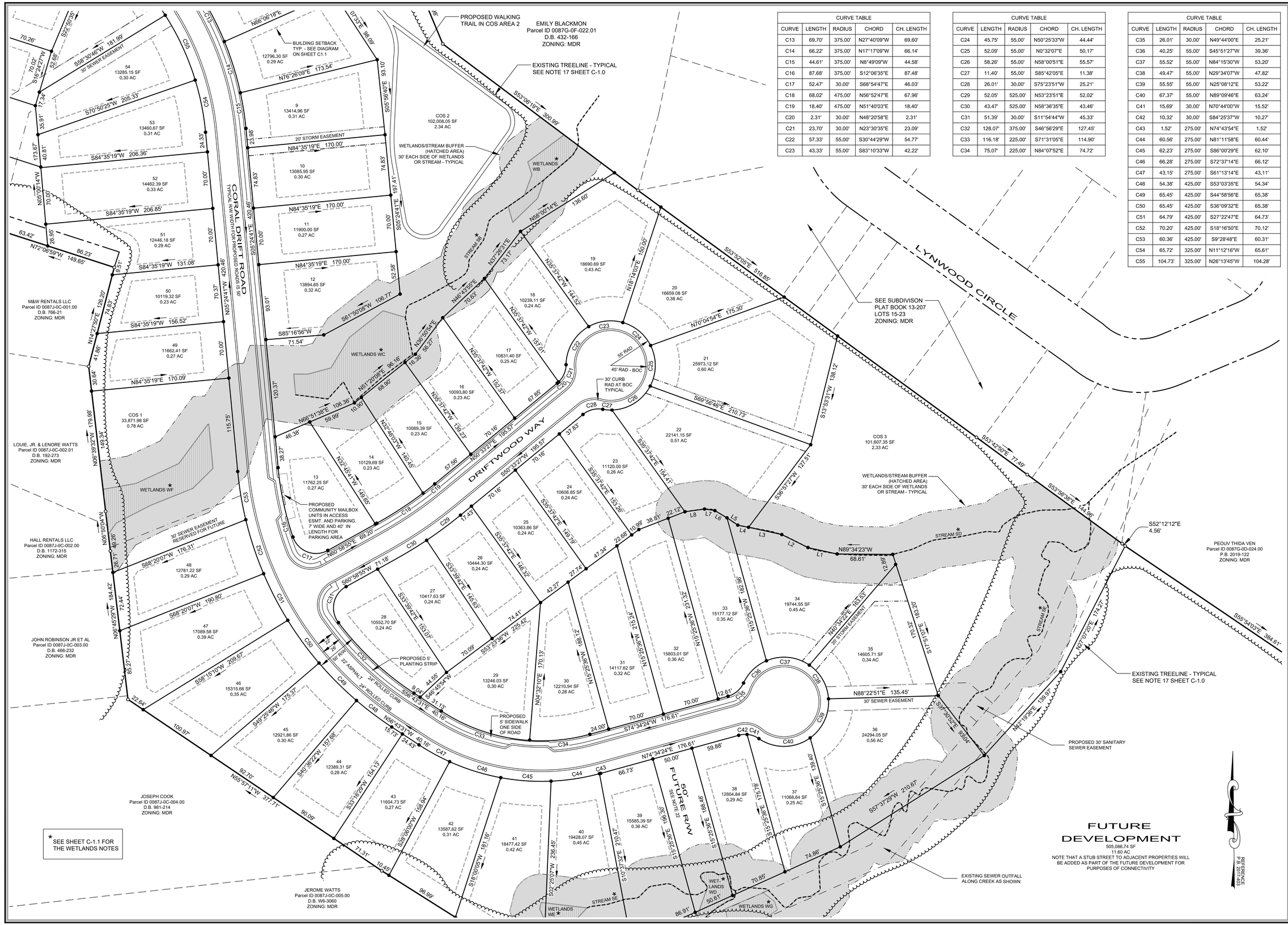
Overall Preliminay Plat

Date	Issued For	Rev
3/1/2021	First Submittal	0
4/12/2021	Rev after first County Review	1

Drawn By	Checked By
Jason C. King	Grant A. Moore M. Jay Stikeleather
Job Number	Sheet Number
20092	C-1.0
Drawing File	
20092-Preliminary Plat	

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CH. LENGTH
C1	56.66'	375.00'	N60°40'01"W	56.60'
C2	43.04'	30.00'	N82°33'50"E	39.44'
C3	26.01'	30.00'	N16°37'36"E	25.21'
C4	50.27'	55.00'	S17°58'21"W	48.54'
C5	45.73'	55.00'	S67°58'43"W	44.43'
C6	52.15'	55.00'	N61°02'12"W	50.22'
C7	44.96'	55.00'	N10°27'09"W	43.72'
C8	18.75'	55.00'	N22°43'58"E	18.66'
C9	56.30'	55.00'	N61°49'20"E	53.87'
C10	26.01'	30.00'	S66°18'23"W	25.21'
C11	43.04'	30.00'	S0°22'08"W	39.44'
C12	50.62'	375.00'	N36°51'40"W	50.59'
C13	69.70'	375.00'	N27°40'09"W	69.60'
C14	66.22'	375.00'	N17°17'09"W	66.14'
C15	44.61'	375.00'	N8°49'09"W	44.58'
C54	65.72'	325.00'	N11°12'16"W	65.61'
C55	88.48'	325.00'	N24°47'47"W	88.21'
C56	123.09'	325.00'	N43°26'44"W	122.36'
C57	60.69'	325.00'	N59°38'43"W	60.60'


HOME CIRCLE
HOME CIRCLE
JOHN ST.
FISC LN.
OLD LYNWOOD CIR.
LYNWOOD CIRCLE
LYNWOOD DRIVE
WILLOW CIRCLE
CORAL DRIFT ROAD
ANGEL SANTOS AQUILAR
Parcel ID 0087G-0F-023.00
D.B. 0256-0174
ZONING: MDR
PATRICIA BLACKMON HUCKABEE ET AL
Parcel ID 0087G-0F-022.00
D.B. 1304-336
ZONING: MDR
EMILY BLACKMON
Parcel ID 0087G-0F-022.01
D.B. 432-166
ZONING: MDR
M&W RENTALS LLC
Parcel ID 0087J-0C-001.00
D.B. 766-21
ZONING: MDR
LOUIE, JR. & LENORE WATTS
Parcel ID 0087J-0C-002.01
D.B. 192-273
ZONING: MDR
EXISTING DUKE ENERGY DISTRIBUTION LINE WITH ASSUMED 15' (30' TOTAL) EASEMENT. SEE NOTE BELOW
10' LANDSCAPE AND SIGN EASEMENT ON LOT 57
EXISTING DRIVE AND ASPHALT APRON TO BE RECONFIGURED TO ADD 22' WIDE REVERSE ALLEY.
THE DEVELOPER IS CURRENTLY WORKING WITH DUKE ENERGY CONCERNING EXISTING OVERHEAD POWER AND ASSUMED 30' EASEMENT THIS LINE AND EASEMENT WILL BE RELOCATED CLOSER TO LYNWOOD DR. R/W TO REMOVE CONFLICT WITH PROPOSED HOUSES
PROPOSED PLAYGROUND EQUIPMENT AREA
PROPOSED WALKING TRAIL IN COS AREA 2
PROPOSED SIDEWALK ONE SIDE OF ROAD
PROPOSED 5' PLANTING STRIP
BUILDING SETBACK TYP. - SEE DIAGRAM ABOVE
EXISTING TREELINE - TYPICAL SEE NOTE 17 SHEET C-1.0
WETLANDS/STREAM BUFFER (HATCHED AREA) 30' EACH SIDE OF WETLANDS OR STREAM - TYPICAL
SEE SUBDIVISON PLAT BOOK 13-207 LOTS 15-23 ZONING: MDR
WETLANDS WA
WETLANDS WB
WETLANDS WC
STREAM SA SEE WETLANDS NOTE ABOVE
STREAM B
COS 1 - 1,825.83 SF 0.23 AC
COS 2 102,008.05 SF 2.34 AC
COS 3 - 1,376.26 SF 0.08 AC
COS 4 - 3,276.38 SF 0.08 AC
1 9876.33 SF 0.23 AC
2 11869.91 SF 0.27 AC
3 29382.67 SF 0.67 AC
4 18612.75 SF 0.43 AC
5 11214.76 SF 0.26 AC
6 11683.70 SF 0.27 AC
7 11547.32 SF 0.27 AC
8 12796.30 SF 0.29 AC
9 13414.96 SF 0.31 AC
10 13085.95 SF 0.30 AC
11 11900.00 SF 0.27 AC
12 13894.65 SF 0.32 AC
49 11662.41 SF 0.27 AC
50 10119.32 SF 0.23 AC
51 12446.18 SF 0.29 AC
52 14462.39 SF 0.33 AC
53 13460.67 SF 0.31 AC
54 13285.15 SF 0.30 AC
55 11794.14 SF 0.27 AC
56 10714.92 SF 0.25 AC
57 11440.04 SF 0.26 AC
58 11422.76 SF 0.26 AC
59 12838.52 SF 0.29 AC
60 19278.79 SF 0.44 AC
61 13478.43 SF 0.31 AC
62 12580.70 SF 0.29 AC
17 10831.40 SF 0.25 AC
18 10239.11 SF 0.24 AC
19 18690.69 SF 0.43 AC
20 16659.08 SF 0.38 AC
21 25973.12 SF 0.60 AC
S89°35'47"E 209.10'
N24°17'25"E 455.33'
S22°37'37"E 371.13'
S41°04'09"E 85.79'
S37°13'03"E 91.70'
S33°07'33"E 98.09'
S05°95'40"E 93.10'
S05°24'41"E 420.46'
S53°06'19"E 300.99'
S53°52'05"E 516.85'
N23°40'09"E 131.10'
N24°58'17"E 142.20'
N2°26'23"E 335.31'
N0°10'19"W 186.74'
N40°03'46"E 133.16'
N66°39'02"W 180.94'
S24°28'22"W 116.95'
N41°27'59"E 34.28'
S41°27'59"W 34.28'
S57°23'12"E 141.91'
N66°06'18"E 147.38'
N76°26'09"E 173.54'
S84°35'19"W 206.36'
S84°35'19"W 206.85'
S84°35'19"W 131.08'
S84°35'19"W 156.52'
N84°35'19"E 170.00'
S82°48'33"E 25.09'
N77°44'38"E 107.52'
S61°50'08"W 106.77'
S85°16'56"W 71.54'
N72°06'59"W 159.65'
N72°06'59"W 166.72'
N72°06'59"W 197.86'
N72°06'59"W 167.14'
N72°06'59"W 149.65'
N80°42'38"W 154.51'
N84°35'19"E 170.09'
N68°00'14"E 136.60'
N16°14'07"E 150.00'
N70°04'54"E 175.30'
N36°37'42"W 144.52'
N36°37'42"W 157.01'
N36°37'42"W 152.37'
N51°20'08"E 96.16'
N46°49'55"E 70.63'
N37°26'31"E 73.17'
N14°27'50"E 128.20'
N14°31'04"E 166.31'
N08°27'35"E 124.42'
N22°17'20"E 215.66'
S22°50'35"W 159.07'
S24°50'35"W 144.70'
S58°30'46"W 181.99'
S16°29'47"W 92.68'
S70°50'25"W 205.33'
S05°00'14"W 70.00'
S14°27'36"W 74.24'
S36°50'54"E 56.27'
S22°37'37"E 149.98'
30.26'
109.89'
69.93'
122.53'
65.41'
30.00'
63.64'
6.37'
97.87'
97.84'
70.05'
9.92'
C57
70.26'
70.20'
42.68'
27.51'
166.31'
90.16'
48.65'
39.76'
84.66'
74.24'
148.48'
74.83'
41.88'
30.64'
0.37'
70.85'
146.73'
182.77'
51.00'
67.38'
17.49'
102.60'
19.12'
70.26'
70.02'
17.34'
35.91'
173.67'
40.81'
26.95'
9.51'
70.37'
74.83'
70.00'
24.33'
23.98'
74.83'
52.58'
93.01'
112.90'
135.10'
197.41'
420.46'
70.00'
70.00'
70.00



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CH. LENGTH
C13	69.70'	375.00'	N27°40'09"W	69.60'
C14	66.22'	375.00'	N17°17'09"W	66.14'
C15	44.61'	375.00'	N8°49'09"W	44.58'
C16	87.68'	375.00'	S12°06'35"E	87.48'
C17	52.47'	30.00'	S68°54'47"E	46.03'
C18	68.02'	475.00'	N56°52'47"E	67.96'
C19	18.40'	475.00'	N51°40'03"E	18.40'
C20	2.31'	30.00'	N48°20'58"E	2.31'
C21	23.70'	30.00'	N23°30'35"E	23.09'
C22	57.33'	55.00'	S30°44'29"W	54.77'
C23	43.33'	55.00'	S83°10'33"W	42.22'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CH. LENGTH
C24	45.75'	55.00'	N50°25'33"W	44.44'
C25	52.09'	55.00'	N0°32'07"E	50.17'
C26	58.26'	55.00'	N58°00'51"E	55.57'
C27	11.40'	55.00'	S85°42'05"E	11.38'
C28	26.01'	30.00'	S75°23'51"W	25.21'
C29	52.05'	525.00'	N53°23'51"E	52.02'
C30	43.47'	525.00'	N58°36'35"E	43.46'
C31	51.39'	30.00'	S11°54'44"W	45.33'
C32	128.07'	375.00'	S46°56'29"E	127.45'
C33	116.18'	225.00'	S71°31'05"E	114.90'
C34	75.07'	225.00'	N84°07'52"E	74.72'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CH. LENGTH
C35	26.01'	30.00'	N49°44'00"E	25.21'
C36	40.25'	55.00'	S45°51'27"W	39.36'
C37	55.52'	55.00'	N84°15'30"W	53.20'
C38	49.47'	55.00'	N29°34'07"W	47.82'
C39	55.55'	55.00'	N25°08'12"E	53.22'
C40	67.37'	55.00'	N89°09'46"E	63.24'
C41	15.69'	30.00'	N70°44'00"W	15.52'
C42	10.32'	30.00'	S84°25'37"W	10.27'
C43	1.52'	275.00'	N74°43'54"E	1.52'
C44	60.56'	275.00'	N81°11'58"E	60.44'
C45	62.23'	275.00'	S86°00'29"E	62.10'
C46	66.28'	275.00'	S72°37'14"E	66.12'
C47	43.15'	275.00'	S61°13'14"E	43.11'
C48	54.38'	425.00'	S53°03'35"E	54.34'
C49	65.45'	425.00'	S44°58'56"E	65.38'
C50	65.45'	425.00'	S36°09'32"E	65.38'
C51	64.79'	425.00'	S27°22'47"E	64.73'
C52	70.20'	425.00'	S18°16'50"E	70.12'
C53	60.36'	425.00'	S9°28'48"E	60.31'
C54	65.72'	325.00'	N11°12'16"W	65.61'
C55	104.73'	325.00'	N26°13'45"W	104.28'

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50' 0' 25' 50'
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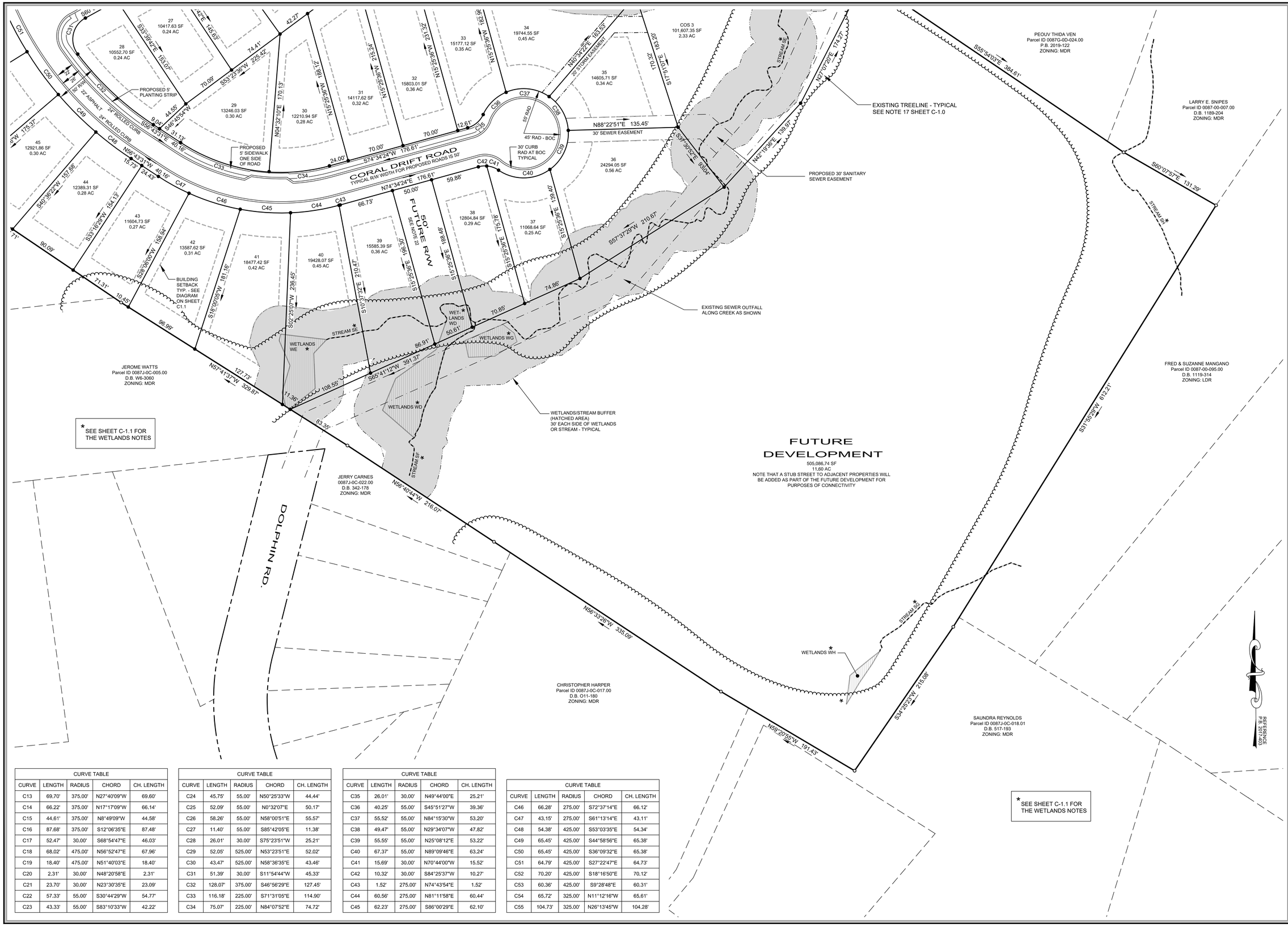

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CH. LENGTH
C13	69.70'	375.00'	N27°40'09"W	69.60'
C14	66.22'	375.00'	N17°17'09"W	66.14'
C15	44.61'	375.00'	N8°49'09"W	44.58'
C16	87.68'	375.00'	S12°06'35"E	87.48'
C17	52.47'	30.00'	S68°54'47"E	46.03'
C18	68.02'	475.00'	N56°52'47"E	67.96'
C19	18.40'	475.00'	N51°40'03"E	18.40'
C20	2.31'	30.00'	N48°20'58"E	2.31'
C21	23.70'	30.00'	N23°30'35"E	23.09'
C22	57.33'	55.00'	S30°44'29"W	54.77'
C23	43.33'	55.00'	S83°10'33"W	42.22'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CH. LENGTH
C24	45.75'	55.00'	N50°25'33"W	44.44'
C25	52.09'	55.00'	N0°32'07"E	50.17'
C26	58.26'	55.00'	N58°00'51"E	55.57'
C27	11.40'	55.00'	S85°42'05"E	11.38'
C28	26.01'	30.00'	S75°23'51"W	25.21'
C29	52.05'	525.00'	N53°23'51"E	52.02'
C30	43.47'	525.00'	N58°36'35"E	43.46'
C31	51.39'	30.00'	S11°54'44"W	45.33'
C32	128.07'	375.00'	S46°56'29"E	127.45'
C33	116.18'	225.00'	S71°31'05"E	114.90'
C34	75.07'	225.00'	N84°07'52"E	74.72'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CH. LENGTH
C35	26.01'	30.00'	N49°44'00"E	25.21'
C36	40.25'	55.00'	S45°51'27"W	39.36'
C37	55.52'	55.00'	N84°15'30"W	53.20'
C38	49.47'	55.00'	N29°34'07"W	47.82'
C39	55.55'	55.00'	N25°08'12"E	53.22'
C40	67.37'	55.00'	N89°09'46"E	63.24'
C41	15.69'	30.00'	N70°44'00"W	15.52'
C42	10.32'	30.00'	S84°25'37"W	10.27'
C43	1.52'	275.00'	N74°43'54"E	1.52'
C44	60.56'	275.00'	N81°11'58"E	60.44'
C45	62.23'	275.00'	S86°00'29"E	62.10'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CH. LENGTH
C46	66.28'	275.00'	S72°37'14"E	66.12'
C47	43.15'	275.00'	S61°13'14"E	43.11'
C48	54.38'	425.00'	S53°03'35"E	54.34'
C49	65.45'	425.00'	S44°58'56"E	65.38'
C50	65.45'	425.00'	S36°09'32"E	65.38'
C51	64.79'	425.00'	S27°22'47"E	64.73'
C52	70.20'	425.00'	S18°16'50"E	70,12'
C53	60.36'	425.00'	S9°28'48"E	60.31'
C54	65.72'	325.00'	N11°12'16"W	65,61'
C55	104.73'	325.00'	N26°13'45"W	104.28'

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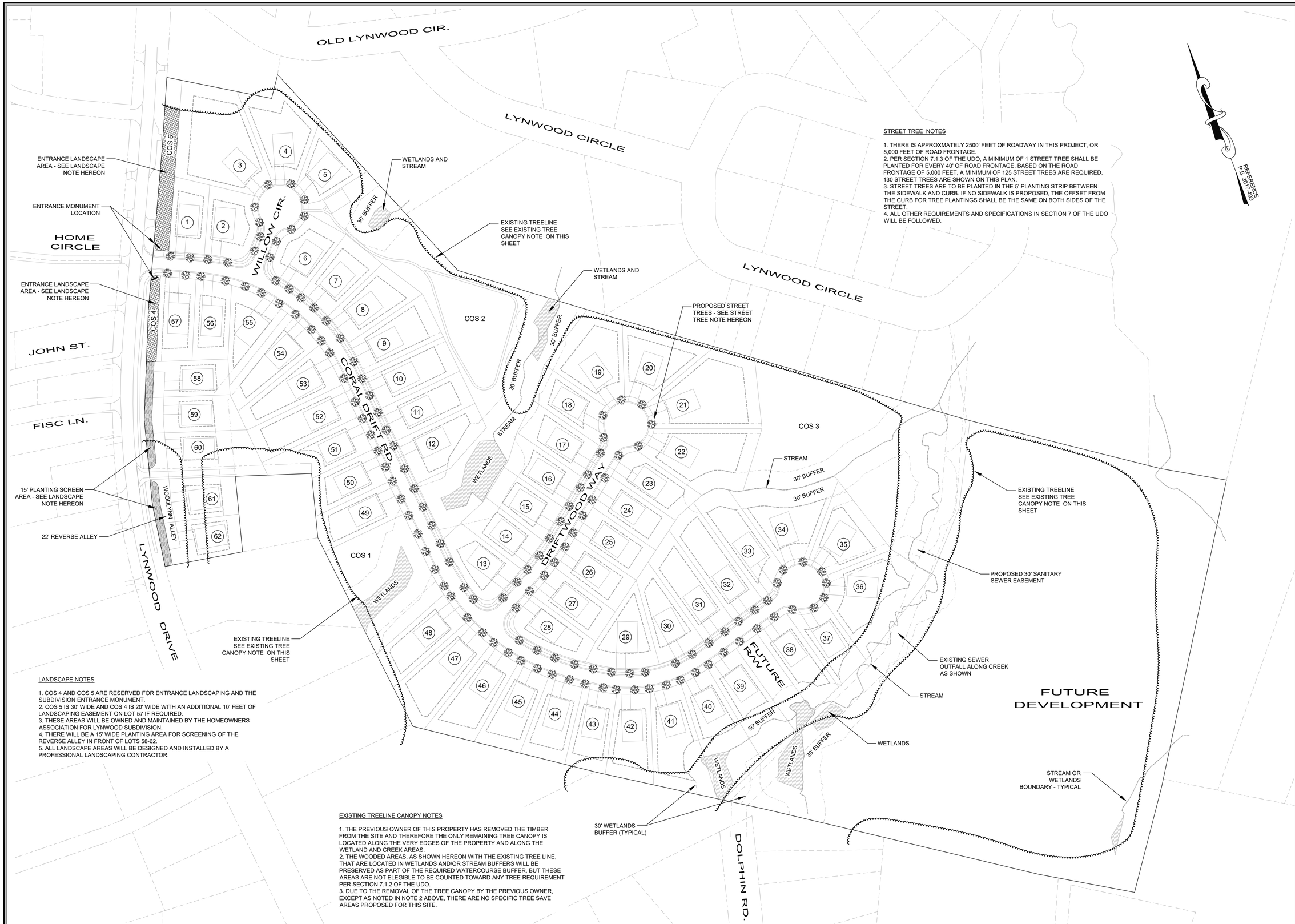

STREET TREE NOTES

1. THERE IS APPROXMATELY 2500' FEET OF ROADWAY IN THIS PROJECT, OR 5,000 FEET OF ROAD FRONTAGE.
2. PER SECTION 7.1.3 OF THE UDO, A MINIMUM OF 1 STREET TREE SHALL BE PLANTED FOR EVERY 40' OF ROAD FRONTAGE. BASED ON THE ROAD FRONTAGE OF 5,000 FEET, A MINIMUM OF 125 STREET TREES ARE REQUIRED. 130 STREET TREES ARE SHOWN ON THIS PLAN.
3. STREET TREES ARE TO BE PLANTED IN THE 5' PLANTING STRIP BETWEEN THE SIDEWALK AND CURB. IF NO SIDEWALK IS PROPOSED, THE OFFSET FROM THE CURB FOR TREE PLANTINGS SHALL BE THE SAME ON BOTH SIDES OF THE STREET.
4. ALL OTHER REQUIREMENTS AND SPECIFICATIONS IN SECTION 7 OF THE UDO WILL BE FOLLOWED.

LANDSCAPE NOTES

1. COS 4 AND COS 5 ARE RESERVED FOR ENTRANCE LANDSCAPING AND THE SUBDIVISION ENTRANCE MONUMENT.
2. COS 5 IS 30' WIDE AND COS 4 IS 20' WIDE WITH AN ADDITIONAL 10' FEET OF LANDSCAPING EASEMENT ON LOT 57 IF REQUIRED.
3. THESE AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR LYNWOOD SUBDIVISION.
4. THERE WILL BE A 15' WIDE PLANTING AREA FOR SCREENING OF THE REVERSE ALLEY IN FRONT OF LOTS 58-62.
5. ALL LANDSCAPE AREAS WILL BE DESIGNED AND INSTALLED BY A PROFESSIONAL LANDSCAPING CONTRACTOR.

EXISTING TREELINE CANOPY NOTES

1. THE PREVIOUS OWNER OF THIS PROPERTY HAS REMOVED THE TIMBER FROM THE SITE AND THEREFORE THE ONLY REMAINING TREE CANOPY IS LOCATED ALONG THE VERY EDGES OF THE PROPERTY AND ALONG THE WETLAND AND CREEK AREAS.
2. THE WOODED AREAS, AS SHOWN HEREON WITH THE EXISTING TREE LINE, THAT ARE LOCATED IN WETLANDS AND/OR STREAM BUFFERS WILL BE PRESERVED AS PART OF THE REQUIRED WATERCOURSE BUFFER, BUT THESE AREAS ARE NOT ELEGIBLE TO BE COUNTED TOWARD ANY TREE REQUIREMENT PER SECTION 7.1.2 OF THE UDO.
3. DUE TO THE REMOVAL OF THE TREE CANOPY BY THE PREVIOUS OWNER, EXCEPT AS NOTED IN NOTE 2 ABOVE, THERE ARE NO SPECIFIC TREE SAVE AREAS PROPOSED FOR THIS SITE.

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Landscaping and Street Tree Plan

Date	Issued For	Rev
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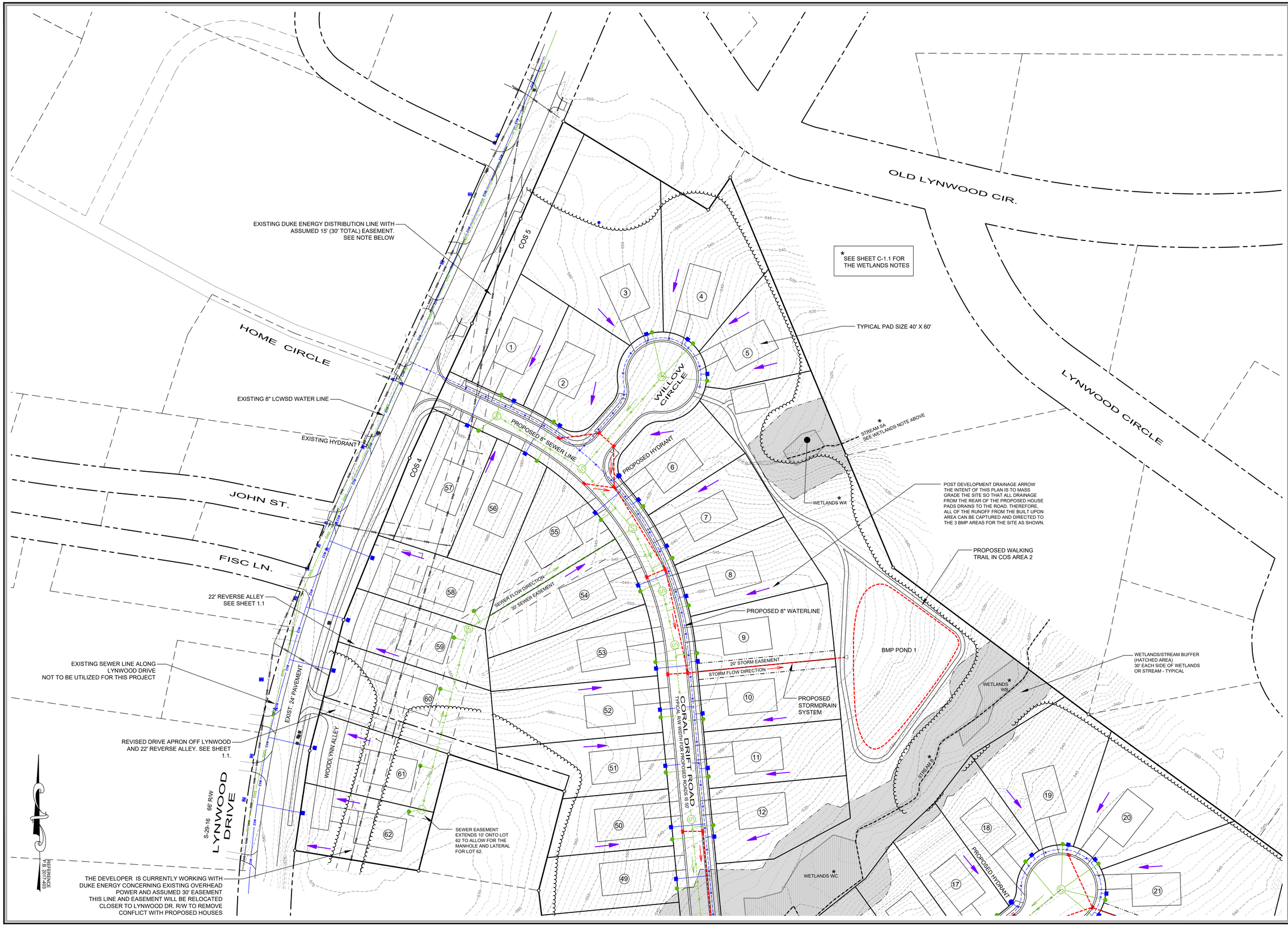
4/12/2021	Added sheet	1

Drawn By	Checked By
Jason C. King	Grant A. Moore M. Jay Stikeleather
Job Number: 20092	Sheet Number: C-1.4
Drawing File: 20092-Preliminary Plat	



PROVIDENCE
ENGINEERING & SURVEYING

Providence Professional Engineering, PLLC
1113 Millbridge Parkway
Waxhaw, NC 28173
(980)328-0506
NC FIRM License: P-2068
SC COA: 6231

NORTH CAROLINA PROFESSIONAL SEAL 34704 ENGINEER GRANT A. MOORE

SOUTH CAROLINA PROVIDENCE ENGINEERING PLLC COA# 6231 CERTIFICATE OF AUTHORIZATION

Client Name

True Homes
2649 Brekonridge Centre Drive
Suite 104
Monroe, NC 28110
704-238-1229

Scale

50' 0' 25' 50'
SCALE: 1" = 50'

Project Name

Lynwood Subdivision

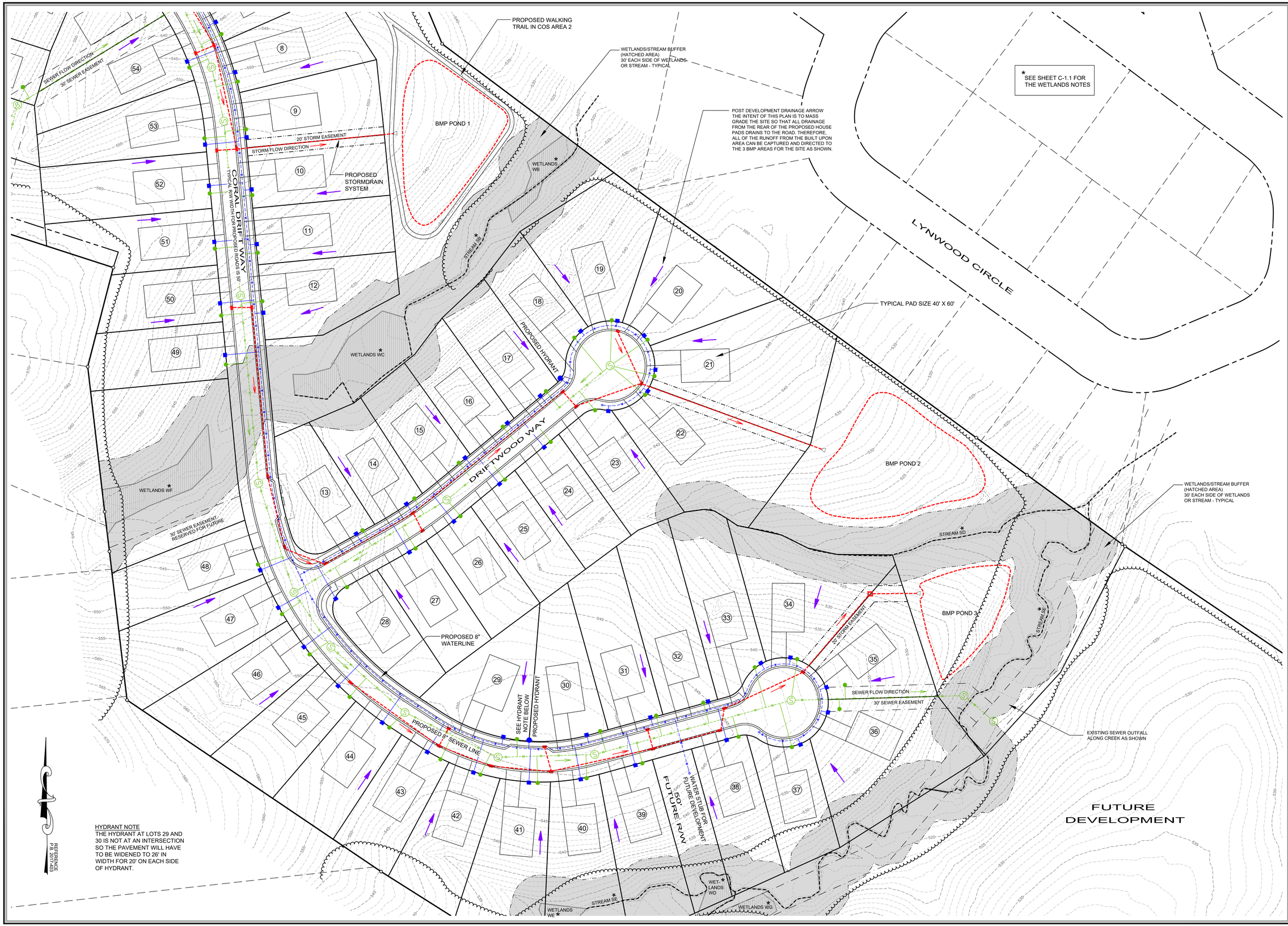
Lancaster County
South Carolina

Sheet Title

Preliminary Plat Utility Layout

Date	Issued For	Rev
3/1/21	First Submittal	0
4/12/2021	Rev after first County Review	1

Drawn By	Checked By
Jason C. King	Grant A. Moore M. Jay Stikeleather
Job Number	**Sheet Number**
20092	C-2.0
Drawing File	
20092-Preliminary Plat	



HYDRANT NOTE
THE HYDRANT AT LOTS 29 AND 30 IS NOT AT AN INTERSECTION SO THE PAVEMENT WILL HAVE TO BE WIDENED TO 26' IN WIDTH FOR 20' ON EACH SIDE OF HYDRANT.

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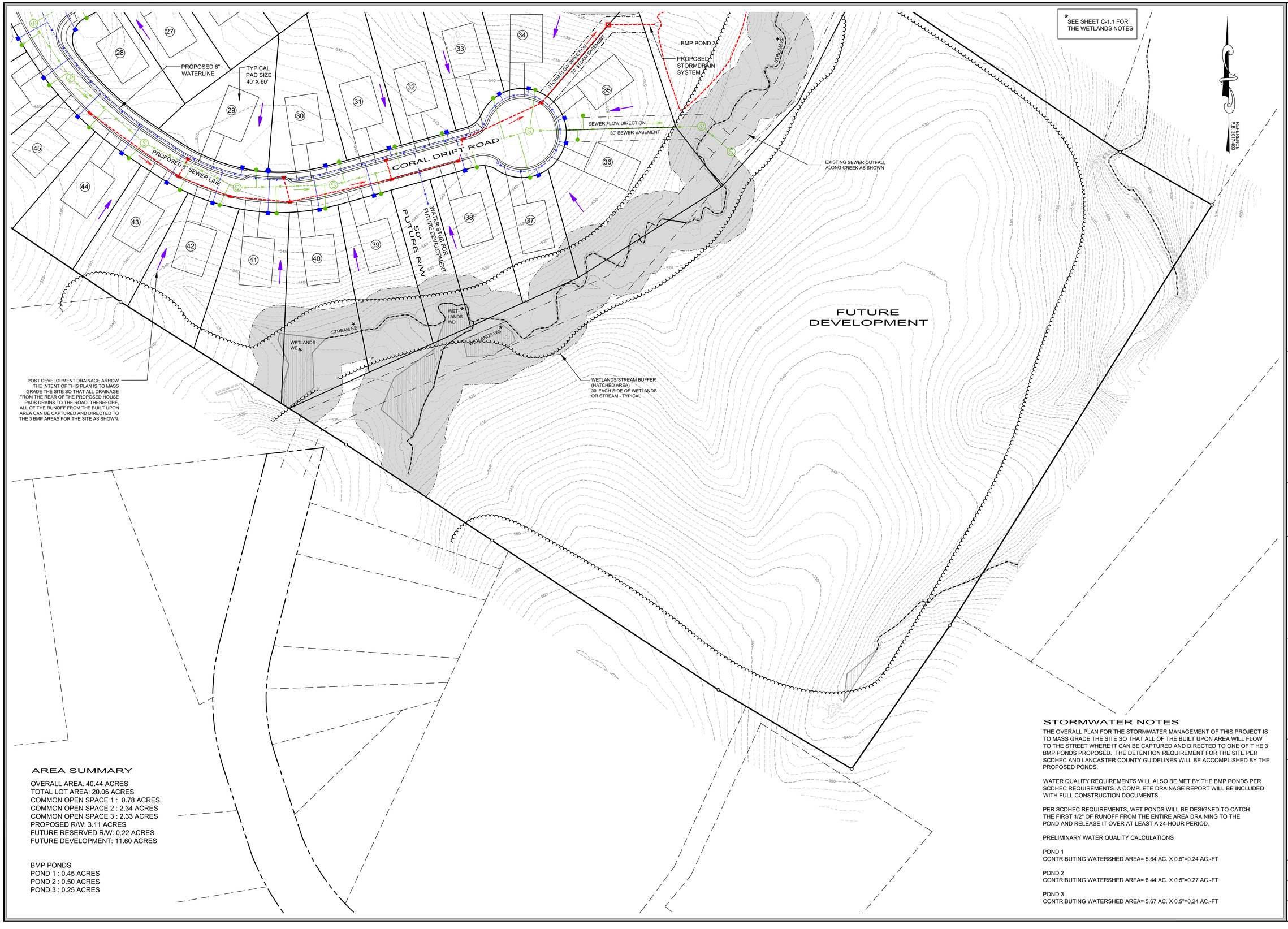
3/1/21	First Submittal	0
4/12/2021	Revised per first County review	1

Drawn By: Jason C. King	Checked By: Grant A. Moore, M. Jay Stikeleather
Job Number: 20092	Sheet Number: C-2.1
Drawing File: 20092-Preliminary Plat	



AREA SUMMARY

OVERALL AREA: 40.44 ACRES
TOTAL LOT AREA: 20.06 ACRES
COMMON OPEN SPACE 1 : 0.78 ACRES
COMMON OPEN SPACE 2 : 2.34 ACRES
COMMON OPEN SPACE 3 : 2.33 ACRES
PROPOSED R/W: 3.11 ACRES
FUTURE RESERVED R/W: 0.22 ACRES
FUTURE DEVELOPMENT: 11.60 ACRES

BMP PONDS
POND 1 : 0.45 ACRES
POND 2 : 0.50 ACRES
POND 3 : 0.25 ACRES

STORMWATER NOTES

THE OVERALL PLAN FOR THE STORMWATER MANAGEMENT OF THIS PROJECT IS TO MASS GRADE THE SITE SO THAT ALL OF THE BUILT UPON AREA WILL FLOW TO THE STREET WHERE IT CAN BE CAPTURED AND DIRECTED TO ONE OF T HE 3 BMP PONDS PROPOSED. THE DETENTION REQUIREMENT FOR THE SITE PER SCDHEC AND LANCASTER COUNTY GUIDELINES WILL BE ACCOMPLISHED BY THE PROPOSED PONDS.

WATER QUALITY REQUIREMENTS WILL ALSO BE MET BY THE BMP PONDS PER SCDHEC REQUIREMENTS. A COMPLETE DRAINAGE REPORT WILL BE INCLUDED WITH FULL CONSTRUCTION DOCUMENTS.

PER SCDHEC REQUIREMENTS, WET PONDS WILL BE DESIGNED TO CATCH THE FIRST 1/2" OF RUNOFF FROM THE ENTIRE AREA DRAINING TO THE POND AND RELEASE IT OVER AT LEAST A 24-HOUR PERIOD.

PRELIMINARY WATER QUALITY CALCULATIONS

POND 1
CONTRIBUTING WATERSHED AREA= 5.64 AC. X 0.5"=0.24 AC.-FT

POND 2
CONTRIBUTING WATERSHED AREA= 6.44 AC. X 0.5"=0.27 AC.-FT

POND 3
CONTRIBUTING WATERSHED AREA= 5.67 AC. X 0.5"=0.24 AC.-FT

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NORTH CAROLINA PROFESSIONAL SEAL 34704 ENGINEER GRANT A. MOORE

SOUTH CAROLINA PROVIDENCE ENGINEERING, PLLC COA# 6231 CERTIFICATE OF AUTHORIZATION

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Project Name

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Lancaster County
South Carolina

Sheet Title

Preliminary Plat Utility Layout and Notes

Date	Issued For	Rev
3/1/21	First Submittal	0
4/12/2021	Rev after first County Review	1

Drawn By	Checked By
Jason C. King	Grant A. Moore M. Jay Stikeleather
Job Number: 20092	Sheet Number: C-2.2
Drawing File: 20092-Preliminary Plat	

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

April 01, 2021

Jay Stikeleather
Providence Land Group
3716 Providence Road
Waxhaw, NC 28173

Project Number	20202784
Project Name	Lynwood Subdivision
Location	Lynwood Drive
Stage	Preliminary Plat
Parcel(s)	0087-00-006.00
Status	Not Approved

Dear: Jay Stikeleather

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

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

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

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

Sincerely,

Chanda Kirkland

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

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406 sblackwelder@lancastersc.net

Conditional

Review Comments:

See Attached Comments

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

Not Approved

Review Comments:

1. Please submit a list of road names to be considered for this subdivision. They will need to be compared to roads names within Lancaster County along with surrounding counties. They can not be similar in sound or spelling for 911 purposes.
2. The subdivision name of Lynwood is acceptable.
3. Will the developer be responsible for street signs or will you need an application for the street signs to be made by Lancaster Co. Public Works?
4. Will there be a mail kiosk for the subdivision? If so, please show location.
5. It appears that the driveways for lots 60 and 61 will be located off the same driveway for 1883 Lynwood Dr. This will create a Private Drive that will need to be named and the owner of 1183 Lynwood Dr will need to be notified.

Fire Marshal - John Magette - 8032838888 jmagette@lancastersc.net

Not Approved

Review Comments:

1. Show locations of fire hydrants. All buildings must be within 500 feet of a hydrant.
2. If hydrants are not located at intersections or cul de sacs the roadway must be widened to 26 feet 20 feet on each side of the hydrant.

LC Water & Sewer District - James Hawthorne - (803) 285-6919 james.hawthorne@lcwasd.org

Not Approved

Review Comments:

The sewer from this site flows to the Turkey Creek pump station, where LCWSD will need to do an analysis on the availability to serve the proposed 62 lots for this subdivision.
A utility layout for this site will need to be provided to LCWSD for review.
Developer to provide path to sewer for adjacent properties to the southwest of site.
A 30' sanitary sewer easement (SSE) will likely be required between lots 35 and 36, instead of a 20' SSE (there is a leader pointing to the area still referring to the width of the easement as 20').

Planning - Katie See - ksee@lancastersc.net

Not Approved

Review Comments:

General Comments
1. Some amenities should be added to enhance the quality of this community and provide opportunities for children and adults. A play structure should be provided for children and the required sidewalks could connect to a trail along the wetlands through both phases of the community. Section 6.3 requires parks/open space in the MDR district and the intent of the requirement is provide usable space. None of the 3 COS provide useable options for residents.
2. Extend at least one sidewalk on Proposed Road B further into the cul-de-sac.
3. How will COS 2 & 3 be accessed and maintained? None of the 3 COS provide useable options for residents.

Landscaping
1. Show tree canopy retention areas. Look for opportunities to leave existing trees in place in accordance with Section 7.1.2.
2. Show trees that require protection.

3. Show landscaping and required landscaped areas including street trees within the planting strip.
4. Will any lights be provided?

Site Design
1. Move the easement along the following lots out of the building envelope as this will restrict structure placement: 35 & 36, 54 & 55, 59-61.
2. Does the sewer easement stop at Lot 62?
3. Show full building envelope for all lots along wetland/stream buffer. Confirm that building envelopes are not encumbered by the buffer.
4. Add setbacks to each lot.
5. Consider adding a potential street stub somewhere between lots 42-47 in accordance with Section 6.4.2.
6. Confirm that block length between Proposed Road B & C does not exceed maximum length of 1,000'.
7. Lots 1 & 57 should have an increased side yard to provide a buffer next to Lynwood Drive which should include vegetated screening, as consistent with site visibility requirements.
8. Entrance landscaping should be added for the neighborhood. This could also double as the buffer for Lots 1 & 57. Where will a sign be located?
9. Lots 58-62 are proposed to take direct access off Lynwood Drive. According to Section 6.4.1.H, Connectivity, of the UDO, where a subdivision borders an existing or proposed major or minor thoroughfare, no direct driveway access shall be permitted to such facilities from the lots within the subdivision.
 - To address this, could a reverse alley be provided for access? Is it possible to improve and share the access easement for M&W Rentals LLC property? Could an additional lot be located around the cul-de-sac of Proposed Road B? Could the cul-de-sac of Proposed Road C be reconfigured to add an additional lot?
10. Show mail kiosk and associated parking.

LC School District - Jonathan Phipps - (803) 286-6972 **No Review Done**
Jonathan.Phipps@lcsdmail.net

Review Comments:

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

Review Comments:

The alternative means of fire protection will be evaluated by the Fire Marshal as a part of the Technical Review Committee process.

G. NO SPEED BUMPS

Traffic calming devices such as speed bumps, speed tables, speed cushions, or other devices which can cause damage to emergency apparatus are prohibited on any fire apparatus access road. A fire apparatus access road is defined as a road that provides fire apparatus access from a fire station to a facility, building, or portion thereof. This is a general term inclusive of all other terms such as fire lane, street, parking lot lane, and access roadway.

H. PRIVATE DRIVES

For private drives accessing more than two lots or more than two single-family residences, the road shall meet the private drive standards as follows:

1. No more than five lots may be assessed by a newly created private drive.
2. Each lot must have a minimum of 25 feet ingress/egress easement to be maintained by the property owner. The travel way must be at least 20 feet wide with gravel four inches deep. In addition, the first 25 feet of the drive must be 20 feet wide and paved when the private drive adjoins a paved road.
3. Vehicle turnarounds must be provided at the end of all dead end private drives or other alternative approved by the Fire Marshal.
4. The sub divider is responsible for obtaining a permit to access a state maintained road.
5. The unpaved private drive must be shown on a Final Plat and must meet all the criteria for a Final Plat.
6. Commercial private drive must comply with private road standards.

(Ord. No. 2017-1485, 1.8.18)

Development review

Project:	Lynwood Subdivision- Preliminary Plat
Engineer/Architect:	Providence Engineering and Surveying
Review date:	3/23/2021
Review by:	T. Scott Edgar, P.E. CFM, Lancaster County
	Stephen Blackwelder, Environmental Compliance Manager, Lancaster County

General Comments:

1. The provided Preliminary Plat plan does not provide adequate detail to formally comment, but the following are items of note from the information given.
2. This location has topographical challenges which must be overcome by careful engineering and quality construction practices
3. From previous comments on this project we had concerns about several lots potentially draining directly into the existing streams/drainage ditches without flowing into a BMP for water quality measures. We acknowledge the notes added to this plan set which declare the intent is to mass grade the site and to have the lots graded so that all the runoff from the built upon area can be directed to the storm sewer system and ultimately to the BMP measures. We will need to review future grading plans in order to fully comment on this approach.
4. The area labeled future development-
    a. An appropriately sized stream crossing (properly permitted by the Army Corp of Engineers) will need to be engineered to access this area
5. SCDOT will need to approve encroachment permits for all driveways accessing Lynwood Drive.
6. Wetlands permits from the Army Corp of Engineers will be necessary for any stream crossings and/or filling in the stream buffer areas for this project. The following lots appear to have the building pads between 5' and 25' of the 30' stream buffer. Lots-12, 14, 15, 16, 18, 22, 34, 36, 37, 38, 39, 40, and 41. Retaining wall or grading inside the buffer might be necessary to achieve these contours.
7. A traffic impact analysis has been received for this project today (3/23/2021). A quick read of that document yields no traffic improvements will be required as a result of this project. Further analysis of the data and consultation with other departments will be needed before we can officially concur with this conclusion or recommend other action be taken.

3. Existing Conditions

A comprehensive field inventory of the site and study area has been conducted. The field inventory included a collection of geometric data, traffic volumes, and traffic control within the study area. The existing lane geometrics and traffic control characteristics for the study area roadways/intersection are graphically depicted in Figures 1 and 2. The existing road is relatively flat with minimal curvature.

Airport Road: S-29-25

- Signalized Intersection
- Urban – Major Collector
- Factored AADT (2019): 9800
- 2 Lane

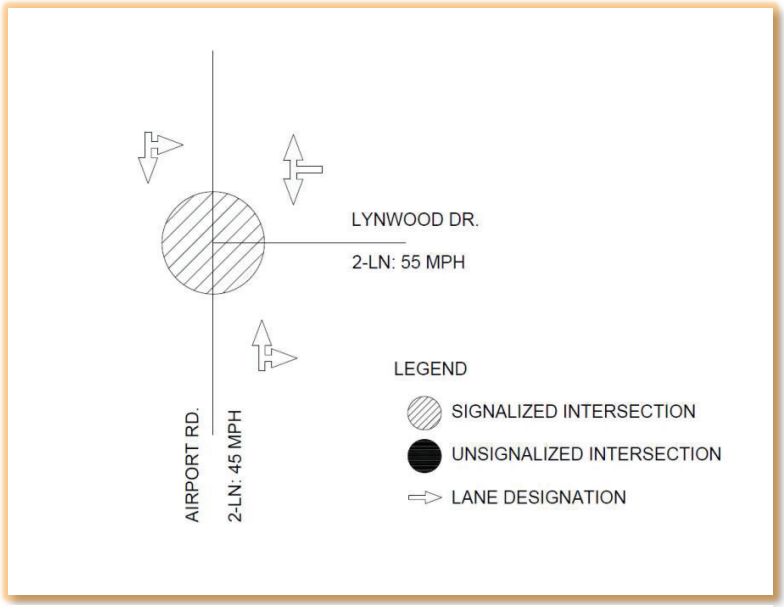


Figure 1: Airport Rd. Existing Geometry & Traffic Control

Watts Drive: S-29-508

- Stop Sign
- Urban – Local
- Factored AADT (2019): 400
- 2 Lane

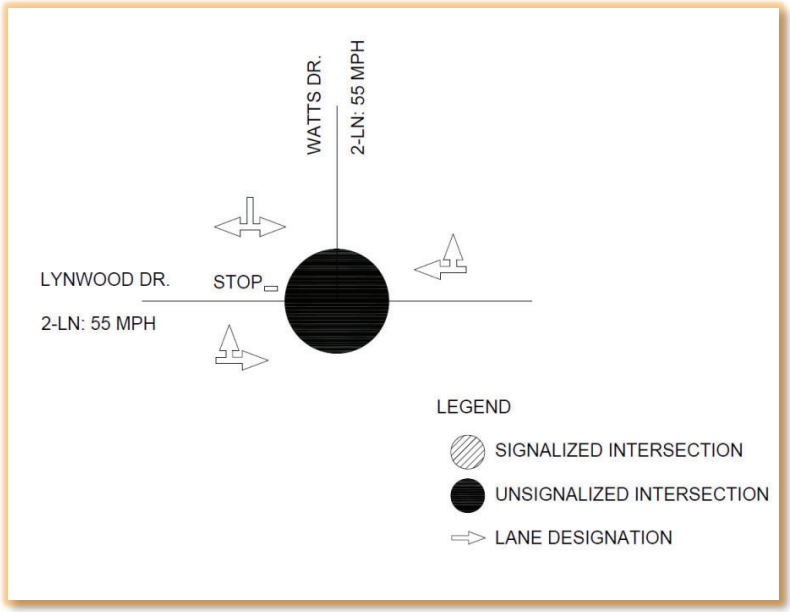


Figure 2: Watts Dr. Existing Geometry & Traffic Control

In order to determine the existing traffic volume flow patterns within the study area, manual turning movement counts were gathered for the weekday morning (7:00 – 9:00 AM) and evening (4:30 – 6:30 PM) peak time periods for the intersections of Airport Road & Lynwood Drive and Watts Drive & Lynwood Drive. These counts were collected on March 16, 2021. Data sheets from the traffic counts are provided in Appendix A of this report.

The existing peak-hour traffic flow networks for the weekday AM and PM peak-hour periods are shown graphically in Figure 3.

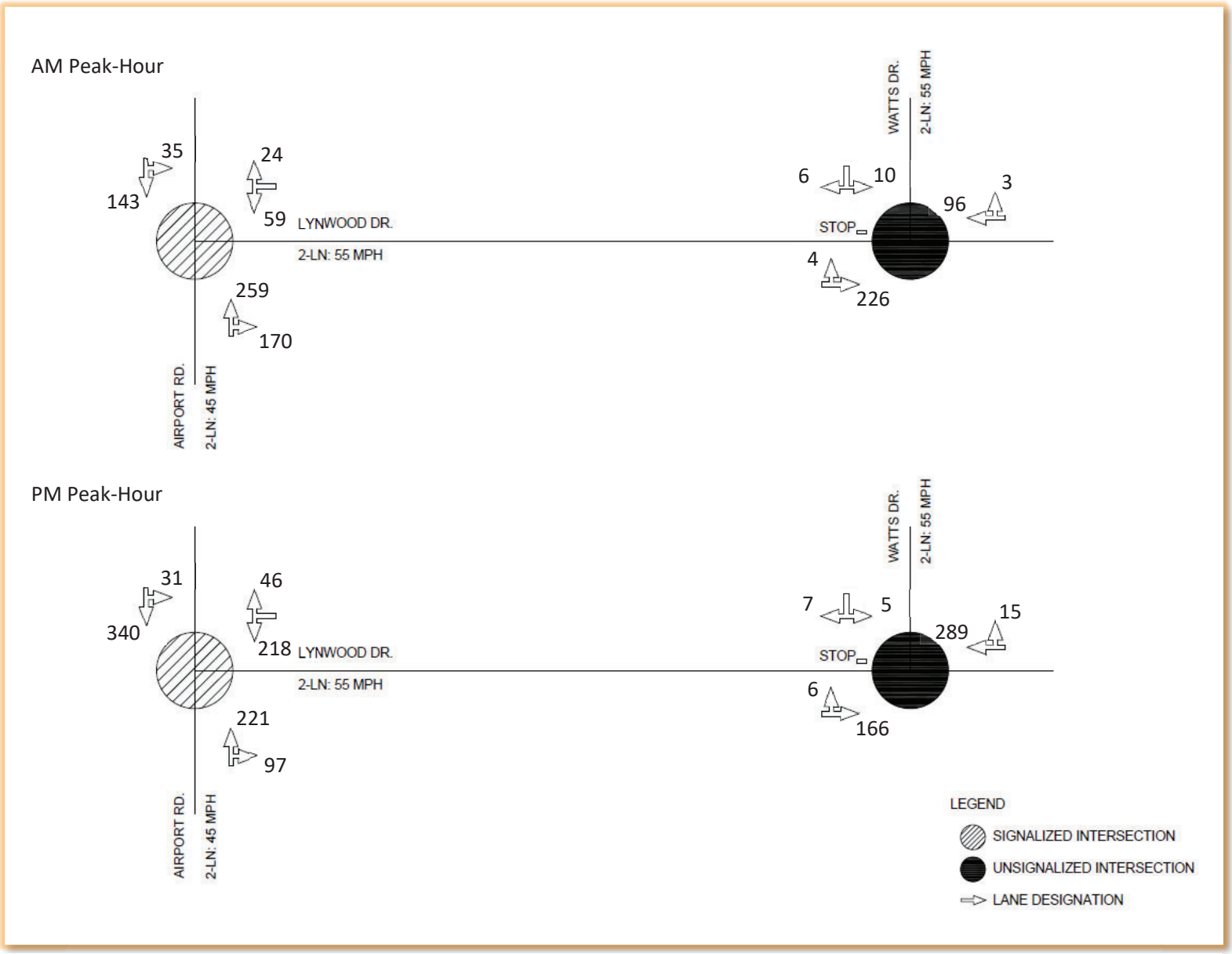


Figure 3: 2021 Existing Traffic Volumes

4. Future Background Growth

To estimate the impact of site-generated traffic volumes on the roadway network under future conditions, existing traffic volumes in the study area were projected to year 2031. This is well after the development is expected to be constructed and occupied (phase 1 - 2023). Traffic volumes on the roadway network at this time will include all existing traffic, any new traffic due to normal traffic growth, and any traffic related to specific developments that are presently approved or expected to be completed by 2031 (in excess of normal traffic volume growth). Consideration of these factors resulted in the development of the 2031 No-Build volumes as shown in Figure 4. Anticipated site-generated traffic volumes were then super-imposed upon the 2031 No-Build traffic flow networks to reflect 2031 Build conditions including the proposed development as depicted in Figure 5.

No specific background projects were identified for inclusion in future No-Build projections. No funded roadway improvement projects were identified within the study area that are expected to add capacity by the time the project is completed.

Based on the Lancaster County TIA Scoping form, a 3 percent annual growth rate is required for this report.

The anticipated 2031 No-Build AM and PM peak-hour traffic volumes, which include the 3-percent annual growth rate, are graphically depicted in Figure 4.

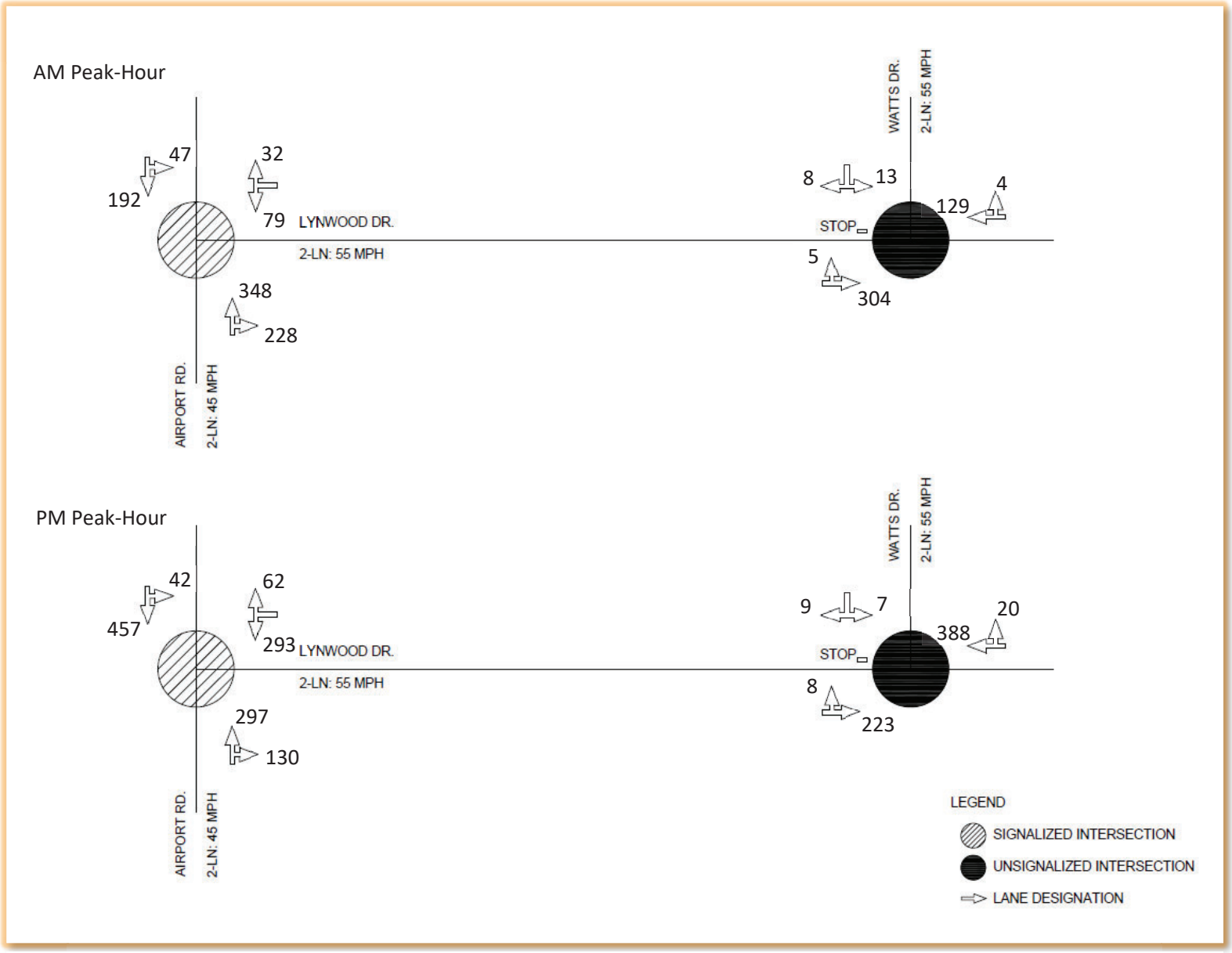


Figure 4: 2031 No-Build Traffic Volumes

5. Estimate of Trip Generation

Traffic volumes generated by the development were forecasted using the Tenth Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. Table 1 summarizes the anticipated trip generation characteristics for the proposed 89 unit subdivision.

Table 1
PROJECT TRIP GENERATION SUMMARY
Lynwood Subdivision

Time Period	89 Single-Family Homes
Weekday Daily	874
AM Peak-Hour	
Enter	16
Exit	49
Total	66
PM Peak-Hour	
Enter	56
Exit	33
Total	88

ITE Trip Generation Manual, 10th Edition
LUC 210 (Single-Family Residential)

As shown, the subdivision can be expected to generate a total of 874 two-way vehicular trips on a weekday daily basis, of which a total of 66 trips (16 entering, 49 exiting) are expected during the AM peak-hour. During the PM peak-hour, 88 trips (56 entering, 33 exiting) are expected.

6. Trip Distribution and Traffic Assignment

Based on review of the existing traffic counts, the following distribution percentages have been developed for site traffic (note: Home Circle is a wrap-around drive utilized as a shared driveway and not an urban local road).

- 50% Oriented to/from East on Lynwood Drive;
- 50% Oriented to/from West on Lynwood Drive;
- 0% Oriented to/from North on Watts Drive (or Home Circle)

The site traffic presented in Table 1 has been distributed within the study area based on the presented pattern. This has resulted in the site-generated specific volumes for the study area as depicted in Figure 5.

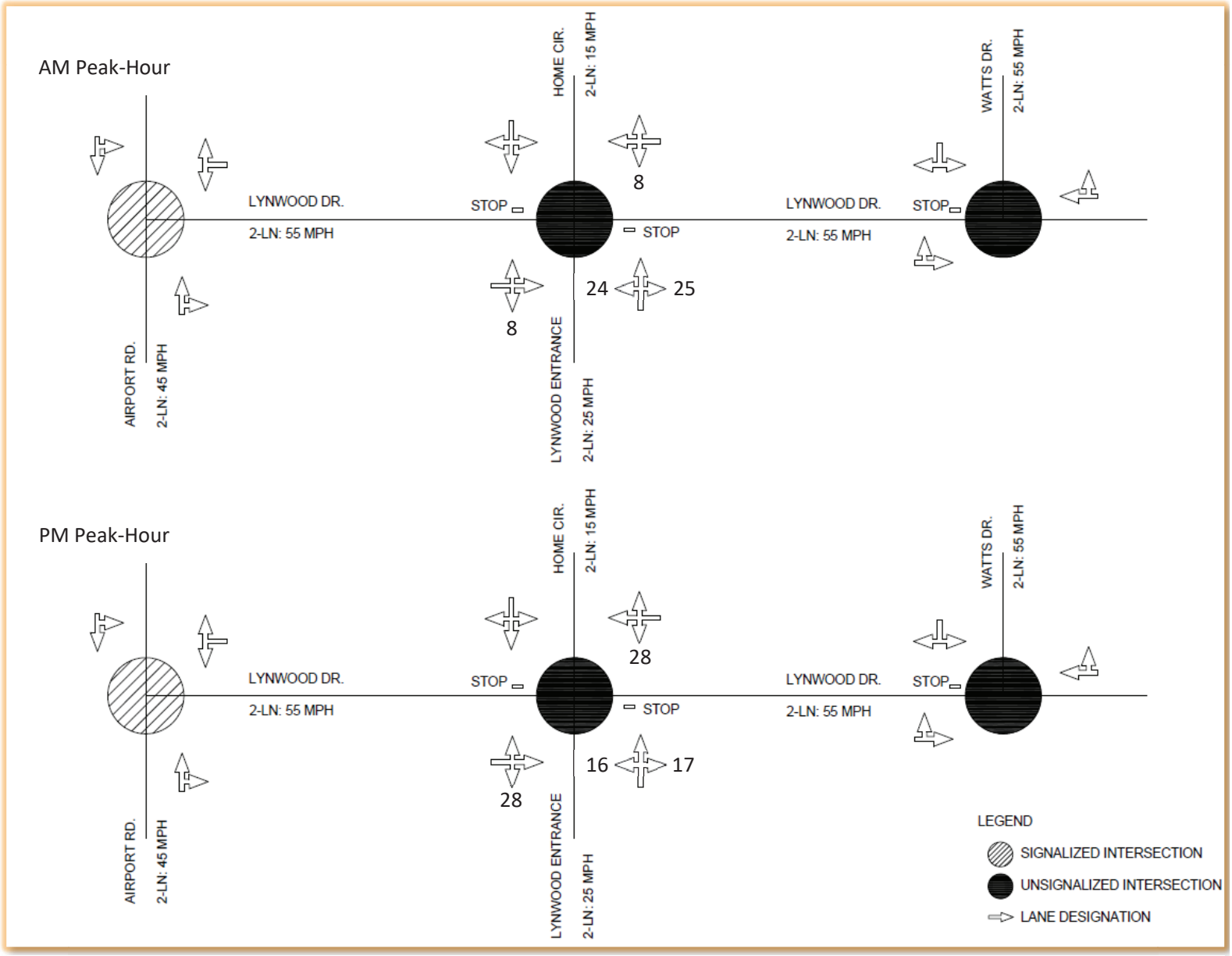


Figure 5: Site Generated Traffic Volumes

The site-generated traffic volumes shown in Figure 5 have been added to the 2031 No-Build traffic volumes (Figure 4) to represent 2031 Build traffic volume conditions which are depicted graphically in Figure 6. These volumes were used as the basis for analysis to determine potential improvement measures necessary to mitigate traffic impacts caused by the project.

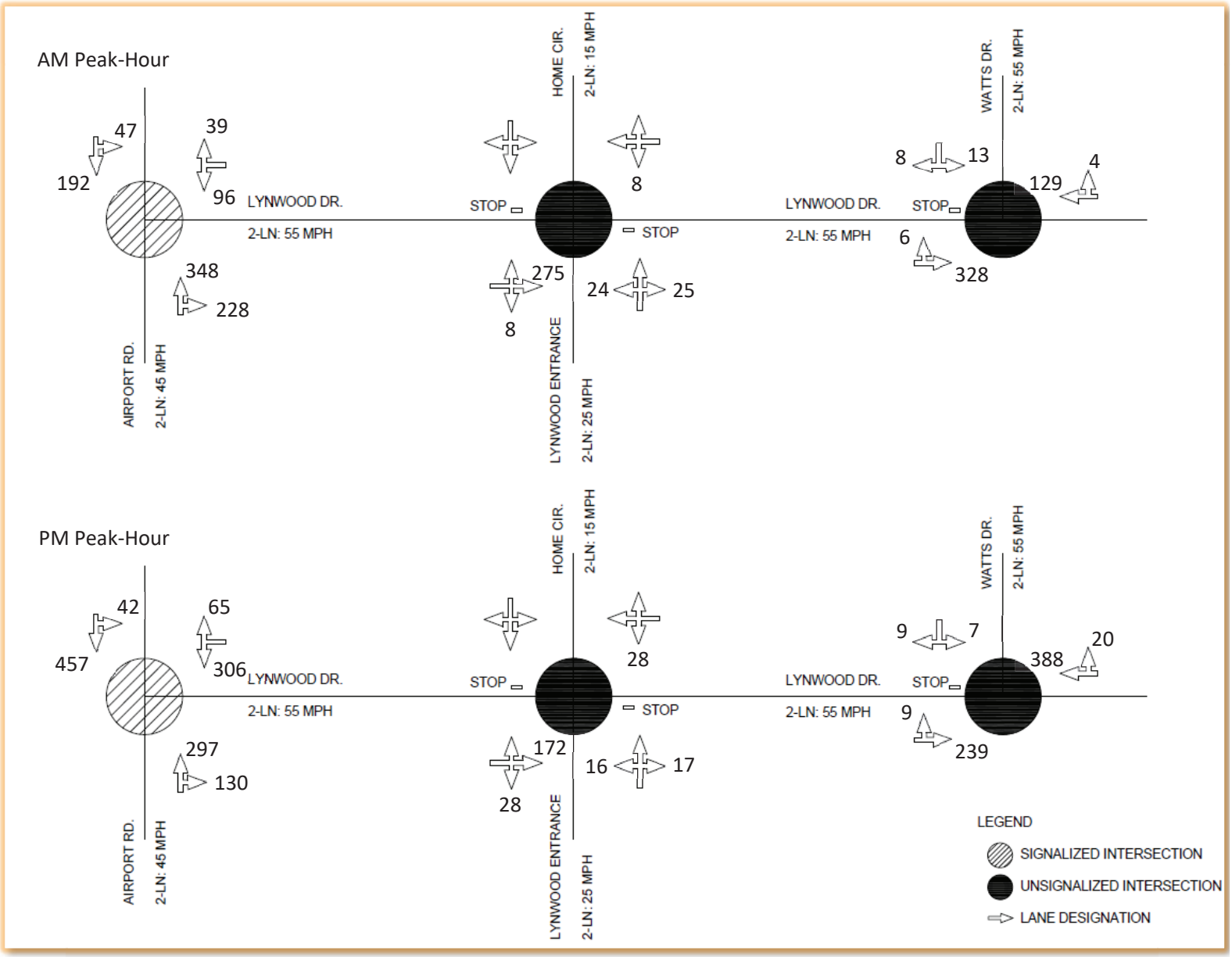


Figure 6: 2031 Build traffic Volumes

7. Analysis and Estimate of Impact

Measuring existing and future traffic volumes quantifies traffic flow within the study area. To assess quality of flow, capacity analyses were conducted under Existing, No-Build, and Build traffic volume conditions. Capacity analyses provide an indication of how well the study area intersections serve existing and future traffic demands.

A primary result of capacity analyses is the assignment of level-of-service (LOS) to traffic facilities under various traffic flow conditions. The concept of level-of-service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A level-of-service definition provides an index to quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six levels-of-service are defined for each type of facility. They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst.

Since the level-of-service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of levels-of-service, depending on the time of day, day of week, or period of a year.

Intersection analyses have been conducted for the study area intersections under Existing and Future 2031 (No-Build & Build) conditions. The results of these analyses are shown in Table 2**.** The intersection analysis worksheets are contained in Appendix A at the end of this report.

Table 2
LEVEL -OF-SERVICE SUMMARY
Lynwood Subdivision

Intersection	Time Period	2021 Existing		2031 No-Build		2031 Build	
		Delay[1]	LOS[2]	Delay[1]	LOS[2]	Delay[1]	LOS[2]
Airport Road at Lynwood Drive	AM	4.0	A	5.6	A	5.7	A
Signalized	PM	6.1	A	8.1	A	8.6	A
Lynwood Drive at Watts Drive	AM	1.1	NA[3]	1.4	NA[3]	1.5	NA[3]
Un-signalized	PM	0.6	NA[3]	0.8	NA[3]	0.8	NA[3]

Delay[1] *Based on average control delay (sec)*

LOS[2] *Site Level of Service method: Delay and v/c (HCM 6)*

NA[3] *Intersection LOS for vehicles is Not Applicable for two-way sign control since the average intersection delay is not a good LOS measure due to zero delay associated with major road movement*

8. Access Management Standards

As stated previously, SCDOT has requested that the main entrance be located across from the existing Home Circle. Based on the SCDOT ARMS Manual, access classification would be considered Medium Volume and not require turn lane(s). A further discussion with SCDOT confirms this information and they recommend a single ingress/egress for the subdivision based on the proposed units and future development growth.

Image 4: Lynwood Subdivision Home Circle Intersection

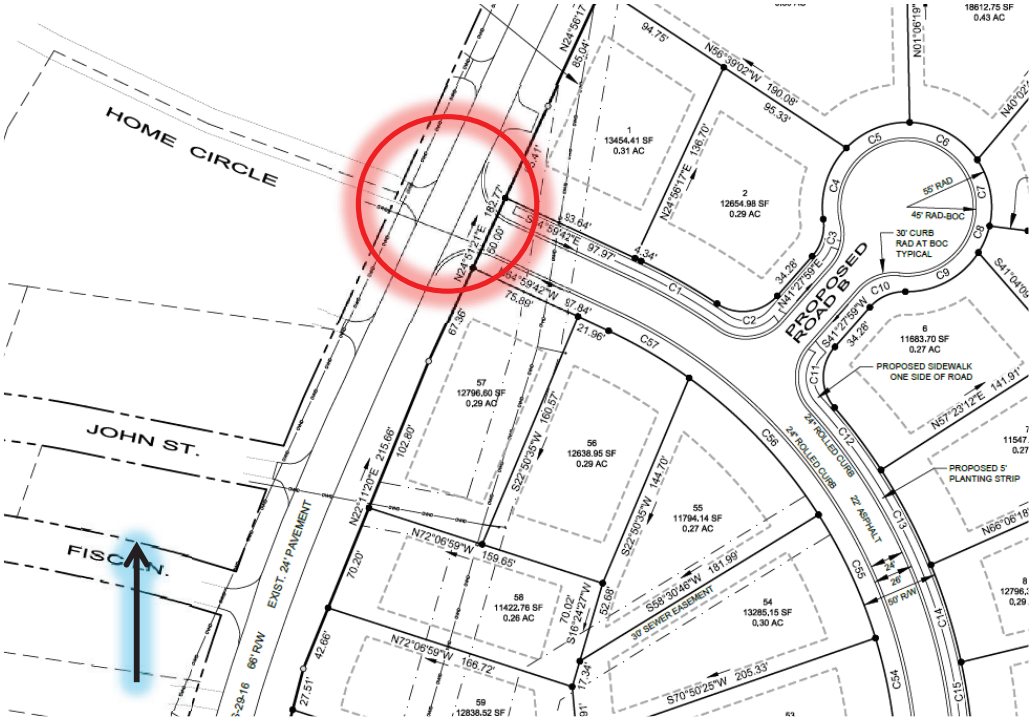


Image 5: Lynwood Subdivision Home Circle Intersection

Looking at both northbound and southbound directions where the proposed intersection is proposed to be located, the road is relatively straight (approximately 500+ feet north to Watts Drive; approximately 500+ feet south to Fisc Lane).

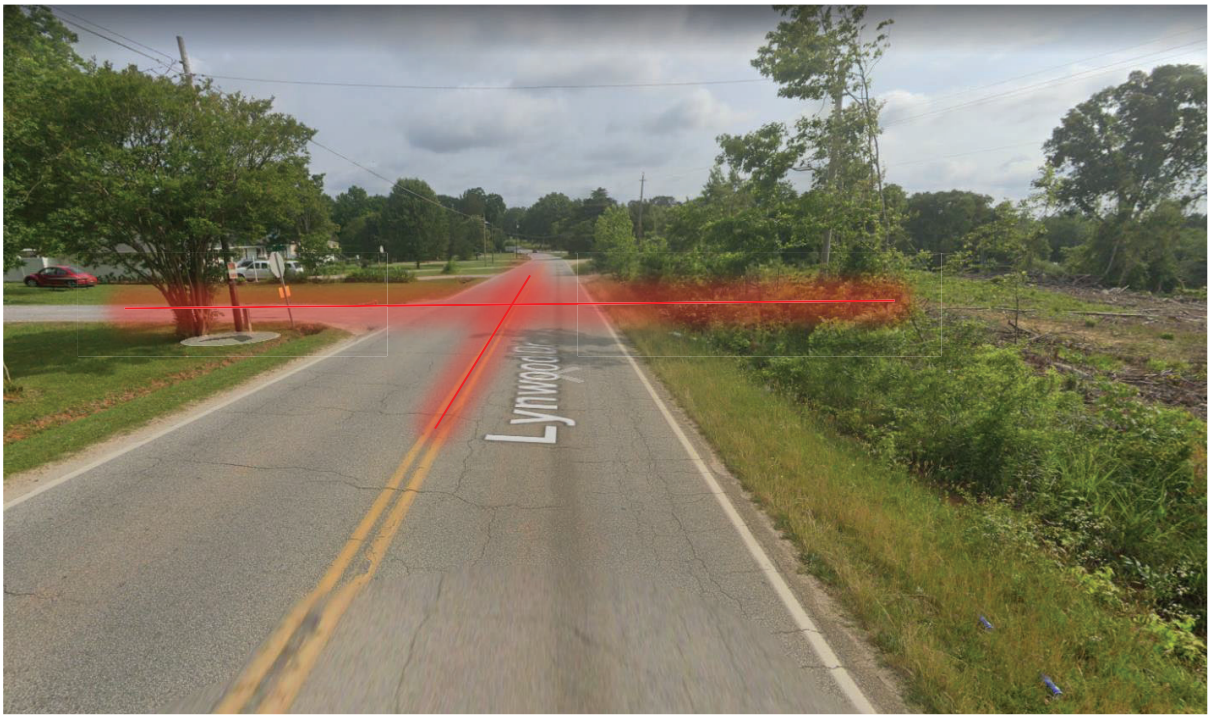


Image 6: Lynwood Subdivision Home Circle Intersection NB

Image 7: Lynwood Subdivision Home Circle Intersection SB

9. Traffic Signalization

No traffic signal is being proposed or required for this development.

10. Mitigation and Alternatives

The final phase of the analysis process is to identify mitigating measures which may either minimize the impact of the project on the transportation system or tend to alleviate poor service levels not caused by the project.

No measures are considered necessary to mitigate roadway system deficiencies as they relate to the impacts of the proposed project.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0478
Contact Person / Sponsor: Ashley Davis /Planning
Department: Planning
Date Requested to be on Agenda: 4/20/2021

Issue for Consideration:
Request to rezone TM # 0006N-0B-010.00 from Medium Density Residential (MDR) to General Business (GB) District. The Subject Parcel is one acre in size.

Points to Consider:
The subject property is predominately surrounded by the MDR and GB Districts. The surrounding uses are primarily commercial in nature (used car sales, mini-storage, and landscaping equipment and storage). This is the only residential parcel which takes access off of Hamstead Circle.

Recommendation:
Staff recommends **approval** of the request to rezone one (1) acre (TM # 0006N-0B-010.00) from Medium Density Residential (MDR) District to General Business (GB) District.

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report	4/9/2021	Planning Staff Report
Exhibit 1: Application	3/30/2021	Exhibit
Exhibit 2: Zoning Map	3/30/2021	Exhibit

PROPOSAL:	Request to rezone one acre of property
PROPERTY LOCATION:	923 Hamstead Circle (TM# 0006N-0B-010.00)
CURRENT ZONING DISTRICT:	Medium Density Residential (MDR) District
PROPOSED ZONING DISTRICT:	General Business (GB) District
APPLICANT:	Joyce Brooks
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW:

Proposal

The applicant has requested to rezone a parcel one (1) acre in size. The intent is to sell the property to be utilized for its highest and best use.

Site Information

The parcel proposed to be rezoned is currently used as residential and there is a mobile home on the property. Access will be provided by Hamstead Circle. Currently this is the only residential parcel taking access from Hamstead Circle.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by MDR and GB zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MDR	Manufactured Housing
South	Lancaster County	GB	Used Car Sales
East	Lancaster County	LDR	Manufactured Housing
West	Lancaster County	GB	Mini-Storage and Landscape Company

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the MDR District. Pursuant to UDO Chapter 2.3, the MDR District *is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.*

Requested GB

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

Compatibility with Surrounding Area
As noted previously, the subject property is predominately surrounded by the MDR and GB Districts. The surrounding uses are primarily commercial in nature (used car sales, mini-storage, and landscaping equipment and storage). This is the only residential parcel which takes access off of Hamstead Circle.

Non-Conformance Status

The properties use is currently residential in nature. If the rezoning were to be approved (changing the zoning district to General Business) the home on the property would become legal non-conforming if it remains on the site as a residence. This legal non-conforming status means that no major changes can occur to the residence further expanding its non-conformance. Also, any new business moving on to the property will be required to improve the site and building to meet current UDO and Building Code standards.

RELATIONSHIP TO PUBLIC PLANS

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

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

The requested GB District is consistent with the Neighborhood Mixed-Use Future Land Use Category.

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

INFRASTRUCTURE CONSIDERATIONS

Transportation
There are no issues with traffic generated from this request at this time. If a commercial use were to move on to this property which would create more than 50 peak hour trips to or from this location a TIA would be required as part of their site plan submittal.

Public Utilities

Public water is currently serving this site, there is a septic tank on site as well.

Public Schools

There are no capacity concerns for the schools within this area pertaining to this change.

PHOTOS OF PROJECT AREA:

Subject Property is visible on the left hand side of the photo above.

Aerial view of Hamstead Circle: Subject parcel can be seen in the lower left hand corner.

Aerial view from Hwy 160: Subject parcel can be seen in the upper left hand corner.

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone one (1) acre (TM # 0006N-0B-010.00) from Medium Density Residential (MDR) District to General Business (GB) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: TM# 0006N-0B-010.00;
2. That the subject property is currently zoned MDR District and proposed to be rezoned GB District;
3. That the subject property has a Future Land Use designation of Neighborhood Mixed Use, and a Community Type of Walkable Neighborhood Community Type; and
4. That the proposed GB District is generally consistent with the surrounding area which is comprised of MDR and GB Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:
Ashley Davis, Planner
adavis@lancastersc.net | 803-416-9433

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 923 Hamstead Circle

City Indian Land State SC Zip 29707 Tax Parcel ID 0006N-08-010.00

Current Zoning MDR Current Use QMH

Proposed Zoning Commercial Total Acres 1

Project Description not sure yet

Surrounding Property Description adjacent to auto dealership and storage facility

CONTACT INFORMATION

Applicant Name Joyce D Brooks

Address 923 Hamstead Circle

City Indian Land State SC Zip 29707 Phone (803) 448-5625

Fax _____ Email _____

Property Owner Name Joyce D Brooks

Address 923 Hamstead Circle

City Indian Land State SC Zip 29707 Phone (803) 448-5625

Fax _____ Email _____

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

Joyce D. Brooks — Applicant — 2/19/2021 — Date

Joyce D Brooks — Property Owner(s) — 2/19/2021 — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

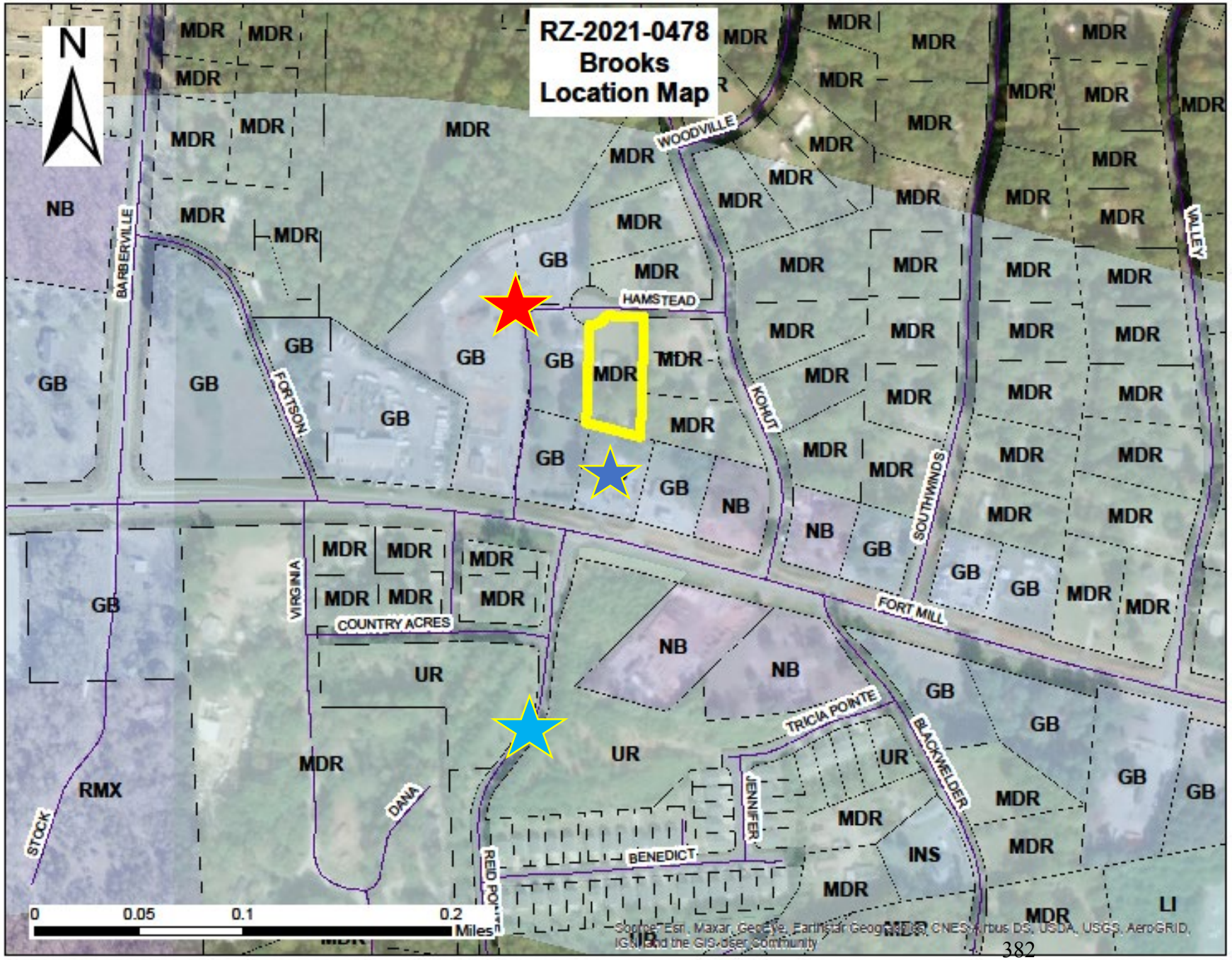
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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

2. **Planning Commission**

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

3. **County Council**

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



Lancaster County
South Carolina

Proposal:
Rezone property from MDR to GB

Legend:

- Subject Property
- Best Deals Used Car Sales
- Markham Landscape Products
- Reid Pointe Neighborhood

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2021-0704, Restaurant Parking
Contact Person / Sponsor: Robert Tefft, Senior Planner
Department: Planning
Date Requested to be on Agenda: 4/20/2021

Issue for Consideration:
Staff is requesting this item to be tabled until May 18, 2021.

Points to Consider:
N/A

Recommendation:
Staff is requesting this item to be tabled until May 18, 2021.

Agenda Item Summary

Ordinance # / Resolution #: Lancaster County School District Impact Fee Study
Contact Person / Sponsor: LCSD
Department: Planning
Date Requested to be on Agenda: 4/20/2021

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Resolution 1143-R2021	3/31/2021	Exhibit
LC School Impact Fee Study	4/2/2021	Exhibit

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

A RESOLUTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AND IT IS SO RESOLVED

Dated this 8th day of MARCH, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

(SEAL)

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

Approved as to form:

John DuBose, County Attorney

School Development Impact Fee Study and Capital Improvement Plan

Prepared for:
Lancaster County School District

March 18, 2021

TischlerBise
FISCAL | ECONOMIC | PLANNING

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EXECUTIVE SUMMARY

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

LANCASTER COUNTY SCHOOL DISTRICT SCHOOL DEVELOPMENT IMPACT FEE OVERVIEW

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

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

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

SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

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

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

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

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

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

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

CONCEPTUAL DEVELOPMENT IMPACT FEE CALCULATION

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

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

GENERAL METHODOLOGIES

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

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

Cost Recovery (Past Improvements)

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

Incremental Expansion (Concurrent Improvements)

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

Plan-Based Fee (Future Improvements)

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

Credits

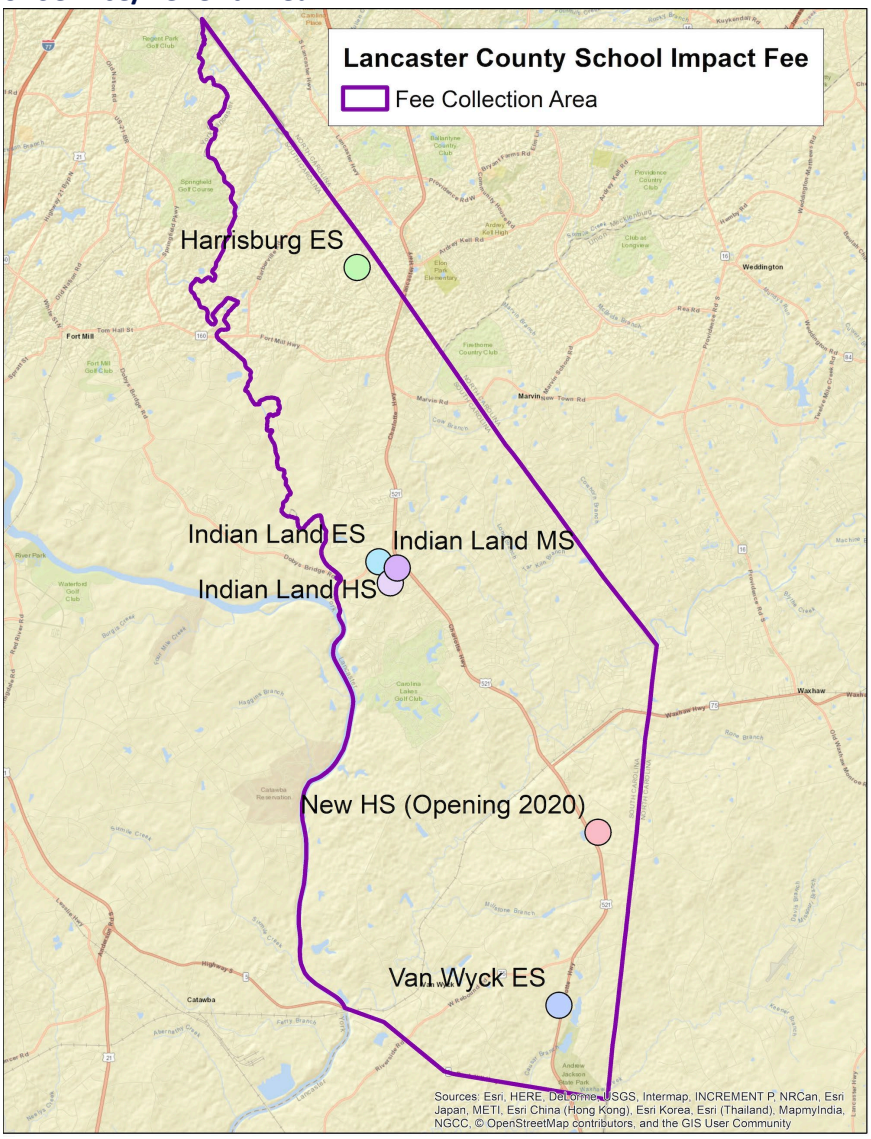
Regardless of the methodology, a consideration of "credits" is integral to the development of a legally defensible development impact fee methodology. There are two types of "credits" with specific characteristics, both of which should be addressed in development impact fee studies and ordinances.

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

SERVICE/BENEFIT AREA

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

Figure 1. Map of Service/Benefit Area



PROPOSED DEVELOPMENT IMPACT FEE SCHEDULE

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

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

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

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

Figure 2. Maximum Allowable School Development Impact Fees

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

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

STUDENT GENERATION RATES AND PROJECTED ENROLLMENT

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

STUDENT ENROLLMENT PROJECTIONS

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

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

Districtwide Enrollment Projections

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

Figure 3. Lancaster County School District Enrollment Projections

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

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

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

Indian Land Attendance Area Enrollment Projections

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

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

Figure 4. Indian Land Attendance Area Enrollment Projections

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

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

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

STUDENT GENERATION RATES

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

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

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

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

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

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

Estimated Public School Students by Housing Unit Type

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

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

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

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

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

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

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

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

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

CAPITAL IMPROVEMENT PLAN

OVERVIEW OF CURRENT SCHOOL FUNDING ARRANGEMENTS

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

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

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

SERVICE/BENEFIT AREA

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

BUILDING AND SITE LEVEL-OF-SERVICE STANDARDS

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

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

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

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

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

K-8 Schools

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

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

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

Figure 7. Indian Land Attendance Area K-8 Schools

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

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

Source: Lancaster County School District

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

PLANNED CAPACITY PROJECTS

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

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

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

Figure 8. Lancaster County School District Planned Capacity Projects

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

FUTURE CAPACITY PROJECTION

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

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

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

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

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

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

Figure 9. Forecasted Elementary School Capacity Utilization

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

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

Figure 10. Forecasted Middle School Capacity Utilization

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

SCHOOL DEVELOPMENT IMPACT FEE CALCULATION

METHODOLOGY

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

CONSTRUCTION COSTS

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

Figure 11. K-8 School Construction Cost Assumptions

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

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

LAND COSTS

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

Figure 12. Land Cost Assumptions

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

Source: Lancaster County School District

CREDITS/OFFSETS

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

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

Credits for Future Principal Payments on Existing School Capacity

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

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

Figure 13. Credit for Future Principal Payments on Existing Debt

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

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

Source: Lancaster County School District Cumulative Bond Payment Schedule

Credit for Existing and Future Debt Principal

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

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

Figure 14. Credit for Principal Payments on Future Debt

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

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

Credit for Excess Revenue

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

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

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

School Development Impact Fee Input Variables

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

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

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

Figure 15. School Development Impact Fee Input Variables

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

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

MAXIMUM ALLOWABLE SCHOOL DEVELOPMENT IMPACT FEES

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

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

Figure 16. Maximum Allowable School Development Impact Fees

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

APPENDIX A: HOUSING AFFORDABILITY ANALYSIS

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

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

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

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

South Carolina Development Impact Fee Act

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

Maximum Supportable Development Impact Fee

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

Figure 17. Maximum Supportable Development Impact Fee

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

Housing Stock

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

Figure 18. Housing Stock Characteristics

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

Vacant HU	650
Occupancy Rate	95%

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

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

Household Income

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

Figure 19. Median Household Income

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

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

Cost of Homeownership

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

The following section details the costs included.

Purchase Price

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

Mortgage Payment

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

Property Tax

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

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

Existing Lancaster County Impact Fees

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

Fire District Fee

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

Solid Waste Collection Fee

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

Water, Sewer, and Electric Utilities

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

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

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

Telephone, Cable, and Internet Utilities

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

Homeowner's Insurance

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

Monthly Payment

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

Cost of Renting

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

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

Cost Burden Analysis

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

Scenario 1: Baseline Conditions

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

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

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

Scenario 2: Baseline Condition + Proposed Development Impact Fee

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

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

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

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

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

Conclusion

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

Figure 22. Cost of Homeownership

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