

Planning Commission Members

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

**County Attorney**

Ginny L. Merck-Dupont

Clerk to Planning Commission

Jennifer Bryan

Development Services Director

Allison Hardin

April 16, 2024

6:00 PM

**101 North Main Street
Lancaster, SC 29720**

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

AGENDA

- 1. Call to Order Regular Meeting and Roll Call Vote**
- 2. Approval of the Agenda**
- 3. Citizen's Comments**

*[Lancaster County Council welcomes comments and input from citizens who may not be able to attend Council meetings in person. Written comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, by email to Sherrie Simpson at ssimpson@lancastersc.net or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at <https://www.mylancastersc.org/>. Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings. *Please note that any handouts presented to Council or Council Boards and Commissions become an official part of the record and a copy is attached to the legal minutes for the meeting.]*

4. Approve Minutes

- a. March 19, 2024 Regular Minutes
- b. April 4, 2024 Workshop Minutes

5. Public Items

- a. RZ-2024-0342 Sites
Application by Peter Sites to rezone a parcel of 46.883 acres at 1540 Old Pardue Road (TM # 0050-00-038.02) from Low Density Residential (LDR) to Rural Residential (RR) district, in order to develop the site for agrotourism.
- b. SD-2023-2224 HTTF/Woodland Point
Application by David Weekly Homes LLC, HHTF Company LLC and ESP Associates Inc for a preliminary plat for 112.48 acres off Vance Baker Road (TM# 0009-00-015.00) to develop a single

family residential subdivision of 91 lots.

c. SD-2022-2122 Riverchase 2

Application by LGI Homes, Riverchase Estates Partners LLC and R. Joe Harris & Associates for a Preliminary Plat for 578.83 acres on the west side of Riverside Road south of Cobblestone Way (p/o TM# 0030-00-002.00), to develop a 343-lot single family residential subdivision (Section 2 of Riverchase Estates.)

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

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

6. New Business

a. NRN-2024-0569 Melanie Drive

Application by Jan Ringeling and the Moody Group on behalf of Barberville Developers LLC, to name a proposed private road accessing two existing parcels at the intersection of Barberville Road and Fort Mill Highway (TM #s 0006-00-057.00 & 0006-00-058.00).

b. Capital Improvement Plan Presentation

Review and update of FY 2021-2031 Capital Improvement Plan and associated funding requests for FY2025, in alignment with the Comprehensive Plan.

c. Administrative /Training

- A. UDO Update: Definitions, Administration
- B. Planning Commission rules of procedure
- C. Planning staff duties to the Planning Commission
- D. Updates to staff report format

d. Overview of next month's Agenda

e. 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://mylancastersc.org/boards___commissions/planning_commission/planning_commission_meetings.php

Agenda Item Summary

Ordinance # / Resolution #: March 19, 2024 Regular Minutes

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 4/16/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
March 19, 2024 Regular Minutes	4/5/2024	Exhibit



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN

JAMES BARNETT, DISTRICT 5, VICE-CHAIRMAN

T. YOKIMA CURETON, DISTRICT 2

JUDIANNA TINKLENBERG, DISTRICT 4

SHEILA HINSON, DISTRICT 6

ALAN PATTERSON, DISTRICT 1

, DISTRICT 7

CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
March 19, 2024 6:00 p.m.

Chairman Deese called the meeting to order at 6:00 p.m.

1. ROLL CALL: Quorum is present (6 Commissioners)

Commissioners Present:

T. Yokima Cureton

James Barnett

Sheila Hinson

Charles Keith Deese

Alan Patterson

Judianna Tinklenberg

Staff Present:

Allison Hardin, Interim Director

Clerk: Jennifer Bryan

Matthew Blaszyk, Planner

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building for the required length of time, and was published on the County website.

THE FOLLOWING IS A SUMMARY OF PROCEEDINGS. IT IS NOT A VERBATIM TRANSCRIPT.

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.

Motion to Approve by James Barnett; 2nd by Sheila Hinson

Called vote: 6:0. **Motion approved unanimously.**

3. CITIZEN'S COMMENTS [see Sign-In sheet attached]

Chairman Deese opened the floor to comments from the public.

[2 email comments submitted for **Item 6a. NRN-2023-2146**, see attachments Sign In sheets and email comments]

1. Email comment, **Doug Fox:** opposed to NRN-2023-2146 Colonels Way
2. Email comment, **J D Dudley:** opposed to NRN-2023-2146 Colonels Way

No other citizens signed in for comments. Chairman Deese closed Citizens' Comments.

4. APPROVE MINUTES

a. February 15, 2024 Special Meeting Minutes

Chairman Deese called for a motion to approve February 15, 2024 Special Meeting Minutes as written. James Barnett abstained as absent from 2/15 meeting. Motion to Approve by Yokima Cureton; 2nd by Alan Patterson.

Called vote: 5:0 (1 abstention). **Motion approved.**

b. February 20, 2024 Regular Minutes

Chairman Deese called for a motion to approve February 20, 2024 Regular Minutes as written. All Commissioners were present at 2/20 meeting. Motion to Approve by Alan Patterson; 2nd by James Barnett.

Called vote: 6:0. **Motion approved unanimously.**

c. March 7, 2024 Workshop Minutes

Chairman Deese called for a motion to approve March 7, 2024 Workshop Minutes as written. Judianna Tinklenberg abstained as absent from 3/7 meeting. Motion to Approve by James Barnett; 2nd by Sheila Hinson.

Called vote: 5:0 (1 abstention). **Motion approved.**

5. PUBLIC ITEMS

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

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

Staff Presentation: Allison Hardin, Development Services Director, reported that Council requests deferral to the April 16, 2024 meeting, as they have not reached consensus on added conditions.

Chairman Deese called for a motion on item TA-2024-0162

Motion to defer by James Barnett; 2nd by Sheila Hinson.

Discussion:

Commissioners asked what was the reason or benefit for deferral; time allows additional research for questions and concerns raised by Council.

Called vote: 6:0. **Motion to defer is approved unanimously.**

b. TD-2024-0344 Sec 7.2.4.D Satellite Parking

Application the request of Council to amend the Unified Development Ordinance at Sec. 7.2 Parking and Driveways, to refine regulations for satellite Parking.

Staff Presentation: Allison Hardin, Development Services Director, presented the application consistent with the staff report.

Staff Recommendations: Council has requested this revision to the UDO.

Questions to staff:

Commissioners raised the following questions:

1. Who regulates shuttle service
2. Who regulates lease agreement provision

Staff responded that amendments can be requested for example licensing, bonding, Class D license requirement, and lease agreement requirements.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Deese closed Public hearing and called for a motion on item TA-2024-0344.

Motion to approve with conditions by Alan Patterson; 2nd by Yokima Cureton.

Conditions:

1. Shuttle provision is mandatory for satellite locations from 600-1600 feet distant.
2. Only commercially approved (licensed, bonded) shuttle services are permitted.

Discussion: no further discussion.

Called vote: 6:0. **Motion is approved unanimously.**

Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

c. RZ-2023-2099 Lynwood Subdivision

Application by Franklin Craig on behalf of Upstate Palmetto Holdings LLC and B&C Land Holdings LLC, to rezone 124.2 acres comprising two parcels at and adjacent to # 2417 & #2421 Lynwood Drive, Lancaster (TM#s 0102-00-017.03 & p/o 0102-00-017.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District, in order to develop a single-family residential subdivision of 303 lots. The total project acreage is 129.5 acres

NOTE: Corrected Staff Report was distributed at the meeting. See attachments.

Staff Presentation: Matthew Blaszyk, Planner presented the application consistent with the staff report. Staff Recommendations: Approval as meets requirements.

Comment from applicant(s):

1. **Greg Williams**, (Upstate Palmetto) spoke in support, describing aspects of the proposed plan. Engineer Franklin Craig was also present.

Public Hearing: (See attachments: Sign-in Sheets)

[2 email comments were submitted; see attachments for #1 & 2 below with Sign In sheets]

1. Email Comment: **Rod Anderson:** opposed to subdivision
2. Email Comment: **Bernadette Zitelli:** opposed to subdivision
3. **David Metzler:** opposed to subdivision
4. **Nancy Alexander:** opposed to subdivision
5. **Sandra Trull:** opposed to subdivision
6. **Lorie Blackmon:** opposed to subdivision
7. **Kevin Stogner:** opposed to subdivision
8. **Angela Lockridge:** opposed to subdivision

Chairman Deese closed Public hearing and called for a motion on item RZ-2023-2099. In the interest of an action in the affirmative, motion to approve by Alan Patterson; 2nd by James Barnett.

Discussion:

Commissioners raised concerns about road width and condition, traffic, buffers, pedestrian streetscape, connectivity, erosion and water control, and school capacity.

Called vote: 4:2. **Motion is approved.**

Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

d. RZ-2024-0236 Wellspring/Potter Rd.

Application by Mark Boyce on behalf of Wellspring Carolina Investments to rezone 53.72 acres on South Potter Road (TM # 0088-00-017.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) district, to allow development as a single-family residential subdivision.

Staff Presentation: Matthew Blaszyk, Planner presented the application consistent with the staff report. Staff Recommendations: Denial as inconsistent with neighboring properties.

Comment from applicant(s): **Mark Boyce** for Wellspring Carolina Investments spoke in support and described the proposed plan.

Public Hearing: (See attachments: Sign-in Sheets)

[4 Email comments were submitted, see attachments for #1-4 below]

1. Email Comment: **Robert Richards:** opposed to subdivision
2. Email Comment : **Kelly Fuller:** opposed to subdivision
3. Email Comment: **Kim Dennis:** opposed to subdivision
4. Email Comment: **Taylor Fleming:** opposed to subdivision
5. **Crawford Roberts:** opposed to subdivision
6. **Lori Sistare:** opposed to subdivision

7. **Rebecca Benson:** opposed to subdivision
8. **Clyde Williams:** opposed to subdivision
9. **Melissa Pate:** opposed to subdivision
10. **Mike Sistare:** opposed to subdivision
11. **Gilbert Small:** opposed to subdivision
12. **Kaydence Clark:** opposed to subdivision
13. **Jason Stevens:** opposed to subdivision
14. **Jodi Honeycutt:** opposed to subdivision
15. **Pieter Miller:** opposed to subdivision
16. **Monica Graham:** opposed to subdivision
17. **Glen Steen:** opposed to subdivision
18. **Josh Billiar:** opposed to subdivision

Chairman Deese closed Public hearing and called for a motion on item RZ-2024-0236. In the interest of an action in the affirmative, motion to approve by Alan Patterson; 2nd by Yokima Cureton.

Discussion:

Commissioners asked that confusion in labeling of Bear Creek vs. Beaver Creek be corrected before Council hearing.

Called vote: 0:6. **Motion is denied unanimously.**

Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

The Chairman called a recess at 8:02 PM to allow public to exit.
Meeting reconvened at 8:08 PM

e. RZ-2024-0269: Anderson

Application by Judy Anderson to rezone a parcel of .50 acres located at 126 Dogwood Trail Lane, Indian Land (TM#0013-00-080.02) from Medium Density Residential (MDR) to Neighborhood Business (NB) district, to allow property to be conjoined with existing business at 8143 Charlotte Highway.

Staff Presentation: Matthew Blaszyk, Planner presented the application consistent with the staff report. Staff Recommendations: Approval.

Applicant(s): **Judy Anderson**, applicant: spoke in support of her application and explained the history of the site.

Public Hearing: (See attachments: Sign-in Sheets)

[See also attached notes from Laney Family]

1. **B.J. Laney:** Opposed to rezoning
2. **Sherrie Laney:** opposed to rezoning
3. **Barbara Pressley:** opposed to rezoning (yielded time.)

Chairman Deese closed Public hearing and called for a motion on item RZ-2024-0236. In the interest of an action in the affirmative, motion to approve by Yokima Cureton ; 2nd by Judianna Tinklenberg.

Discussion:

Commissioners raised concerns about the condition and width of Dogwood Lane, and the negative impact on the neighborhood of commercial vehicle access on Dogwood Lane.

Called vote: 0:6 **Motion is denied unanimously.**

Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

6. NEW BUSINESS

a. NRN-2023-2146 Elite Avenue

Application by G. Kesineni for Building Bricks LLC to name a private driveway located off Lenger's Way behind KFC at 9615 Charlotte Highway (0008-00-026.00), adjacent to the parcel owned by Building Bricks LLC (0008-00-061.03), to allow E911 addresses to be assigned to proposed buildings on the Building Bricks property.

Staff Presentation: Jennifer Bryan, Clerk.

Application was previously submitted to Planning Commission, but application and legal notice were incorrect. The application has been corrected and proper notice has been given.

Questions to Staff:

Commissioners raised concerns about site plan allowing access to KFC private driveway, which also has an easement agreement with the QuikTrip property adjacent on Charlotte Highway. Staff explained that applicant had a signed easement agreement with KFC property owner; site plan is in review by Technical Review Committee to resolve compliance with all other UDO requirements; and per the UDO, plan was not subject to review by Planning Commission.

No public hearing required.

[Two email comments were received, both in opposition to the proposed access. No objection was raised to the proposed name. They are logged under Citizens' Comments at 3a attached to these minutes.]

Chairman Deese called for a motion on item NRN-2023-2146. Motion to approve by James Barnett; 2nd by Sheila Hinson.

VOTE: AP: Against
SH: For

YC: Against
JB: For

JT: Against
CD: For

Called vote: 3:3. **Motion fails for lack of majority.** This item does not require referral to County Council

b. NRN-2024-0405 Group Submittal: Civil Plans & Preliminary Plats

Group submittal of road names submitted as part of Civil Plans, Preliminary Plat and Site Plan process. Staff Presentation: Jennifer Bryan, Clerk

No public hearing required.

Chairman Deese called for a motion on item NRN-2024-0405. Motion to approve by James Barnett; 2nd by Yokima Cureton.

Called vote: 6:0. **Motion is approved unanimously.**

This item does not require referral to County Council

c. Overview of Next Month's Agenda:

- Preliminary Plat for Riverchase 2
- Preliminary Plat for HHTF/Woodland Pointe
- Rezoning LDR to RR

a. Other

Alan Patterson requested that future meetings be opened with a Pledge of Allegiance and [Christian] prayer.

d. ADJOURN

Motion to adjourn by James Barnett; 2nd by Sheila Hinson. Motion approved by unanimous consent. Meeting adjourned at 9:02 p.m.

ATTACHMENTS

PROPOSAL: Request to rezone 124.2 acres of property (total project acreage 129.5 acres.)

PROPERTY LOCATION: At and adjacent to # 2417 & #2421 Lynwood Drive, Lancaster (TM#s 0102-00-017.03 & TM# 0102-00-017.00)

CURRENT ZONING DISTRICT: Low Density Residential (LDR)

PROPOSED ZONING DISTRICT: Medium Density Residential (MDR)

APPLICANT: Franklin Craig on behalf of Upstate Palmetto Holdings LLC and B&C Land Holdings LLC

COUNCIL DISTRICT: District 5, Steve Harper

STATUTORY NOTICES: Sign posted 03/04/2024
Hearing notice published 03/02/2024 in The Lancaster News
Mailed notices 03/04/2024
Posted agenda in lobby 03/12/2024

OVERVIEW:

Proposal

The applicant has requested to rezone two parcels totaling 124.2 acres in size. The intent is to develop a subdivision of 303 single family lots following the rezoning. A portion of TM # 0102-00-017.00 is already zoned MDR and is not included in this rezoning.

Site Information

The subject parcel is currently zoned Low Density Residential and located at, and adjacent to, # 2417 & #2421 Lynwood Drive, south of the city of Lancaster. The proposed site is located opposite a small subdivision named Rum Valley platted in 1983. A Sketch Plan for the proposed development has been submitted for review; Technical Review Committee comments are attached to this report.

Summary of Adjacent Zoning and Uses

The subject parcel is surrounded by residential and agricultural properties which are outlined in the table below.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR; MDR	Residential; Agricultural
South	Lancaster County	LDR; MDR	Residential; Agricultural
East	Lancaster County	LDR; MDR	Residential; Agricultural
West	Lancaster County	MDR	Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the Low Density Residential 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 MDR

UDO Chapter 2.3 describes the requested MDR District as *"...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."*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the Medium Density Residential, Low Density Residential, and Manufactured Housing Zoning Districts. The surrounding uses are primarily residential and agricultural in nature.

TRC Comments

The applicant submitted a sketch plan to receive initial comments of the proposed development prior to going through the rezoning process. Several of staff's concerns included the wetland area on the parcel, stream crossings, the proposed density on this scale and the ability to meet lot width requirements.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is a Transitional which corresponds to the Community Type of Suburban SF/MF Residential & Commercial. The adopted Comprehensive Plan states that the Suburban SF/MF Residential & Commercial *"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."* The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The requested MDR District is consistent with the Future Land Use Category and the Comprehensive Plan.

Suburban Single-Family Neighborhood: Land Use Considerations		
Mobile / Modular Homes	Church	Community Center
Single-Family Detached Home	School	Pool and Recreational Amenities
Single-Family Attached Home (Town Home / Duplex)	Community Park	Natural Area

INFRASTRUCTURE CONSIDERATIONS

Transportation

The proposed development after the rezoning process plans on access off of Lynwood Drive. This portion of Lynwood Drive receives 2,200 daily trips, 4% of which are truck traffic according to SCDOT. Lynwood Drive is classified as an "Urban Major Collector" and is 20ft wide according to SCDOT.

Public Utilities

The parcel has access to water and sewer via the Lancaster County Water and Sewer District. There is a downstream sewer constraint that needs to be discussed with LCWSD.

Public Schools

The Lancaster County School District has not provided feedback at this time. The schools affected by this rezoning include McDonald Green Elementary, South Middle and Lancaster High School. According to information provided in 2023, the projections for the effected schools are the following:

- The capacity for McDonald Green Elementary School is 528 students, the current projected enrollment is 330 students.
- The capacity for South Middle School is 921, the current projected enrollment is 527 students.
- The capacity for Lancaster High School is 2596 students, the current projected enrollment is 1498 students.

Public Concern

Staff received several phone calls in opposition to the proposed rezoning. These concerns were based around the number of proposed units/density of the preliminary plat that would follow the rezoning.



Facing Subject Parcel off Flat Creek Road



Existing Development Across from subject parcel

STAFF RECOMMENDATION:

Staff recommends **Approval** of the request to rezone 124.2 acres (TM# 0102-00-017.03 & TM # 0102-00-017.00)) from Low Density Residential (LDR) District to Medium Density Residential (MDR) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcels: (TM# 0102-00-017.03 & TM# 0102-00-017.00.05;
2. That the subject property is currently zoned LDR District and proposed to be rezoned MDR District;
3. That the only connection to a public road is through Lynwood Drive, classified as a Major Urban Collector by SCDOT;
4. The requested MDR District is consistent with the Future Land Use Category and the Comprehensive Plan;
5. The surrounding uses are primarily residential in nature;

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Sketch Plan
4. TRC Comments
5. Recorded Plat(s)
6. Deed(s)

STAFF CONTACT:

Matthew Blaszyk, Planner
mblaszyk@lancastersc.net | 803-416-938

SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

For comments on specific agenda items under discussion, please sign in on the appropriate sheet.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 19, 2024

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

PLEASE PRINT

1. Email Comment: Doug Fox (dougfox52@gmail.com) opposed to New Road Name NRN-2023-2146
2. Email Comment: JD Dudley (jdudley@quikTrip.com) opposed to New Road Name (NRN-2023-2146)
3.
4.

Item 6a: NRN Colonel's Way
(fox)

From: [Doug Fox](#)
To: [Jennifer Bryan](#)
Subject: Public Comment on NRN-2023-2146 Colonel's Way
Date: Tuesday, March 19, 2024 1:32:20 PM



The System couldn't recognize this email as this is the first time you received an email from this sender dougfox52@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.

—IT Helpdesk, lancastersc.supportsystem.com

Good afternoon,

I go to the QT gas station daily via the driveway in question on my commute to work. I do not believe this driveway should be considered a road for multiple reasons. The driveway leads into a large parking lot that currently experiences heavy traffic from people frequenting Dollar General, KFC, QT, Caliber Collision, and ALDI. If this driveway truly was a road I believe it would have been named as one when the pre-existing buildings and associated parking lots were constructed. I believe adding three additional businesses that are serviced by this driveway will generate more traffic congestion in an already congested area. This added congestion could potentially result in accidents, and will cause an unnecessary inconvenience for many people trying to get to the businesses that are already there. It is said that the naming of this driveway as a road will be to provide an emergency services's address for the three additional businesses. If this is the sole reason that this driveway must be named a road, how do the current businesses have an emergency service's address? Additionally, the naming of the road as "Colonel's Way" seems highly convenient for the KFC located at the top of the driveway. It would appear that there could be a road constructed off of Lenger's Way that would not create any unnecessary traffic and provide an emergency service's address for the three additional businesses. In closing, I would like to say that the colloquial understanding of the word "driveway" is far from that of a dead-end road. The end of a driveway is your destination, the end of a road is a cul-de-sac.

Thank you,

Doug Fox

Item 6a: NRN Colonels Way
(Dudley)

From: [Dudley, JD](#)
To: [Jennifer Bryan](#)
Cc: [Donton, Thomas](#)
Subject: Road Name Application 20232146
Date: Tuesday, March 19, 2024 11:31:19 AM
Attachments: [image001.png](#)
[14 - 1048 - KFC Reciprocal Easement Agreement.pdf](#)



The System couldn't recognize this email as this is the first time you received an email from this sender jdudley@quiktrip.com

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

Jennifer,

As discussed, attached is the access easement between QT and KFC. They granted us access to Lengers Way and we granted them access to US Hwy 521.

Per section 8 of the contract, QT would have to give them written permission to modify the easement in any way. Also, If they are providing access to our property by another user, that would overburden the easement that we granted KFC on our property.

Please see attached and let me know if you have any questions, comments or concerns.

Thank you,

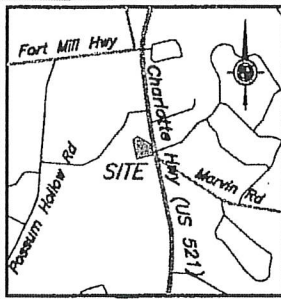
 **QuikTrip.** | Real Estate

JD Dudley | Real Estate Manager | Charlotte

C: 830.500.9323

Access granted by
KFC to QT

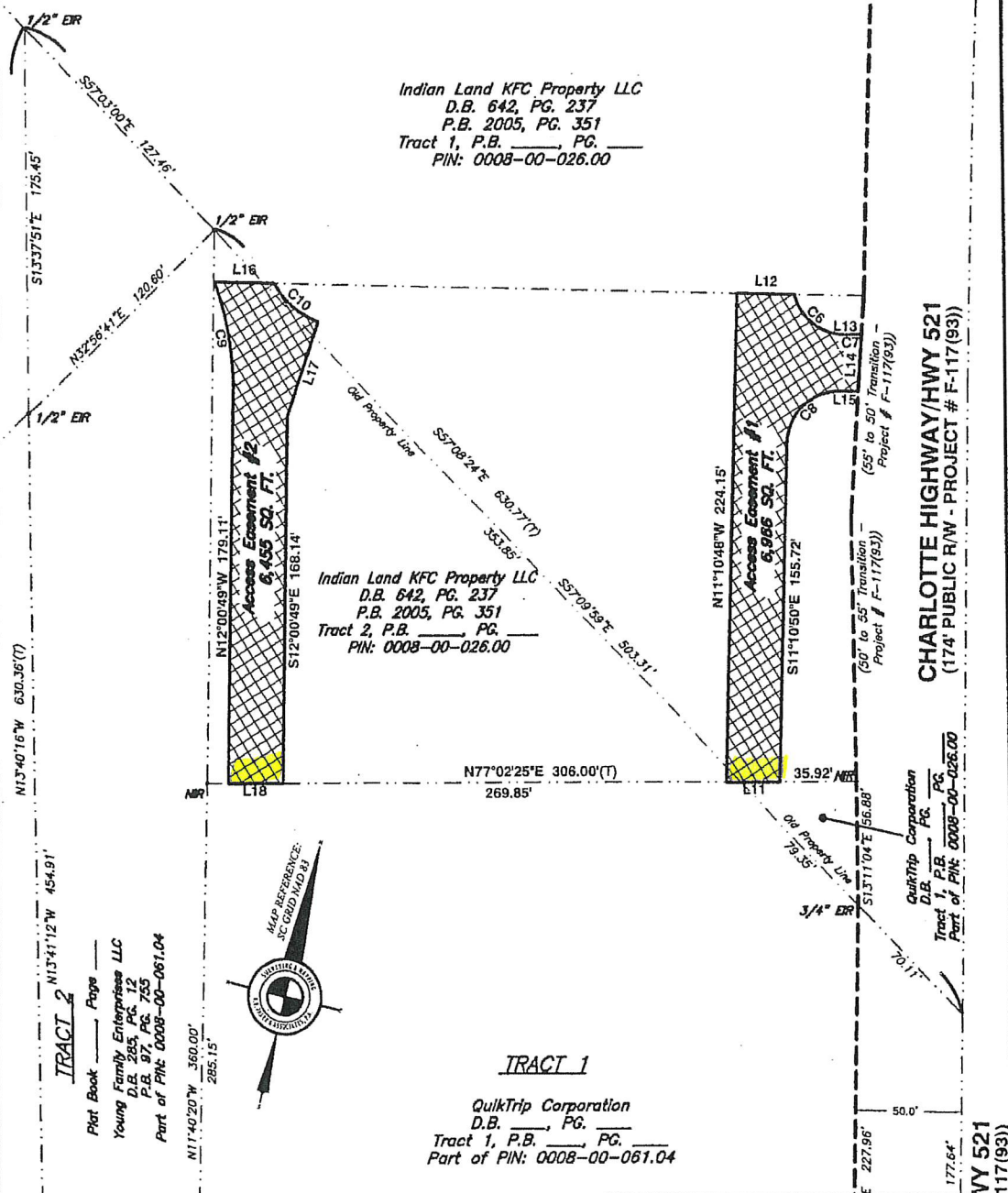
EXHIBIT C



VICINITY MAP - NTS

LINE	BEARING	DISTANCE
L11	S77°02'25"W	26.01'
L12	N78°25'03"E	28.13'
L13	N78°26'10"E	5.07'
L14	S09°02'38"E	26.24'
L15	S78°26'10"W	9.77'
L16	N78°25'03"E	28.49'
L17	S06°03'54"W	46.01'
L18	S77°02'25"W	26.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C6	24.00'	31.68'	29.43'	S63°45'11"E
C7	29.00'	3.53'	3.52'	N74°57'09"E
C8	24.39'	36.82'	33.42'	N33°06'28"E
C9	137.00'	51.98'	51.67'	S22°53'02"E
C10	39.00'	28.25'	27.64'	S63°10'57"E



SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: TA-2024-0162 Non-Metallic Mineral Manufacture-Conditional Use

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

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 19,, 2024

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

PLEASE PRINT

1.	Email comment: James Balik jabalike.verizon.net
2.	
3.	
4.	

From: [Sherrie Simpson](#)
To: [Jennifer Bryan](#)
Subject: Fwd: Non Mettalic Mineral Manufacture Conditional Use
Date: Monday, March 18, 2024 1:46:35 PM
Attachments: [LCLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

Here is a comment for the planning commission meeting. Can you respond.

Thanks
Sherrie

Sent from my iPhone



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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Begin forwarded message:

From: James Balik <jabalik@verizon.net>
Date: March 18, 2024 at 12:49:53 PM EDT
To: Sherrie Simpson <SSimpson@lancastersc.net>
Subject: Fw: Non Mettalic Mineral Manufacture Conditional Use

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—IT Helpdesk, lancastersc.supportsystem.com

Sherrie,

Could you please distribute this to the members.

Thank you for you review of my comments.

Jim Balik
3305 Millstone Creek Road

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Lancaster County



South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: TD-2024-0344 Sec 7.2.4.D Satellite Parking

Application the request of Council to amend the Unified Development Ordinance at Sec. 7.2 Parking and Driveways, to refine regulations for satellite Parking.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 19, 2024

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2.
3.
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South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: RZ-2023-2099 Lynwood Subdivision

Application by Franklin Craig on behalf of Upstate Palmetto Holdings LLC and B&C Land Holdings LLC, to rezone 124.2 acres comprising two parcels at and adjacent to # 2417 & #2421 Lynwood Drive, Lancaster (TM#s 0102-00-017.03 & p/o 0102-00-017.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District, in order to develop a single-family residential subdivision of 303 lots. The total project acreage is 129.5 acres

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 19,, 2024

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PLEASE PRINT

1. Email comment: Rod Anderson (rod 29720@outlook.com)
2. Email Comment: Bernadette Zitelli (bernadettezitelli1@gmail.com)
3.   

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4.	✓ David Metzler mortimer70@yahoo.com
5.	✓ Harvey Alexander 2333 Lynwood Dr.
6.	✓ Sandra W. Trull 1586 McEllwain Rd
7.	✓ Lorie Blackmon 2475 Lynwood Dr.
8.	✓ Kevin Stogner stogner.kevin@gmail.com
9.	✓ Angela Lockridge arlockridge143@gmail.com
10.	
11.	
12.	
13.	
14.	
15.	
16.	

Item 5c: Lynwood
(Anderson)

From: [Matthew Blaszyk](#)
To: [Jennifer Bryan](#)
Subject: FW: Opposition to Rezoning RZ-2023-2099 Lynwood Drive
Date: Monday, March 18, 2024 2:34:51 PM
Attachments: [LLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)



Matthew Blaszyk, Planner
Planning

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

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

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From: Rod Anderson <rod29720@outlook.com>
Sent: Monday, March 18, 2024 2:26 PM
To: Matthew Blaszyk <mblaszyk@lancastersc.net>
Subject: Opposition to Rezoning RZ-2023-2099 Lynwood Drive

☐ **The System couldn't recognize this email as this is the first time you received an email from this sender rod29720@outlook.com**

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

Dear Mr. Blaszyk,

I realize this comes very late but I wish to convey my strong opposition to this rezoning effort of the 124.2 acres adjacent to 2417 & 2421 Lynwood Drive. Between my wife and I, we own 20 acres of property adjoining this acreage under consideration for rezoning. Additionally, my wife's family owns considerably more acreage also adjacent to the 124.2 acres and they are also all against this rezoning.

Some of the property that my wife's Uncle, Carl Wright, owns is used for cow

pasture and has barbed wire fencing adjoining the 124.2 acres in question. My home located at 1580 McIlwain Rd., also has barbed wire fencing adjacent to the 124.2 acres because cows on occasion get out and come onto our property. I don't think you should be putting densely populated homes right next to a cow pasture. This would seem to violate the intent of the county's definition of MDR. We are not going to remove our barbed wire fencing so I also think it would be a child safety hazard for you to place a lot of small lots for homes where their back yards would be up against our fencing. That doesn't make common sense.

The 124.2 acres is a very wet location with underground springs feeding ponds, etc. You can fill this in all you want it will still be a potentially swamp-like location in many spots. To put down new houses on concrete slabs over underground springs would be a ticking time bomb for unwary new home owners. After some years the place will be a mess and home drainage systems will fail as they always do.

Potential residents will be sending their children to McDonald Green school which is already at max capacity. So the County will raise my taxes to expand the school or build a new one. I am very against having my taxes raised especially considering there is an extreme shortage of qualified teachers. You will have to expand the school BEFORE residents move in so I will be paying extra taxes before this over-crowded subdivision is even inhabited. We are retired on fixed incomes and this is not fair!

I have done the math and 124.2 acres for 303 lots is an average of 0.41 acres per lot not accounting for roads and right of way, etc. So when all is said and done these homeowners will only have, at best, between .25 and .33 acres to put their cheaply built concrete slab houses on. Would you want to live in this overcrowded subdivision? This sounds more like HDR then MDR to me. I also see that the County's requirement for MDR is to have sidewalks. Are you planning on those too? They better be figured in or you're in violation of your own code.

Crime. When you pack people in too close together you are just asking for trouble between neighbors and people disrespecting other people's property and one another. You will have to increase your county patrols and calls into this neighborhood. I don't want drugs and criminal activity right in my backyard.

I am vehemently against this rezoning and it's a bad idea in general considering the wet location and the number of homes you intend to shoehorn in there. I expect you will probably push forward with this project out of greed. I ask you to consider that what you're proposing, while legal, is not for the betterment of the citizens you serve. Neither for property owners like me or for the unsuspecting home buyers who will regret in the future what they will get stuck with.

Thank you for your time,

Rod Anderson
1580 McIlwain Rd.
Lancaster, SC 29720

Hem5c: Lynwood

(Zitelli)

From: [Sherrie Simpson](#)
To: [Jennifer Bryan](#)
Subject: Fwd: RZ-2023-1099
Date: Monday, March 18, 2024 1:38:10 PM
Attachments: [LCLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

Jennifer:

Here is another email regarding Lynwood drive. Can you respond?

Thanks
Sherrie

Sent from my iPhone



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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Begin forwarded message:

From: Bernadette Zitelli <bernadettezitelli1@gmail.com>
Date: March 18, 2024 at 11:06:41 AM EDT
To: Sherrie Simpson <SSimpson@lancastersc.net>
Subject: Fwd: RZ-2023-1099



The System couldn't recognize this email as this is the first time you received an email from this sender bernadettezitelli1@gmail.com

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—IT Helpdesk, lancastersc.supportsystem.com

Dear Ms. Simpson,

Due to a recent surgery, I am unable to attend the Public Hearing on Tuesday, March 19, 2024 in person. Please submit my written comments.

Citizens Comments

My name is Bernadette Zitelli and I live at 1972 Hollybrook Lane (Lancaster)

I am opposed to RZ-2023-1099 and the rezoning of 124.2 acres from Low Density Residential to Medium Density Residential for the purpose of building a 303 single-family residential subdivision on Lynwood Drive.

You cannot continue to approve the building of single family residential subdivisions and townhomes in Lancaster without immediate and future consequences to our current roads, water system, our teachers, the schools, EMS, fire and police departments, nurses, doctors and hospitals.

In December 2023, Edgewater Resort Management advised the community that in 2024 the developer will be closing on 156 new homes, and eventually 1,500 new homes will be built on 540 acres, and for the first time, in the next 2 years, the developer will be building townhomes. In total, the developer at Edgewater Resort will be building 4,000 homes.

Near Rt. 200 DR Horton and Lenner will be building 1,500 homes.

A few of the already proposed developments are for 1,200 homes on Rt. 521, 280 homes on University Drive, 250 homes near the Arrowood subdivision and the completion of the Rosegate subdivision on Commerce Drive.

I suggest you wait before you approve any more new subdivisions in Lancaster until Edgewater Resort and all of the other developments currently approved and in progress are completed and sold before approving 303 homes on Lynwood Drive.

I do not only speak for myself when I say, the majority of people who live in Lancaster do not want more trees cut down and replaced with

large housing developments. They do not want Rural and Low Density Residential replaced by Medium Density Residential housing developments.

Thank you.

Bernadette Zitelli
Cell: 973-634-3023

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5d: RZ-2024-0236 Wellspring/Potter Rd.

Application by Mark Boyce on behalf of Wellspring Carolina Investments to rezone 53.72 acres on South Potter Road (TM # 0088-00-017.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) district, to allow development as a single family residential subdivision.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 19, 2024

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PLEASE PRINT

✓ 1. Email comment: Robert Richards (robertsr@comforum.net)

✓ 2. Email comment: Kelly Fuller (kellygeor1@aol.com)

✓ 3. Email comment: Kim Dennis (kimdennis99@gmail.com)

SIGN IN ONLY IF YOU WISH TO SPEAK

✓ 4.	Email Comment: Taylor Fleming (taylorbrumett@yahoo.com)
✓ 5.	Crawford Roberts
✓ 6.	Hori Sistare
✓ 7.	Rebecca Benson
✓ 8.	Clyde P. Williams
✓ 9.	Melissa Pate
✓ 10.	MIKE SISTARE MIKE SISTARE e /AHO. com.
✓ 11.	Gilbert Small
✓ 12.	Kaydence Clark
✓ 13.	Jason Steen
✓ 14.	Jodi Honeycutt
✓ 15.	Pieter Miller
✓ 16.	Monica Graham

✓ 17. Glenn Steen

✓ 18. JOSH BILLAR

Item 5d: Wellspring/Potter
(Dennis)

From: Sherrie Simpson
To: Jennifer Bryan
Subject: Fwd: Proposed rezoning
Date: Tuesday, March 19, 2024 9:10:11 AM
Attachments: LLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png

Is this email too late to include for tonight's meeting? Please respond.

Thanks
Sherrie

Sent from my iPhone



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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Begin forwarded message:

From: Kim Dennis <kimdennis99@gmail.com>
Date: March 19, 2024 at 8:50:14 AM EDT
To: Sherrie Simpson <SSimpson@lancastersc.net>
Subject: Proposed rezoning



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—IT Helpdesk, lancastersc.supportsystem.com

I have property at 216 Cottage Road, Heath Springs. I have 18.45 surrounded by

farm land that is approximately 2 miles from the proposed development at Bear Creek. This southern end of Potter Rd is narrow and not in great shape and in my opinion, can not handle the traffic that a development would bring. My own road, Cottage, is a dirt road that cuts through to 521. The amount of traffic that has increased in recent years will probably not compare to what lies ahead if this development is approved.

Please do not allow this in our community.

--

Kim Dennis

*Charles "Chuck" McGaughy, II, EA
Tax & Accounting Service, LLC
Connelly Centre
310 South Main Street
Lancaster, SC 29720*

*Telephone 803.283.9994
Facsimile 803.283.9996*

Item 5d: wellspring/potter
(Richards)

From: [Sherrie Simpson](#)
To: [Jennifer Bryan](#)
Subject: Fwd: Rezoning Land on South Potter Road
Date: Monday, March 18, 2024 1:34:01 PM
Attachments: [LCLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

Jennifer

I think this is for the Planning meeting this month? Can you respond?

Thanks
Sherrie

Sent from my iPhone



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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Begin forwarded message:

From: Robert Richards <roberttrs@comporium.net>
Date: March 18, 2024 at 9:36:23 AM EDT
To: Sherrie Simpson <SSimpson@lancastersc.net>
Cc: Lori <tlj2003@comporium.net>
Subject: Rezoning Land on South Potter Road

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—IT Helpdesk,

lancastersc.supportsystem.com<<https://lancastersc.supportsystem.com>>

Sherie,

Got your email address from a friend of mine. I live on Bucks Drive which comes out almost directly in front of the proposed rezoning and new housing development. I did not get an invite, which is ok with me, but I am probably around 1500 feet from where the new development is going. A few questions are below:

Will the new sewer infrastructure be just for the new housing development?

Due to the new housing development and the traffic that will come from that, will Potter Rd be properly upgraded to support the new traffic load?

Will the power cables for the new development be underground? Will that be Duke Power or Lynches River?

Will a traffic light be placed at the intersection of Potter Rd and 903, due to the increase traffic flow?

Who will be the new development's internet provider?

Will water lines, gas lines, electrical lines have to be upgraded to support the new development? If so, what is the anticipated impact to existing dwellings on and intersecting with Potter Rd?

Will the new development have access to Bear Creek reservoir? I understand there is a park there, that anybody can access, but not put boats in at the park.

Will the new development have a HOA, Home Owner's Association? If so what will be their guidelines for the residents?

My intent here is to stimulate some thoughts on this subject, which I am sure there are a lot of. But from the factual side this will be a pretty big effort to construct off Potter Rd as it exists today. From the human side, most of the folks out here have enjoyed a quiet, rural environment. In most cases we would like to keep it that way.

If you have any questions for me, please feel free to contact me.

Robert Richards
803-283-0659

1 term 5d: Wellspring/Potter

(Fuller)

From: [Sherrie Simpson](#)
To: [Jennifer Bryan](#)
Subject: Fwd: Potter Road development
Date: Monday, March 18, 2024 1:31:58 PM
Attachments: [LCLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

Jennifer

Is this being heard by the planning commission this month? If so will you respond?

Thanks
Sherrie

Sent from my iPhone



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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Begin forwarded message:

From: KELLY FULLER <kellygeor1@aol.com>
Date: March 18, 2024 at 8:54:43 AM EDT
To: Sherrie Simpson <SSimpson@lancastersc.net>, fish2day@comporium.net
Subject: Fw: Potter Road development

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—IT Helpdesk, lancastersc.supportsystem.com

----- Forwarded Message -----

From: KELLY FULLER <kellygeor1@aol.com>

To: asimpson@lancastersc.net <asimpson@lancastersc.net>

Sent: Monday, March 18, 2024 at 08:52:34 AM EDT

Subject: Potter Road development

Dear Mrs. Simpson,

I would like to express my concern over the proposed development on Potter Road .

Considering the condition of the road, the disturbance of family graveyards in that area and the disturbance of protected animal species in that area, I believe it would be criminal to approve this plan.

My mother and dad live nearby. My dad is passed on and my mother is very upset about this plan. Potter Road is in very bad condition and cannot be widened or improved . It is a road with a lot of traffic that already is past it's limit for more cars.

I believe that native American tribes , such as the Catawba Indians, need to be consulted, as it is clear they have had settlements on that road in the past.

An environmental study and a traffic study is needed for this project.

I, and my family, oppose this project and do not believe it should be approved.

Sincerely,

Kelly Marshall Fuller

Item 5d: Wellspring/Potter
(Fleming)

From: Sherrie Simpson
To: Jennifer Bryan
Subject: Fwd: Housing plans for S Potter road
Date: Tuesday, March 19, 2024 9:13:33 AM
Attachments: LCLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png

Jennifer:

Can you respond regarding tonight's meeting?

Sherrie

Sent from my iPhone



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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Begin forwarded message:

From: Taylor Brumett <taylorbrumett@yahoo.com>
Date: March 18, 2024 at 7:18:16 PM EDT
To: Sherrie Simpson <SSimpson@lancastersc.net>
Subject: Housing plans for S Potter road

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—IT Helpdesk,

lancastersc.supportsystem.com<<https://lancastersc.supportsystem.com>>

Good evening Miss Simpson, I have some comments I would like to share on the projected plans to rezoning the land for housing. I live on Bailey road and I see a

lot of traffic from S. Potter road that uses my road to get to 521. I feel that this would negatively impact the safety of the roads that surround S. Potter. That road is in bad shape and there are already known traffic hazards due to people speeding down that road and the overall road condition. I personally have seen so many wrecks on that road including cars that have went onto residential property causing a lot of damage to their yard from speeding and losing control of their vehicle. Also how will this affect local schools? I volunteer in my son's school quite a bit and they already are in a tough spot with overcrowding of students. Before something like this is approved I would like to see plans to improve the local roads and a plan to help the schools with this type of growth. From a very concerned local I do not think this is a good idea at all.

Thank you,
Taylor Fleming

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5e: RZ-2024-0269: Anderson

Application by Judy Anderson to rezone a parcel of .50 acres located at 126 Dogwood Trail Lane, Indian Land (TM#0013-00-080.02) from Medium Density Residential (MDR) to Neighborhood Business (NB) district, to allow property to be conjoined with existing business at 8143 Charlotte Highway.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 19, 2024

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PLEASE PRINT

✓ 1.	B. J. Laney
✓ 2.	Sherry Laney
✓ 3.	Barbara Pressley

We are in the heart of Indian Land, and I know the building and progress going on all around us. Its enormous.

But we are an established neighborhood on a very small road.

I would ask that you imagine your home in which you live right now. Now think if someone bought the home & houses down from your own, and then took

that house down, and wanted to change that property, just & houses from yours, into a business. And if that one changes, what is to stop the house next to that? Is a business what you want to be your next door neighbor?

An established neighborhood

is not the place for progress. A one lane road where we have to pull off the road and allow each other to pass is no place for a business. A road we can only get the county to patch instead of pave, where we already have to wait to get an opening to enter the highway is no road

to introduce more traffic onto. We have a new neighbor that does not completely understand yet how our little lane works. I was trying to enter, waiting on a traffic break to pull into our road. When we got one, he wanted me to enter the road, but I could not as there was no room until he would move out, the road is not made for two.

I don't want to see that multiplied by how many ever times a new business would bring in.

You council members work hard I am sure, making judgements and decisions for our community, and I thank you for your service, sacrifice and efforts. Please make the good choice ~~here for~~ here in this situation.

Agenda Item Summary

Ordinance # / Resolution #: April 4, 2024 Workshop Minutes

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 4/16/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
April 4, 2024 Workshop Minutes	4/5/2024	Exhibit



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 5, VICE-CHAIRMAN
YOKIMA CURETON, DISTRICT 2
JUDIANNA TINKLENBERG, DISTRICT 4
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
, DISTRICT 7
CLERK: JENNIFER BRYAN

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**April 4, 2024 5:00 P.M.
MINUTES**

Chairman Deese called the meeting to order at 5:00 p.m.

1. Roll Call:

Members Present:

Jim Barnett Charles Deese Yokima Cureton Judianna Tinklenberg

Absent: Sheila Hinson

Alan Patterson attended by telephone.

Others Present:

Allison Hardin, Development Services Dir. Clerk: Jennifer Bryan
Matthew Blaszyk, Planner; Gina Jackson, Admin. Assistant

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel.

2. New Business

a. RZ-2024-0342 Sites

Application by Peter Sites to rezone a parcel of 46.883 acres at 1540 Old Pardue Road (TM # 0050-00-038.02) from Low Density Residential (LDR) to Rural Residential (RR) district, in order to develop the site for agrotourism.

Staff Presentation: Matthew Blaszyk

Discussion topics:

- Effect on traffic;
- Effect on 4 smaller lots surrounded by subject parcel
- Possible buffer requirements

b. SD2023-2224 HHTF/Woodland Point

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

Staff Presentation: Matthew Blaszyk

Discussion topics:

- Perimeter buffer along Legacy Park frontage;
- Use of old TIA: new TIA would be even less restrictive since less than half the number of homes.
- Offsite improvements must include widening Vance Baker.
- Will be subject to impact fees
- Can a turn lane be required on Shelly Mullis?
- Is there a roundabout being built at Henry Harris/Shelly Mullis intersection?
- Schools are at capacity

c. SD-2022-2122 Riverchase Section 2

Application by LGI Homes, Riverchase Estates Partners LLC and R. Joe Harris & Associates for a Preliminary Plat for 578.83 acres on the west side of Riverside Road south of Cobblestone Way (p/o TM# 0030-00-002.00), to develop a 343-lot single family residential subdivision (Section 2 of Riverchase Estates.)

Staff Presentation: Allison Hardin

Discussion topics:

- Plan is not approvable by Fire Marshall due to number of homes/single access
- Ask Historical Commission for more information about cemetery
- Density appears too high.
- No connection to proposed Fire Station

d. NRN-2024-0569 Melanie Drive

Application by Jan Ringeling and the Moody Group on behalf of Barberville Developers LLC, to name a proposed private road accessing two existing parcels at the intersection of Barberville Road and Fort Mill Highway (TM #s 0006-00-057.00 & 0006-00-058.00).

Staff Presentation: Jennifer Bryan, Clerk

Discussion topics:

- Sandra has reviewed, no objections.
- Access on Barberville road seems unsafe
- Why can't it be addressed on Barberville Road
- Staff is not giving enough consideration to traffic patterns in development at intersections
- UDO requirement for naming after 3 addresses
- Noting potential changes for new UDO
- Reference to NENA addressing regulations
- Planning Commission does not review commercial site plans

e. **TA-2024-0162 Non-Metallic Mineral Manufacturing: Conditional Use**

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

Staff Presentation: Allison Hardin

Discussion:

- Waiting for conditions (Council C.o.W. on 4/10/202)
- Groundwater movement/pollution
- SCDHEC and EPA regulations

3. **Other:**

1. Allison will review the following topics under "Other" at the April 16th meeting:

- UDO Update: Definitions, Administration
- Planning Commission rules of procedure: see 2 attachments
- Planning staff duties to the Planning Commission
- Updates to staff report format

2. We will hear a presentation by Jamie Privuznak on April 16, regarding Capital Improvement Plan items related to Planning & Development. The public hearing for this item will be held at a **Special Meeting on May 2nd**, in lieu of a Workshop.

4. **Adjourn**

Meeting was adjourned at **6:28 PM**

Chapter 25 PLANNING AND DEVELOPMENT

ARTICLE I. IN GENERAL

Secs. 25-1—25-20. Reserved.

Editor's note— Ord. No. 684, §§ 1—4, adopted Aug. 1, 2005, repealed former Art. II, §§ 25-21—25-25, in its entirety and enacted new provisions as herein set out. Former Art. II pertained to the joint planning commission and derived from Ord. No. 234, §§ 1—5, 5-23-94; Ord. No. 245, 7-25-94.

ARTICLE II. PLANNING COMMISSION

Sec. 25-21. Planning commission established, etc.

- (a) There is established a planning commission for Lancaster County, which shall have the powers and duties as provided in the S.C. Code §§ 6-29-310 through 6-29-380, as may be amended from time to time.
- (b) The planning commission shall have seven (7) members appointed by the county council. One (1) member must be appointed from each of the seven (7) county council districts, upon recommendation of the council member elected from that district. The member must reside in the district for which the member is appointed. In the appointment of planning commission members, the council shall consider their professional expertise, knowledge of the community, and concern for the future welfare of the total community and its citizens. Members shall represent a broad cross section of the interests and concerns within the county, and per agreements made between Lancaster County and the Towns of Heath Springs and Kershaw via Ordinances 2023-1883 and 2023-1884, the member who represents district 6 shall also represent the incorporated areas of the towns of Heath Springs and Kershaw.
- (c) (1) The term of office for planning commission members is four (4) years. All terms end on June 30. A member shall not serve more than two (2) consecutive terms without a period of at least two (2) years elapsing after expiration of the second term; provided, however, upon a two-thirds ($\frac{2}{3}$) vote of the county council members, a person may be reappointed to the commission notwithstanding the term limitation. Time served in filling a vacancy shall not be included in the term limitation. Members serve until their successors are appointed and qualified. Vacancies must be filled for the unexpired term in the same manner as the original appointment.
 - (2) All members of the planning commission shall be sworn in prior to participating in a meeting.
- (d) No member of the planning commission shall hold an elected public office in ~~the Lancaster county~~County, ~~nor will they be an official or employee of Lancaster County, per S.C. Code § 6-29-350(B).~~
- (e) Planning commission members shall serve without compensation. All members of the planning commission will be reimbursed for actual expenses and mileage pursuant to county policy after approval by the planning commission chair and the county administrator.
- (f) (1) Any member of the planning commission may be removed at any time by ~~county council~~the Lancaster County Council for cause. Members serve at the will of the county council.

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- (2) To remove a member for cause, the existence of cause shall be discussed by the council in executive session as permitted by the South Carolina Freedom of Information Act, and the determination of removal shall be by vote in public session declaring a vacancy in the position without a statement of cause. Any fact which, in the discretion of council, is deemed to adversely affect the public interest, including lack of attendance at meetings, may constitute cause.
- (3) A member of the planning commission who misses three (3) consecutive meetings of the commission during any fiscal year or a total of five (5) meetings in any fiscal year vacates the office to which the member is appointed. The vacancy in the office exists as of the end of the meeting missed by the member that triggers the ~~vacancy~~vacancy, and the vacancy shall be filled in the same manner as other vacancies. When a vacancy occurs pursuant to this item, the chair of the planning commission or the planning director shall notify the clerk to council in writing as soon as possible.
- (g) Through the general fund, county council shall have budgetary control and provide for one hundred (100) percent of the funds for the planning commission. The funds dedicated to the planning commission shall be budgeted through the budget of the county planning and zoning department.
- (h) The planning commission shall organize, elect officers, and adopt rules of procedure as required by S.C. Code § 6-29-360. They shall keep records of their resolutions, findings, determinations, and actions.
- (i) The planning commission shall meet at least once each month for the purpose of acting on matters before the planning commission. In addition, the planning commission shall meet at least once each month for the purpose of conducting a work session at which no action is taken by the planning commission. The planning commission shall meet at the call of the chair and at such times as the chair or commission may determine. Meetings may be rescheduled (with appropriate notice) or canceled due to lack of business, conflicts with holidays, or other reasons as deemed necessary by the commission.
- (j) The jurisdiction of the planning commission is the total unincorporated area of the county unless otherwise provided by subsequent ordinance. Pursuant to the Intergovernmental Agreement of 2023 (attached to Ordinances 2023-1883 and 2023-1884), the planning commission's jurisdiction has been expanded to include the entirety of the towns of Heath Springs and Kershaw.
- (k) The planning commission shall hold all public hearings on amendments to the zoning ordinance and official map pursuant to S.C. Code § 6-29-760(A).
- (l) Planning commission members must comply with the provisions of S.C. Code §§ 6-29-1310 to 1380 relating to orientation training and continuing education. Members must file educational requirements certification forms with the clerk to council. A member who fails to comply with the provisions of S.C. Code §§ 6-29-1310 to 1380 is subject to removal from office for cause.
- (lm) The planning commission may appoint one (1) or more advisory committees to advise the planning commission on planning and land use matters. When making appointments to an advisory committee, the planning commission shall seek to appoint persons representing a variety of interests in the community, including, but not limited to, electric, gas, and telephone utilities; education; water and sewer utilities; real estate; homebuilders; developers; and municipalities. Members of advisory committees shall serve without compensation. Advisory committee members shall meet with the planning commission at such times as requested by the planning commission.

(Ord. No. 684, § 1, 8-1-05; Ord. No. 1013, § 3, 5-3-10; Ord. No. 1885, § 2, 12-11-23)

Editor's note(s)—Section 6 of Ord. No. 684 provided for an effective date of Nov. 1, 2005 for section 25-21 of this Code.

Sec. 25-22. Service to municipalities.

It is the intent of county council for the planning commission established pursuant to section 25-1 to serve as the official planning commission of any municipality in the county if the municipality designates by ordinance the county planning commission as the official planning commission of the municipality. Prior to accepting the designation by a municipality, county council must approve an ordinance approving an agreement with the municipality which conforms to the requirements of S.C. Code § 6-29-330(B).

(Ord. No. 684, § 2, 8-1-05; Ord. No. 1885, § 2, 12-11-23)

Secs. 25-23—25-40. Reserved.

Editor's note(s)—Ord. No. 1885, § 2, adopted Dec. 11, 2023, repealed § 25-23, which pertained to continuation of services previously provided and derived from Ord. No. 684, § 3, adopted Aug. 1, 2005.

ARTICLE III. PLANNING AND ZONING DEPARTMENT

Sec. 25-41. Creation, function and duties.

Through this section, the county council creates the Lancaster County Planning and Zoning Department. The two divisions of this department work together to ensure the public safety, health, and welfare regarding development activity.

The Planning ~~This~~ staff is involved in the following daily activities directly associated with implementing the comprehensive plan:

- (1) Reviewing:
 - a. ~~Comment on a~~Annexations, major subdivisions, major developments, planned development agreements, bond issues, and all topics that are related to and have impact on the Lancaster County comprehensive planning process.
 - b. Site plans for compliance with Planning Commission directives and infrastructure for bonding.
 - c. Minor subdivisions.
 - d. Sketch plans.
 - e. Mixed use and master development plans.
 - f. Vested rights.
 - g. Development agreements.
 - h. Traffic Impact Analyses, with assistance from the Stormwater department.
- (2) Processing for the Planning Commission and/or County Council:
 - a. Rezoning requests.
 - ~~(3)~~ b. Unified Development Ordinance (UDO) amendments.
 - ~~(4)~~ c. Policy creation, changes, and research.
 - ~~(5)~~ d. Street name changes and adoption (Planning Commission only).
 - e. Major subdivisions, both preliminary and final platting actions (Planning Commission only).

f. Public development review as outlined in S.C. Code § 6-29-540.

~~(6)~~ Traffic impact analysis review.

~~(73)~~ Performing:

a. Bond review and management.

b. Site inspections to enforce the subdivision ordinance, review bonded infrastructure for development agreements, and other regulations that implement the Comprehensive Plan.

~~(8)~~ c. Data collection and management for planning-related topics, including but not limited to housing, open space preservation, transportation networks, land use issues and court cases, land design, nature-based services, floodplain management, historic preservation, trail systems, agricultural uses and businesses, ~~and~~ economic development and community resilience.

d. Maintenance of and changes to the official zoning map for Lancaster County.

In addition, staff is charged with creating, revising, and periodically updating the comprehensive plan(s) and subsets (special area plans, special purpose plans, etc) for Lancaster County and any of its ~~three (3)~~ municipalities that have an agreement in place pursuant to Section 25-22 of this code. These long-range planning duties fall outside of the daily operations and constitute special projects. In addition to the duties involved in gathering data and maintaining the comprehensive plan, the planning staff will be involved in various topics, including but not limited to the following:

(1) *Regional studies.*

a. Transportation network.

b. Water supply.

c. Sewage treatment.

d. Solid waste.

e. Land use.

f. Priority investment areas.

(2) *Small area/focal point studies.*

a. Police and fire protection.

b. Hospitals and public health.

c. Recreation.

d. Mobility.

e. Scenario planning.

(3) *Capital programming.*

a. General government.

b. Education.

c. Libraries and ~~cultural~~ community facilities.

(4) Environmental planning and natural resources.

(5) Housing and redevelopment.

(6) Grantsmanship.

(7) *Research:*

- a. Census data.
- b. Database.
- c. Budget and policy analysis.

(8) Provide growth management strategies to all councils (i.e. zoning and subdivision changes).

(9) Resiliency policies and projects.

(10) Economic development.

(11) Cultural resources.

(Ord. No. 234, § 6, 5-23-94; Ord. No. 1885, § 2, 12-11-23)

The Zoning staff shall perform the daily enforcement activities associated with the Unified Development Ordinance (UDO) as well as the following ordinances, codes, and topics:

(1) Issuing:

- a. Zoning permits.
- b. Zoning code interpretations.
- c. Use/occupancy permits.
- d. Home occupation permits.
- e. Zoning letters of compliance.
- f. Zoning letters of verification.
- g. Temporary use permits.

(2) Performing:

- a. Unified Development Ordinance code inspections.
- b. Site plan reviews.
- c. Site visits to enforce the Unified Development Ordinance.
- d. Investigation of Unified Development Ordinance appeals and variances.
- e. Review of proposed special exceptions.
- f. Review of proposed conditional uses.

(3) Processing:

- a. Applications for variances.
- b. Applications for special exceptions.
- c. Applications for conditional uses.
- d. Applications for appeal from action of a zoning official.
- e. Code violation complaints.
- f. Applications for home occupations.

(4) Administering:

a. the Unified Development Ordinance.

(b) The zoning staff shall serve as the enforcement staff to the towns of Heath Springs and Kershaw and enforce only those ordinances and codes that have been duly adopted by the respective councils.

Sec. 25-42. Floodplain Management.

The Planning and Zoning Department staff shall be responsible for floodplain management for Lancaster County, including review of developments proposed in the floodplain, review of elevation certificates, and review of letters of map amendment or revision. The Stormwater Management department will provide support and knowledge to ensure this role is best completed.

Secs. 25-~~42~~43—25-60. Reserved.

ARTICLE IV. BUILDING DEPARTMENT¹

Sec. 25-61. Created, function and duties.

(a) Through this section, the county council creates the Lancaster County Building Department. This staff shall perform the daily enforcement activities associated with the following ordinances, codes, and topics:

(1) *Issuing:*

- a. Construction permits.
- b. Mobile home permits.
- c. Mobile home de-title permits.
- d. Application for Building Code appeals.
- e. Monument or pole sign permits.
- f. Mobile home moving permits.
- g. Mobile home change of ownership.
- h. Demolition permits.
- i. Certificates of Occupancy.

(2) *Performing:*

- a. Building codes inspection.
- b. Building codes enforcement.
- c. Construction plan reviews.
- d. Investigation and verification of appeals.

¹Editor's note(s)—Ord. No. 234, § 7, adopted May 23, 1994, has been included herein as a new Art. IV, § 25-61 at the discretion of the editor.

Cross reference(s)—County departments in general, § 2-131 et seq.; buildings and construction, § 7-1 et seq.

e. Mobile home de-title inspections.

f. Site plan review and enforcement.

(3) *Administering.*

a. Building codes.

(b) The building staff shall serve as the enforcement staff to the towns of Heath Springs, Kershaw and Van Wyck, enforcing only those ordinances and codes that have been duly adopted by the respective councils.

(Ord. No. 234, § 7, 5-23-94; Ord. No. 2017-1458, § 1, 9-12-17; Ord. No. 1885, § 2, 12-11-23)

Secs. 25-62—25-70. Reserved.

ARTICLE V. ZONING DEPARTMENT

Sec. 25-71. Created, function and duties.

~~(a) Through this section, the county council creates the Lancaster County Zoning Department, a subset of the planning department. This staff shall perform the daily enforcement activities associated with the following ordinances, codes, and topics:~~

~~(1) Issuing:~~

~~a. Mobile home moving permits.~~

~~b. Mobile home change of ownership.~~

~~c. Application for zoning appeals and variances.~~

~~d. Use/occupancy permits.~~

~~e. Septic tank permits.~~

~~f. Demolition permits.~~

~~(2) Performing:~~

~~a. Unified Development Ordinance code inspections.~~

~~b. Unified Development Ordinance enforcement.~~

~~c. Site plan reviews.~~

~~d. Investigation and verification of Unified Development Ordinance appeals and variances, etc.~~

~~(b) The zoning staff shall serve as the enforcement staff to the towns of Heath Springs and Kershaw and enforce only those ordinances and codes that have been duly adopted by the respective councils.~~

~~(Ord. No. 2017-1458, § 2, 9-12-17; Ord. No. 1885, § 2, 12-11-23)~~

APPENDIX G

___ County Planning Commission Rules of Procedure

Article I - Organization

SECTION 1. Rules

These rules of procedure are adopted pursuant to S.C. Code § 6-29-360 for the ___ County Planning Commission (hereafter "Commission"), appointed by the ___ County Council and must be subject to all applicable laws of this state and ordinances of ___ County.

SECTION 2. Officers

The officers of the Commission shall be a chairman and vice chairman elected for a term of one year at the first meeting of the Commission in each calendar year. The Commission shall appoint a member of the ___ County staff as secretary of the Commission. (S.C. Code § 6-29-360)

SECTION 3. Chairman

The chairman shall be a voting member of the Commission and shall:

- a. Preside at meetings and hearings of the Commission;
- b. Act as spokesman for the Commission;
- c. Sign documents for the Commission; and
- d. Perform any other duties as approved by the Commission.

SECTION 4. Vice Chairman

The vice chairman shall exercise the duties of the chairman in the absence, disability, or disqualification of the chairman. In the event of the absence, disability, or disqualification of both the chairman and vice chairman, an acting chairman shall be elected by the members present.

SECTION 5. Secretary

The secretary shall:

- a. Provide notice of meetings in accordance with the requirements in Chapter 29, Title 6 of the S.C. Code of Laws, S.C. Code § 30-4-80 and Commission adopted requirements as appropriate;
- b. Assist in the preparation of the agenda;
- c. Keep minutes of meetings and hearings in accordance with S.C. Code § 30-4-90 and Commission adopted requirements;
- d. Maintain Commission records the Public Records Act, S.C. Code § 30-1-10, et seq. and county policy;
- e. Attend to Commission correspondence; and
- f. Perform others duties assigned by the chairman or Commission.
- h. Attend to Board correspondence; and
- i. Perform others duties assigned by the chairman or Board.

Article II - Meetings

SECTION 1. Time and Place

A schedule of regular meetings for the upcoming year must be adopted prior to the first of the year and shall be published and posted on a bulletin board in the Commission meeting place (and

on the County website). The schedule of regular meetings shall also indicate the time and place of those meetings. Special meetings may be called by the chairman or a majority of the Commission members. Meetings shall be held in the place stated in the notice of the meeting and shall be open to the public, unless closed as allowed by the Freedom of Information Act, Chapter 4 of Title 30, or other provision of the S.C. Code of Laws. (S.C. Code § 30-4-80)

SECTION 2. Agenda

Any Commission member may place an item on the next Commission agenda by sending a written or electronic description of the matter to the chairman and the secretary at least six days in advance of that meeting, but not after public notification and posting of a Commission meeting. A written agenda for a meeting shall be furnished by the secretary to the members of the Commission at least five days in advance of any meeting. The final written agenda (with Review Sheets, if any,) shall be published and posted on a bulletin board in the Commission meeting place (and on the County website) at least twenty-four hours in advance of any regular or special meeting. (S.C. Code § 30-4-80).

The agenda for the meeting shall not be amended once published, except in compliance with the Freedom of Information Act, Chapter 4 of Title 30 or other provision of the S.C. Code of Laws. Once a Commission meeting has begun, the agenda may be amended upon two-thirds vote of the Commission members present and voting and in compliance with the Freedom of Information Act, Chapter 4 of Title 30, or other provision of the S.C. Code of Laws.

SECTION 3. Quorum

A majority of the members of the Commission shall constitute a quorum. A quorum is necessary to conduct any business other than rescheduling the meeting.

SECTION 4. Rules of Order

The (Model Rules of Parliamentary Procedure for South Carolina Counties / __Edition of Robert's Rules of Order Newly Revised) shall govern the conduct of Commission meetings unless otherwise provided in these Rules of Procedure.

SECTION 5. Voting

A member must be present to vote. Each member shall vote unless disqualified by law (including, but not limited to, County ethics ordinances and S.C. Code § 8-13-700). Disqualification shall be decided by the member affected, who shall furnish a copy of the reason to the presiding officer, who shall cause the statement to be printed in the minutes and shall require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause such disqualification and the reasons for it to be noted in the minutes.

SECTION 6. Conduct

Except for public hearings, no person shall speak at a Commission meeting unless invited to do so by the Commission.

Article III - Public Hearings

SECTION 1. Notice

The secretary shall give notice required by statute, ordinance or these rules for all public

hearings conducted by the Commission.

Members of the public desiring to be heard shall give written notice to the secretary prior to commencement of the hearing which may be accomplished by a sign in sheet at the meeting. In its discretion, the Commission may, by majority vote, allow members of the public who did not give prior notice prior to the commencement of the public hearing to speak.

SECTION 2. Procedure

OPTION A

In matters brought before the Commission for public hearing by an applicant, the secretary shall present the background information from Review Sheet. The applicant, his agent or attorney, shall be heard first, members of the public next, and staff next. The applicant shall have the opportunity to reply last. No person may speak longer than five minutes without the consent of the Commission. No person speaking at a public hearing shall be subject to cross-examination. All questions must be posed by members of the Commission.

In matters not brought before the Commission by an applicant, the secretary shall present any Review Sheet and then members of the public shall speak in the order in which written notice of desire to speak was received or, upon majority vote, in a manner determined by the Commission.

OPTION B

In matters brought before the Commission for public hearing by an applicant, the applicant, his agent or attorney, shall be heard first, members of the public next, and staff next. The applicant shall have the opportunity to reply last. No person may speak longer than five minutes without the consent of the Commission. No person speaking at a public hearing shall be subject to cross-examination. All questions must be posed by members of the Commission.

In matters not brought before the Commission by an applicant, the secretary shall present background information from any Review Sheet prepared by staff and then members of the public shall speak in the order in which written notice of desire to speak was received or, upon majority vote, in a manner determined by the Commission.

Article IV - Records

SECTION 1. Minutes

The secretary shall keep written minutes of all meetings including:

- (a) The date, time and place of the meeting,
- (b) The members of the public body recorded as either present or absent and any reason given by an absent member,
- (c) The substance of all matters proposed, discussed or decided and, at the request of any member, a record, by an individual member, of any votes taken, and
- (d) any other item required by the Freedom of Information Act, Chapter 4 of Title 30, other provision of the S.C. Code of Laws or the Commission.

The secretary shall prepare minutes of each meeting for approval by the Commission at the next regular meeting. The secretary shall keep a (digital) recording of any hearing from which there may be an appeal by an aggrieved party.

SECTION 2. Reports and Records

The secretary shall assist in the preparation and forwarding of all reports and recommendations of the Commission. Copies of all notices, correspondence, reports, forms, exhibits, and presentations shall be preserved in accordance with the Public Records Act, found at S.C. Code § 30-1-10, et seq.

Article V - Review Procedure

SECTION 1. Zoning Amendments

Proposed zoning text and district amendments shall be considered and recommendations forwarded to the county council within thirty days after receipt of the proposed amendments, unless additional time is given by the county council. When authorized, the Commission shall conduct any required public hearing prior to making a recommendation. (S.C. Code § 6-29-760).

SECTION 2. Plats

Plats submitted for review pursuant to land development regulation shall be reviewed by designated staff members who may approve for recording plats of existing lots of record, minor subdivisions of land which meet all zoning requirements, and subdivisions which are exempt from regulation pursuant to S.C. Code § 6-29-1110(4) or other provision of law. The Commission shall be informed in writing of all staff approvals at the next regular meeting and a public record of such actions shall be maintained. All other plats shall be subject to review and approval by the Commission.

SECTION 3. Comprehensive Plan

All zoning and land development regulation amendments shall be reviewed first for conformity with the comprehensive plan. Conflicts with the comprehensive plan shall be noted in any report to the county council on a proposed amendment. The elements of the comprehensive plan shall be reviewed and updated on a schedule adopted by the Commission which meets the requirements of S.C. Code § 6-29-510(E).

SECTION 4. Reconsideration

The Commission may reconsider any review when requested by county council or when an applicant brings to the attention of the Commission new facts, a mistake of fact in the original review, correction of clerical error, or matters not the fault of the applicant which affect the result of the review.

Article VI - Finances

SECTION 1. Budget

The Commission shall submit written recommendations to the county council for funding in the format and time frame set by the administration. The recommendations shall include an explanation and justification for the proposed expenditure and any revenue sources or levels.

SECTION 2. Expenditures

Budgeted funds shall be expended only for approved purposes in accordance with county financial policies and procedures, including procurement rules. Upon adoption of the county budget, the Commission may adopt an authorization for specified expenditures by designated staff members

within the limits provided. Reimbursement for actual expenses incurred in the performance of official duties approved in advance by designated staff members of the Commission and staff upon documentation in accordance with county policy.

SECTION 3. Personnel

The Commission may (employ staff as may be authorized and funded through the county budget / make recommendations for the county to employ candidates as may be authorized and funded through the county budget). All employees are subject to county personnel policies.

The Commission may engage consultants by majority vote of the Commission after notice and review in accordance with county procurement policies.

Article VII - Amendment

SECTION 1. Amendment

These rules may be amended at any regular meeting by majority vote of the Commission at least seven calendar days after a written copy of the proposed amendment is delivered to all members of the Commission.

ADOPTED, this ___ day of ____, 20__.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2024-0342 Sites

Contact Person / Sponsor: M. Blaszyk

Department: Planning

Date Requested to be on Agenda: 4/16/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	4/10/2024	Exhibit
Application	4/2/2024	Exhibit
Location Map	4/2/2024	Exhibit
Recorded Deed	4/2/2024	Exhibit
Recorded Plat	4/2/2024	Exhibit
Agritourism Definition	4/10/2024	Exhibit

PROPOSAL: Request to rezone 46.883 acres at

PROPERTY LOCATION: 1540 Old Pardue Road (TM# 0050-00-038.02)

CURRENT ZONING DISTRICT: Low Density Residential (LDR) District

PROPOSED ZONING DISTRICT: Rural Residential (RR)

APPLICANT: Peter Sites

COUNCIL DISTRICT: District 3 Billy Mosteller

STATUTORY NOTICES: Sign posted 3/28/2024
Hearing notice published 3/30/2024 in The Lancaster News
Mailed notices 3/28/2024
Posted agenda in lobby 4/09/2024

OVERVIEW:

Proposal

The applicant has requested to rezone a 46.883-acre property at 1540 Old Pardue Road. The intent is to place two homesteads on the parcel and use the remaining land for agriculture purposes. One of these uses includes developing the site for agrotourism, with farming-based attractions and activities.

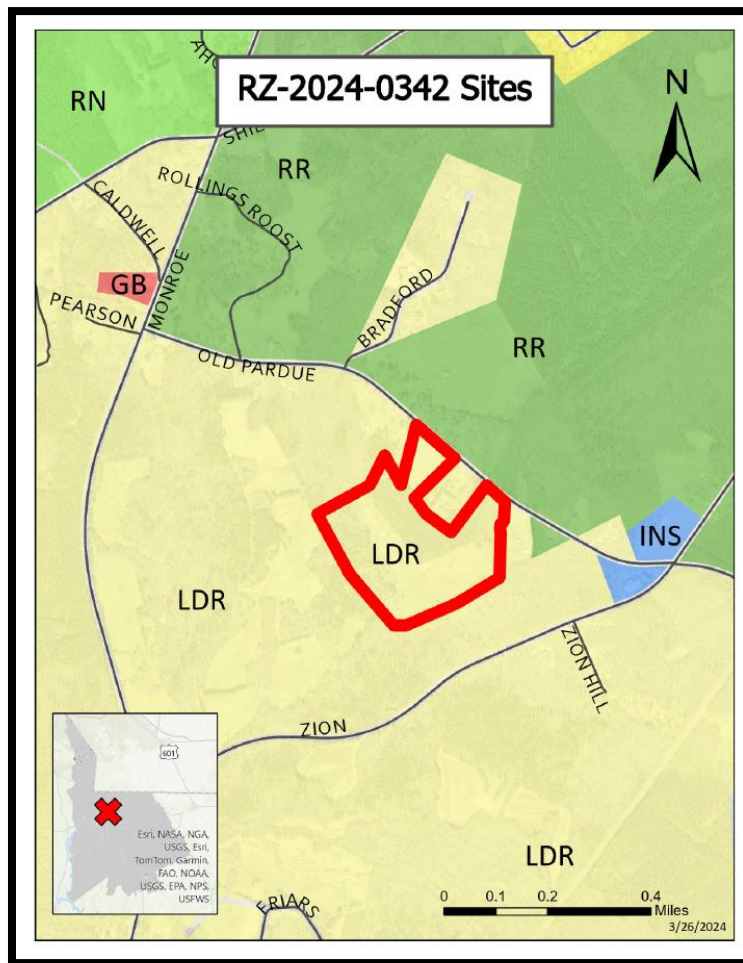
Site Information

The 46.883-acre property is currently a vacant undeveloped parcel.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by residential and agricultural uses and residential zoned properties. The nearest business zoning is $\frac{3}{4}$ mile away on Monroe Highway; there is an Institutional zoned property approximately $\frac{1}{2}$ mile away at the intersection of Old Pardue and Zion Road.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RR	Residential/Agricultural
South	Lancaster County	LDR	Residential/Agricultural
East	Lancaster County	RR; LDR	Residential/Agricultural
West	Lancaster County	LDR	Residential/Agricultural



Above is a location map of the site and surrounding area. The map also highlights the nearby RR zoned parcels.

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the 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 "... established 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 Rural Residential and Low-Density Residential Zoning Districts. The surrounding uses are primarily residential and agricultural in nature.

RELATIONSHIP TO PUBLIC PLANS

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.

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

The Rural Living Future Land Use Category starts at Highway 75 and extends to the south, throughout the County, outside of its municipalities. The Rural Living Future Land Use Category and Rural Community Type are intended to be Synonyms.

The requested RR District is consistent with the Rural Living Future Land Use Category and the Comprehensive Plan.

INFRASTRUCTURE CONSIDERATIONS

Public Utilities

The parcel has access to water, there is no sewer in the area.

Photos of Subject Area:



Aerial view of subject property



Facing subject parcel off Old Pardue Road

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone 46.883 acres 1540 Old Pardue Road (TM# 0050-00-038.02) 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# 0050-00-038.02
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 Rural Living, and a Community Type of Rural Living; and
4. That the proposed RR District is similar in consistency with the surrounding area which is comprised of RR and LDR Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Lancaster County Agrotourism definition

STAFF CONTACT:

Matthew Blaszyk
Planner
mblaszyk@lancastersc.net
803-416-9380



Planning Department

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 1540 Old Pardue Road, Lancaster, SC
City Lancaster State SC Zip 29720 Tax Parcel ID 0050-00-038.02
Current Zoning LDR Current Use Undeveloped/Agricultural Use
Proposed Zoning RR Total Acres 46.883
Project Description Our intention is to place two homesteads on the property and to use the remaining land for agricultural purposes. We would pursue small farm agricultural endeavors like harvesting hay, growing small plot organic produce, fresh eggs, and agritourism.
Surrounding Property Description All property in the immediate area is currently zoned RR and LDR

CONTACT INFORMATION

Applicant Name Peter Sites
Address 7974 Joshua Tree Lane
City Jacksonville State FL Zip 32256 Phone (904) 612-0186
Fax N/A Email psites@its.jnj.com
Property Owner Name Peter Sites
Address 7974 Joshua Tree Lane
City Jacksonville State FL Zip 32256 Phone (904) 612-0186
Fax N/A Email psites@its.jnj.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.

Pt 4 St
Applicant

FEB 19 2024
Date

Pt 4 St
Property Owner(s)

FEB 19 2024
Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

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.

RECORDED THIS 1st DAY
OF FEBRUARY, 2024
IN BOOK 00 PAGE 00

Auditor, Lancaster County, SC

Tax Map:
0050 00 038 02

This deed was prepared by:
Bolling & Ghannam, PLLC
7401 Carmel Executive Park Dr, Ste 111
Charlotte, NC 28226

LANCASTER COUNTY, SC
2024001135 DEED
RECORDING FEES \$15.00
STATE TAX \$1157.00
COUNTY TAX \$489.50
PRESENTED & RECORDED
02-01-2024 10:24:32 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
By: STEPHANIE KNIGHT
BK:DEED 1753 PG:203-206

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT Linda H. Pardue, Betty P. Crook, and James Bryan Walters (hereinafter whether singular or plural referred to as the "Grantor"), in the State aforesaid, for and in consideration of FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100 **DOLLARS (\$445,000.00)** to the grantor paid by Peter Sites and Madison Sites, (**hereinafter whether singular or plural the "Grantee"**), has granted, bargained, sold and released, and by these presents does grant, bargain, sell, and release unto the said Grantee, as **joint tenants with rights of survivorship, and not as tenants in common**, in fee simple, the following described property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Grantees address: **7974 Joshua Tree Ln**
Jacksonville, FL 32256

Property Address: 0000 Old Pardue Rd
Lancaster, SC 29720

This conveyance is subject to all easements, conditions, and restrictions of record.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any wise incident or appertaining thereto.

TO HAVE AND TO HOLD all and singular the Premises unto the before mentioned, and upon the death of either of them, to the survivor thereof, their respective heirs and assigns:

And the Grantor does hereby bind herself and her successors, and assigns, and other lawful representatives, to warrant and forever defend all and singular the Premises unto the Grantees and the Grantees' heirs, successors and assigns, against the Grantor and against the Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of the Grantor this 30 day of January, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Linda H. Pardue (SEAL)
Linda H. Pardue

Betty P. Crook (SEAL)
Betty P. Crook

James Bryan Walters (SEAL)
James Bryan Walters

Witness (Notary)
Witness

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Sarah Ghannam, Notary Public, do hereby certify that Linda H. Pardue, Betty P. Crook, and James Bryan Walters personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30 day of January, 2024.

Official Signature of Notary

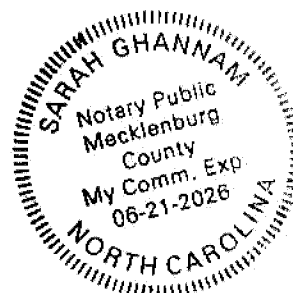


EXHIBIT A

All that certain piece, parcel or tract of land, lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, containing 46.883 acres, more or less.

BEING that certain 47.225 acre tract shown and described on Plat of Boundary Survey dated January 15, 2024, entitled 'PLAT OF BOUNDARY SURVEY FOR PETER W. SITES AND MADISON M. SITES' and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat Book 2024, Page 46.

LESS AND EXCEPT therefrom the following: 0.342 acres BEGINNING at an existing no. 4 rebar, said point being in the line of Charlotte P. Saucier AKA Charlotte Nycol Saucier, now or formerly; thence S50-45-55E 172.19 feet to an existing 1" iron pipe; thence S34-59-57W 112.17 feet to an existing 4" axle; thence N33-50-26W 193.62 feet; thence N44-07-53E 55.69 feet to beginning.

DERIVATION: This being the same property conveyed unto James Bryan Walters by deed from James Bryan Walters, Personal Representative of the Estate of Ellen Pardue Walters #2021ES2900769 recorded with Lancaster County Register of Deeds on 12/21/2023 in Book 1742, Page 19.

TMS #: 0050-00-038.02

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

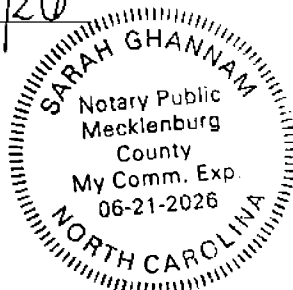
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 0000 Old Pardue Rd, Lancaster, SC 29720 bearing Lancaster County Tax Map Number 0050-00-038.02, was transferred by Linda H. Pardue, Betty P. Crook, and James Bryan Walters to Peter Sites and Madison Sites on the 30th day of January, 2024.
3. Check one of the following: The deed is
 - a. ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - b. ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - c. ☐ exempt from the deed recording fee because (see information section of affidavit):
_____ (If exempt, please skip items 4- 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - a. ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of 445,000.00.
 - b. ☐ The fee is computed on the fair market value of the realty which is _____.
 - c. ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: \$445,000.00
 - b. Place the amount listed in item 5 above here: \$0.00
(If no amount is listed, place zero here)
 - c. Subtract line 6(b) from line 6(a) and place result here: \$445,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: 1,646.50
8. As required by Code Section 12-24-70, I state that I am responsible person who was connected with the transaction:
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 dollars or imprisoned not more than one year, or both.

SWORN to before me this 30
day of January, 2024.

Responsible Person Connected with the Transaction

Notary Public for NC
My Commission Expires: 6/21/26

Betty P Crook
Grantor



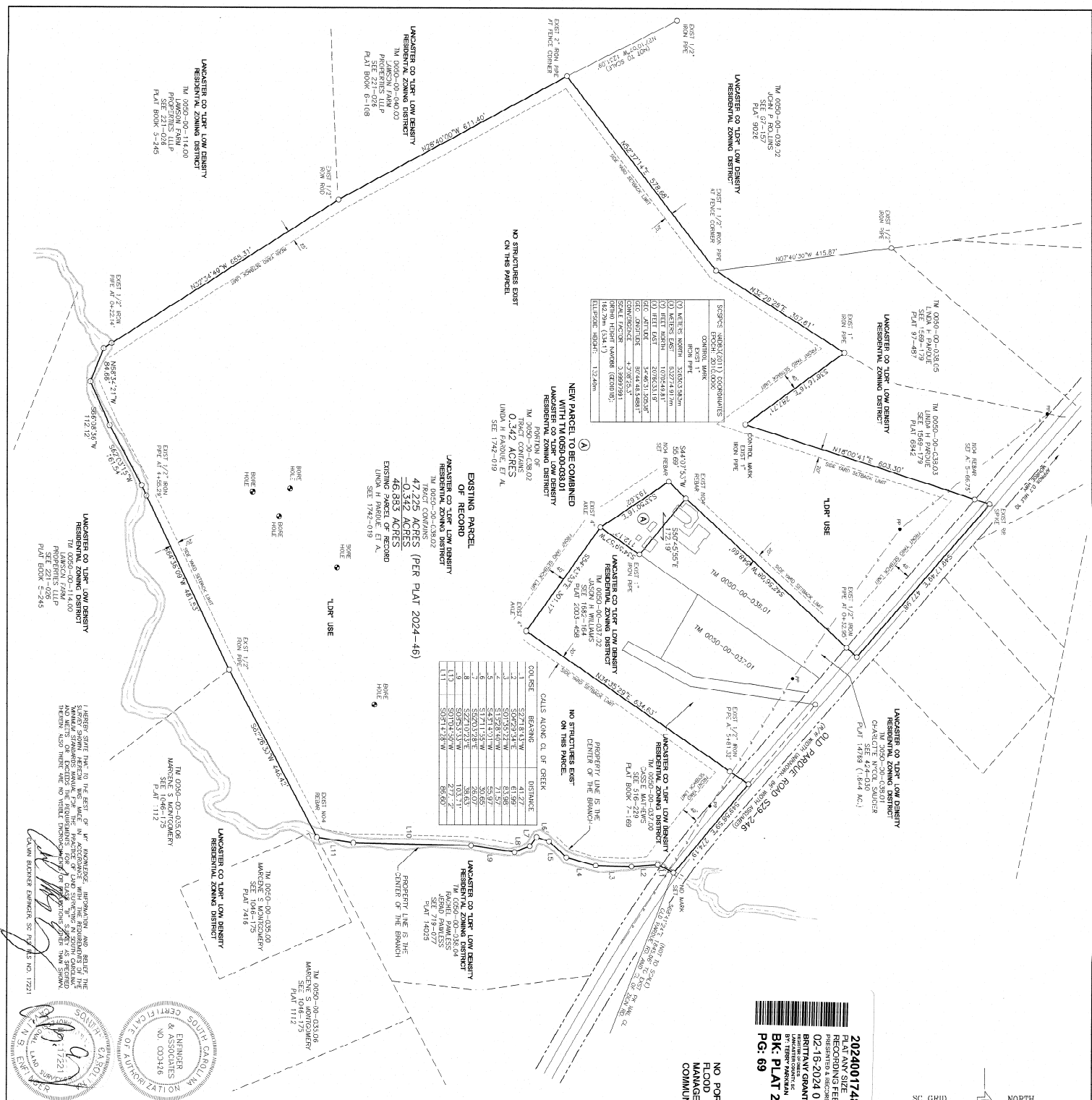


TABLE 1: COORDINATES AND BEARINGS

LINE	BEARING	DISTANCE
1	S 87° 13' 13" W	41.72
2	S 50° 15' 21" W	61.56
3	S 17° 28' 00" W	71.97
4	S 17° 11' 11" W	50.60
5	S 57° 03' 28" E	26.07
6	S 50° 03' 11" W	103.63
7	S 50° 03' 11" W	277.7
8	S 50° 03' 11" W	86.60
9	S 50° 03' 11" W	86.60

TABLE 2: COORDINATES AND BEARINGS

LINE	BEARING	DISTANCE
1	S 87° 13' 13" W	41.72
2	S 50° 15' 21" W	61.56
3	S 17° 28' 00" W	71.97
4	S 17° 11' 11" W	50.60
5	S 57° 03' 28" E	26.07
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8	S 50° 03' 11" W	86.60
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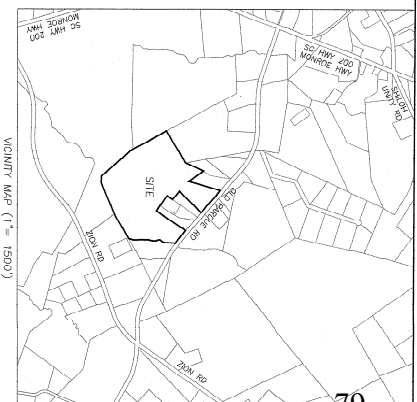
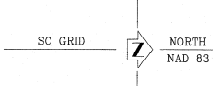
TABLE 3: COORDINATES AND BEARINGS

LINE	BEARING	DISTANCE
1	S 87° 13' 13" W	41.72
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3	S 17° 28' 00" W	71.97
4	S 17° 11' 11" W	50.60
5	S 57° 03' 28" E	26.07
6	S 50° 03' 11" W	103.63
7	S 50° 03' 11" W	277.7
8	S 50° 03' 11" W	86.60
9	S 50° 03' 11" W	86.60

TABLE 4: COORDINATES AND BEARINGS

LINE	BEARING	DISTANCE
1	S 87° 13' 13" W	41.72
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3	S 17° 28' 00" W	71.97
4	S 17° 11' 11" W	50.60
5	S 57° 03' 28" E	26.07
6	S 50° 03' 11" W	103.63
7	S 50° 03' 11" W	277.7
8	S 50° 03' 11" W	86.60
9	S 50° 03' 11" W	86.60

2024001748
RECORDING FEES \$25.00
02-16-2024 01:55:39 PM
BRITANNY GRANT
BY TERRY PARRINELLO
PG. 69



APPROVED FOR RECORDING
Terry Parrinello
Must be recorded by: *[Signature]*

EXISTING PARCEL OF RECORD WITH LOT LINE ADJUSTMENT
NO NEW EASEMENTS, ROADS, ROADWAYS OR RIGHTS OF WAY HAVE BEEN CREATED THIS SURVEY DATE.

TRACT SHOWN IS CONSIDERED EXEMPT FROM SECTION 6.2.2 "SITE PLAN AND SUBDIVISION APPLICABILITY" STANDARDS AS STATED IN SECTION 6.2.2.B.2 "STANDARD EXEMPTIONS" OF THE LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE.

LANCASTER COUNTY "LDR" LOW DENSITY RESIDENTIAL ZONING DISTRICT BUILDING SETBACKS:
40' FRONT YARD BUILDING SETBACK LIMIT
20' SIDE YARD BUILDING SETBACK LIMIT
25' REAR YARD BUILDING SETBACK LIMIT

NOTE:
BOUNDARY INFORMATION SHOWN WAS DETERMINED BY FIELD SURVEY OF PHYSICAL EVIDENCE ON THE GROUND AND BY ANALYSIS OF RECORD DOCUMENTS. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE GROUND AND HAS NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE BOUNDARY INFORMATION SHOWN IS IN ACCORDANCE WITH THE RECORD DOCUMENTS.

GRAPHIC SCALE - FEET (1" = 150')

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PREPARED UNDER THE SUPERVISION OF C.E. ENGINEER, P.E. AND WAS COMPLETED ON FEB. 16, 2024. THE SURVEY WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYING" AS SET FORTH IN THE "PRACTICE ACT" OF THE STATE OF SOUTH CAROLINA, TITLE 40, CHAPTER 42, AND IS OF CLASS "B" STANDARD. THE AREA SURVEYED WAS DETERMINED USING THE DED METHOD. THE BEARINGS ARE REFERENCED FROM THE GRID NORTH MARKS.

PLAN OF BOUNDARY SURVEY
FOR
PETER W. SITES
MADISON M. SITES

LANCASTER COUNTY
ENGINEER & ASSOCIATES
PROFESSIONAL SEAL
003-286-6181
SOUTH CAROLINA 28720

5082 EAST ARCH STREET
LANCASTER
SOUTH CAROLINA 29720
DATE: FEB. 16, 2024
SCALE: 1" = 150'

limited to: equipment dealers, support uses for agricultural, harvesting, and/or animal production, seasonal packing sheds, etc.

AGRITOURISM Farm-related enterprises that operate for the enjoyment and education of the public and that combine tourism and agriculture such as agriculture cultural centers; hay rides, corn mazes, and petting zoos (farm animals only).

AIRSTRIPE/AIRPORT A surface used for take-off and landing of aircraft and the buildings,

Agenda Item Summary

Ordinance # / Resolution #: SD-2023-2224 HTTF/Woodland Point

Contact Person / Sponsor: M. Blaszyk

Department: Planning

Date Requested to be on Agenda: 4/16/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	4/10/2024	Exhibit
Application	3/22/2024	Exhibit
Location Map	3/22/2024	Exhibit
Preliminary Plat	3/22/2024	Exhibit
Joinder Agreement (Owner Signatures)	3/22/2024	Exhibit
Providence Estates Concept Plan/Master Plan	4/10/2024	Exhibit
TRC Comments: Not Approved Letter	4/10/2024	Exhibit
TIA Consultant's Report Arbor Walk	4/10/2024	Exhibit
TIA Executive Summary	4/10/2024	Exhibit
Email Comments (14)	4/10/2024	Backup Material

PROPOSAL:	Major Preliminary Plat for 112.49 acres for a subdivision of 91 single-family lots.
PROPERTY LOCATION:	Entrance located at the end of the existing Vance Baker Road, behind the Legacy Park Neighborhood (TM# 0009-00-015.00)
CURRENT ZONING DISTRICT:	Low Density Residential (LDR)
APPLICANT:	David Weekley Homes (ATTN: Joe Dancy)
COUNTY COUNCIL DISTRICT:	District 7, Brian Carnes
NOTICE:	Published hearing notice The Lancaster News 3/30/2024 Posted signs 3/28/2024 Mailed notices 3/28/2024 Agenda published and posted in Lobby 4/9/2024

OVERVIEW & BACKGROUND:

Site Information & Existing Condition

The 112.49-acre site is zoned Low Density Residential (LDR) District and is located immediately to the south of Legacy Park. The site consists of a combination of wooded land and remnant road and utility infrastructure improvements from the abandoned Providence Estates project (see history below). Lancaster County Water & Sewer District water and sewer lines abut the property in the neighboring Legacy Park neighborhood.

Subject Property History

The subject property was previously a part of the Providence Estates development that underwent a Development Agreement approval in 2007. Providence Estates consisted of approximately 247-lots on a 248-acre site and was located in both Lancaster County and Union County, NC. It was zoned R-15 Moderate Density Residential. A copy of the Providence Estates Concept Plan is included in Attachment 7.

The development project was entitled at the beginning of the Great Recession and ultimately failed like many other proposed communities. As reflected in the attached Location Map (Attachment 2), some of the initial grading, roadway, and utility improvements were constructed and later abandoned. As a result of the project's failure, Lancaster County terminated the Development Agreement and the property was rezoned to its current Low Density Residential (LDR) District.

Arbor Walk, LLC had previously pursued a cluster subdivision proposal for this site (w/ 228-lots) in 2021, but later rescinded the application and pursued a conventional MDR project (w/ 179-lots) under RZ/DA 2022-1527. The Planning Commission voted to deny on the rezoning proposal on 9/20/2022, and the applicant withdrew the application prior to 1st Council hearing.

The site plan illustrates a residential development with various streets and features. Key streets include Goldring Lane, Rine Bluff Way, Legacy Park, South Legacy Park Blvd, and others. The plan also shows existing perennial streams and proposed water quality areas. The plan is labeled "PROPOSED 200' CAROLINA HEELSPITTER STREAM BUFFER (TYP.)" and "PROPOSED 200' CAROLINA HEELSPITTER STREAM BUFFER (TYP.)".

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DEVELOPMENT SUMMARY:

Development Summary	
Site Acreage	112.49
Proposed Lots	91
Project Overview	Single Family Residential Subdivision
Open Space	11.25 required; 11.25 proposed, Park Space 5.62 required, 5.62 proposed
Internal Streets	Will be privately maintained.
Connectivity Index	1.3

Guiding Development Standards

The proposed development is currently zoned Low Density Residential (LDR). It is subject to the current Lancaster County Unified Development Ordinance.

Traffic Impact Analysis (TIA)

A traffic impact analysis (TIA) was prepared by Design Resource Group in August 2021. It is important to note that the TIA studied a larger 228-lot subdivision proposal based on an earlier concept versus the current 91-lot proposal. The applicant has provided a statement to staff stating they are using this TIA for the current proposal. Using a TIA that considers over double the lot count of the current proposal does hold the project to a higher standard. The study was reviewed by the County Engineering and Stormwater Department along with its consulting traffic engineer. The County has approved the TIA (Attachment 4).

Intersections Studied with Improvements (if needed):

- Shelley Mullis Road and Henry Harris Road: No improvements needed
- Shelley Mullis Road and Legacy Park Drive:
 - Restripe northbound lane of South Legacy Park Drive at Shelley Mullis Road intersection to create a through-right lane and a left turn lane with 150-ft of storage
 - Restripe southbound lane of North Legacy Park Drive to have a thru-right and a left turn lane with 150-ft of storage
- Shelley Mullis Road and Vance Baker Road: No improvements needed
- South Legacy Park Drive and site entrances (2)
 - Replace/upgrade of existing signage/markings at South Legacy Park Drive and Vance Baker Road
- Henry Nesbit Road and Waxhaw Marvin Road (North Carolina)
 - Delay is caused at intersection of Henry Nesbit and Waxhaw Marvin Road intersection in Union County, NC. A modest mitigation payment of approximately \$4,000 to Union County, NC is being negotiated to offset impacts to intersection.

The County's Traffic Consultants response to this TIA has been attached to the staff report under attachment 5.

Estimated Trip Generation		
AM	PM	Weekday
167	224	

While not studied by the TIA, the existing Vance Baker Road, which provides access to the subdivision and serves as a connection point to Shelley Mullis Road has a substandard width ranging from 14-ft to 20-ft. The current minimum road width for new roads is 22-ft.

Henry Harris and Shelly Mullis Roundabout

A roundabout at the intersection of Henry Harris and Shelly Mullis Roads is already planned. This is a requirement of the approved Wilson Creek Development.

Summary of Surrounding Zoning and Uses

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MDR	Legacy Park Subdivision
South	Lancaster County	MDR, RN	Harris Mill Subdivision, Rural Residential
East	Lancaster County	LDR	Vacant
West	Lancaster County	MDR	Legacy Park Subdivision

Outstanding TRC Comments:

The submitted Preliminary Plat has outstanding comments from the County Engineer, E911 Addressing, Fire Marshal and Planning Departments. These comments in their entirety have been attached to the staff report. Comments that are of greater concern are outlined below:

County Engineer

BMP ponds will be needed and cannot be included in the open space area calculations. All BMP ponds will need an access area at least 10' wide. This access can be at a slope not greater than 4(H) to 1(V) for maintenance equipment to get to the pond.

Fire Marshal

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

Planning

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

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

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

Staff will look for a plan to widen Vance Baker Rd as part of this project.

School Capacity

The Lancaster County School District has not provided any direct feedback regarding this rezoning at this time. The schools that would be affected by this rezoning include Indian Land Elementary, Indian Land Middle, and Indian Land High School. According to information provided in 2023, the projections for the effected schools are the following:

- The capacity for Indian Land Elementary School is 1,052 students and the projected enrollment at that time was 1,102 students.
- The capacity for Indian Land Intermediate School is 1,174 students and the projected enrollment at that time was 1,131 students.
- The capacity for Indian Land Middle School is 1,127 students and the projected enrollment at that time was 1,065 students.
- The capacity for Indian Land High School is 2,000 students and the projected enrollment at that time was 1,870 students.

Compatibility with Surrounding Area

The subject parcel is predominately surrounded by parcels zoned MDR (3-sides), LDR and RN. The LDR District requires a minimum 90-ft wide lot with 29,040 sq. ft. lot area, which is larger than the existing lots in the adjacent Legacy Park subdivision.

Consistency with Comprehensive Plan:

The adopted Comprehensive Plan establishes that the Future Land Use Category of the subject parcels to be Neighborhood Mixed-Use, which corresponds to the Community Type of Suburban Single-family Neighborhood.

According to the adopted Comprehensive Plan, Suburban Single-family Neighborhoods are “*formed with relatively uniform housing type throughout. They may support a variety of single-family detached types...Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas.*” The Comprehensive Plan further establishes several possible land use considerations (see table below) representing typical development in this category.

Suburban Single-family Neighborhood: Land Use Considerations		
Church	School	Community Park / Pocket Park
Community Center	Natural Area	Pool /Recreational Amenities
Single-Family Attached Home (Townhome/Duplex)		Single-Family Detached Home

The pending 2040 Lancaster Comprehensive Plan shows the property as rural. Characteristics of the rural land use are summarized as being generally lands that lack wastewater access, have accessibility challenges, or have insufficient infrastructure to support urban growth. This category is also assigned to areas which should provide a transition between growth areas or serve as a buffer when more dense development would present compatibility challenges. Low density residential development, agriculture, rural and crossroads commercial uses should all be permitted so long as they maintain the rural character of the area.

This description is generally applicable to the subject property. The tract has direct access to Indian Land collector Shelley Mullis Rd through Vance Baker Rd, which is a substandard road. Vance Baker Rd is not much wider than one lane in many areas and staff feels this is a serious concern. When staff expressed these concerns and previous development meetings, the applicant’s representatives indicated their estimate that residents of this tract would exit the neighborhood – turn left onto Legacy Park Dr – and then turn right to access Shelley Mullis Rd. Staff does not believe this is an accurate representation of future traffic patterns heading north.

PHOTOS OF THE PROJECT AREA:



Aerial View of Subject Parcel



Stub out off the end of the existing Vance Baker Road

STAFF CONCERNS

Staff has concerns regarding the one entry point, the narrow travel way of Vance Baker Rd, and not having adequate information to finalize this subdivision proposal at this time. (Planning, Engineering, E911 Addressing, and Fire).

ATTACHMENTS:

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. TIA summary
5. TIA Comments from Consultant
6. TRC Comments
7. Providence Estates Master Plan

STAFF CONTACT:

Matthew Blaszyk

Planner

mblaszyk@lancastersc.net

803-416-9380



Planning Department

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

Phone: 803.285.6005, planning@lancastercountysc.net

www.mylancastersc.org

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

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

APPLICATION AND APPROVAL PROCESS

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

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

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

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

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

PROJECT INFORMATION

Project Address/Location: 2991 Vance Baker Road

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

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

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

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

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

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

Address: 1004 Shinnecock Lane, Marvin, NC 28173

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

Other Project Contacts

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

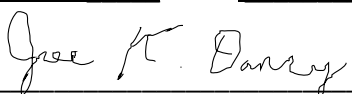
Address: 3745 Lakemont Boulevard, Fort Mill, SC 29708

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

Name: _____

Address: _____

Phone: _____ Email: _____

Applicant Signature:  Date: 2/2/24

Owner Signature: See attached joinder agreement Date: _____

Owner Signature: _____ Date: _____

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

PRELIMINARY PLAT CHECKLIST

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

GENERAL PROJECT INFORMATION:

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

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

EXISTING CONDITIONS:

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

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

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

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

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

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

TREE RETENTION

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

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

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

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

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

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

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

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

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

LOT DESIGN

Identify a lot configuration that complies with the following standards.

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

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

USE-SPECIFIC STANDARDS

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

OVERLAY DISTRICTS

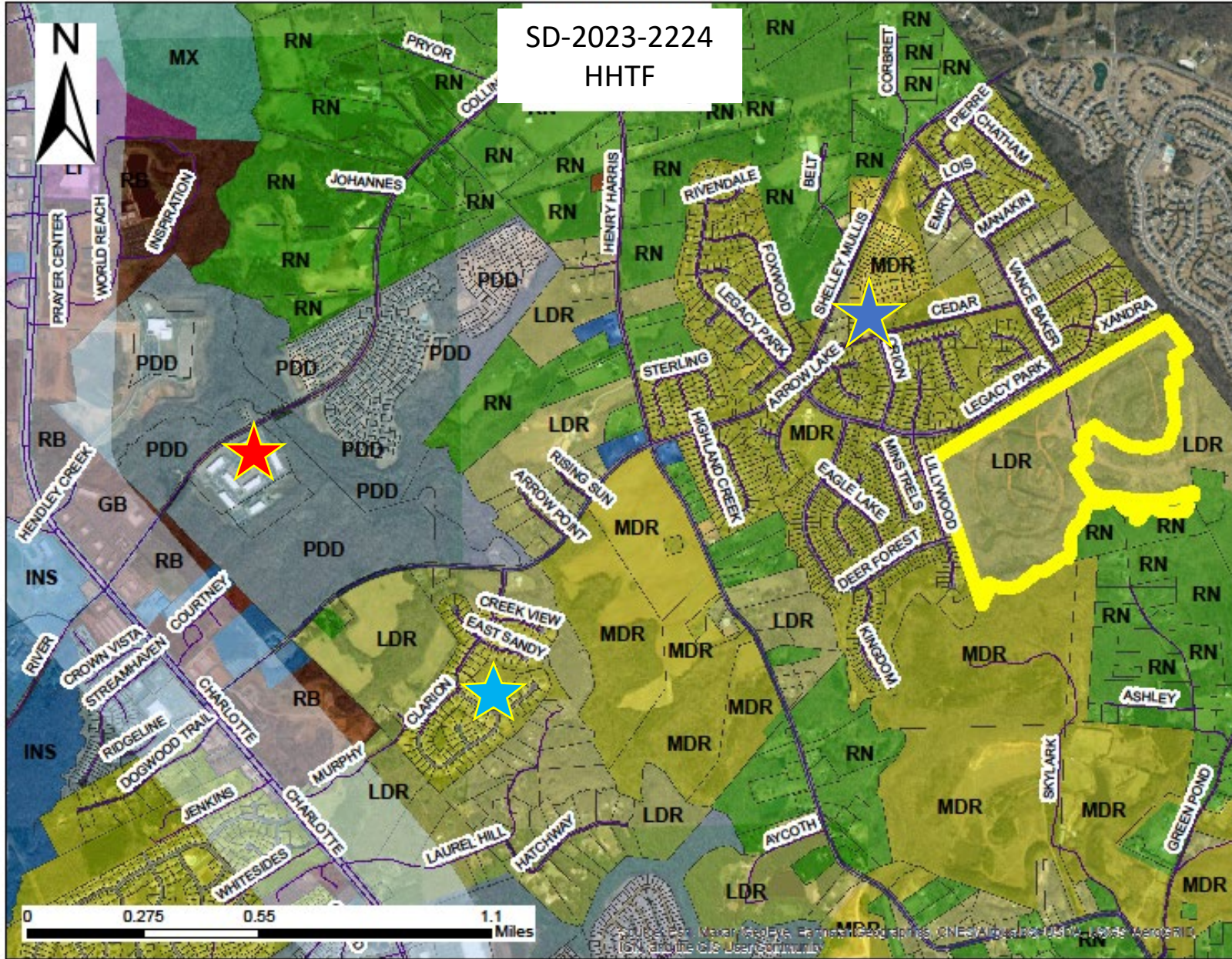
If an overlay district exists, be sure to address the applicable standards for it in the site design.

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

Proposal:
Preliminary Plat

Legend:

-  Subject Property
-  Legacy Park
-  The Indigo Apartments
-  Shelley Woods



Woodland Pointe Preliminary Plat

Located In:
Lancaster County, South Carolina

INDEX OF SHEETS

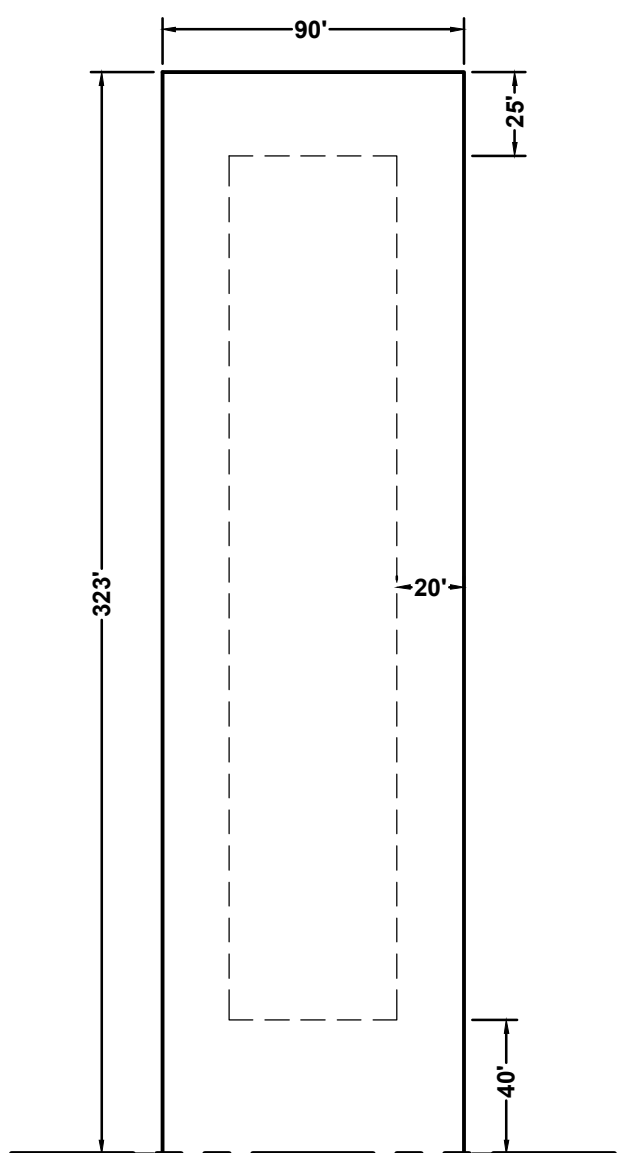
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COVER	PRELIMINARY PLAT (COVER SHEET)	02/16/2024	
INDEX	PRELIMINARY PLAT (INDEX SHEET)	02/16/2024	
1 OF 6	PRELIMINARY PLAT (SHEET 1 OF 6)	02/16/2024	
2 OF 6	PRELIMINARY PLAT (SHEET 2 OF 6)	02/16/2024	
3 OF 6	PRELIMINARY PLAT (SHEET 3 OF 6)	02/16/2024	
4 OF 6	PRELIMINARY PLAT (SHEET 4 OF 6)	02/16/2024	
5 OF 6	PRELIMINARY PLAT (SHEET 5 OF 6)	02/16/2024	
6 OF 6	PRELIMINARY PLAT (SHEET 6 OF 6)	02/16/2024	

GENERAL NOTES:

- Preliminary Plat is subject to minor revisions during the design process as may be required.
- See sheets 1-6 for detailed lot dimensions.
- Applicant to provide and install road signs for this subdivision.
- Applicant to install central mail kiosks for this community. Locations shown on Preliminary Plat are conceptual and subject to final approval from USPS. Location and number of kiosks is subject to change. Mail kiosk parking to be coordinated with USPS during civil design.
- Proposed locations of water and sewer lines shown on Preliminary Plat are preliminary and have not been designed. Design and details of water and sewer systems shall be provided during construction document phase.
- Road grading and profiles to be determined during construction document phase.
- Site grading, cut, and fill to be determined during construction document phase.
- Detailed landscape planting plans, outlining landscaping and buffer plantings, to be provided during construction document phase.
- Location and size of potential stormwater management areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will be determined during construction document phase.
- Signage and monumentation details, including sizing and locations, will be determined upon the submittal of construction documents: monumentation and signage to be permitted separately. Monumentation to be installed outside of sight triangles & sight distance lines. Monument height to be per UDO.
- Street signs to be consistent with SCDOT details or approved equivalent. Decorative street signs may be installed as long as they meet or exceed the minimum specifications established by SCDOT and the Lancaster County UDO.
- Sight distance plan and profiles to be provided at construction document phase for project entrance as requested by SCDOT.
- Proposed sewer easements shall have no steeper than 4:1 slope as requested by LCWSD.
- Fire hydrants to be spaced 500' minimum from any structure and installed to ensure that each phase of construction of development has adequate hydrant protection. Phasing to be determined at construction documentation phase, hydrant locations to be adjusted to provide coverage based on phasing.
- Fire department access roads shall be no less than 22' wide. Fire hydrants not located at an intersection, hammerhead, or cul-de-sac shall require the road width be increased from 22' to 26' on the hydrant side of the road for a distance of 20' on either side of hydrant. (per UDO 6.18.1)
- Access during construction shall be in place prior to vertical construction and maintained throughout construction. Fire hydrants shall be in place and accessible prior to vertical construction and access maintained.
- No speed bumps, humps, tables, etc. shall be permitted.
- No dead ends greater than 150' allowed without approved turn-around.
- Applicant to install street trees outside of planting strip behind sidewalk. Street trees to be located 3-4' behind back of sidewalk either in the front yard of each lot, side yard of each lot or in a common open space area. Exact locations to be determined at construction documents to avoid conflicts with utilities and driveways.
- Waterline shall be installed at least 10' from any landscaping within the proposed planting strips.
- Exact location of site access points to be verified by SCDOT during encroachment permitting process.
- Pedestrian trails to be soft surface. Exact design and location to be determined during construction document phase. Applicant to review options for potential external trail connectivity to determine feasibility.
- Stub streets shall be marked "no parking fire lane" if used for fire apparatus turnaround.
- Waterlines on cul-de-sac roads to be 2.5" in diameter.

Typical Lot Detail

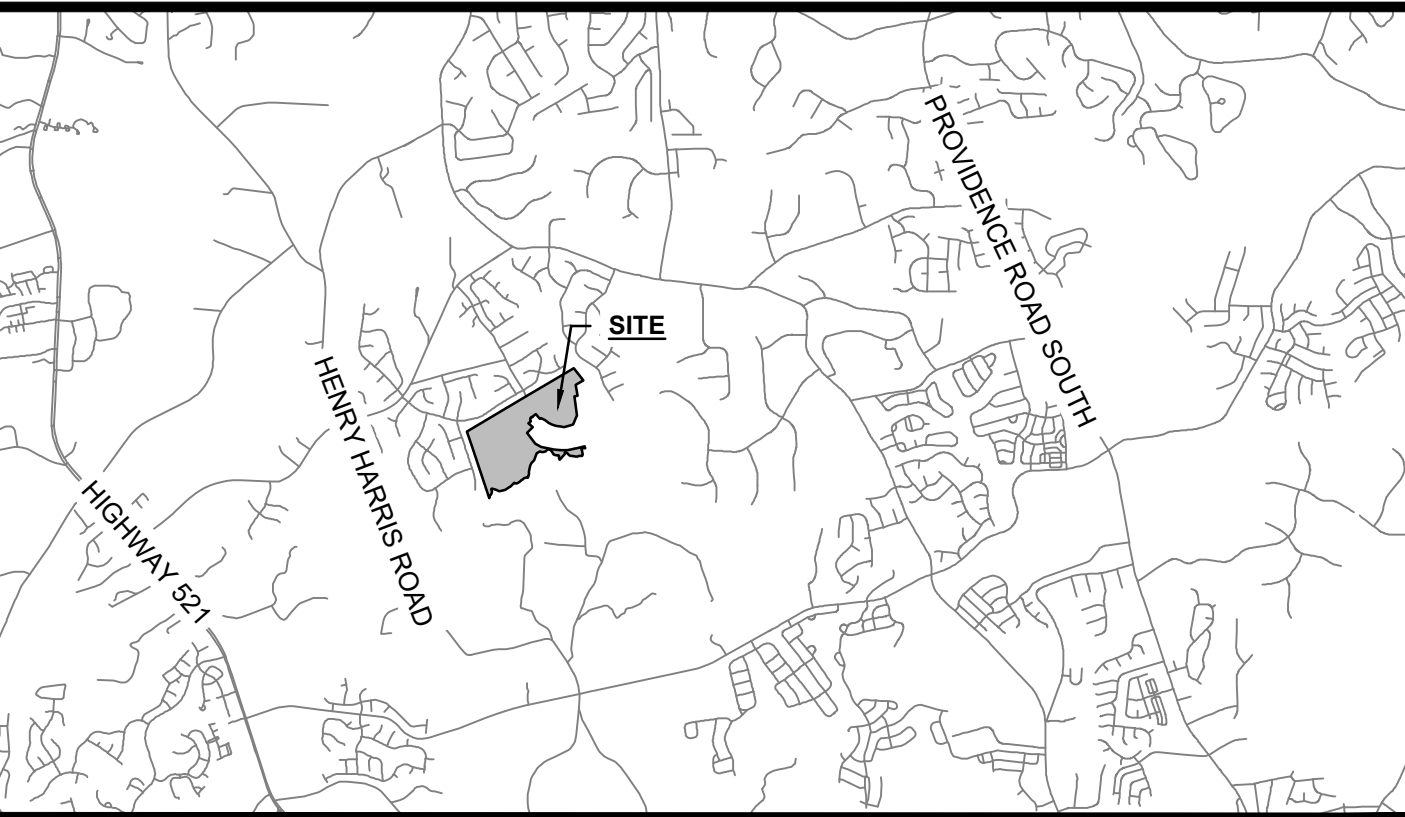
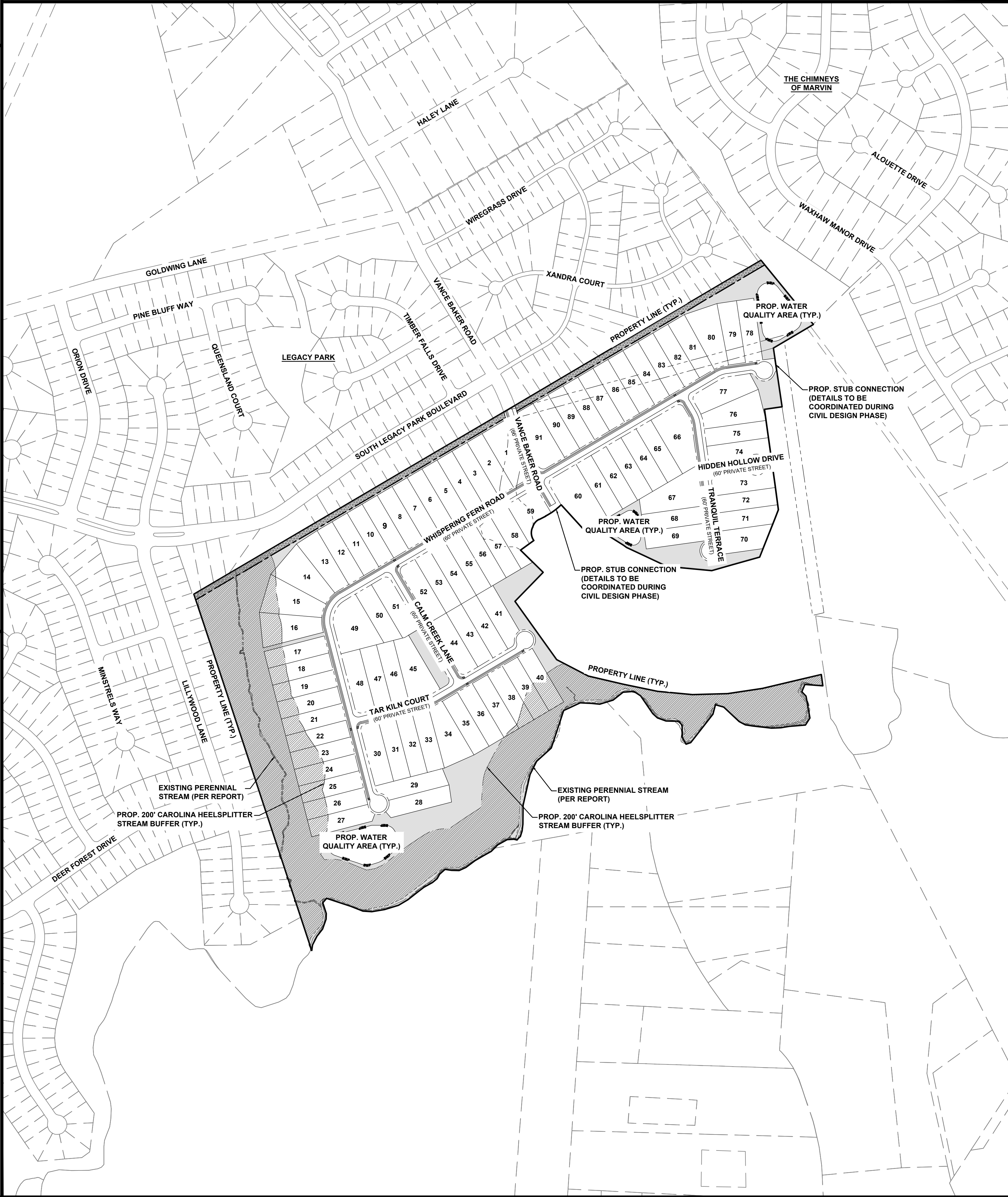
NOT TO SCALE



60' PRIVATE STREET

90' x 323' Lots:

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



VICINITY MAP

1 INCH = 1 MILE



DEVELOPMENT DATA:

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

TYPICAL LOT STANDARDS:

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

UTILITY SERVICES:

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

GENERAL NOTES:

- Base information is based on preliminary information obtained from "ALTA/NSPS Land Title Survey HHTF Company, LLC" provided by ESP Associates, Inc. dated 01/04/2024 and Lancaster County GIS data and should be verified for accuracy.
- Stream/Wetlands information is based on preliminary information obtained from "Aquatic Resources Sketch Map" provided by Atlas Environmental, dated 12/01/2023 and Lancaster County GIS data. For purposes of preparation of this Preliminary Plat, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location.

ENGINEERING FIRM:

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

DEVELOPER:

ADDRESS: DAVID WEEKLEY HOMES
7406 CARMEL EXECUTIVE DRIVE
CHARLOTTE, NC 28226
(704) 507-4641
MR. JOE DANCY

REVIEW AGENCY:

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

PHONE:



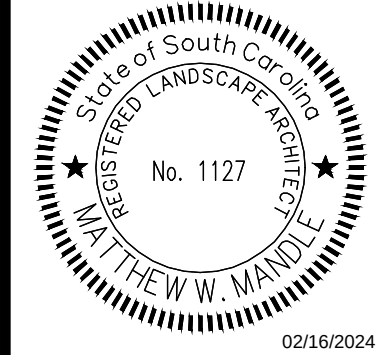
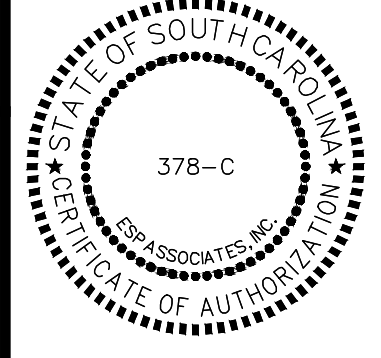
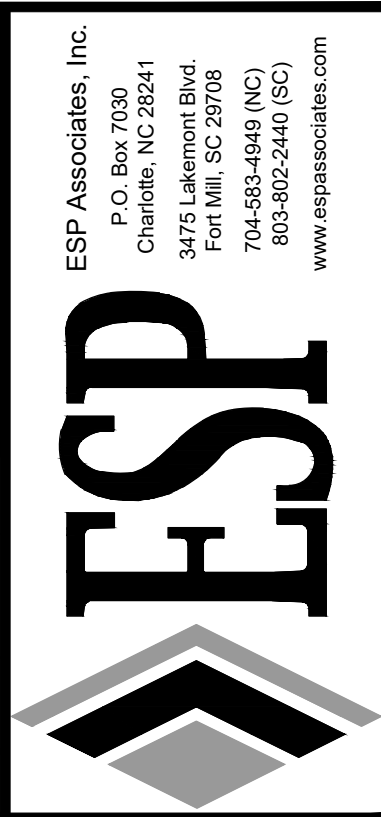
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GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



BY	
DATE	
REVISION	
NO.	

PRELIMINARY PLAT (COVER SHEET)

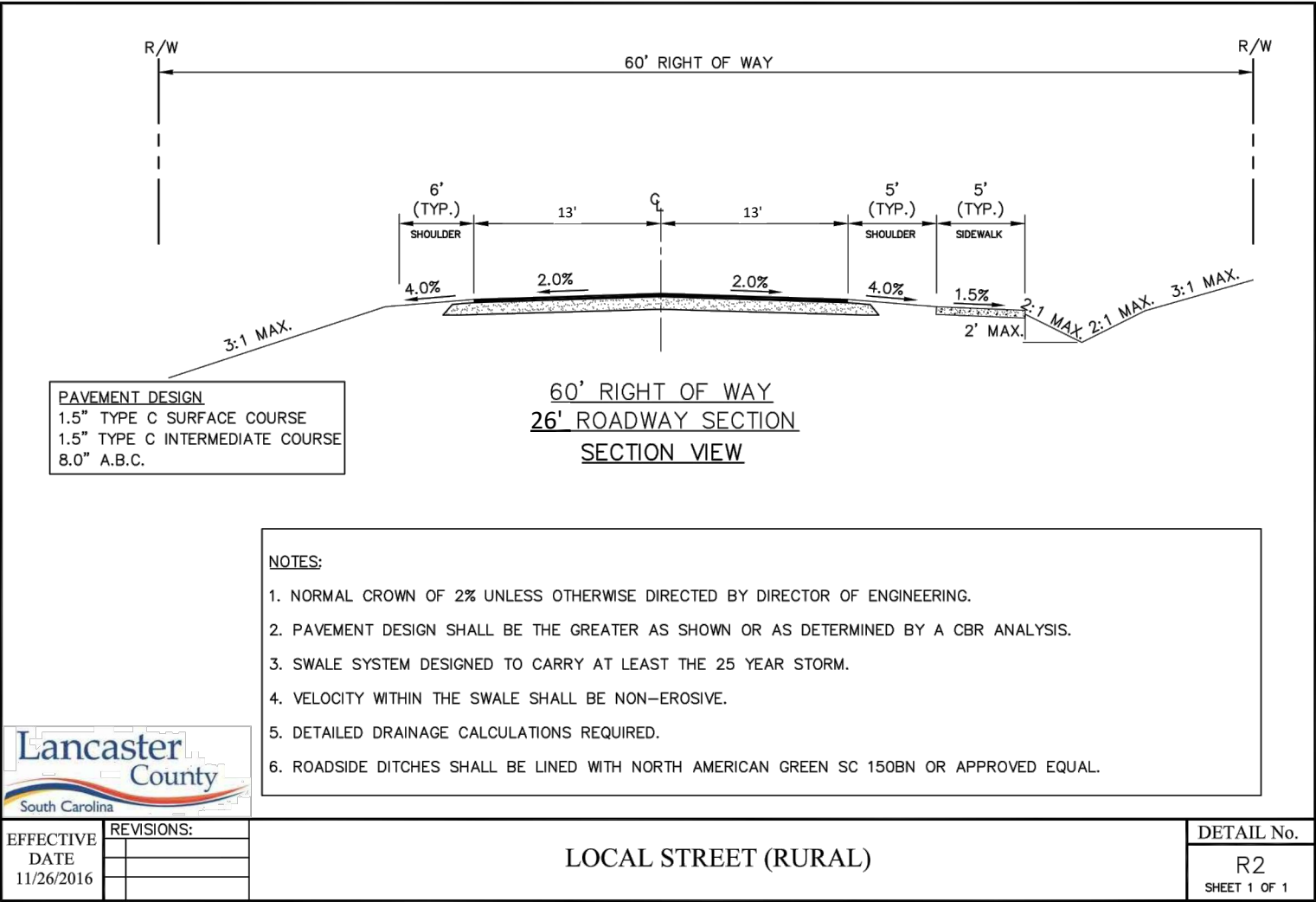
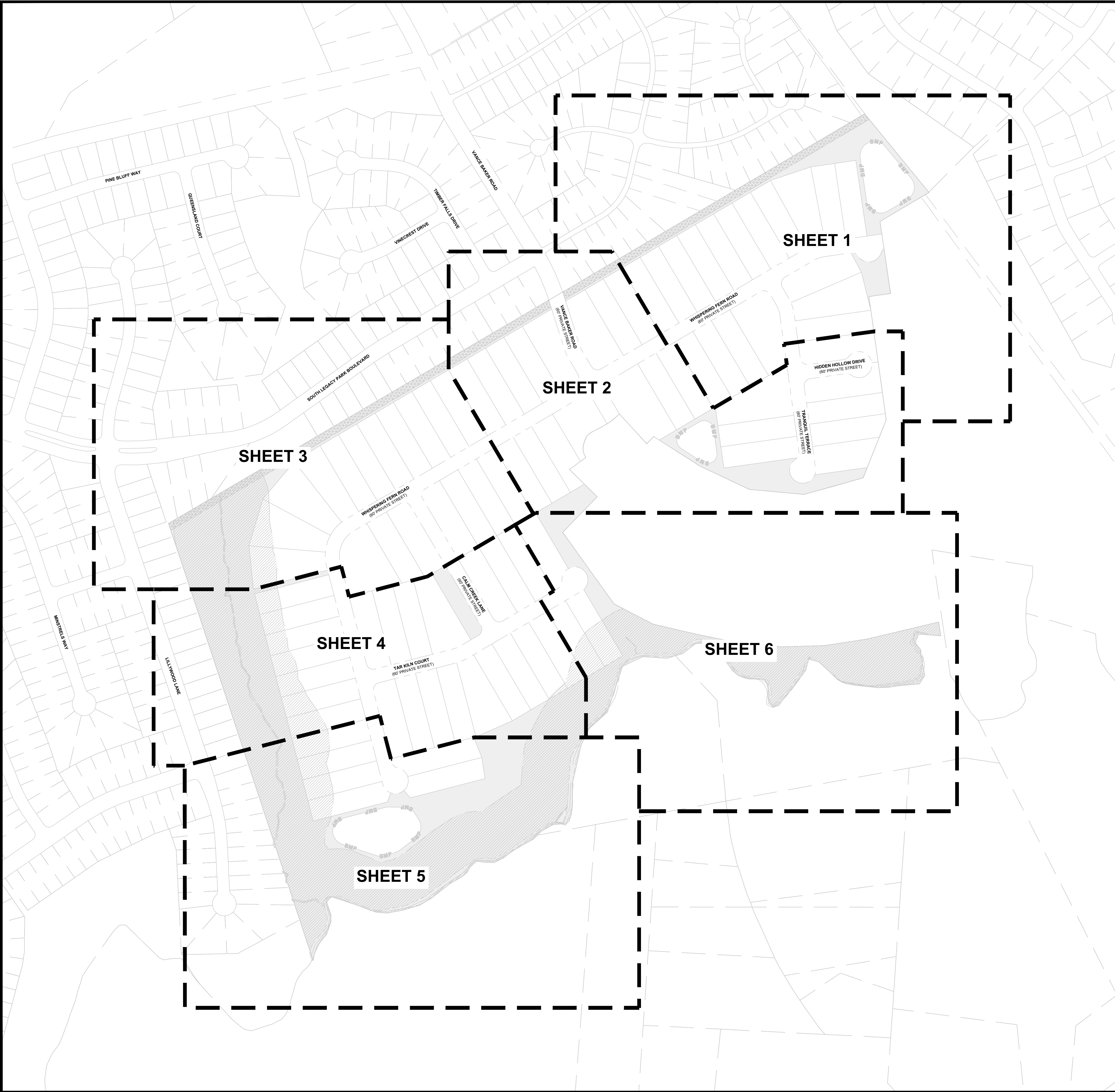
WOODLAND POINTE

LANCASTER COUNTY, SC

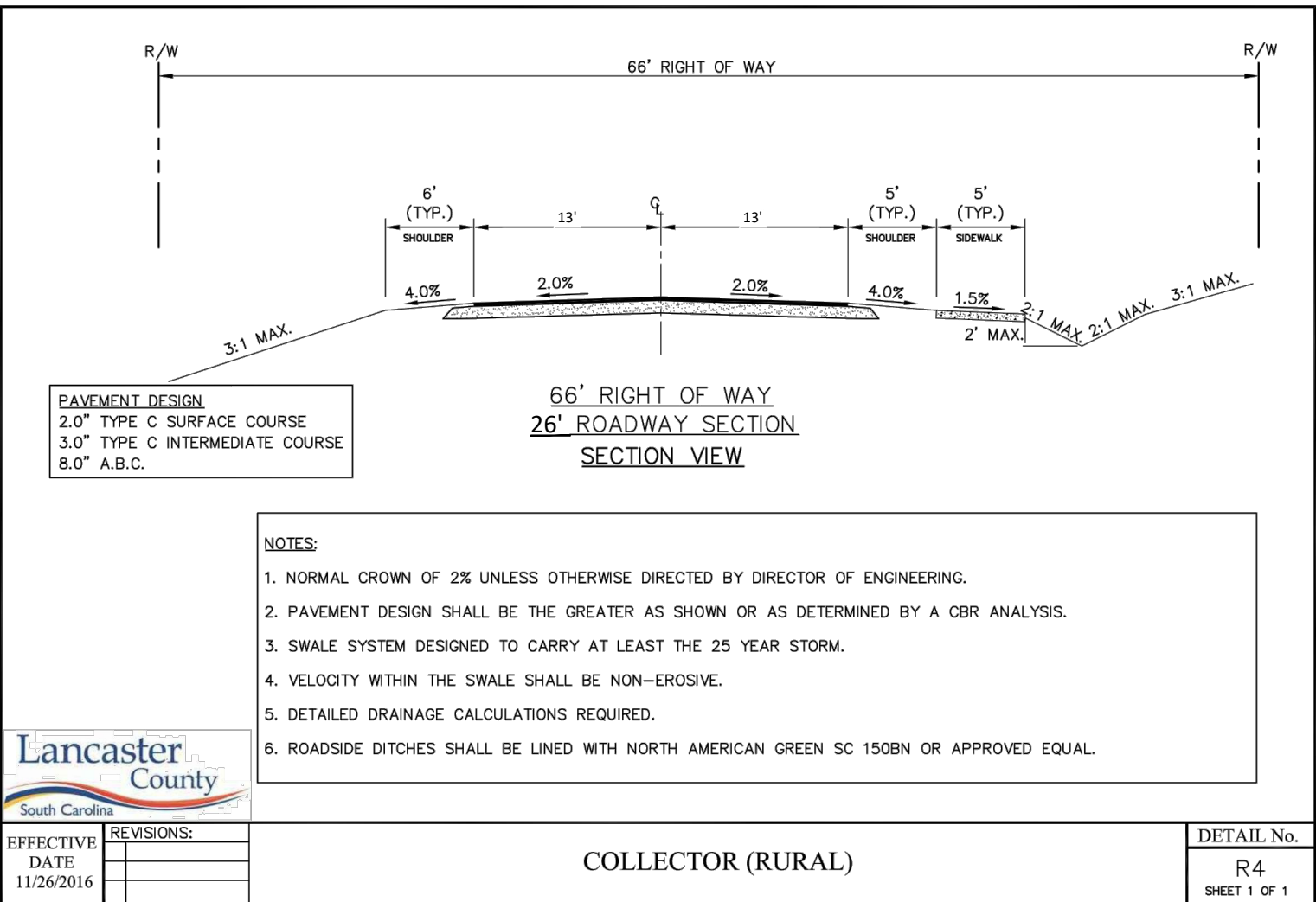
DAVID WEEKLEY HOMES

PROJECT INFORMATION	
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DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00279
ORIGINAL DATE:	02/16/2024
SHEET:	COVER

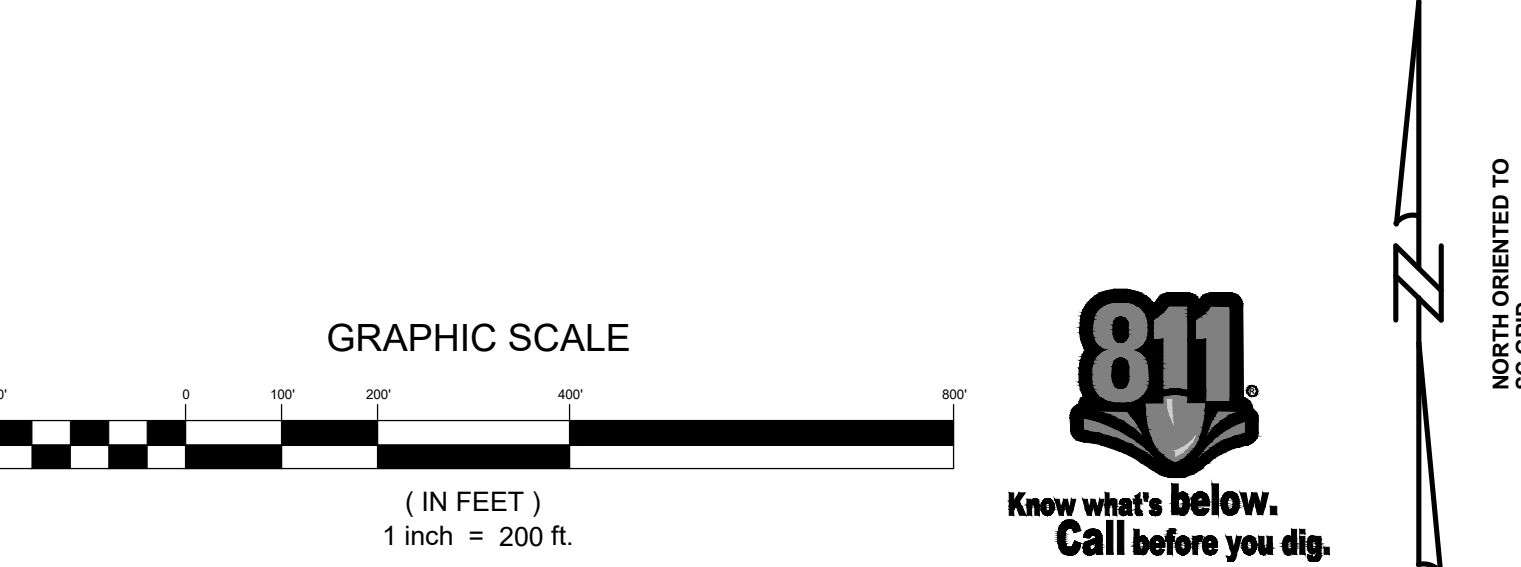
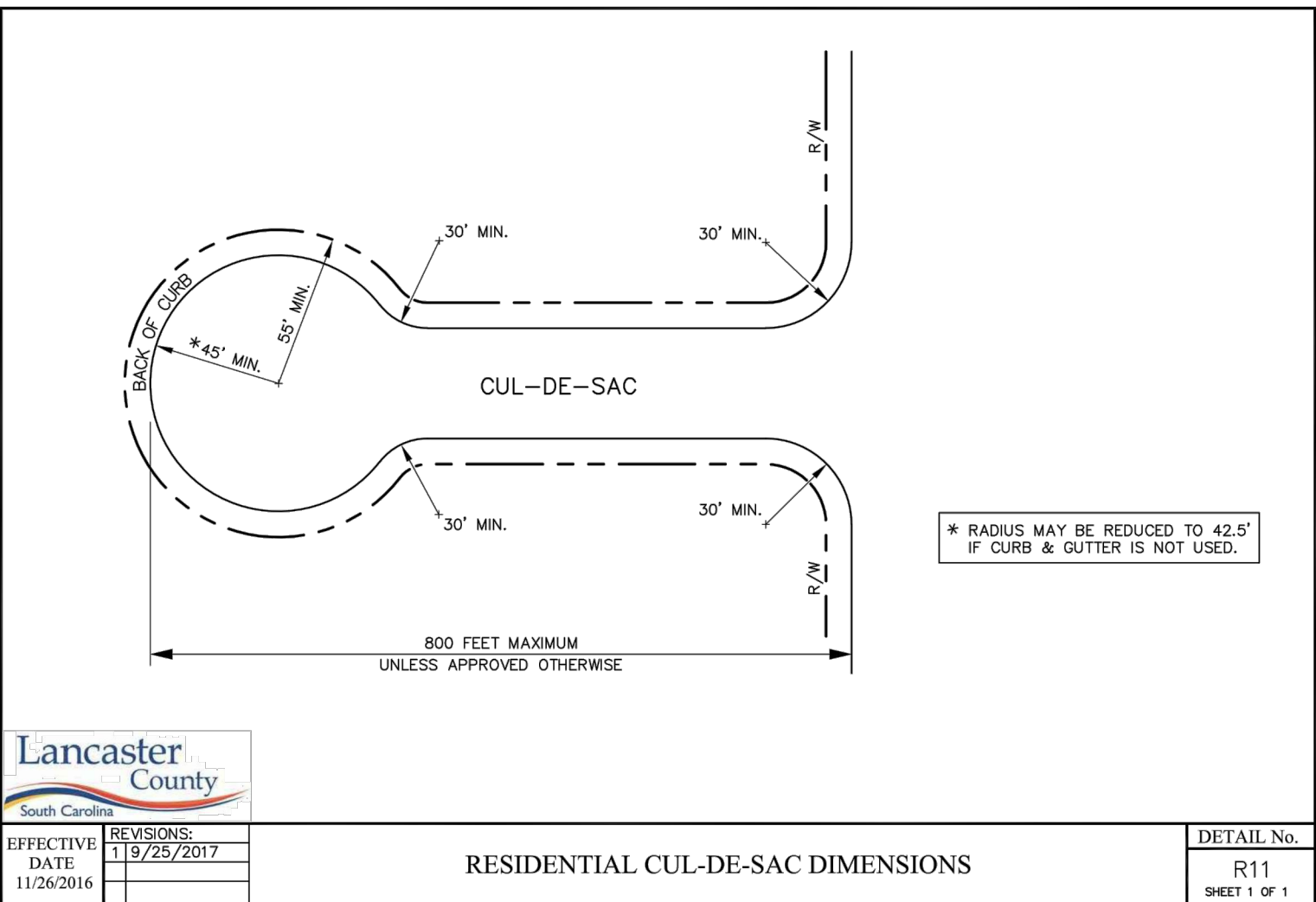
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*NOTE: TYPICAL SECTION HAS BEEN MODIFIED TO INCREASE PAVEMENT WIDTH TO 26'



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



ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd
Fort Mill, SC 29708
704-583-0449 (NC)
803-582-2440 (SC)
www.espassociates.com

ESP

STATE OF SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
378-C
ESP ASSOCIATES, INC.
DATE OF EXPIRATION: 12/31/2024

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1127
MATTHEW W. MANDEL
DATE OF EXPIRATION: 02/15/2024

BY
REVISION
DATE
NO.

PRELIMINARY PLAT (INDEX SHEET)

WOODLAND POINTE
DAVID WEEKLEY HOMES
LANCASTER COUNTY, SC

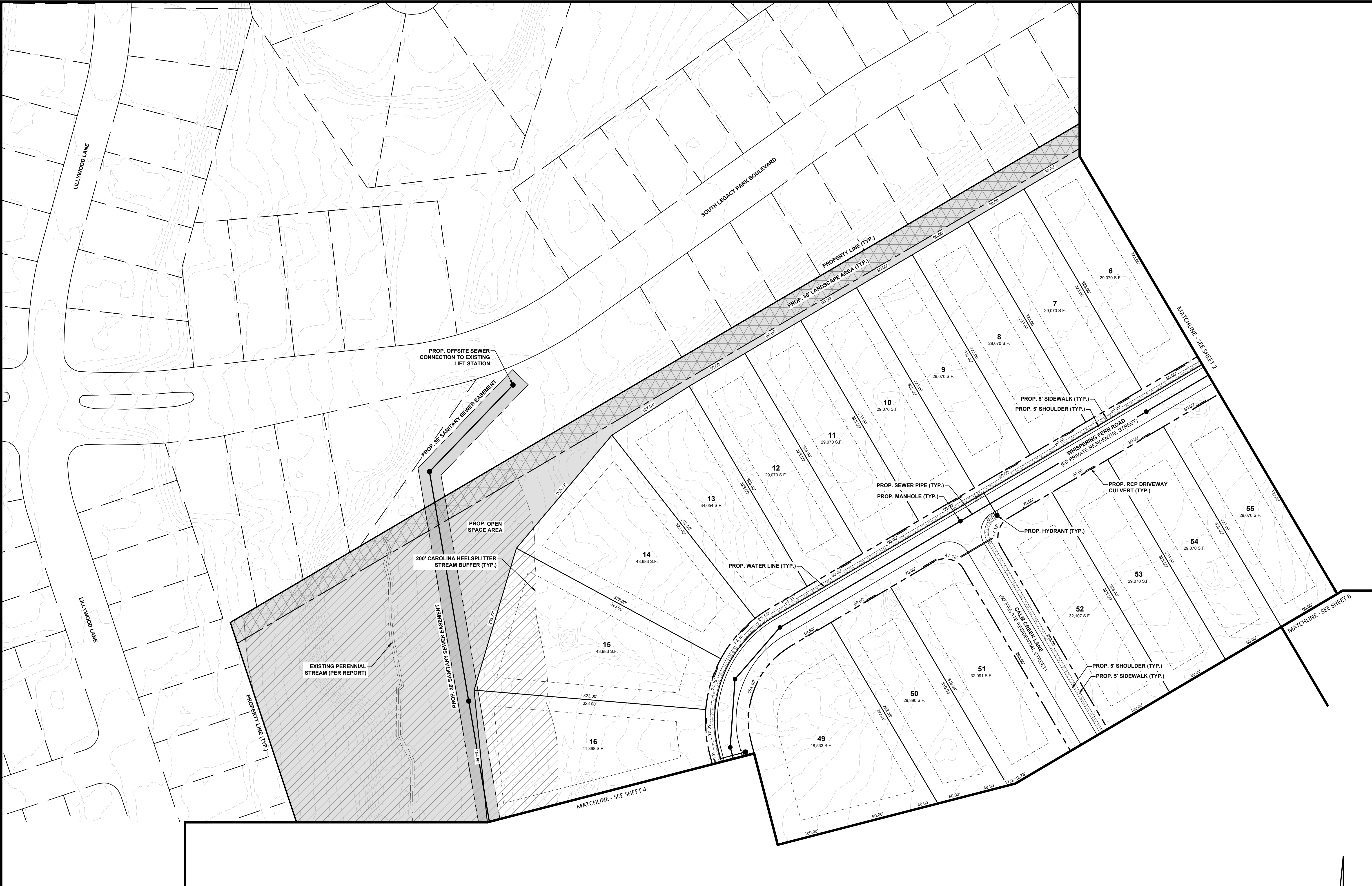
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DESIGNED BY: EL
DRAWN BY: EL
PROJECT NUMBER: 23-00279
ORIGINAL DATE: 02/16/2024
SHEET:
INDEX



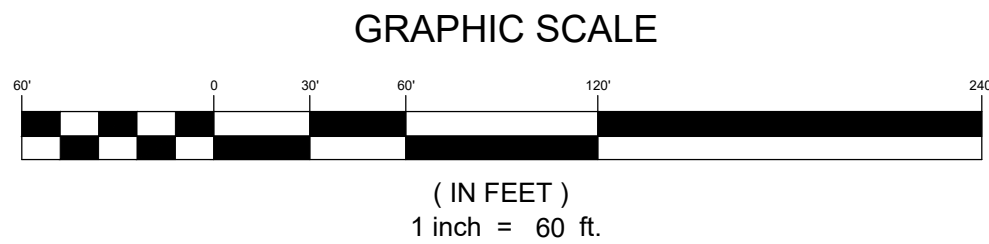
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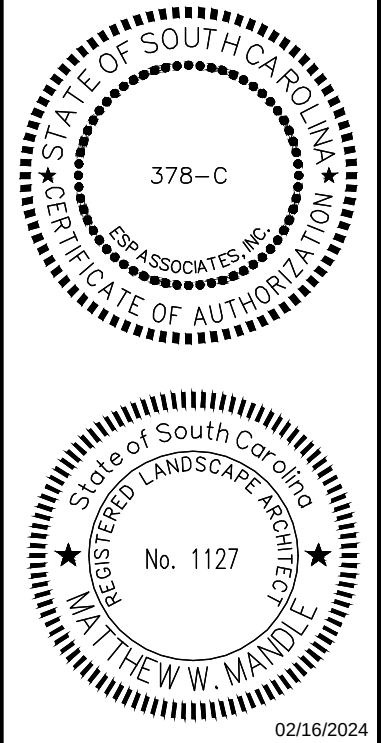
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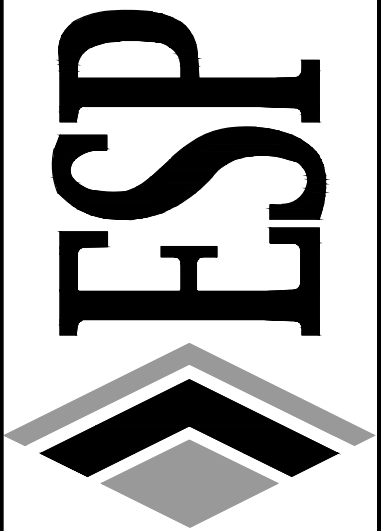
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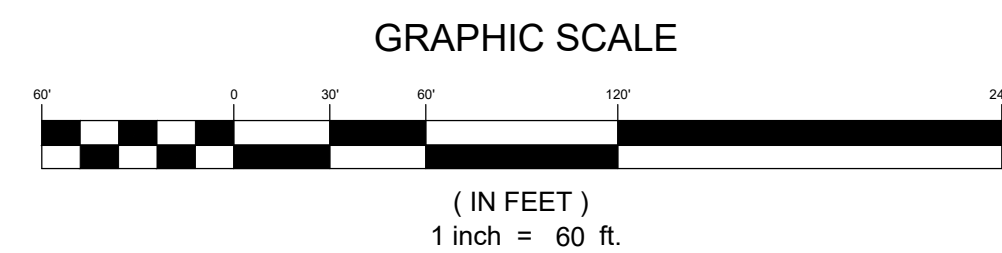
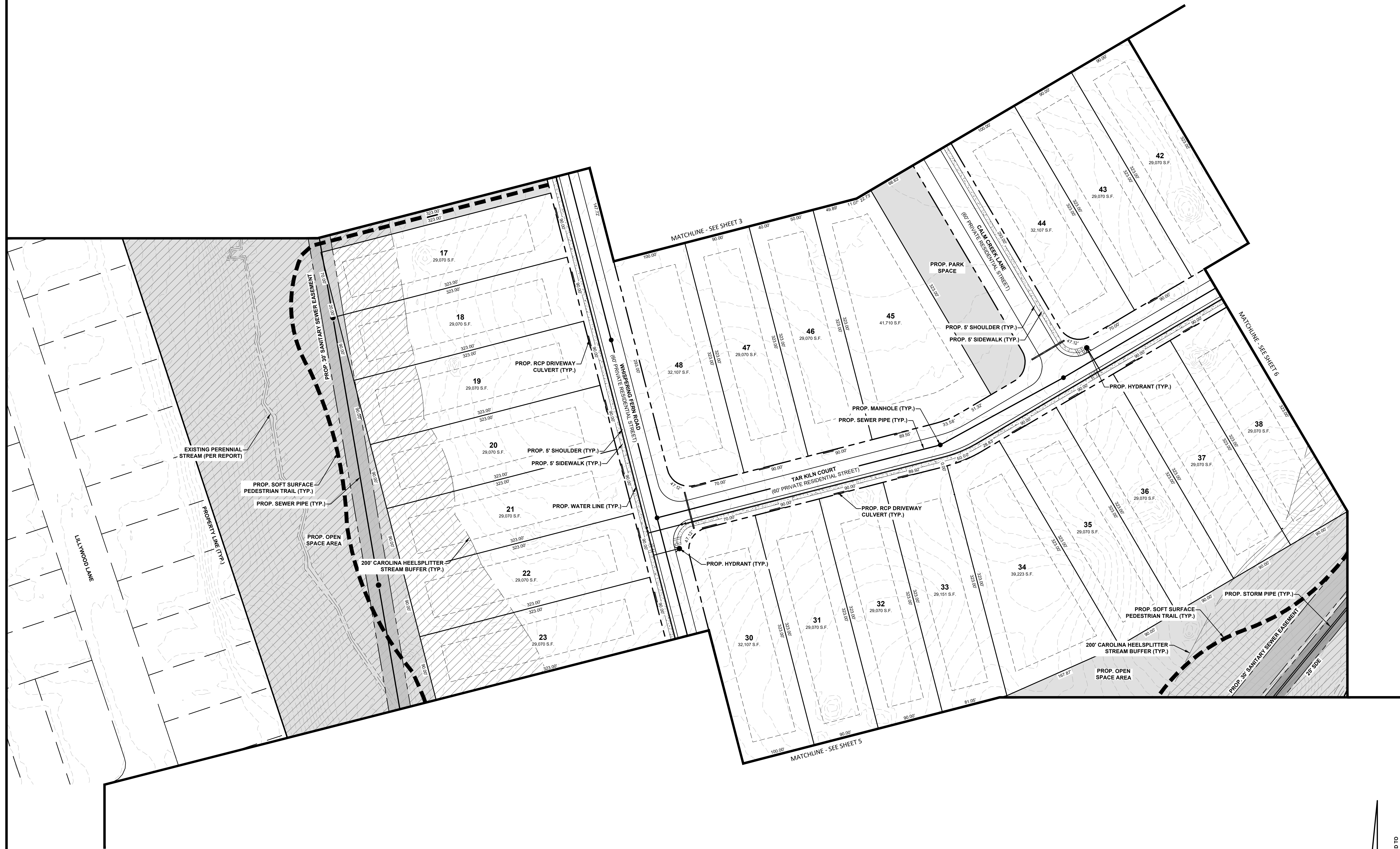
WOODLAND POINTE
DAVID WEEKLEY HOMES
LANCASTER COUNTY, SC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00279
ORIGINAL DATE:	02/16/2024
SHEET:	3 OF 6



ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1949 (NC)
803-582-2440 (SC)
www.espassociates.com





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PROJECT INFORMATION	
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DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00279
ORIGINAL DATE:	02/16/2024

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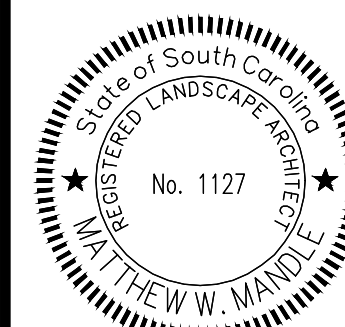
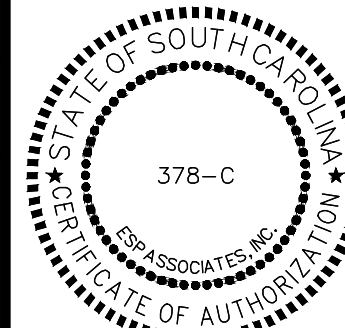
4 OF 6



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www.espassociates.com



NO.	DATE	REVISION	BY

PRELIMINARY PLAT (SHEET 5 OF 6)

WOODLAND POINTE

DAVID WEEKLEY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-0027
ORIGINAL DATE:	02/16/20

SHEET:
5 OF 6

Lancaster County

Tax Parcel ID: 0009-00-015.00

Petitioner Joinder Agreement

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

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

By: [Signature]
(Owner Signature)

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

South Carolina
County of Mecklenburg

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

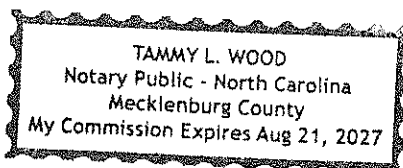
Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 7th day of February 2024.

(Official Seal)

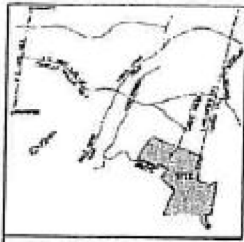


Tammy L. Wood
Official Signature of Notary

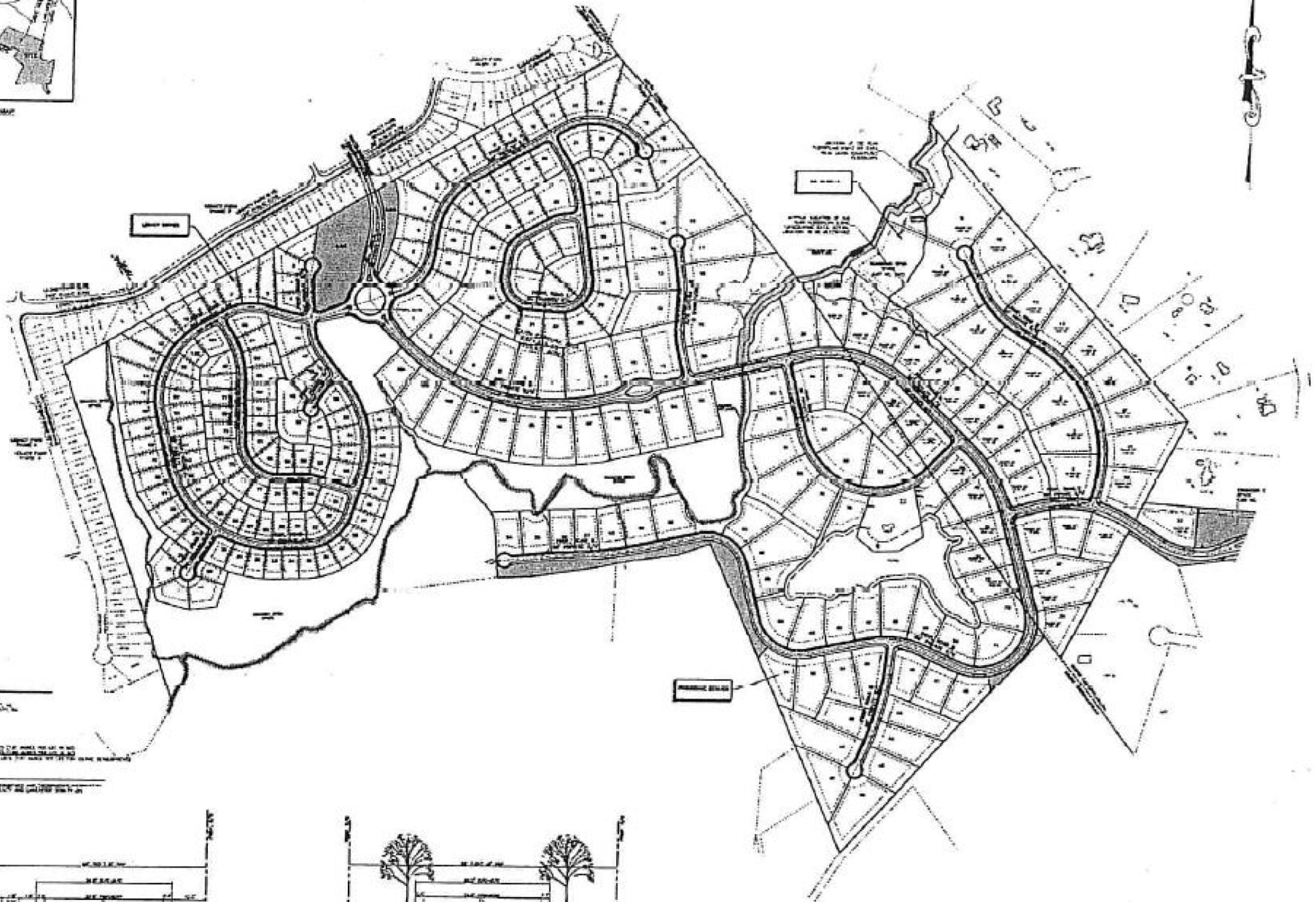
Tammy L. Wood, Notary Public
Notary's Name (printed)

My commission expires: Aug. 21, 2027

PROVIDENCE ESTATES



INSET MAP

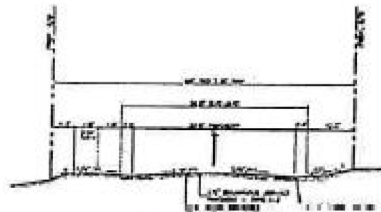


MATERIALS LIST:

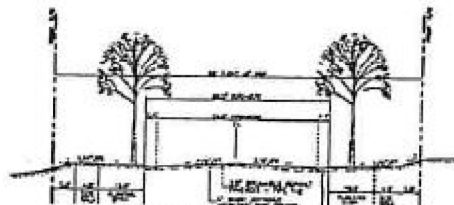
ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	ASPHALT	10,000	SQ. YD.
2	GRAVEL	5,000	CY
3	CONCRETE	1,000	CY
4	BRICK	10,000	SQ. YD.
5	PAINT	1,000	GAL.
6	LANDSCAPING	1,000	SQ. YD.
7	WATER FEATURE	1,000	SQ. YD.
8	PAVING	1,000	SQ. YD.
9	CONCRETE	1,000	CY
10	BRICK	10,000	SQ. YD.
11	PAINT	1,000	GAL.
12	LANDSCAPING	1,000	SQ. YD.
13	WATER FEATURE	1,000	SQ. YD.
14	PAVING	1,000	SQ. YD.
15	CONCRETE	1,000	CY
16	BRICK	10,000	SQ. YD.
17	PAINT	1,000	GAL.
18	LANDSCAPING	1,000	SQ. YD.
19	WATER FEATURE	1,000	SQ. YD.
20	PAVING	1,000	SQ. YD.

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.
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LOCAL RESIDENTIAL STREET
TYPICAL ROAD & SECTION (A - B)
N.E.



RESIDENTIAL COLLECTOR STREET
TYPICAL ROAD & SECTION (A - B)
N.E.



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	10/1/00	JSA
2	REVISION	11/1/00	JSA
3	REVISION	12/1/00	JSA
4	REVISION	1/1/01	JSA
5	REVISION	2/1/01	JSA
6	REVISION	3/1/01	JSA
7	REVISION	4/1/01	JSA
8	REVISION	5/1/01	JSA
9	REVISION	6/1/01	JSA
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98	REVISION	11/1/08	JSA
99	REVISION	12/1/08	JSA
100	REVISION	1/1/09	JSA

PROVIDENCE ESTATES SUBDIVISION
SARASOTA, FLORIDA
OWNER: SA/AMERICAN CO., INC.
SITE PLAN W/ BUFFERS
ISAACS
INCORPORATED
1000 1ST AVENUE, SUITE 200
SARASOTA, FL 34236
PHONE: 941.555.1234 FAX: 941.555.1235
C1.0



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

March 25, 2024

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

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

Dear: Emily Long

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "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

Not Approved

Review Comments:

General Comments:

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

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

Conditional

Review Comments:

The following road names have been submitted to the Planning Commission for Final Approval:

Tar Kiln Ct
Calm Creek Lane
Whispering Fern Road
Tranquil Terrace
Hidden Hollow Drive

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

Fire Marshal - John Magette - 8032838888
jmagette@lancastersc.net

Not Approved

Review Comments:

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

LC Water & Sewer District - Erin Evans - 8032856919
eevans@lcwasd.org

Not Approved

Review Comments:

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

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

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

Planning - Matthew Blaszyk - 803-285-6005
mblaszyk@lancastersc.net

Not Approved

Review Comments:

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

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

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

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

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

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

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

Please show the overall site sidewalk plan on one sheet.

LC School District - David Small - (803) 286-6972
David.Small@lcsd.k12.sc.us

No Review Done

Review Comments:

No review done -Chanda

SCDOT - David Gamble - (803) 385-4280
GambleDD@scdot.org

No Review Needed

Review Comments:

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

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

Approved

Review Comments:

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

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

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

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

1. Overview of Traffic Impact Analysis (TIA) Report

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

2. Items of Interest in the TIA Report

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

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

3. Checklist Comments

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

4. Recommendations – Action Items

- 1. Verify sight distance for both access points on S Legacy Park Blvd. Access B is the new intersection that is a concern.**
- 2. Review needs with NC for improvements to Henry Nesbit Road and Waxhaw Marvin Road ("T" intersection) - LOS F with significant increase in Delay from No Build to Build for overall intersection.**
- 3. Improve All-Way stop control at S. Legacy Park Blvd. with Vance Baker Road/Access A with All-Way plates below the stop signs and added stop bars.**

EXECUTIVE SUMMARY

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

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



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

This study evaluates the following scenarios:

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

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

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

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

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

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



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

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

2027 Build Suggested Improvements/Access Configurations:

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

- No suggested improvements

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

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

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

- No suggested improvements

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

- No suggested improvements

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

We propose the following access configuration:

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

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

We propose the following access configuration:

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



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

From: johnjosczy@yahoo.com
To: [Jennifer Bryan](#)
Subject: SD-2023-2224
Date: Wednesday, April 3, 2024 8:37:22 AM

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

Ms. Bryan,

My home sits right on the border of the changes in this proposal. When I purchased my home, it was because I was told by DR.Horton and my realtor that the woods behind my house would/could never be developed because of the stream and protected snails that inhabit it. Also, the traffic and infrastructure stress will only compound the sprawl that will come this this should it be allowed.

Traffic Concerns:

- The Legacy Park entrance onto Shelley Mullis is already challenging due to road curvature. With two unrelated developments underway, consideration for a traffic light is crucial.
- Connections from Goldwing and Vance Baker to Shelley Mullis exacerbate the main entrance challenge.
- Vance Baker's one-lane stretch from Wiregrass to Manakin is inadequate to absorb additional traffic.

Road Infrastructure:

- Goldwing road requires expansion, pavement markings, and sidewalks due to visibility concerns caused by the slope.
- South Legacy Park's speed bumps currently mitigate speed issues. Increased traffic will deteriorate this main street, increasing speeding as speed bumps are not expected to be replaced.

Environmental Impact:

- Construction vehicles have previously damaged Goldwing and Vance Baker roads.
- Legacy Park residents may face dirt runoff and debris cleanup as a result of construction.

School Overcrowding:

- Indian Land Schools are already experiencing overcrowding, and further development will exacerbate this issue.

Environmental Considerations:

- The proposed development area is an active wildlife habitat, and development will disturb wildlife in this limited remaining space.

MOST IMPORTANTLY FOR ME: I will lose all my privacy that I paid a premium for and will not be compensated in any way.

Please reject this motion from David Weekley Homes (and anyone else that requests this land to be rezoned).

Thanks
John Czerwinski
1753 Lillywood Ln

From: [Marie DeMartino](#)
To: [Jennifer Bryan](#)
Subject: Subject: SD-2023-2224
Date: Friday, April 5, 2024 11:20:14 AM

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—IT Helpdesk, lancastersc.supportsystem.com

Just wanted to write in a let you know that I am co-owner of a home in Legacy park. I understand that you are going to get bombarded with emails from residents about the David Weekley subdivision

I am in support of the subdivision. It is the best choice of the others presented to us homeowners. I love that there are only 91 homesites. My only concern is the roads need improvement.

- Goldwing road requires expansion, pavement markings, and sidewalks due to visibility concerns caused by the slope.
- Vance Baker's one-lane stretch from Wiregrass to Manakin is inadequate to absorb additional traffic.

If these improvements are made I think it would go a long way to getting Legacy Park residents on board.

Many thanks.
Marie DeMartino
Sent from my iPhone

From: [Bill](#)
To: [Jennifer Bryan; board@legacyparkhoa.or](mailto:board@legacyparkhoa.or)
Subject: David Weekley Homes building
Date: Wednesday, April 3, 2024 6:37:19 PM



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Traffic Concerns:

- The Legacy Park entrance onto Shelley Mullis is already challenging due to road curvature. With two unrelated developments underway, consideration for a traffic light is crucial.
- Connections from Goldwing and Vance Baker to Shelley Mullis exacerbate the main entrance challenge.
- Vance Baker's one-lane stretch from Wiregrass to Manakin is inadequate to absorb additional traffic.

Road Infrastructure:

- Goldwing road requires expansion, pavement markings, and sidewalks due to visibility concerns caused by the slope.
- South Legacy Park's speed bumps currently mitigate speed issues. Increased traffic will deteriorate this main street, increasing speeding as speed bumps are not expected to be replaced.

Environmental Impact:

- Construction vehicles have previously damaged Goldwing and Vance Baker roads.
- Legacy Park residents may face dirt runoff and debris cleanup as a result of construction.

School Overcrowding:

- Indian Land Schools are already experiencing overcrowding, and further development will exacerbate this issue.

Environmental Considerations:

- The proposed development area is an active wildlife habitat, and development will disturb wildlife in this limited remaining space.

Thank you

Bill Earnhardt
Legacy Park resident

From: [Gary Fuhrmann](#)
To: [Jennifer Bryan](#)
Subject: Indian Land, South Carolina
Date: Wednesday, April 3, 2024 10:20:17 AM

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County Planning Commission:

Indian Land, Lancaster County, South Carolina is already bursting at the seams with woefully inadequate infrastructure, including, but not limited to roads, police and fire support. Adding hundreds, if not thousands of people and their vehicles, will put an undue strain on current support services.

US Route 521, from the North Carolina state line to SC Highway 75 is a nightmare to drive on a good day. With hundreds, if not thousands of additional cars, our traffic will rival Los Angeles, CA and Atlanta, GA. Secondary roads such as Shelly Mullis and Jim Wilson will suffer too, as these connect North Carolina to our state.

Unfortunately, we have had to summon EMS to our residence a number of times. It saddens me to say that response time is very slow. Adding hundreds, if not thousands of new residents to our community, will exacerbate an already bad situation.

Adding additional housing directly attached to Legacy Park roads, will cause severe strain on the already deficient access roads entering and exiting our subdivision. I ask that you reject any proposal by not only David Weekly Homes, but any further expansion requests, until adequate infrastructure is in place to support additional people and traffic in Indian Land, South Carolina.

Gary W. Fuhrmann 803-981-4040

mcponcall@hotmail.com

The price of freedom is eternal vigilance - Thomas Jefferson

From: [Miki Hajek](#)
To: [Jennifer Bryan](#)
Subject: SD-2023-2224
Date: Friday, April 5, 2024 7:09:21 PM

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Good afternoon

I am writing to you regarding the above proposed development next to Legacy Park that would use the entrance on Vance Baker.

Before approving please keep in mind the adverse effect these additional homes will have in our neighborhood. The current condition of Vance Baker and Gold Wing roads heading towards Shelly Mullis Road are already deteriorating. On Vance Baker the road has chipped away at least two feet from the edges as it's too narrow for two passenger vehicles. Neither road has sidewalks causing residents to walk in the street. The top of GoldWing is at an incline causing diminished visibility to oncoming vehicles. Many neighbors walk along these roads for exercise, walking their dogs, as well as children riding their bikes. Any increase in traffic in addition to construction vehicles could cause potential accidents.

Since Vance Baker will be the only exit for this new development, those construction workers and residents will not only use Vance Baker and Gold Wing but also South Legacy Park Boulevard. Again the roads are too narrow, the run off and debris will adversely impact our neighborhood.

Thank you for your time.

Maurine Hajek
3143 South Legacy Park Blvd

From: [danielle hinson](#)
To: [Jennifer Bryan](#)
Subject: Proposed development near Legacy Park
Date: Tuesday, April 9, 2024 2:12:33 PM

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Hello! I live in Legacy Park and have concerns that the proposed development would increase traffic that is already tough. Two new developments around us are going to increase homes by the hundreds in the coming months. Shelley Mullis is past capacity, and Vance Baker shouldn't be allowed to use the term "road". It's more of a trail. We do not have the capacity to handle what's already approved. Much less this new proposal.

Also, this land is currently a wildlife habitat, and we are losing those throughout the county. The new development on Henry Harris is already pushing wildlife out of that area. If this development is approved, there won't be any place for the wildlife to go. That is not fair to humans or the critters.

If this development proceeds, I would hope it is shortened so that the Lillywood extension is removed. That will ensure that most folks still get to see and hear wildlife in their backyards.

Thank you!

Danielle Hinson

From: [Diane Keane](#)
To: [Jennifer Bryan](#)
Subject: SD-2023-2224
Date: Tuesday, April 2, 2024 6:56:35 PM



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As a home owner in Legacy Park Community, I'm writing this e:mail voicing my concerns about the necessary infrastructure needed to support the David Weekly community proposing to be built at the end of Vance Baker road.

- * The Legacy Park entrance onto Shelley Mullis is already challenging due to the road curvature. With two unrelated developments underway, consideration for a traffic light is extremely crucial.
- * Connections from Goldwing and Vance Baker to Shelley Mullis exacerbate congestion at the main entrance of Legacy Park. Vance Baker's one-lane stretch from Wiregrass to Manakin is inadequate to absorb additional traffic.
- * Goldwing road needs to be widened, have pavement markings, and sidewalks need to be put in due to visibility concerns caused by the upward and downward slopes of the road. South Legacy Park's speed bumps currently mitigate speed issues. Increased traffic will deteriorate this Main Street, increasing speeding as speed bumps are not expected to be replaced.
- * Construction vehicles have previously damaged Goldwing and Vance Baker roads. Legacy Park residents may face dirt runoff and debris cleanup as a result of construction.
- * Indian Land Schools are already experiencing overcrowding, and further development will only make this worse!
- * The proposed development area is an active wildlife habitat, and development will disturb wildlife in this limited remaining space.

I want to thank you in advance for taking these concerns into consideration. Please feel free to contact me with any questions/concerns.

Diane Keane
1508 Deer Forest Drive
Indian Land, SC 29707
(718) 908 9746
Dkeane656@gmail.com

From: [Bill](#)
To: [Jennifer Bryan; board@legacyparkhoa.or](mailto:board@legacyparkhoa.or)
Subject: David Weekley Homes building
Date: Wednesday, April 3, 2024 6:37:19 PM



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- Connections from Goldwing and Vance Baker to Shelley Mullis exacerbate the main entrance challenge.
- Vance Baker's one-lane stretch from Wiregrass to Manakin is inadequate to absorb additional traffic.

Road Infrastructure:

- Goldwing road requires expansion, pavement markings, and sidewalks due to visibility concerns caused by the slope.
- South Legacy Park's speed bumps currently mitigate speed issues. Increased traffic will deteriorate this main street, increasing speeding as speed bumps are not expected to be replaced.

Environmental Impact:

- Construction vehicles have previously damaged Goldwing and Vance Baker roads.
- Legacy Park residents may face dirt runoff and debris cleanup as a result of construction.

School Overcrowding:

- Indian Land Schools are already experiencing overcrowding, and further development will exacerbate this issue.

Environmental Considerations:

- The proposed development area is an active wildlife habitat, and development will disturb wildlife in this limited remaining space.

Thank you

Bill Earnhardt
Legacy Park resident

From: [Stephanie Mayne](#)
To: [Jennifer Bryan](#)
Subject: New subdivision off Vance Baker
Date: Tuesday, April 2, 2024 5:16:15 PM



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Hi there,

I'm writing to include my voice in the hopefully hundreds of emails you are getting about this new subdivision. Vance baker road is already trash, it's barely wide enough for one car and absolutely not two to pass safely. Adding 91 homes is just dangerous. I'm exasperated we even have to have this conversation with our governing bodies. Until the roads are fixed, schools are less crowded and we've got adequate infrastructure to support more communities it's just a money grab to give subdivisions like this a green light. It's completely irresponsible.

-Stephanie Mayne Walters
704.839.1640

From: maremac@carolina.rr.com
To: [Jennifer Bryan](#)
Subject: SD-2023-2224
Date: Wednesday, April 3, 2024 10:37:07 AM



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Jennifer,

For the best interest of our now quiet, safe and tranquil Legacy Park neighborhood, I beseech you to hear the residents of our lovely community regarding another proposed development behind our homes. My home directly backs up to the wooded area, which all of us original owners paid extra for the privacy, beauty and peace of. This, once again, is in jeopardy with yet another proposed development.

Indian Land schools and roads are already way overcrowded, not to mention the narrow, and very residential, Vance Baker road that cannot withstand such additional traffic. So much of our beautifully wooded areas have been destroyed by the explosion of unnecessary fast food, gas stations and other buildings. The semi-rural atmosphere, which drew my family here in the first place, and especially to Legacy Park in particular, is now gone from Indian Land. Already there are three other developments in the works in our area. This building frenzy has all but destroyed our once beautiful town, and we, in Legacy Park don't want that here. Our wonderful community is being bullied by greedy people who don't care about what effect ANY development back there will have on our residents and especially the children when there would be so much more traffic and chaos.

If you are a resident of Indian Land, then you can see for yourself how our once beautiful town is being steadily paved over, and wildlife destroyed. I pray you will think past the money and save what precious natural areas we have left.

Thank you for your consideration in the matter.

Sincerely, MaryAnn MacNeill, A VERY CONCERNED RESIDENT OF LEGACY PARK>

From: [James Priest](#)
To: [Jennifer Bryan](#)
Subject: Legacy park construction
Date: Friday, April 5, 2024 10:57:54 AM

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We are opposed to this development. We already have challenges on road conditions. Construction vehicles previously damaged Goldwing and Vance Baker. TIA
James & Shari Priest
Sent from my iPhone

From: [Michelle Simonetti](#)
To: [Matthew Blaszyk](#)
Cc: [Dennis E. Marstall](#); [Brian Carnes](#); [Jeffery Catoe](#); [Jennifer Bryan](#)
Subject: SD-2023-2224 Concerns and Comments Regarding Proposed Development
Date: Tuesday, April 2, 2024 4:01:30 PM

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Dear County Planning Commission,

I hope this email finds you well. I am writing on behalf of Legacy Park regarding the development to be discussed at the April 16th meeting, to express the collective concerns and provide constructive comments.

1. Traffic Concerns:

- The Legacy Park entrance onto Shelley Mullis is already challenging due to road curvature. With two unrelated developments underway, consideration for a traffic light is crucial.
- Connections from Goldwing and Vance Baker to Shelley Mullis exacerbate the main entrance challenge.
- Vance Baker's one-lane stretch from Wiregrass to Manakin is inadequate to absorb additional traffic.

2. Road Infrastructure:

- Goldwing road requires expansion, pavement markings, and sidewalks due to visibility concerns caused by the slope.
- South Legacy Park's speed bumps currently mitigate speed issues. Increased traffic will deteriorate this main street, increasing speeding as speed bumps are not expected to be replaced.

3. Environmental Impact:

- Construction vehicles have previously damaged Goldwing and Vance Baker roads.
- Legacy Park residents may face dirt runoff and debris cleanup as a result of construction.

4. School Overcrowding:

- Indian Land Schools are already experiencing overcrowding, and further development will exacerbate this issue.

5. Environmental Considerations:

- The proposed development area is an active wildlife habitat, and development will disturb wildlife in this limited remaining space.

In light of these concerns, I respectfully request the commission to:

- Vote against the development agreement as it stands.
- Add conditions to the development agreement, including the development of Vance Baker and Goldwing roads with sidewalks, and installation of traffic lights at intersections.
- Implement modifications to Waxhaw Marvin/Shelley Mullis.
- Establish a buffer along Legacy Park property.
- Route gravity sewer lines opposite to the creek from Legacy Park.

Please understand that we are not against development but are advocating for the necessary infrastructure to support it.

Thank you for your attention to these matters. I trust that you will consider these concerns and comments seriously when making your decision.

Respectfully,

Michelle Simonetti, President

Legacy Park HOA Board of Directors

From: [Nate Stevens](#)
To: [Jennifer Bryan](#)
Subject: SD-2023-2224
Date: Friday, April 5, 2024 12:58:30 PM



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Good afternoon, Jennifer -

I has come to my attention there continues to be discussions about adding more and more residential and commercial entities within the Indian Land area. Since I moved out here over 17 years ago, this place has become over-populated, congested, and a hot mess. Crime has increased, taxes have more than doubled, and I've never heard so many sirens in all my life. I moved here for the quiet, rural life - NOT what the county has created now!

We don't want any further growth in this area! Build up the areas around Lancaster or further out in the middle of nowhere - NOT HERE! Especially NOT the proposed David Weekley Homes development of a subdivision for 91 single-family lots on 112.48 acres at the end of Vance Baker. We simply cannot handle it! The county officials have not kept the infrastructure on equal pace with all the growth they have approved. Enough is enough.

Traffic Concerns:

- The Legacy Park entrance onto Shelley Mullis is already challenging due to road curvature. Any further growth will result in fatalities and the County will be responsible.
- Connections from Goldwing and Vance Baker to Shelley Mullis exacerbate the main entrance challenge.
- Vance Baker's one-lane stretch from Wiregrass to Manakin is inadequate to absorb additional traffic.

Road Infrastructure:

- Goldwing road requires expansion, pavement markings, and sidewalks due to visibility concerns caused by the slope.
- South Legacy Park's speed bumps currently mitigate speed issues. Increased traffic will deteriorate this main street, increasing speeding as speed bumps are not expected to be replaced. The County should replace these at the County's expense. Why should homeowners have to replace these when the County ignores the homeowners' wishes?

Environmental Impact:

- Construction vehicles have previously damaged Goldwing and Vance Baker roads.
- Legacy Park residents may face dirt runoff and debris cleanup as a result of construction.

School Overcrowding:

- Indian Land Schools are already experiencing overcrowding, and further development will exacerbate this issue.

Increased Taxation:

- Taxes continue to rise due to all the overdevelopment in the area. Again, if people want to develop

land, due to down by Lancaster, further south or southeast, or in the swampy area between Van Wyck and I-77.

We simply do not want any more development in this area! Please encourage all County officials to look elsewhere and stop feeding the already bloated pig!

Respectfully,

Nate Stevens

From: [Bobbi Beattie Wheeler](#)
To: [Jennifer Bryan](#)
Subject: SD-2023-2224
Date: Monday, April 8, 2024 3:31:39 PM



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In response to the proposal in the summary, we are not against development but are advocating for the necessary infrastructure to support it. IndianLand as a whole can not handle 91 more homes. The growth in this community is taking place too quickly to allow infrastructure to catch up. As a resident of Legacy Park, we do not need this neighborhood backing up to ours using our roads as cut through on roads that are already not properly maintained or capable of handling current traffic. My concerns as a resident of IndianLand and Legacy Park are listed in detail below:

Traffic Concerns:

The Legacy Park entrance onto Shelley Mullis is already challenging due to road curvature. With two unrelated developments underway, consideration for a traffic light is crucial. Connections from Goldwing and Vance Baker to Shelley Mullis exacerbate the main entrance challenge.

Vance Baker's one-lane stretch from Wiregrass to Manakin is inadequate to absorb additional traffic.

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Construction vehicles have previously damaged Goldwing and Vance Baker roads. Legacy Park residents may face dirt runoff and debris cleanup as a result of construction.

School Overcrowding:

Indian Land Schools are already experiencing overcrowding, and further development will exacerbate this issue.

Environmental Considerations:

The proposed development area is an active wildlife habitat, and development will disturb wildlife in this limited remaining space.

Respectfully,

Bobbi Wheeler
1513 Kingdom Way

Agenda Item Summary

Ordinance # / Resolution #: SD-2022-2122 Riverchase 2

Contact Person / Sponsor: M. Blaszyk

Department: Planning

Date Requested to be on Agenda: 4/16/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	4/10/2024	Exhibit
Application	3/22/2024	Exhibit
Location Map	4/2/2024	Exhibit
Preliminary Plat	3/22/2024	Exhibit
TRC Comments	4/10/2024	Exhibit
Exhibit B, Development Agreement	4/10/2024	Exhibit

PROPOSAL:	Major Preliminary Plat for Section 2 of Riverchase Development: Approximately 578.83 acres consisting of 343 single-family lots
PROPERTY LOCATION:	Along Riverside Road south of the intersection with Cobblestone way (p/o TM # 0030-00-002.00)
DEVELOPMENT STANDARDS:	• Zoning: R-30 (pre-2016 zoning classification held in place by Development Agreement) • Development Agreement: Ordinance #892 (Adopted July 7, 2008; 20 year term)
APPLICANT:	Riverchase Estates Partners LLC LGI Homes Inc. R. Joe Harris & Assoc.
COUNTY COUNCIL DISTRICT:	District 1, Terry Graham
NOTICE:	Published hearing notice The Lancaster News 3/30/2024 Posted signs 3/29/2024 Mailed notices 3/29/2024 Agenda published 4/09/2024 and posted in Lobby

BACKGROUND

The Riverchase development was originally proposed in 2007 by LGI Land SC, LLC. The property owner applied for and secured a Development Agreement (DA) with the County that was approved by Lancaster County Council on July 7, 2008. The Development Agreement has a term of 20 years and transfers with the property when ownership transfers.

Development Agreement (DA) – Ordinance #892

The DA for Riverchase provided the following guarantees:

- Set the zoning for 20 years as R-30 (low density residential) and the UDO for reference for this site as the one in place in 2008.
- Provided the County a \$4,900 building fee for each residential dwelling unit, to increase by 3% annually (but not exceed \$9,000).
- Required a 5.077-acre set-aside property for a fire station, and \$1.2 million to the County for the fire station (fee to increase 3% annually), both to be conveyed on or before the 250th certificate of occupancy (CO) in the development.
- Allows the developer to restrict access to the community (i.e. gate the roads).

OVERVIEW

Site Information & Existing Condition

The property proposed for subdivision is currently vacant. It is one of three phases of Riverchase designed under the DA and applicable codes. Primary access is from Riverside Rd. A portion of the development boundary is defined by the Catawba River. The site is impacted by special flood hazard areas (SFHA) and wetlands. There is a 100ft railroad right-of-way running somewhat parallel to Riverside Rd.

Development Summary

Development Summary	
Site Acreage	578.83 acres
Proposed Lots	343
Project Overview	Single Family Residential Subdivision
Internal Streets	Will be privately maintained.
Connectivity Index	1.47

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR	Residential neighborhood (Riverchase Sec. 1)
South	Lancaster County	OSP; HI	Duke Power; Industrial Park
East	Lancaster County	RN	Some Residential; mostly vacant/agricultural
West	Catawba River; York County	N/A	River Buffer

Guiding Development Standards

The proposed development is currently zoned Low Density Residential (LDR). However, pursuant to Ord. 892, this site is to be developed under the R-30 zoning standards and other development standards which were in place at the time of the adoption of the aforementioned development agreement (2008).

CONSISTENCY WITH ADOPTED DEVELOPMENT AGREEMENT (Ord. 892)

Units: The Phase 2 proposed plat includes 343 lots. Phase 1, which is under construction, included 375 lots. Phase 3, which received Preliminary Plat approval on October 17, 2023 is in Civil phase and contains 251 lots. Should this plat be approved the total unit count would reach 969. Under Section 1.06 a maximum of 1,250 units were approved if Septic systems were used, or up to 1,939 units if sewer systems were used. The developer indicates that this phase (Phase 2) would be served by septic. This means that the total unit count (969 units) complies with the agreement and does not exceed the maximum number of units allowed with a septic system (1,250 units).

Development Schedule: Section 1.07 requires a development schedule to accompany the development agreement. The current development schedule on file is included as Exhibit C of Ord. 892. This development schedule was required to be updated under review of Phase 3 but was not provided. Staff noted this during the sketch plan review for Phase 2, and the applicant provided an amended development schedule that was current up to June 2023.

Rooftop Fee: Pursuant to section 4.02, the Developer (or lot owner) agrees to pay the county \$4,900 as a building fee for each residential dwelling unit. Having commenced on January 1, 2009 and each January 1st after, the dollar amount increases by the greater of either 3% or the Consumer Price Index; not to exceed \$9,000. The fee is currently \$8,007.62 per lot. This will be collected at the permitting phase and included in each building permit cost.

Fire Station: Pursuant to section 4.05 of the DA, prior to the issuance of the 250th Certificate of Occupancy the developer must transfer 5.077 acres of land along Riverside Road to Lancaster County to be developed as a fire station. The developer must also provide a significant lump sum payment to contribute to the design and construction of said fire station.

As of February 29, 2024, 180 Certificates of Occupancy have been issued.

CONSISTENCY WITH 2008 UDO STANDARDS

A complete list of conditions and exceptions specific to this project are in “Exhibit B” of Ord. 892. Outside of those conditions the plan review is subject to the UDO which was in place on July 7, 2008. Regulations pertaining to site design and requirements are listed below.

- Minimum Lot Width: 100’ at front setback
- Front Setback: 40’
- Rear Setback” 25’
- Min/Max Block Length: 600’ to 1800’
- Connectivity Index Min: 1.40
- Developers were granted significant flexibility in road design so long as ROW width, pavement width, and centerline curve radii described in Exhibit B, Condition 7 are met.
- Sidewalks are not required;
- Developers may not develop within the Floodplain;
- No residential dwelling may cover more than 55% of the lot;
- Additional landscaping (street trees, decorative bushes, etc.) are not required.

In addition, these sections of the 2008 UDO apply to the design:

Section 13.7.8.9 One Access Subdivisions.

Development of any subdivision which will result in 150 or more dwelling units dependent on a single point of access shall require the provision of a second means of ingress/egress. The Lancaster County Planning Commission may increase the number of dwelling units allowed with only one (1) point of access up to 300 dwelling units if design features are provided to accommodate the traffic and reduce safety concerns brought about by the additional dwelling units.

Section 16.1.4 Setbacks From Streams Outside Designated Floodplains.

In any area that is located outside a designated floodplain, but where a stream is located, no building or fill shall be located within a distance of the stream bank equal to five (5) times the width of the stream at the top of the bank or 25 feet each side from the top of the bank, whichever is greater, unless certification with supporting technical data by a registered professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood.

STATE LAW EXCEPTION TO DEVELOPMENT AGREEMENTS

The South Carolina Local Government Development Agreement Act (SC § 6-31-10, et seq) lays out the rules that allow local governments to enter into agreements with developers in order “to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.” [SC § 6-31-10(C)]

The last provision in the Local Government Development Agreement Act details where development agreements may not conflict with updated codes:

SECTION 6-31-160. Agreement may not contravene or supersede building, housing, electrical, plumbing, or gas code; compliance with such code if subsequently enacted.

[Despite] any other provision of law, a development agreement adopted pursuant to this chapter must comply with any building, housing, electrical, plumbing, and gas codes subsequently adopted by the governing body of a municipality or county as authorized by Chapter 9 of Title 6. Such development agreement may not include provisions which supersede or contravene the requirements of any building, housing, electrical, plumbing, and gas codes adopted by the governing body of a municipality or county.

Staff notes this because of the importance of the fire codes in their review of this design. The fire codes are a subset of the building codes, which have been adopted by Lancaster County (and regularly adopted per state law) since 1994.

TRAFFIC IMPACT ANALYSIS (TIA)

The TIA provided assesses the impact of not only this phase but also Phase 3 which is currently in civil review phase. The overall development is expected to generate 502 AM peak hour trips (131 in and 371 out) and 713 PM peak hour trips (449 in and 264 out). It would generate 6,945 daily (24-hour) trips.

Exact improvements are still to be determined; current improvements include the following:

Rock Hill Highway (SC 5) and Riverside Road/W Rebound Road

- Cost sharing with the planned Catawba COG intersection and Nisbet development projects towards the following improvements:
- Construction of an eastbound left-turn lane with 150 feet of storage.
- Construction of a westbound left-turn lane with 150 feet of storage.
- Installation of a traffic signal if/when warrants are met.

Riverside Road and Access 1

- Construction of Access 1 to include a single ingress lane, a single egress lane, and a 90-foot internal protected stem (IPS) with stop control.
- Construction of a northbound left-turn lane along Riverside Road with 150 feet of storage.
- Construction of a southbound right-turn lane along Riverside Road with 100 feet of storage.

INFRASTRUCTURE

Water and Sewer (LCWSD): This plan is still under review by Lancaster County Water and Sewer District staff. The site will be served by public water via LCWSD; septic tanks are issued by SCDHEC on a lot-by-lot basis as development occurs.

Schools: This area is served by the following schools:

- Erwin Elementary School
- AR Rucker Middle School
- Lancaster High School

Proximity to Emergency Services (Current):

- Lancaster County EMS HQ – 8 miles
- Lancaster County EMS Station 2 – 9.6 miles
- Van Wyck Fire Station – 4.7 miles
- Lancaster Fire Station #2 – 9.5 miles
- Lancaster County Sheriff's Office – 12.5 miles

Streets: Riverside Rd is a state road that provides a connection between Hwy 5 and Hwy 9.

STAFF COMMENTS – Issues Outstanding That Should be Addressed Before Approval

Lancaster County Fire

- A second access to Riverside Road will need to be in place prior to construction of any homes.
- Show how lots 13, 132, and 133 will be accessed and homes will be within 500 feet of a fire hydrant.
- Dead end fire apparatus access roads longer than 150 feet in length will require an approved turnaround.

Lancaster County E911

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.

[Note: Final plats may not be recorded with street names that have not been approved by the Planning Commission.]

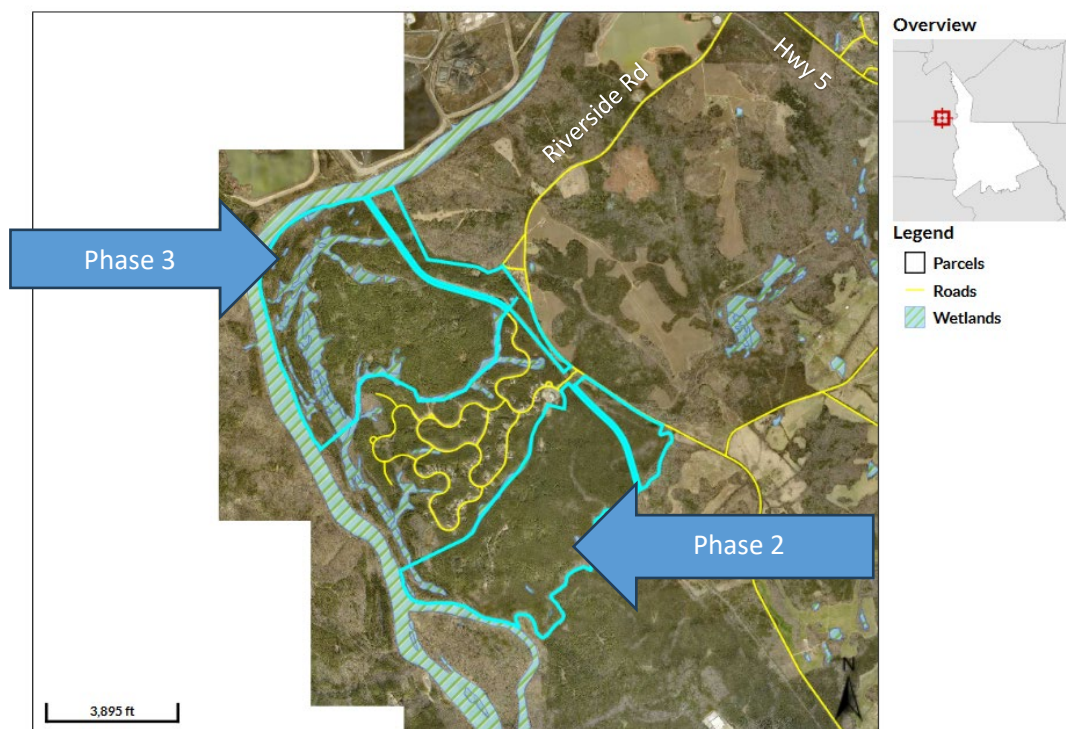
Lancaster County Stormwater/Engineering

- Stream survey of this area will be needed to delineate and determine types of streams and the necessary buffer widths.
- A wetland survey of this areas will be needed to delineate any wetlands and determine the buffers required.
- The main road into this section is the only access point for 341 lots. Either two independent road accesses will be needed or this section will need meet the fire marshal's requirements related to width and hydrant locations for one access subdivisions.

Lancaster County Planning

The wetland map provided on 11/7/2023 is dated 2007.

- (1) If these are jurisdictional wetlands, a confirmation letter from the jurisdiction in question is required.
- (2) Wetlands migrate. An updated wetland map is needed to determine current wetland situation.
- (3) Please provide survey-grade information for the wetland location so that infrastructure and lot placement can be evaluated based on underlying soil condition.



Lancaster County School District: No comments.

Lancaster County Water & Sewer District:

- Plan is under review at LCWSD.
- Consider phase lines for each section. Phasing cannot be changed after construction is started.
- Look into a secondary water feed for redundancy and reliability.

SCDOT: Review done during sketch plan phase.

ATTACHMENTS:

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. TRC/Evolve Comments
5. Exhibit B, Development Conditions (from 2008 Development Agreement)

STAFF CONTACT:

Allison Hardin, Development Services Director
ahardin@lancastersc.net
803-416-9422

PROJECT INFORMATION

Project Address/Location: Riverside Rd. Lancaster, SC 29720

Tax Map ID/Parcel No.: A portion of #0030-00-002.00

Project Description: Residential subdivision - Riverchase Estates Section 2 (343 lots)

Applicant Name: Jeff Webb - LGI Homes - SC, LLC

Address: 1450 Lake Robbins Drive Suite 430 The Woodlands, TX 77380

Phone: 704-297-0693 Email: jeff.webb@lgihomes.com

Property Owner Name: Riverchase Estates Partners, LLC

Address: 1429 Nia Rd. Charlotte, NC 28215

Phone: N/A Email: N/A

Other Project Contacts

Name: Daniel Gates - R. Joe Harris & Associates

Address: 1186 Stonecrest Blvd. Fort Mill, SC 29708

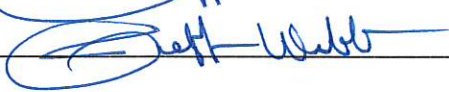
Phone: 803-802-1799 Email: dgates@rjoe-harris.com

Name: Melissa Burklin - LGI Homes - SC, LLC

Address: 1450 Lake Robbins Drive Suite 430 The Woodlands, TX 77380

Phone: 704-634-0644 Email: melissa.burklin@lgihomes.com

Applicant Signature:  Date: 3-11-24

Owner Signature:  Date: 3-11-24

Owner Signature: _____ Date: _____

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

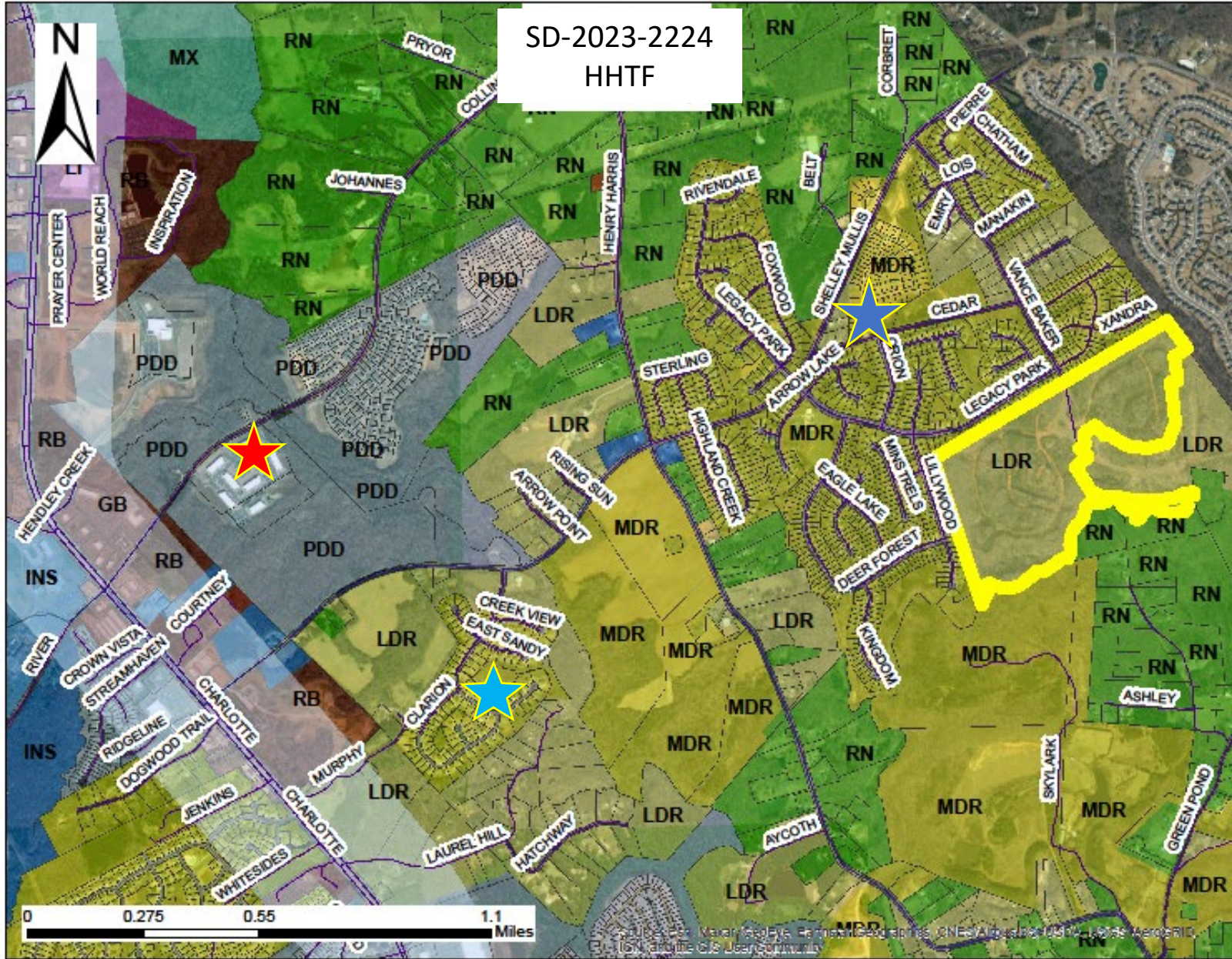
PRELIMINARY PLAT CHECKLIST

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

Proposal:
Preliminary Plat

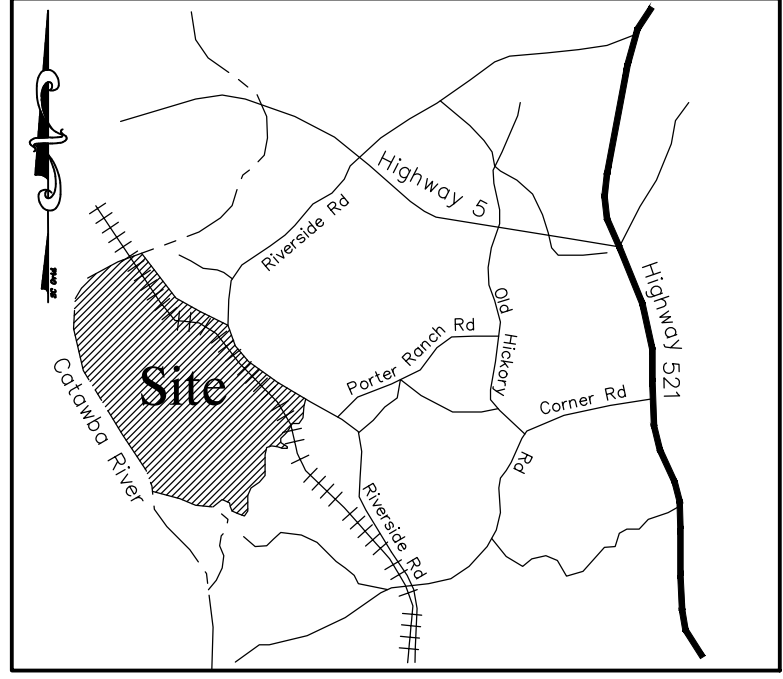
Legend:

-  Subject Property
-  Legacy Park
-  The Indigo Apartments
-  Shelley Woods





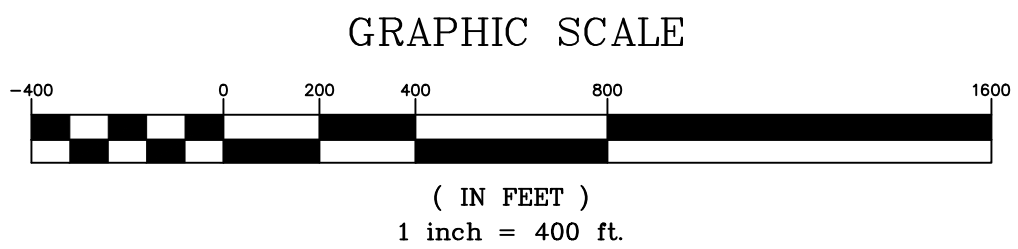
SITE TOPOGRAPHY PROVIDED FROM LANCASTER COUNTY AERIAL TOPOGRAPHY.
BOUNDARY INFORMATION PROVIDED BY STANTEC CONSULTING SERVICES, INC. ALTA SURVEY AND BOUNDARY INFORMATION RECEIVED FROM STANTEC AND DATED 03-29-2007.
HORIZONTAL DATUM TIED TO NAD 83 AND VERTICAL DATUM BASED ON NAVD 83. CONTACT: R. JOE HARRIS & ASSOCIATES, INC. FOR BENCHMARKS AND CONTROL INFORMATION.



VICINITY MAP - NT.S.

Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table	
Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
1	3458.45	50	2688.60	99	30000.00	148	40537.82	197	30000.00	246	30786.54	295	30000.00
2	3297.11	51	30000.00	100	35927.17	149	35577.81	198	30000.00	247	30146.92	296	30000.00
3	31993.63	52	30071.49	101	41355.49	150	37042.63	199	30000.00	248	33855.76	297	30000.00
4	52619.85	53	39120.18	102	42360.13	151	35312.14	200	30000.00	249	31988.17	298	32886.87
5	32442.54	54	32165.62	103	48546.79	152	43949.59	201	30316.16	250	30891.73	299	32895.12
6	34343.97	55	31059.10	104	124100.16	153	40076.74	202	38317.55	251	33793.97	300	30000.00
7	32534.83	56	30773.25	105	55992.38	154	45894.03	203	38317.55	252	38891.40	301	32875.52
8	32454.76	57	38330.36	106	75316.69	155	39223.86	204	34860.81	253	30240.97	302	31193.12
9	32471.88	58	32554.92	107	89835.94	156	37724.51	205	34419.55	254	33250.49	303	37619.78
10	36320.88	59	36100.45	108	61643.79	157	51516.85	206	30279.67	255	31577.86	304	34760.43
11	34890.38	60	35279.00	109	58052.39	158	68842.34	207	30271.74	256	32953.18	305	32563.18
12	52021.33	61	30298.00	110	42368.59	159	55734.46	208	31231.11	257	36827.81	306	45462.10
13	45930.95	62	30042.39	111	42516.31	160	39740.27	209	34149.09	258	33802.84	307	39944.31
14	38506.87	63	30151.54	112	34944.50	161	30000.00	210	30000.00	259	32282.05	308	30371.66
15	34629.01	64	43233.93	113	37090.64	162	30000.00	211	34884.99	260	43829.00	309	30375.00
16	38524.44	65	47387.62	114	37548.53	163	30547.45	212	30818.55	261	32897.43	310	30511.87
17	42204.21	66	35648.65	115	48303.38	164	35952.92	213	30000.00	262	31021.74	311	30000.00
18	34122.84	67	31118.93	116	38814.45	165	31605.03	214	31116.88	263	30000.00	312	32638.88
19	31107.85	68	40949.20	117	33000.00	166	30000.00	215	31114.56	264	30000.00	313	39426.86
20	32515.01	69	53793.11	118	35458.27	167	30000.00	216	31808.47	265	30000.00	314	41585.49
21	31781.02	70	33090.25	119	35090.87	168	30000.00	217	30000.85	266	30000.00	315	35175.64
22	30686.90	71	30886.54	120	34027.73	169	30000.00	218	30763.83	267	30000.00	316	31607.36
23	38093.37	72	33845.73	121	35687.80	170	30000.00	219	30375.00	268	34331.15	317	31629.82
24	42363.48	73	31886.41	122	33000.00	171	30000.00	220	30375.00	269	39107.74	318	38112.10
25	36170.65	74	41242.50	123	33000.00	172	30000.00	221	36091.48	270	34674.45	319	62923.64
26	33171.74	75	39789.28	124	33000.00	173	30000.00	222	31084.73	271	31870.85	320	38485.57
27	38569.53	76	30250.00	125	33000.00	174	39089.61	223	30839.05	272	30000.00	321	31613.73
28	58948.27	77	30250.00	126	32000.00	175	30000.00	224	33993.70	273	30000.00	322	42099.96
29	56811.36	78	30250.00	127	31000.00	176	30000.00	225	32067.67	274	32390.78	323	41649.36
30	67104.33	79	35549.14	128	38555.08	177	30000.00	226	45861.26	275	41846.64	324	39509.63
31	39490.00	80	38994.04	129	54750.73	178	33817.09	227	30187.49	276	31782.10	325	32406.45
32	44306.24	81	38316.82	130	48523.50	179	37895.82	228	30767.05	277	32500.00	326	35667.41
33	46085.77	82	32713.48	131	35045.04	180	30516.81	229	30000.00	278	32600.00	327	31265.64
34	41753.85	83	31615.28	132	58512.40	181	30000.00	230	30000.00	279	32385.87	328	30703.84
35	38977.65	84	45546.50	133	88302.74	182	30000.00	231	30763.77	280	31466.46	329	30000.00
36	51169.37	85	37951.14	134	54887.45	183	30000.00	232	31954.56	281	31638.05	330	30000.00
37	58445.01	86	31119.93	135	32290.00	184	30000.00	233	30000.00	282	37885.89	331	33406.17
38	51947.09	87	32705.03	136	32885.97	185	30211.05	234	48054.47	283	38144.99	332	32365.87
39	39161.73	88	32193.78	137	33951.05	186	31820.12	235	51023.88	284	30206.76	333	30000.00
40	36751.70	89	33438.44	138	33000.00	187	35829.71	236	42429.21	285	40943.44	334	30000.00
41	30000.00	90	45378.26	139	34478.92	188	30409.03	237	33192.16	286	43477.04	335	32331.92
42	32337.01	91	38006.17	140	42001.66	189	30000.00	238	38762.68	287	43833.06	336	38360.66
43	36063.63	92	32750.00	141	38905.47	190	30000.00	239	36959.59	288	36990.63	337	32783.74
44	31292.11	93	40716.60	142	39762.25	191	30000.00	240	34507.31	289	31530.04	338	32588.09
45	31978.25	94	65026.11	143	33552.39	192	30000.00	241	42814.88	290	41080.21	339	40713.94
46	30257.76	95	36602.16	144	56201.91	193	30000.00	242	50215.75	291	37473.44	340	33750.00
47	37590.38	96	43870.71	145	69411.02	194	30099.11	243	31160.01	292	50829.53	341	34686.87
48	36878.27	97	32420.27	146	66419.88	195	30368.05	244	36370.79	293	53513.86	342	34058.55
49	36827.01	98	30000.00	147	61596.54	196	30000.00	245	33167.33	294	33925.16	343	37493.93

ROAD NAME	LENGTH FT
Sherman Drive (66' R/W)	9,766 LF
ROAD 2 (66' R/W)	1,476 LF
ROAD 3 (66' R/W)	1,995 LF
ROAD 4 (66' R/W)	1,369 LF
ROAD 5 (66' R/W)	3,432 LF
ROAD 6 (66' R/W)	1,741 LF
ROAD 7 (66' R/W)	6,463 LF
ROAD 8 (66' R/W)	1,382 LF
ROAD 9 (66' R/W)	1,599 LF
ROAD 10 (66' R/W)	1,178 LF
ROAD 11 (66' R/W)	255 LF
ROAD 12 (66' R/W)	249 LF
ROAD 13 (Fire Apparatus Access)	699 LF



DEVELOPMENT INFORMATION

TAX PARCELS: 0030-00-002.00

ACREAGE: 578.83 Acres +/- (Net of R/Ws)

Common Open Space (COS) Net Area: ± 203.02 Ac.
COS to include;
General Open Space (± 172.13 Ac.)
Perimeter Landscape Zone (± 17.82 Ac.)
Cemetery Area (± 0.75 Ac.)
Onsite Duke Easement (± 2.51 Ac.)
Railroad ROW (± 8.34 Ac.)

ZONING: Low Density (LDR)
Developed as R-30 (Per Development Agreement)

TOTAL # UNITS: 343 Units

SINGLE FAMILY LOTS (343 LOTS)
- Min. Lot Size: 30,000 SF
- Min. Lot Width: 100 FT (at Front SB)
- Nominal Lot Depth: 100 FT.
- Front SB - 40FT (20 FT-actual)
- Corner SB - 20 FT
- Side Yard - 20 FT
- Rear Yard - 25 FT

DATE02/28/2024ISSUED FORFIRST SUBMITTAL TO LANCASTER COUNTYREV0

Engineer:

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonemont Blvd., Twp. Ccy, S.C. 29708P: (803) 802-1799

www.rjoe-harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Project ManagerD. GATESDepartment ManagerB. PRIDEMOREPrint/Plot DateFebruary 28, 2024Asbuilt Drawn-Asbuilt Date-ClientLGI HOMES, LLC3037 SHERMAN DRIVELANCASTER, SOUTH CAROLINAP: P: (803) 286-0060

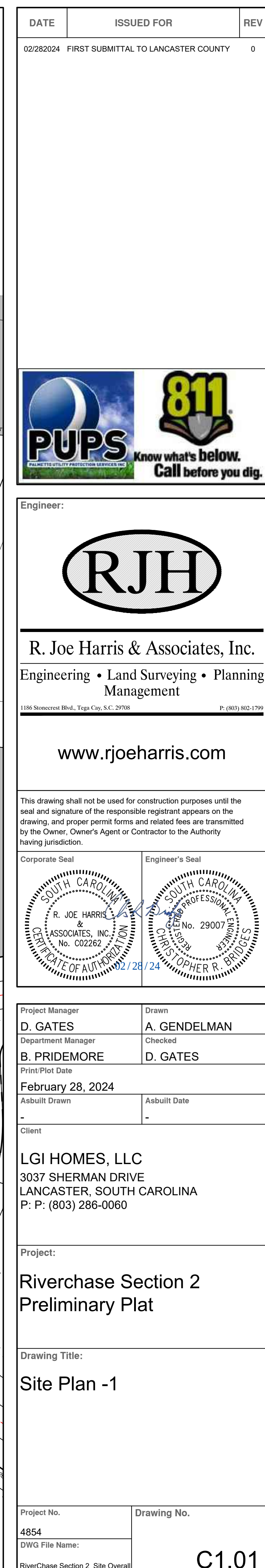
Project:Riverchase Section 2 Preliminary Plat

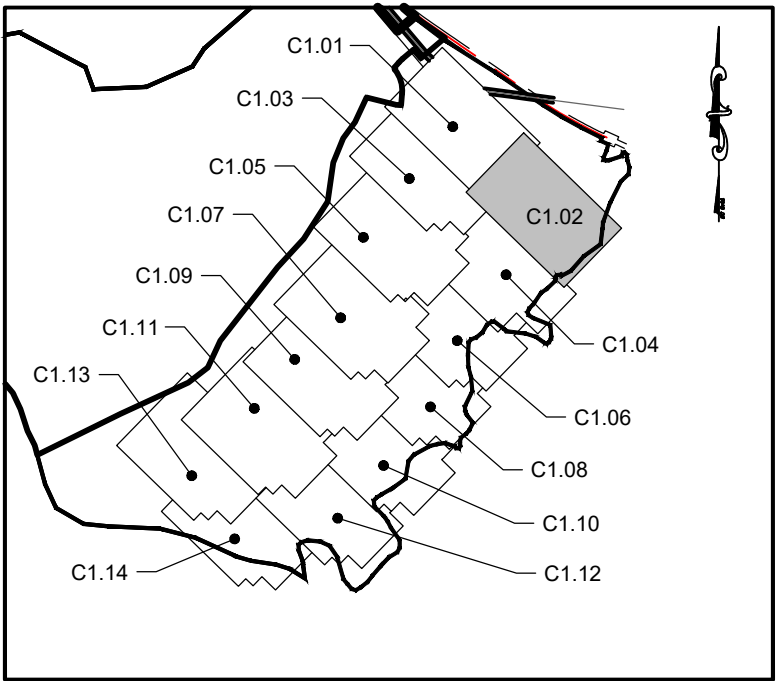
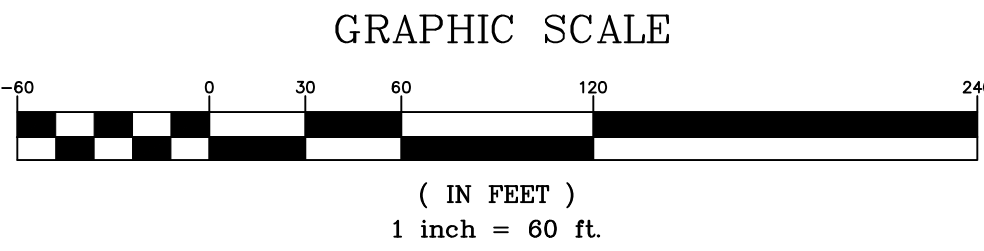
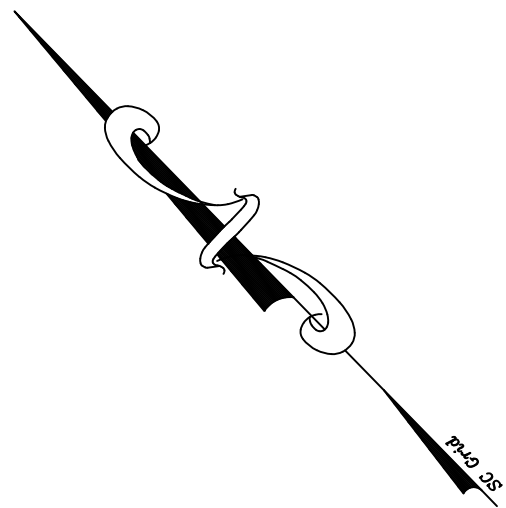
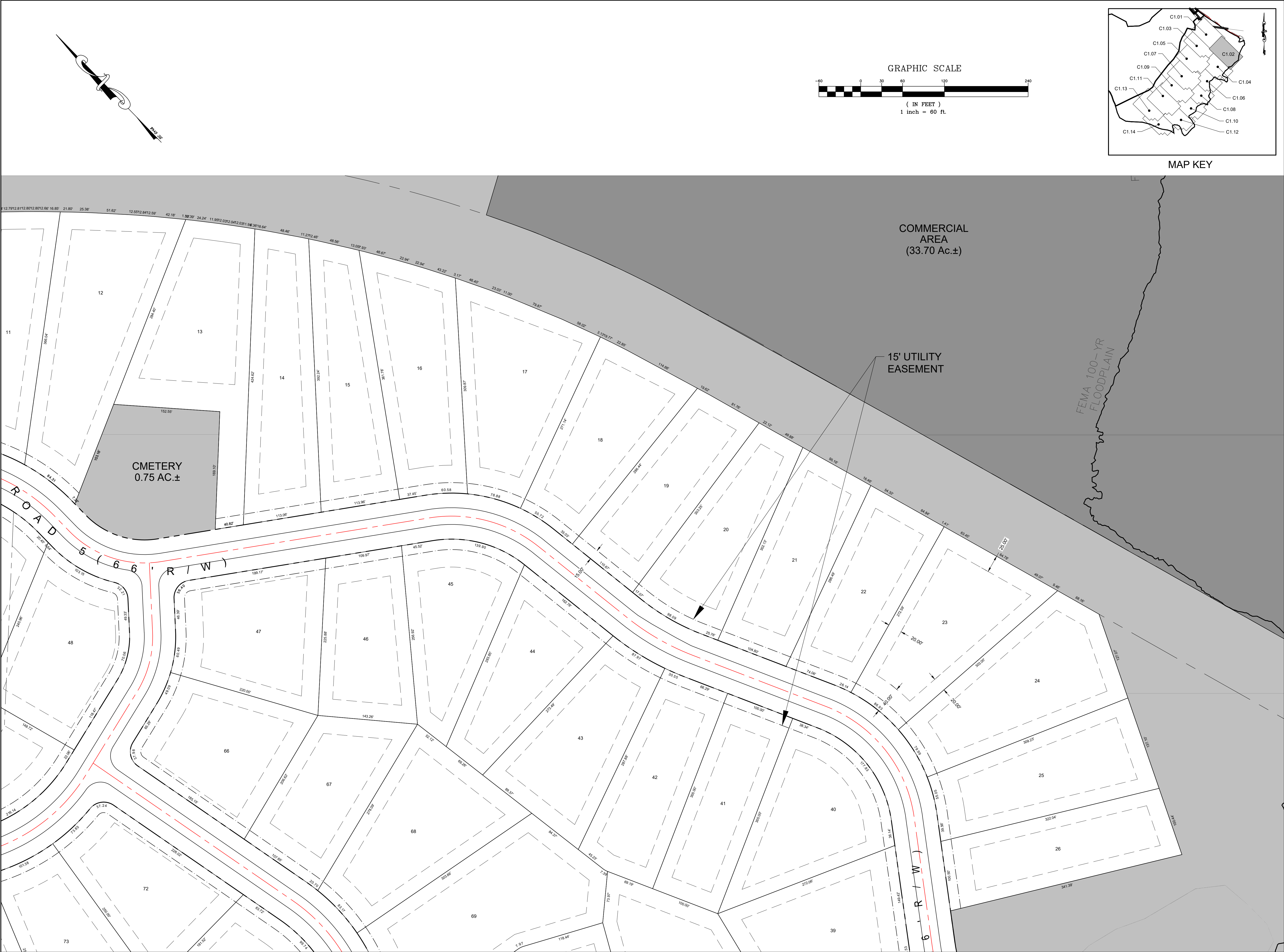
Drawing Title:Site Plan

Project No.4854DWG File Name:RiverChase Section 2_Site Overall

Drawing No.4854C1.00

145





MAP KEY

DATE	ISSUED FOR	REV
02/28/2024	FIRST SUBMITTAL TO LANCASTER COUNTY	0



Engineer:

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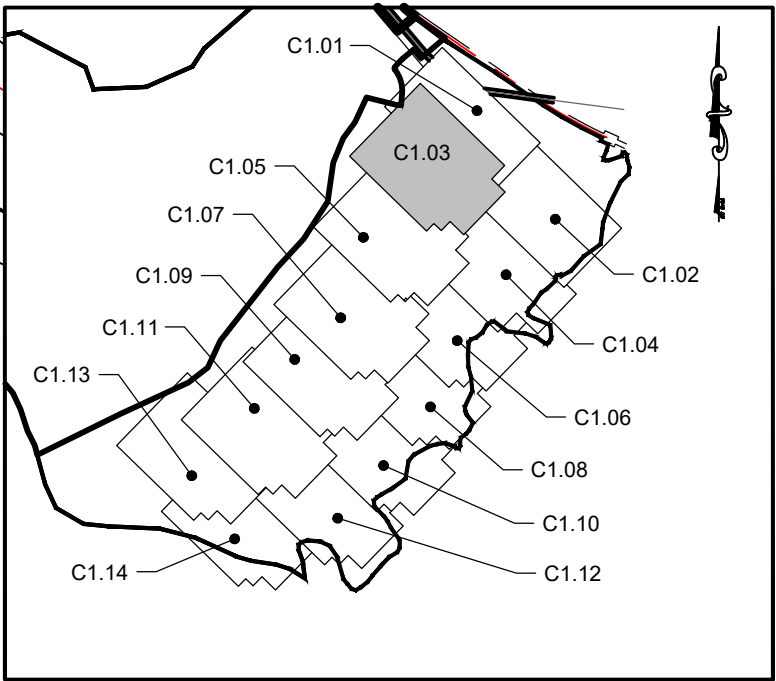
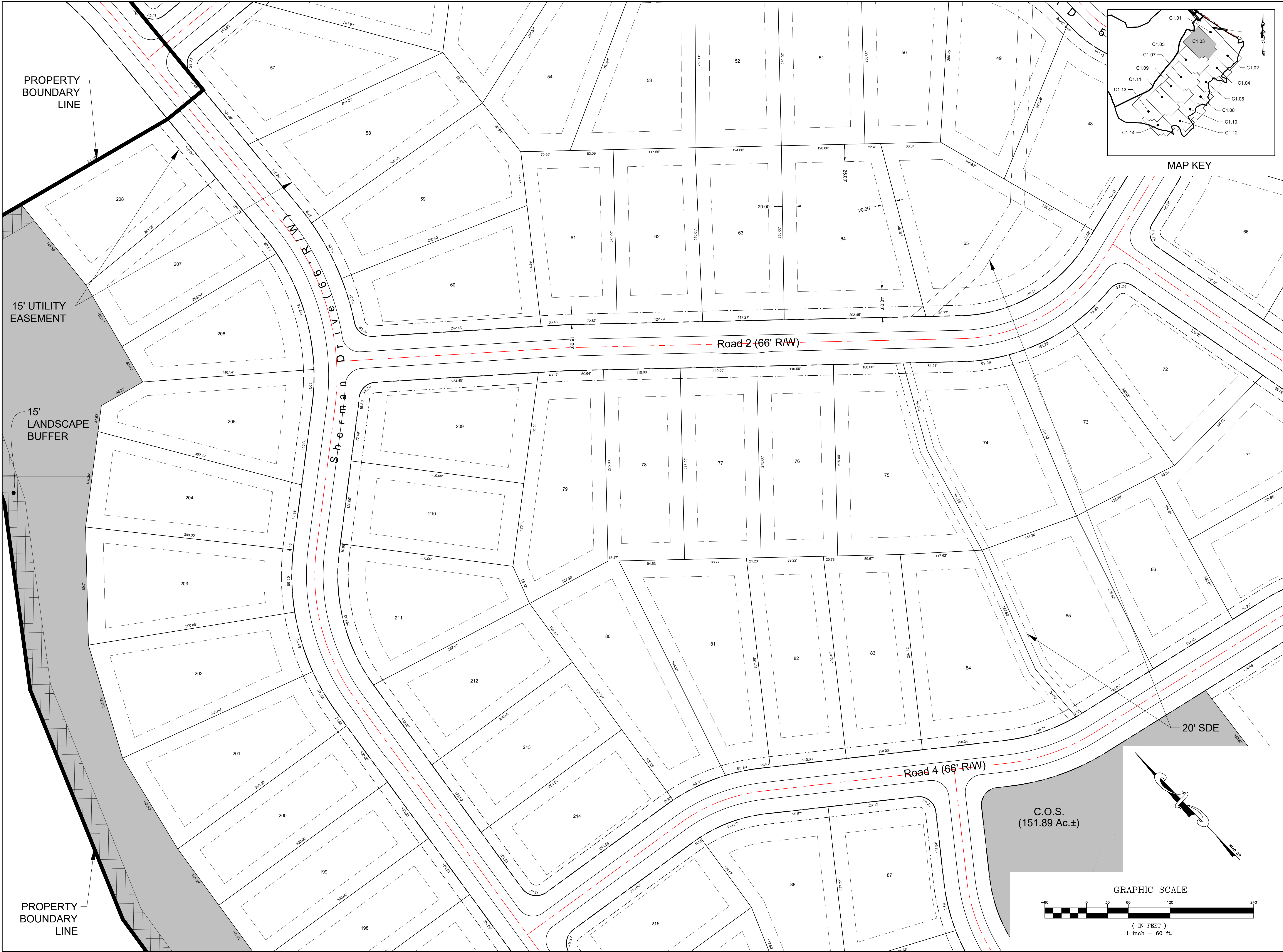
Corporate Seal

Engineer's Seal

Project Manager D. GATES	Drawn A. GENDELMAN
Department Manager B. PRIDEMORE	Checked D. GATES
Print/Plot Date February 28, 2024	
Asbuilt Drawn -	Asbuilt Date -
Client LGI HOMES, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA P: P: (803) 286-0060	

Project:
Riverchase Section 2 Preliminary Plat

Drawing Title: Site Plan -2	Project No. 4854 DWG File Name: RiverChase Section 2_Site Overall	Drawing No. C1.02
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MAP KEY



Engineer:



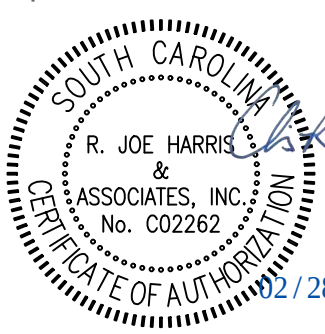
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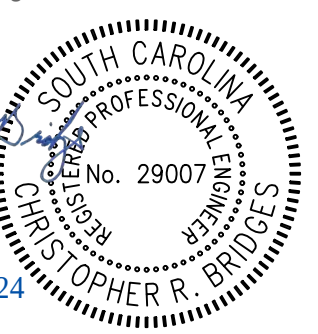
www.rjoharris.com

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Corporate Seal



Engineer's Seal



Project Manager

D. GATES

Department Manager

B. PRIDEMORE

Print/Plot Date

February 28, 2024

Asbuilt Drawn

-

Client

LGI HOMES, LLC

3037 SHERMAN DRIVE

LANCASTER, SOUTH CAROLINA

P: P: (803) 286-0060

Project:

Riverchase Section 2

Preliminary Plat

Drawing Title:

Site Plan - 3

Project No.

4854

DWG File Name:

RiverChase Section 2_Site Overall

Drawn

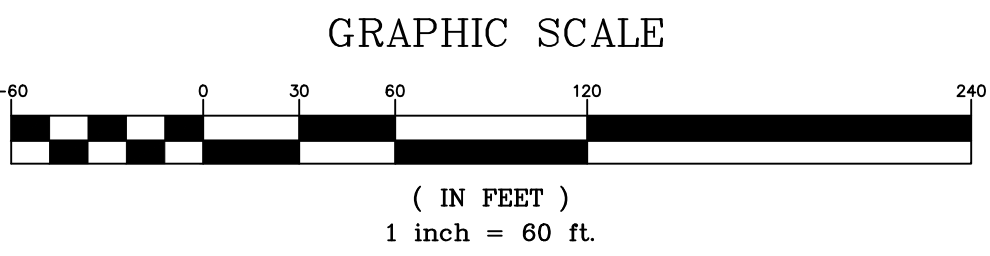
A. GENDELMAN

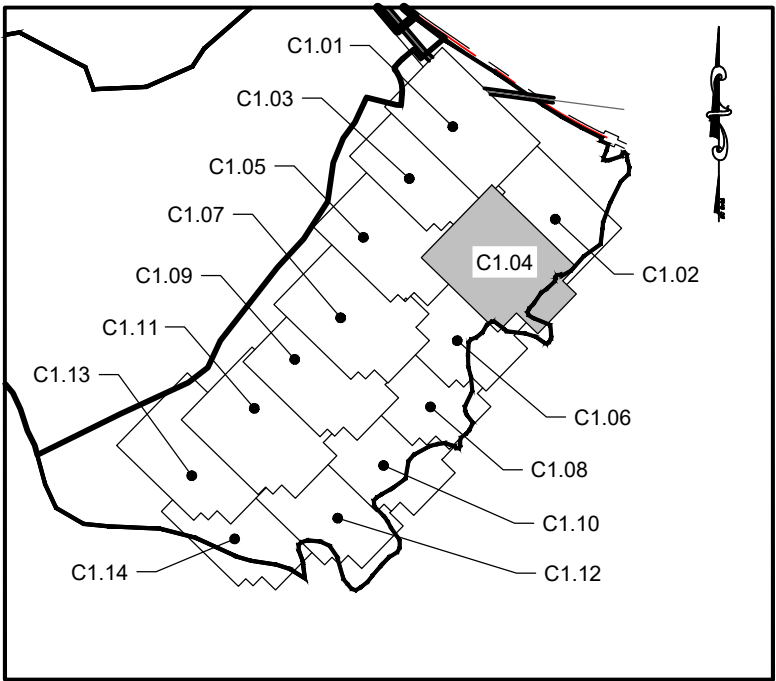
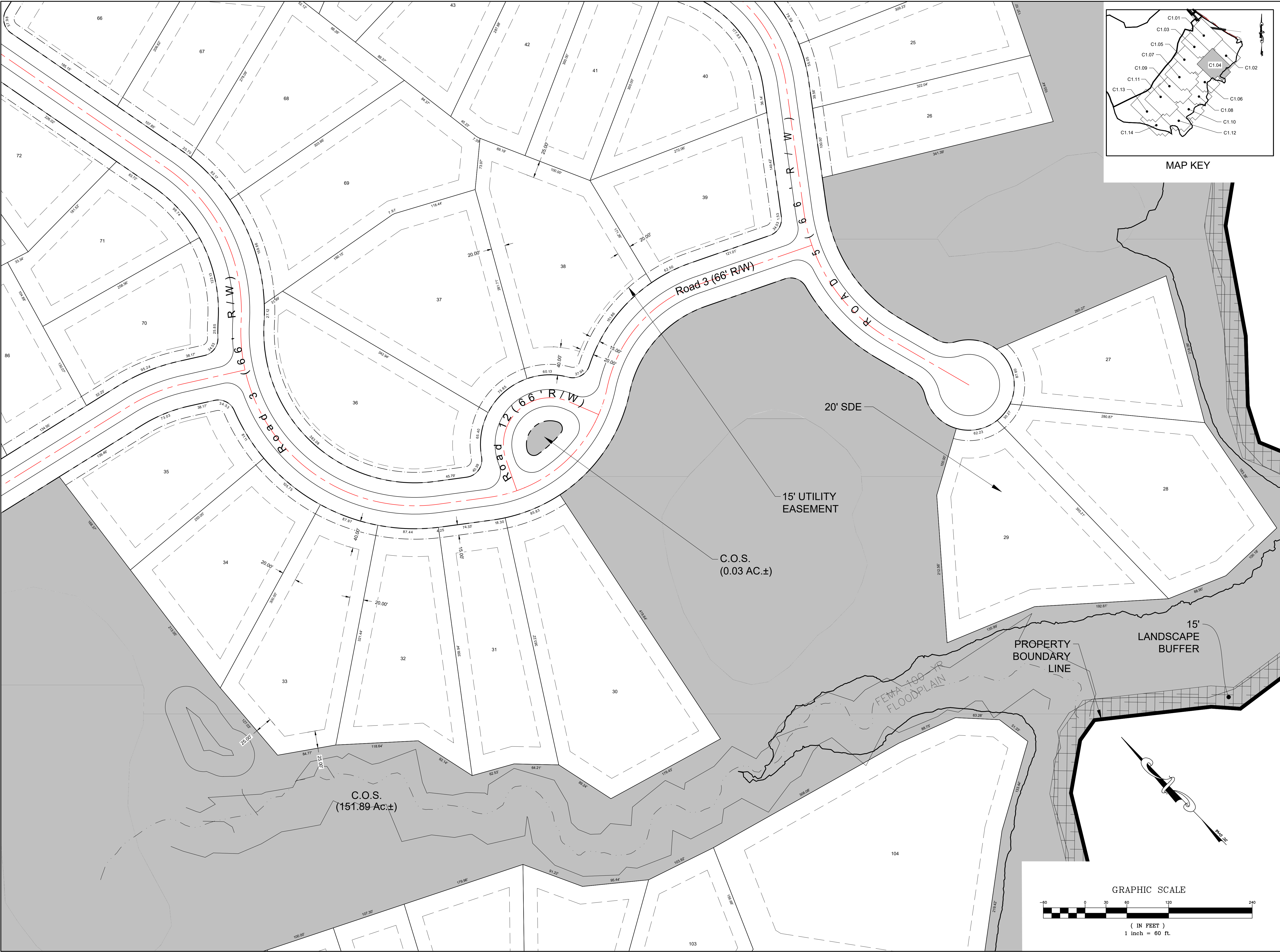
Checked

D. GATES

Asbuilt Date

-





DATE	ISSUED FOR	REV
02/28/2024	FIRST SUBMITTAL TO LANCASTER COUNTY	0



Engineer:

R. Joe Harris & Associates, Inc.
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1186 Somercrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

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Corporate Seal

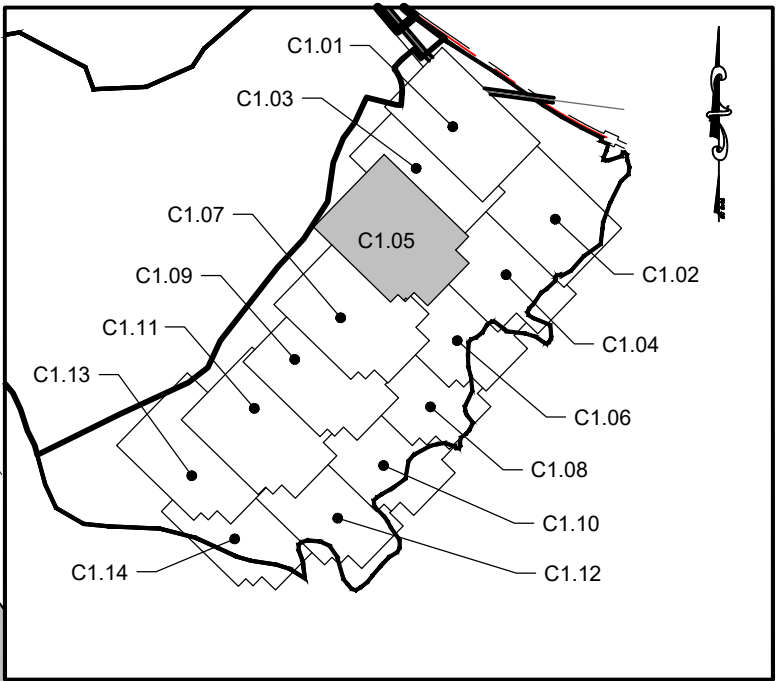
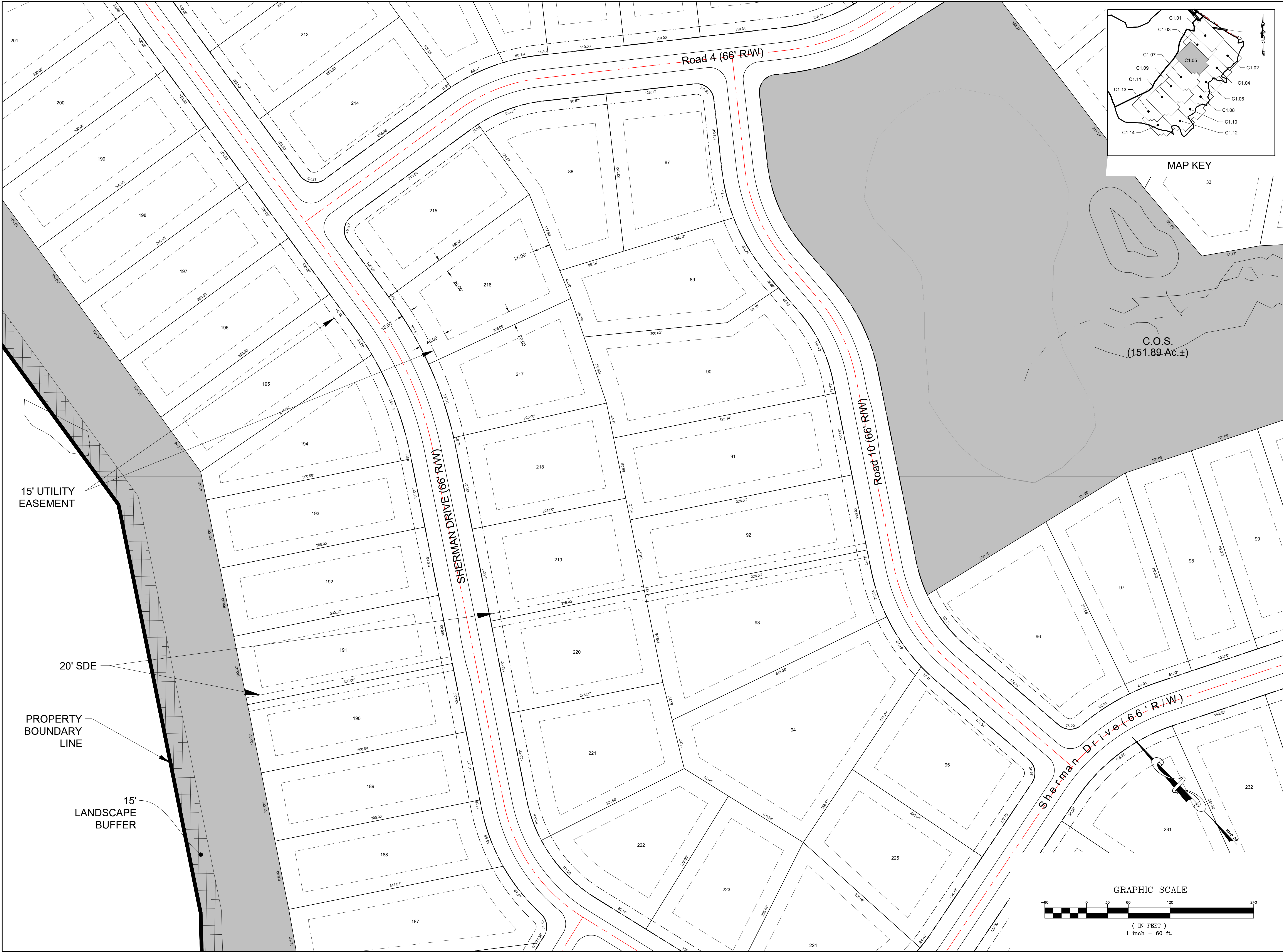
Engineer's Seal

Project Manager D. GATES	Drawn A. GENDELMAN
Department Manager B. PRIDEMORE	Checked D. GATES
Print/Plot Date February 28, 2024	
Asbuilt Drawn -	Asbuilt Date -
Client LGI HOMES, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA P: P: (803) 286-0060	

Project:
Riverchase Section 2 Preliminary Plat

Drawing Title:
Site Plan - 4

Project No. 4854	Drawing No. C1.04
DWG File Name: RiverChase Section 2_Site Overall	



MAP KEY



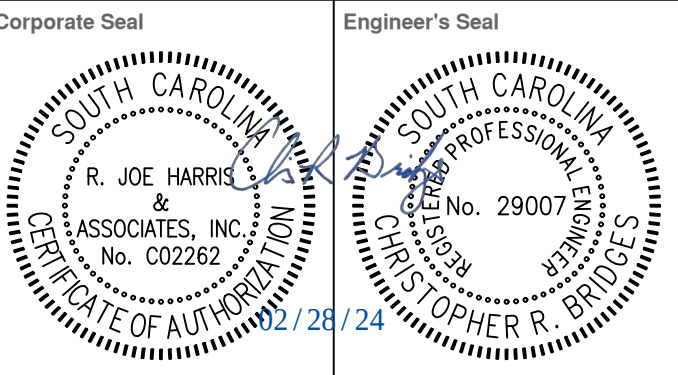
Engineer:



R. Joe Harris & Associates, Inc.
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1186 Stonemont Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

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This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.



Project Manager D. GATES	Drawn A. GENDELMAN
Department Manager B. PRIDEMORE	Checked D. GATES

Print/Plot Date
February 28, 2024

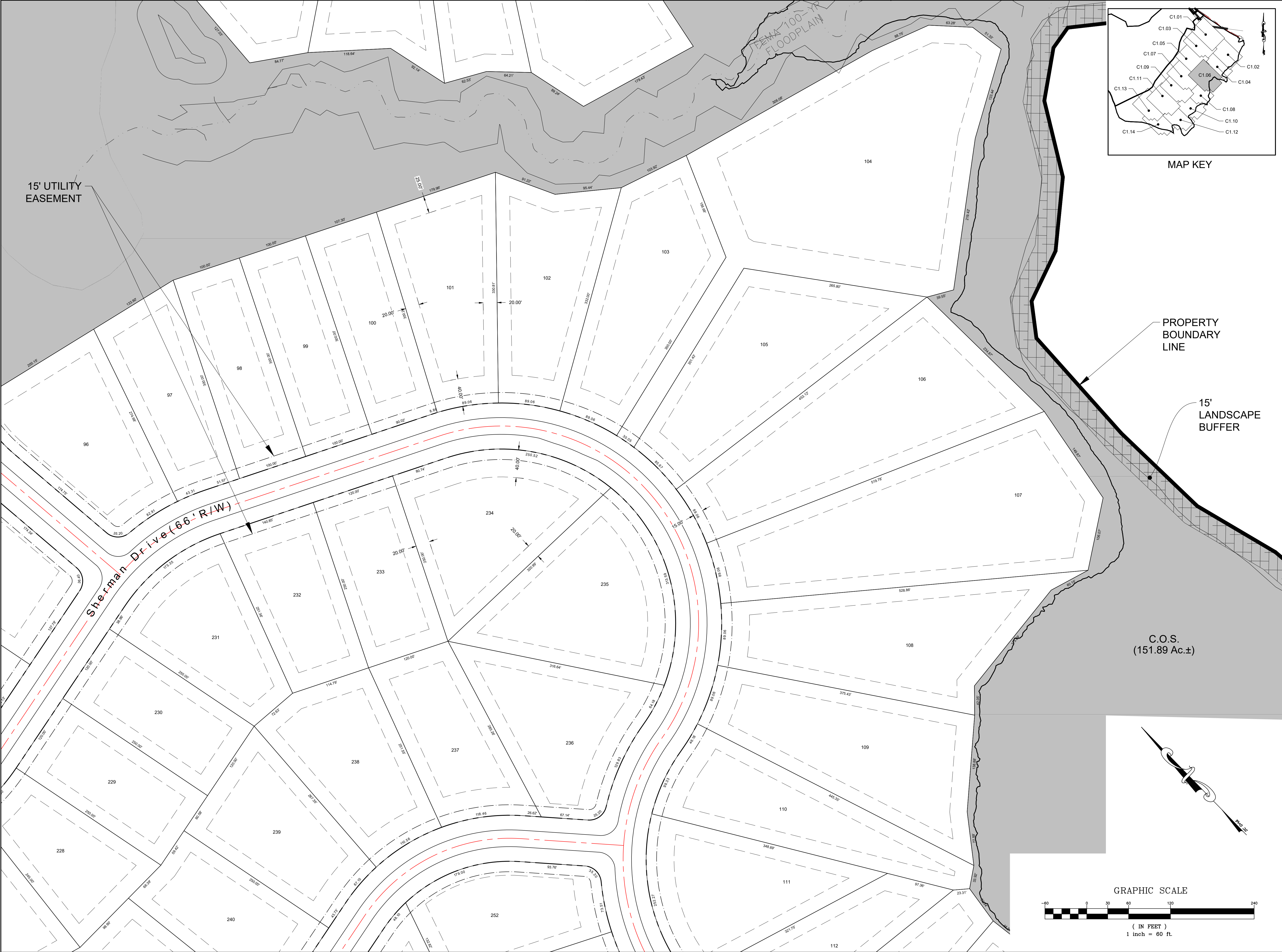
Asbuilt Drawn -	Asbuilt Date -
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Client
LGI HOMES, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA
P: P: (803) 286-0060

Project:
Riverchase Section 2
Preliminary Plat

Drawing Title:
Site Plan - 5

Project No. 4854	Drawing No. C1.05
DWG File Name: RiverChase Section 2_Site Overall	



DATE	ISSUED FOR	REV
02/28/2024	FIRST SUBMITTAL TO LANCASTER COUNTY	0

Engineer:

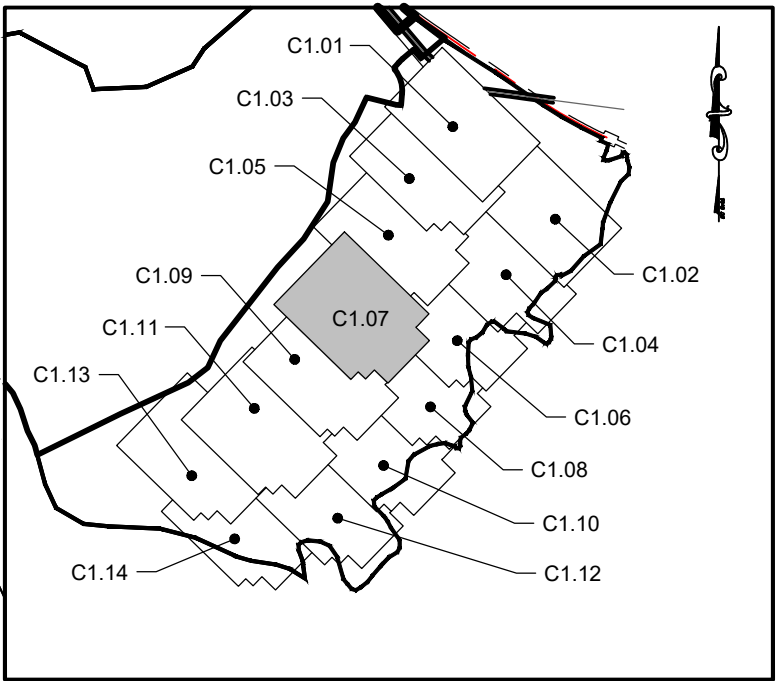
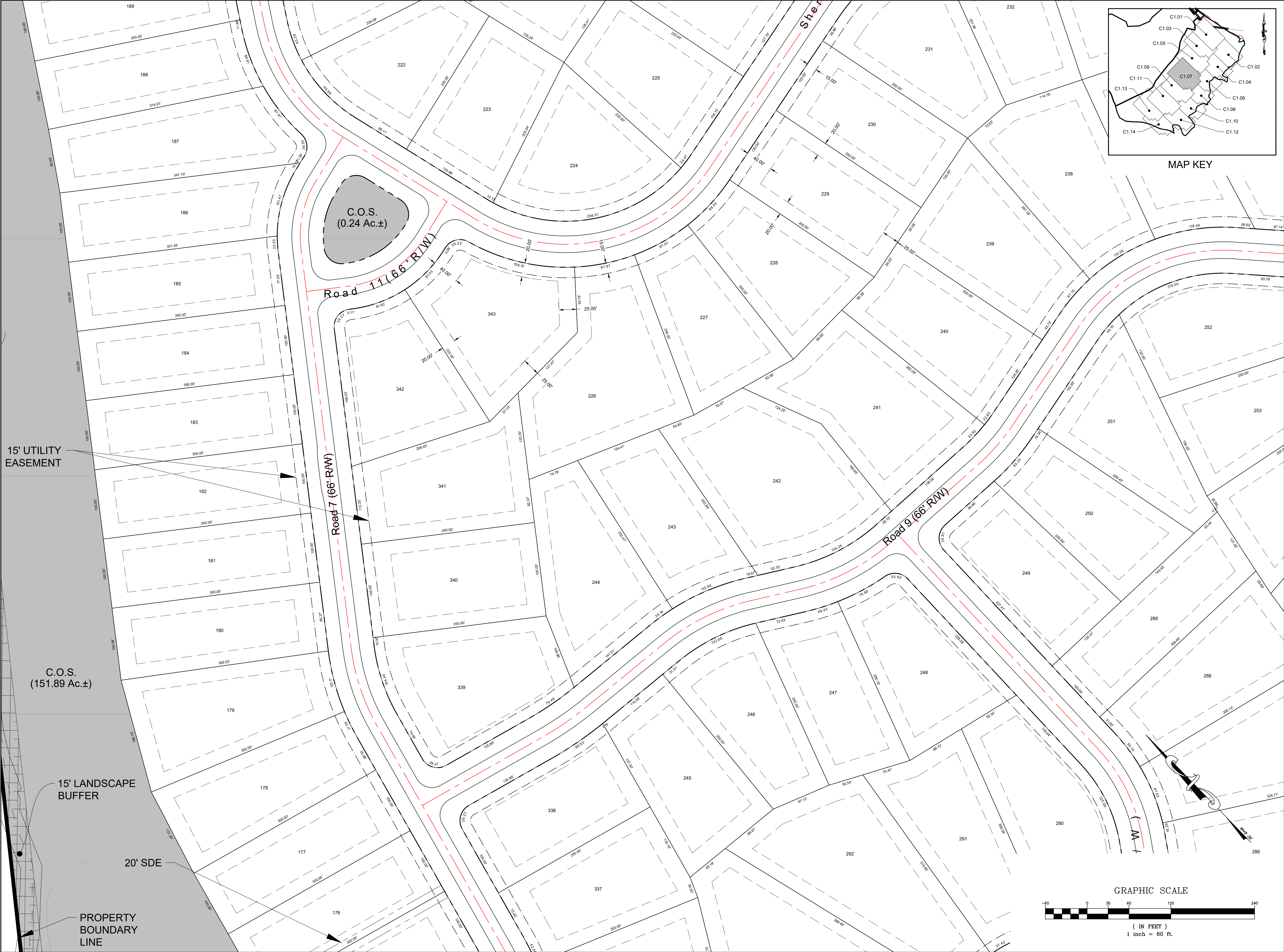
R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Somcrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoe-harris.com

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Corporate Seal	Engineer's Seal

Project Manager	Drawn
D. GATES	A. GENDELMAN
Department Manager	Checked
B. PRIDEMORE	D. GATES
Print/Plot Date	
February 28, 2024	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
LGI HOMES, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA P: P: (803) 286-0060	
Project:	
Riverchase Section 2 Preliminary Plat	
Drawing Title:	
Site Plan - 6	
Project No.	Drawing No.
4854	C1.06
DWG File Name:	
RiverChase Section 2_Site Overall	



MAP KEY



Engineer:

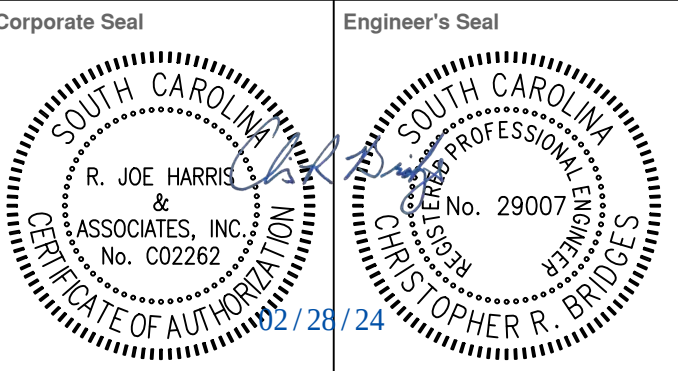


R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management

1186 Somercrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

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Project Manager D. GATES	Drawn A. GENDELMAN
Department Manager B. PRIDEMORE	Checked D. GATES

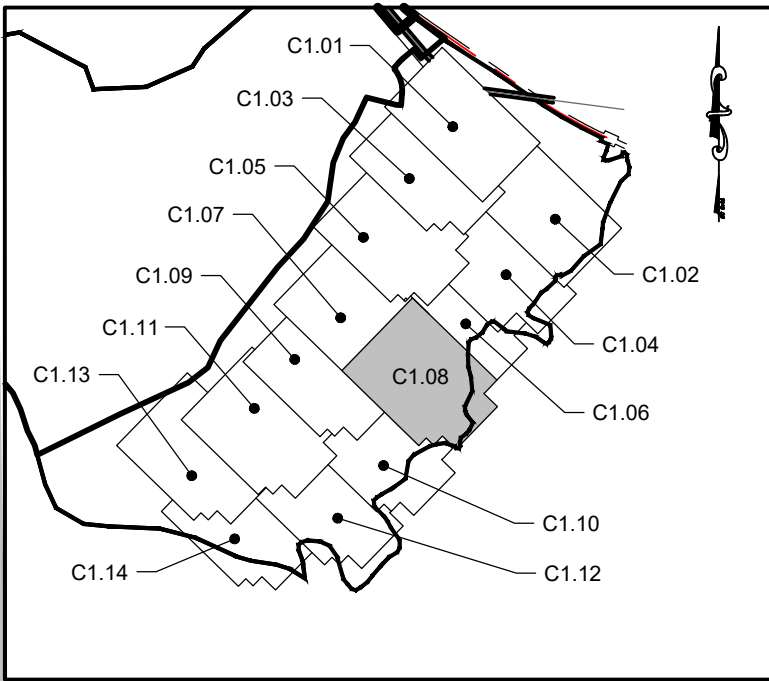
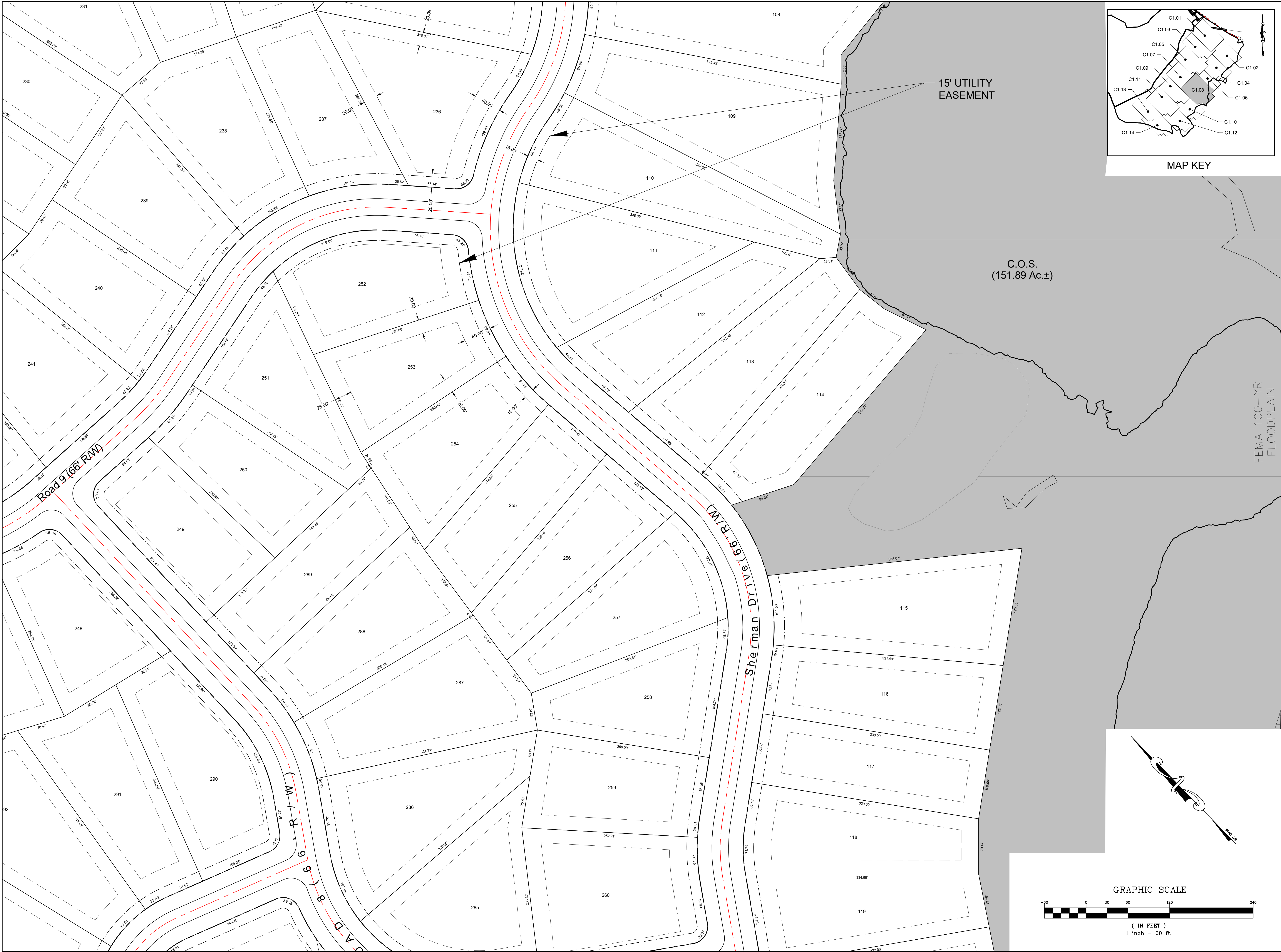
Print/Plot Date February 28, 2024	Asbuilt Date -
Asbuilt Drawn -	Client

LGI HOMES, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA
P: P: (803) 286-0060

Project:
Riverchase Section 2 Preliminary Plat

Drawing Title:
Site Plan - 7

Project No. 4854	Drawing No. C1.07
DWG File Name: RiverChase Section 2_Site Overall	



MAP KEY



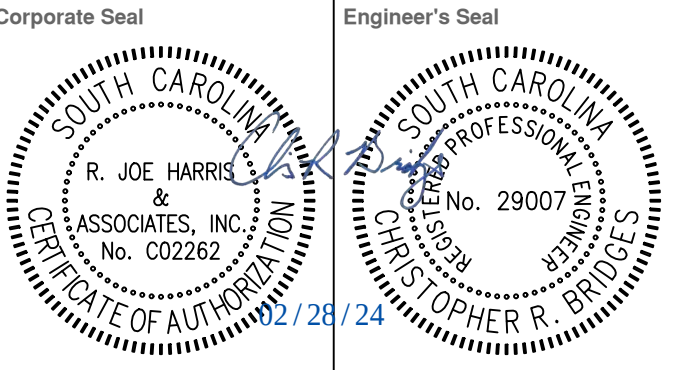
Engineer:



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
1186 Stonemont Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoe-harris.com

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Project Manager D. GATES	Drawn A. GENDELMAN
Department Manager B. PRIDEMORE	Checked D. GATES

Print/Plot Date
February 28, 2024

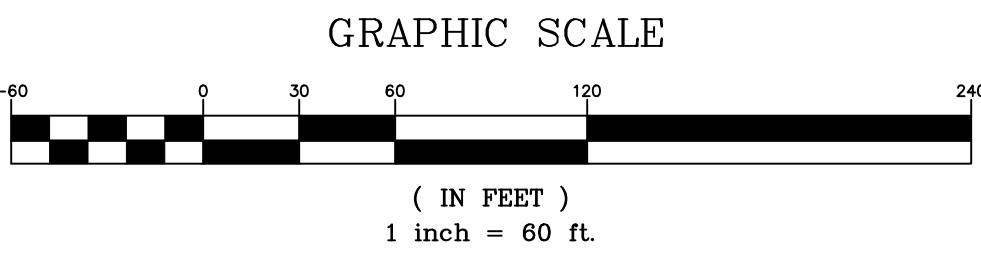
Asbuilt Drawn -	Asbuilt Date -
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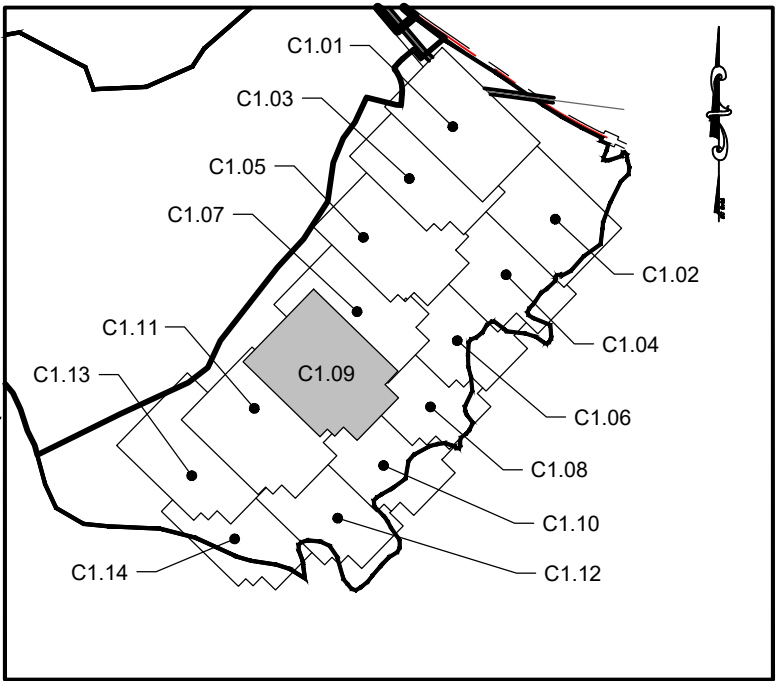
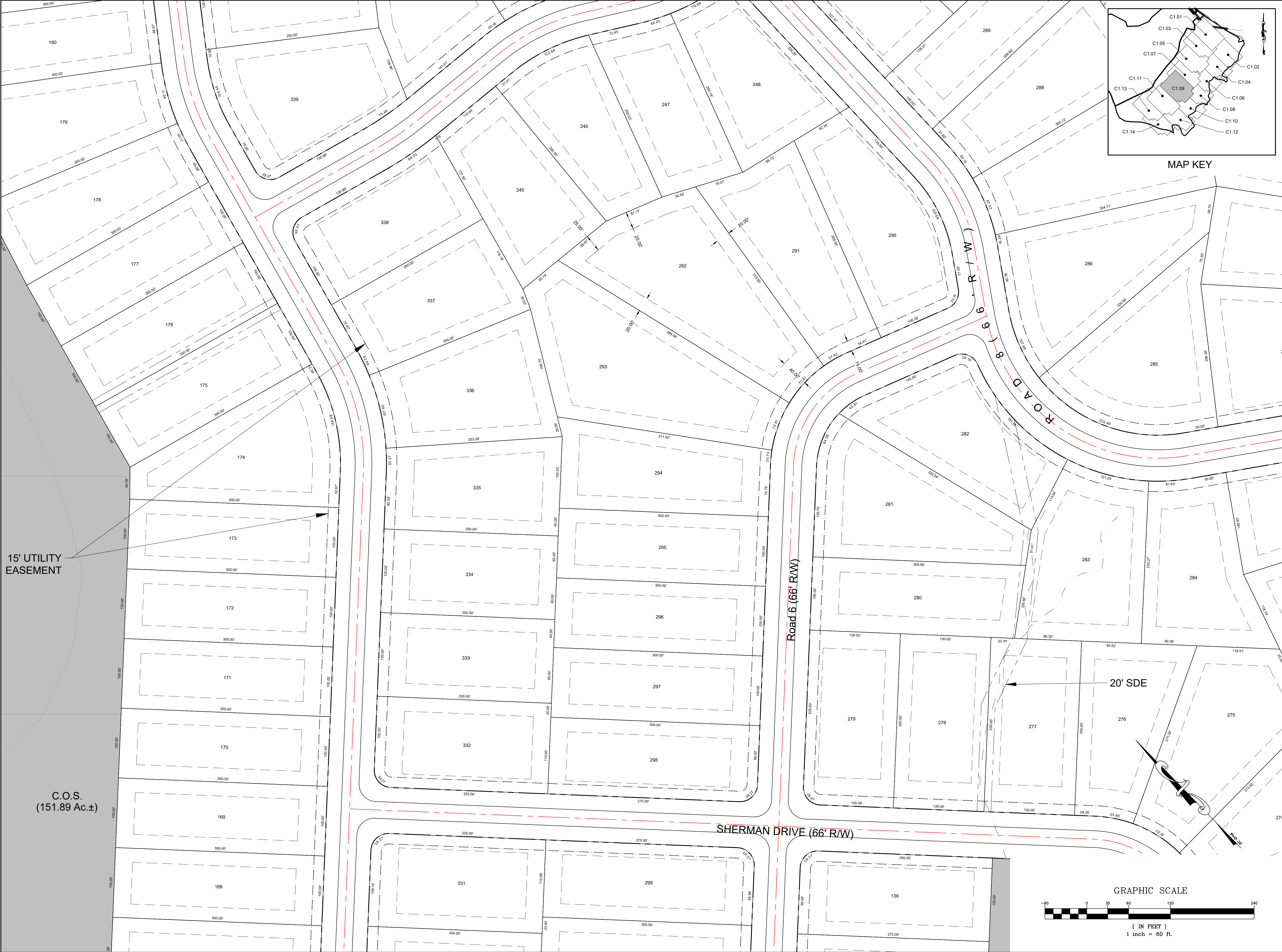
Client
LGI HOMES, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA
P: P: (803) 286-0060

Project:
Riverchase Section 2
Preliminary Plat

Drawing Title:
Site Plan - 8

Project No. 4854	Drawing No. C1.08
DWG File Name: RiverChase Section 2_Site Overall	





MAP KEY



Engineer:



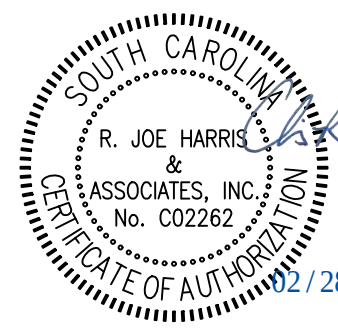
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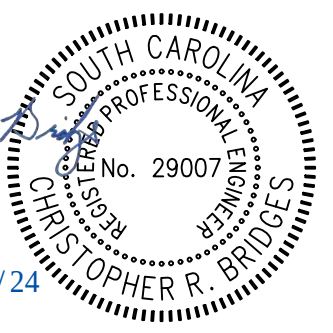
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Corporate Seal



Engineer's Seal



Project Manager

D. GATES

Drawn

A. GENDELMAN

Department Manager

B. PRIDEMORE

Checked

D. GATES

Print/Plot Date

February 28, 2024

Asbuilt Drawn

-

Asbuilt Date

-

Client

LGI HOMES, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA
P: P: (803) 286-0060

Project:

Riverchase Section 2
Preliminary Plat

Drawing Title:

Site Plan - 9

Project No.

4854

DWG File Name:

RiverChase Section 2_Site Overall

Drawing No.

C1.09

15' UTILITY
EASEMENT

C.O.S.
(151.89 Ac.±)

Road 6 (66' R/W)

SHERMAN DRIVE (66' R/W)

ROAD 8 (66' R/W)

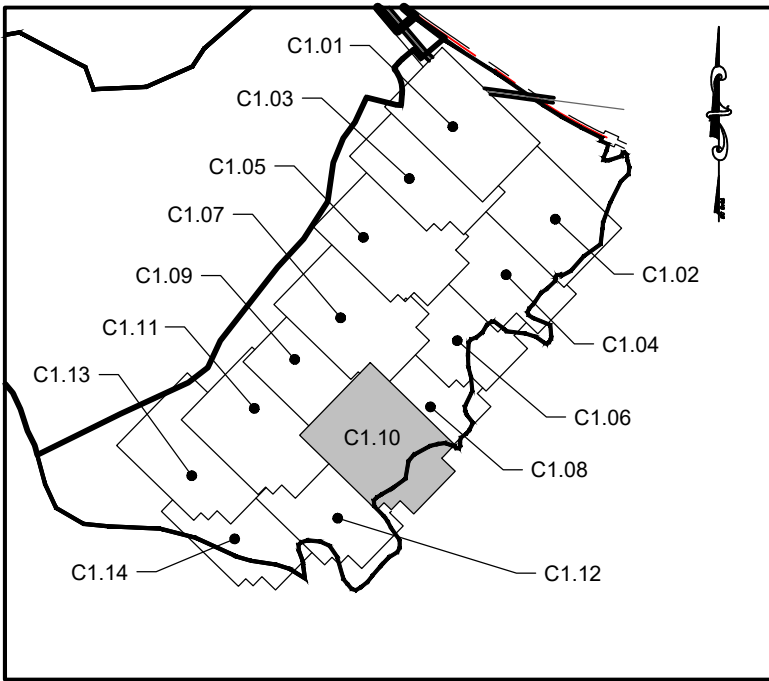
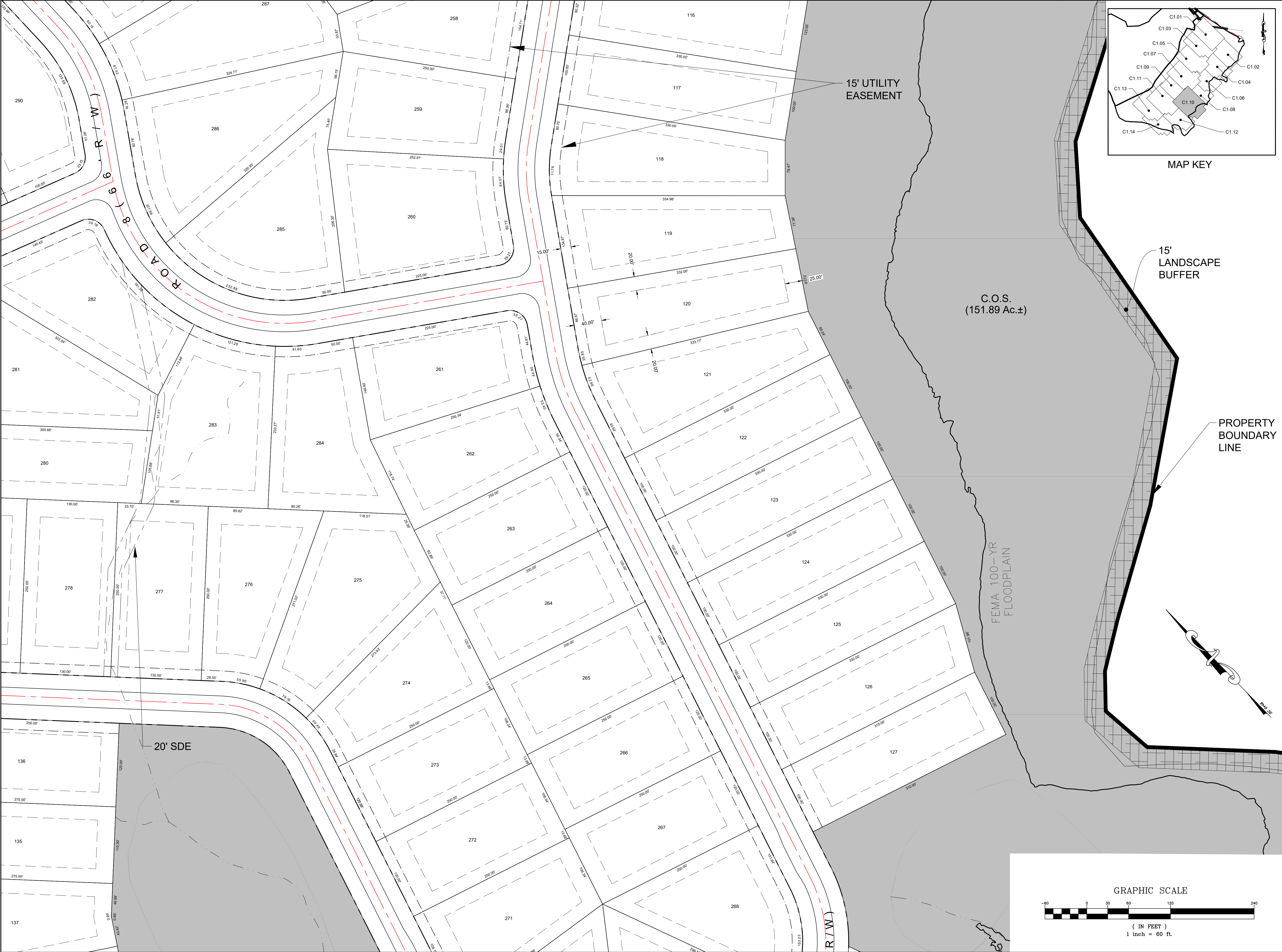
20' SDE

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.



MAP KEY



Engineer:



R. Joe Harris & Associates, Inc.

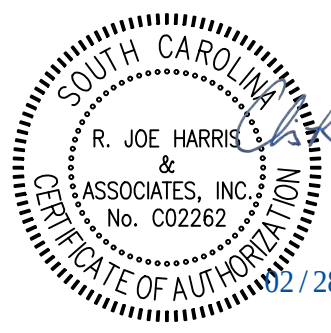
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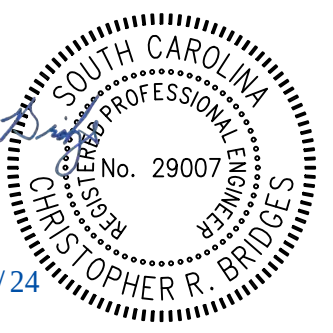
www.rjoe-harris.com

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Corporate Seal



Engineer's Seal



Project Manager

D. GATES

Drawn

A. GENDELMAN

Department Manager

B. PRIDEMORE

Checked

D. GATES

Print/Plot Date

February 28, 2024

Asbuilt Drawn

-

Asbuilt Date

-

Client

LGI HOMES, LLC

3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA
P: (803) 286-0060

Project:

Riverchase Section 2
Preliminary Plat

Drawing Title:

Site Plan - 10

Project No.

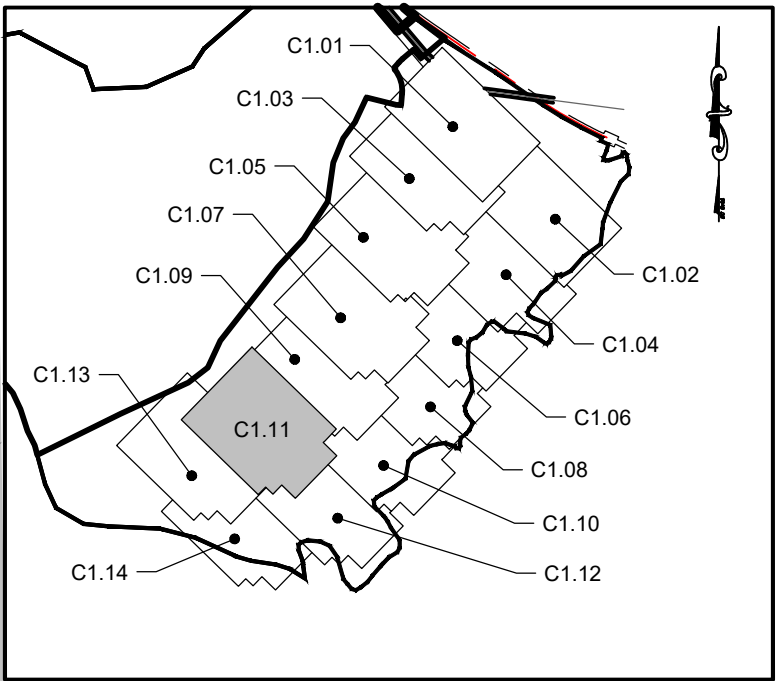
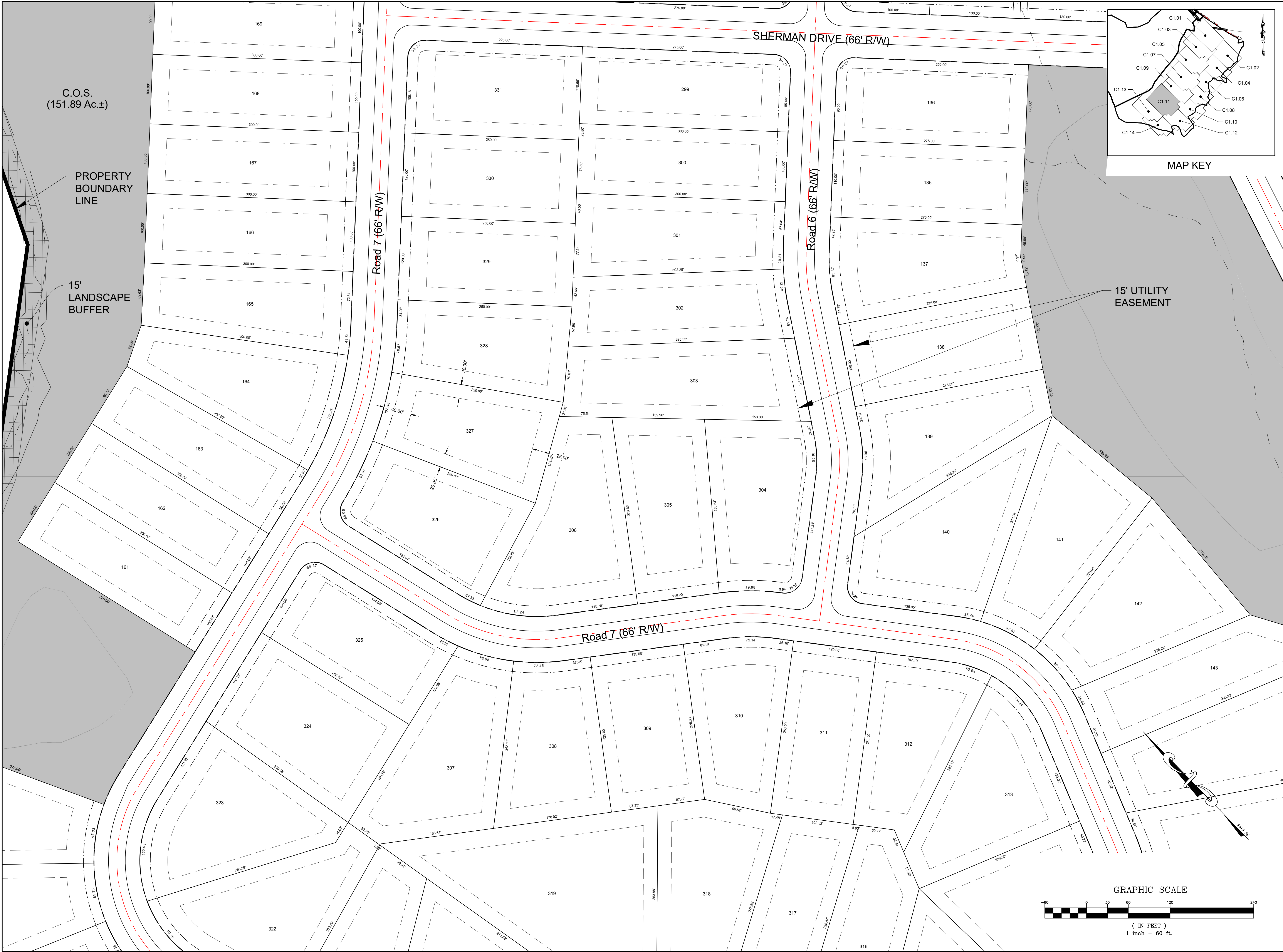
4854

DWG File Name:

RiverChase Section 2_Site Overall

Drawing No.

C1.10



MAP KEY

15' UTILITY EASEMENT

PROPERTY
BOUNDARY
LINE

15'
LANDSCAPE
BUFFER

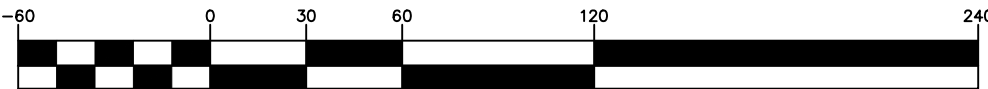
C.O.S.
(151.89 Ac.±)

Road 7 (66' R/W)

Road 6 (66' R/W)

SHERMAN DRIVE (66' R/W)

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

DATE	ISSUED FOR	REV
02/28/2024	FIRST SUBMITTAL TO LANCASTER COUNTY	0



Engineer:



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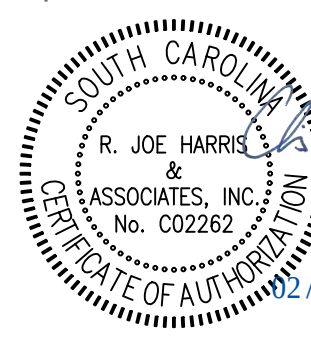
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P: (803) 802-1799

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Corporate Seal



Engineer's Seal



Project Manager

D. GATES

Department Manager

B. PRIDEMORE

Print/Plot Date

February 28, 2024

Asbuilt Drawn

-

Drawn

A. GENDELMAN

Checked

D. GATES

Client

LGI HOMES, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA
P: P: (803) 286-0060

Project:

Riverchase Section 2
Preliminary Plat

Drawing Title:

Site Plan - 11

Project No.

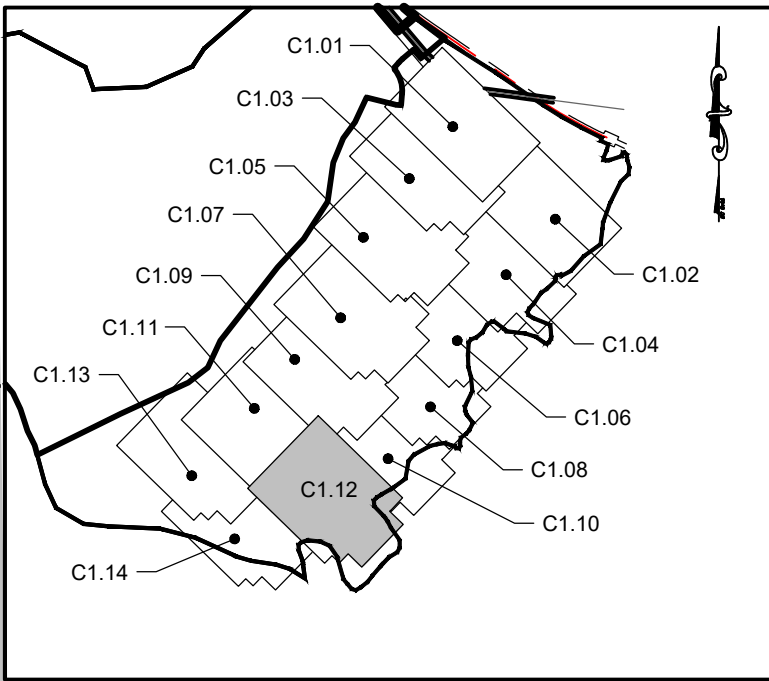
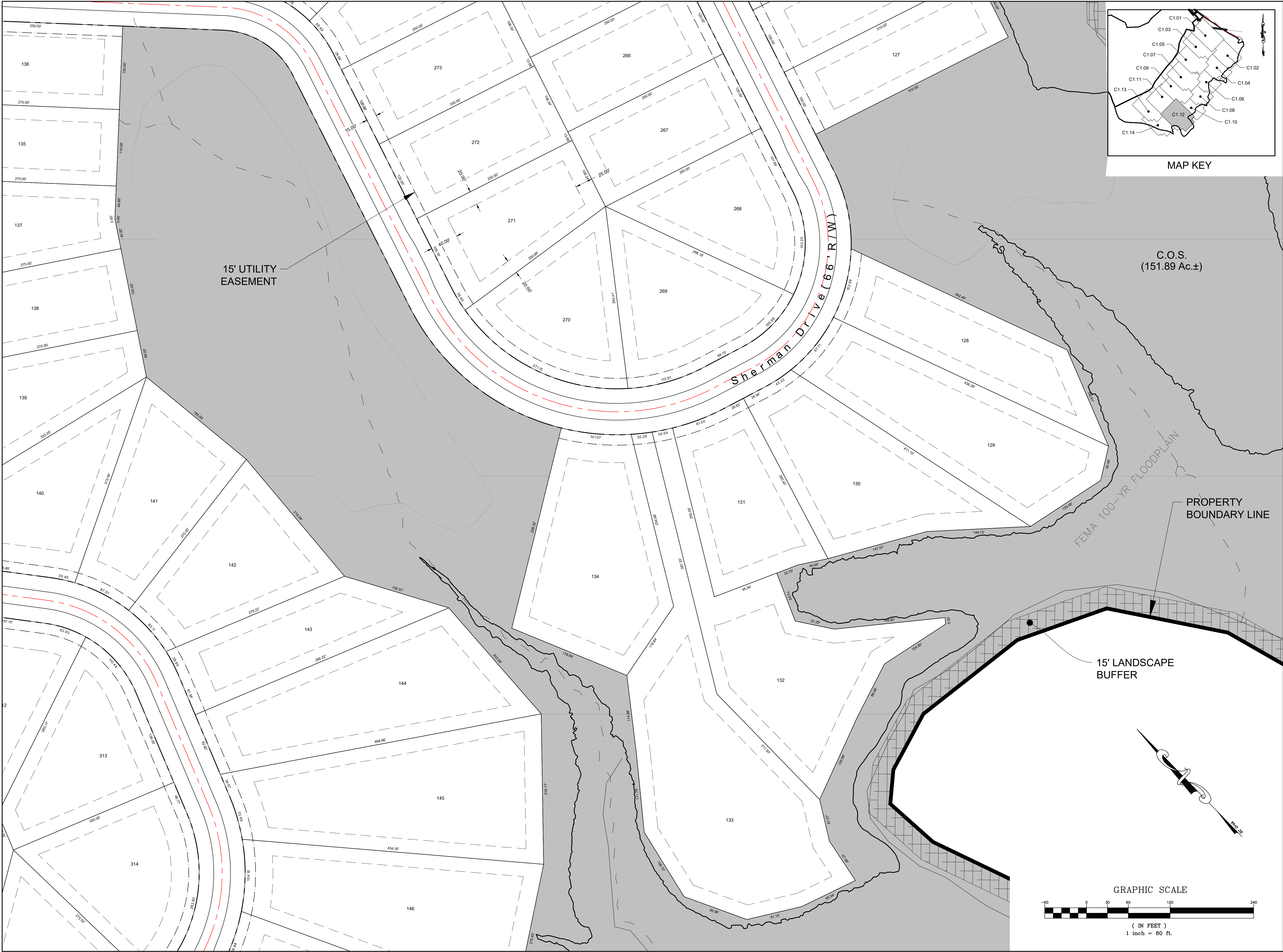
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DWG File Name:

RiverChase Section 2_Site Overall

Drawing No.

C1.11



MAP KEY



Engineer:

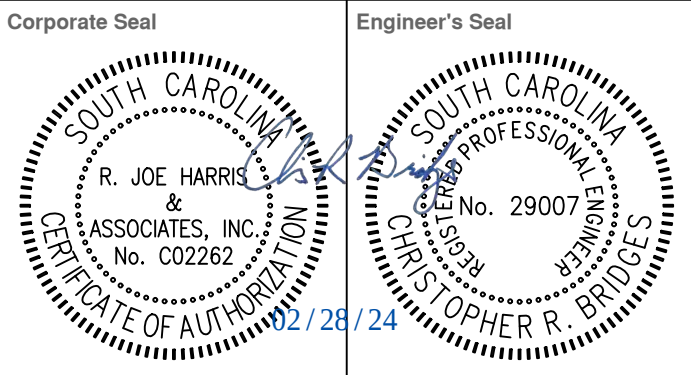


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Project Manager D. GATES	Drawn A. GENDELMAN
Department Manager B. PRIDEMORE	Checked D. GATES

Print/Plot Date
February 28, 2024

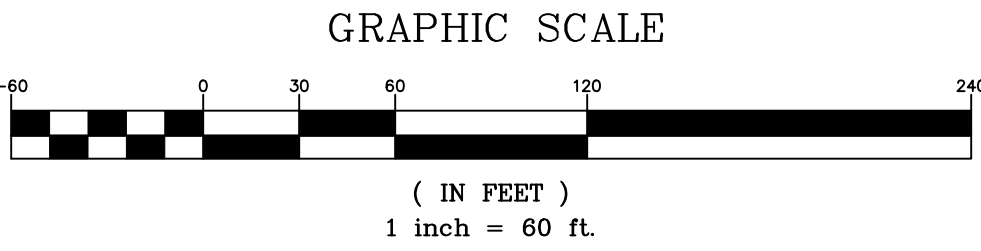
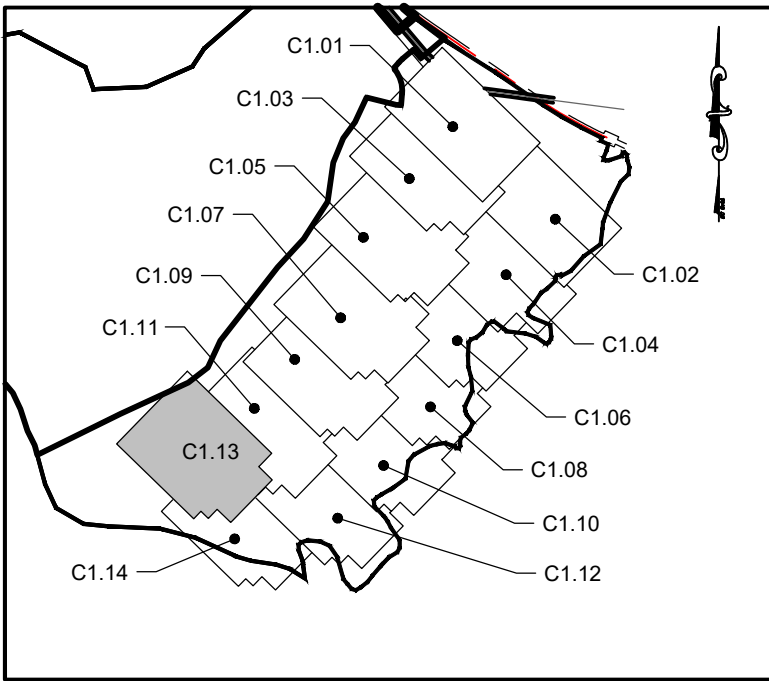
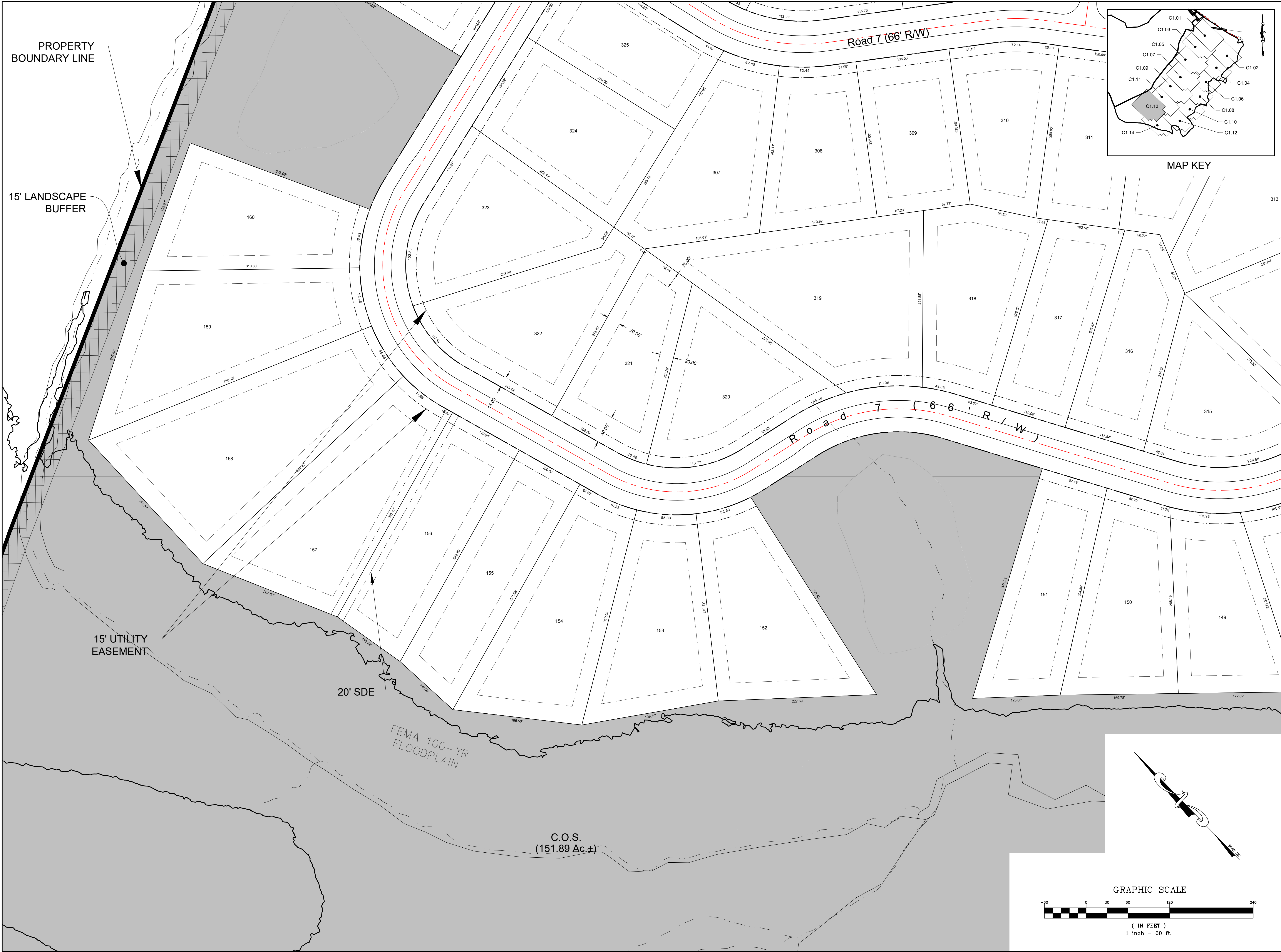
Asbuilt Drawn -	Asbuilt Date -
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Client
LGI HOMES, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA
P: P: (803) 286-0060

Project:
Riverchase Section 2
Preliminary Plat

Drawing Title:
Site Plan - 12

Project No. 4854	Drawing No. C1.12
DWG File Name: RiverChase Section 2_Site Overall	



DATE	ISSUED FOR	REV
02/28/2024	FIRST SUBMITTAL TO LANCASTER COUNTY	0

Engineer:

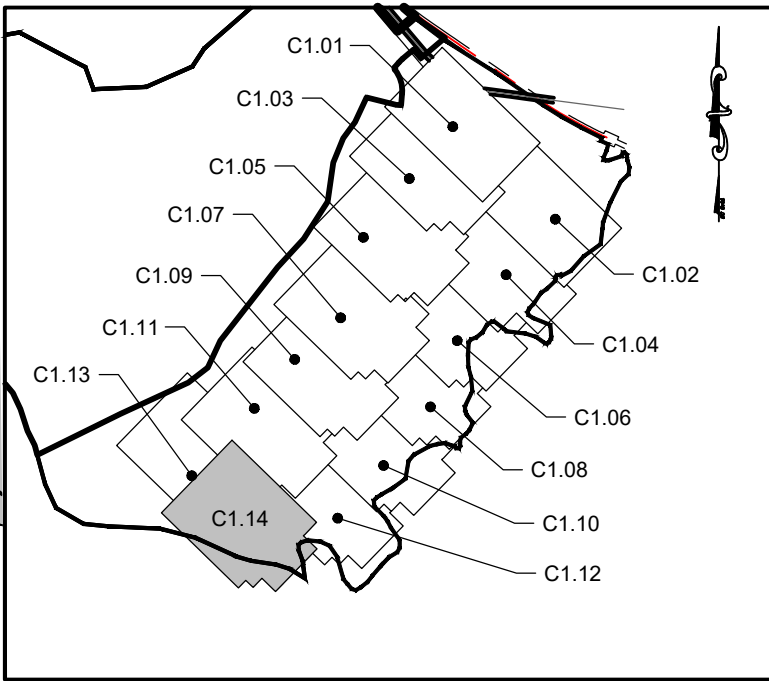
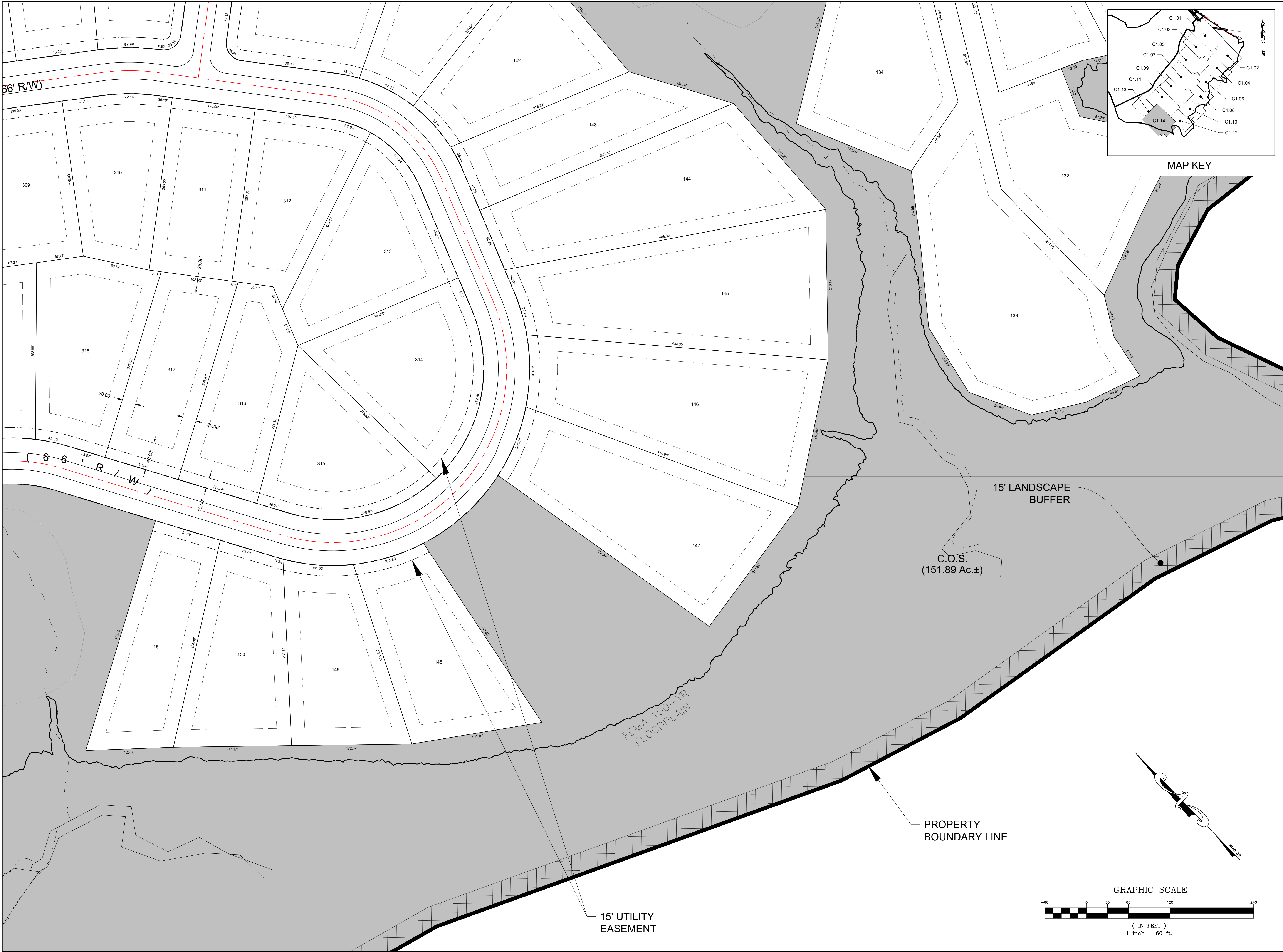
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Corporate Seal	Engineer's Seal

Project Manager	Drawn
D. GATES	A. GENDELMAN
Department Manager	Checked
B. PRIDEMORE	D. GATES
Print/Plot Date	
February 28, 2024	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
LGI HOMES, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA P: P: (803) 286-0060	
Project:	
Riverchase Section 2 Preliminary Plat	
Drawing Title:	
Site Plan - 13	
Project No.	Drawing No.
4854	C1.13
DWG File Name:	
RiverChase Section 2_Site Overall	



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Engineer:



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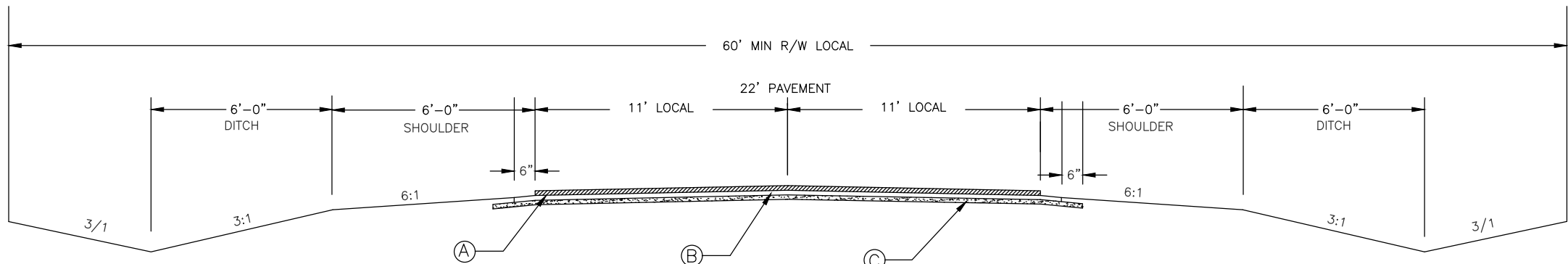
Corporate Seal



Engineer's Seal

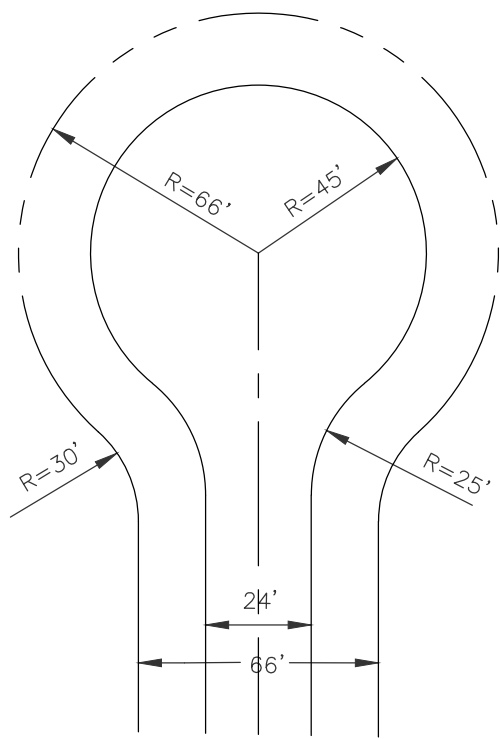


Project Manager D. GATES	Drawn A. GENDELMAN
Department Manager B. PRIDEMORE	Checked D. GATES
Print/Plot Date February 28, 2024	
Asbuilt Drawn -	Asbuilt Date -
Client LGI HOMES, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA P: P: (803) 286-0060	
Project: Riverchase Section 2 Preliminary Plat	
Drawing Title: Site Plan - 14	
Project No. 4854 DWG File Name: RiverChase Section 2_Site Overall	Drawing No. C1.14

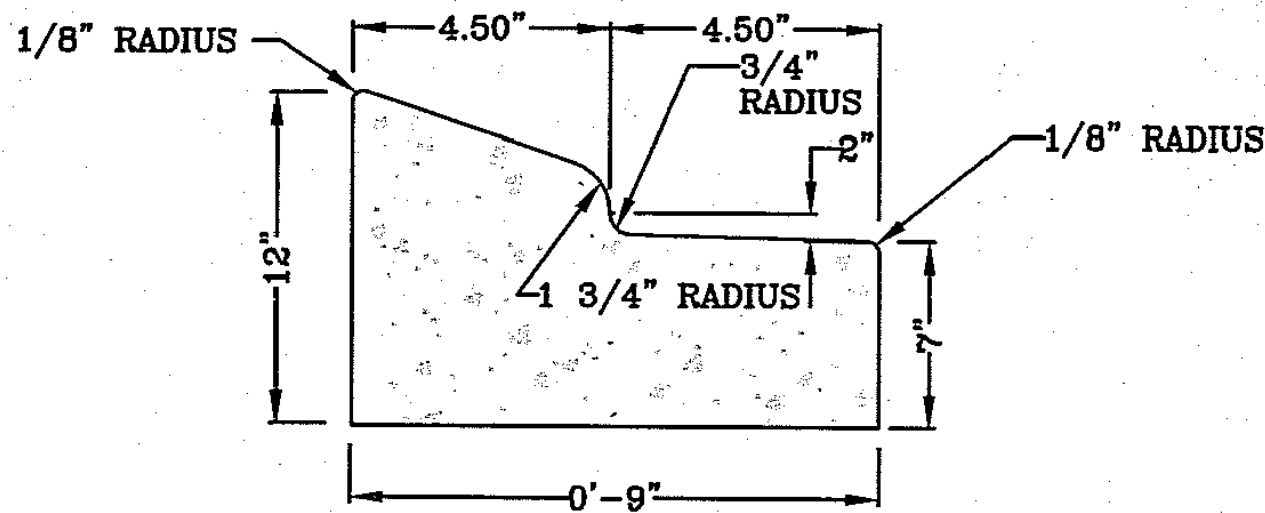


RESIDENTIAL STREET STANDARDS

- A) 1.0" TYPE C SURFACE COURSE
B) 2.0" TYPE C INTERMEDIATE COURSE
C) 8" ABC

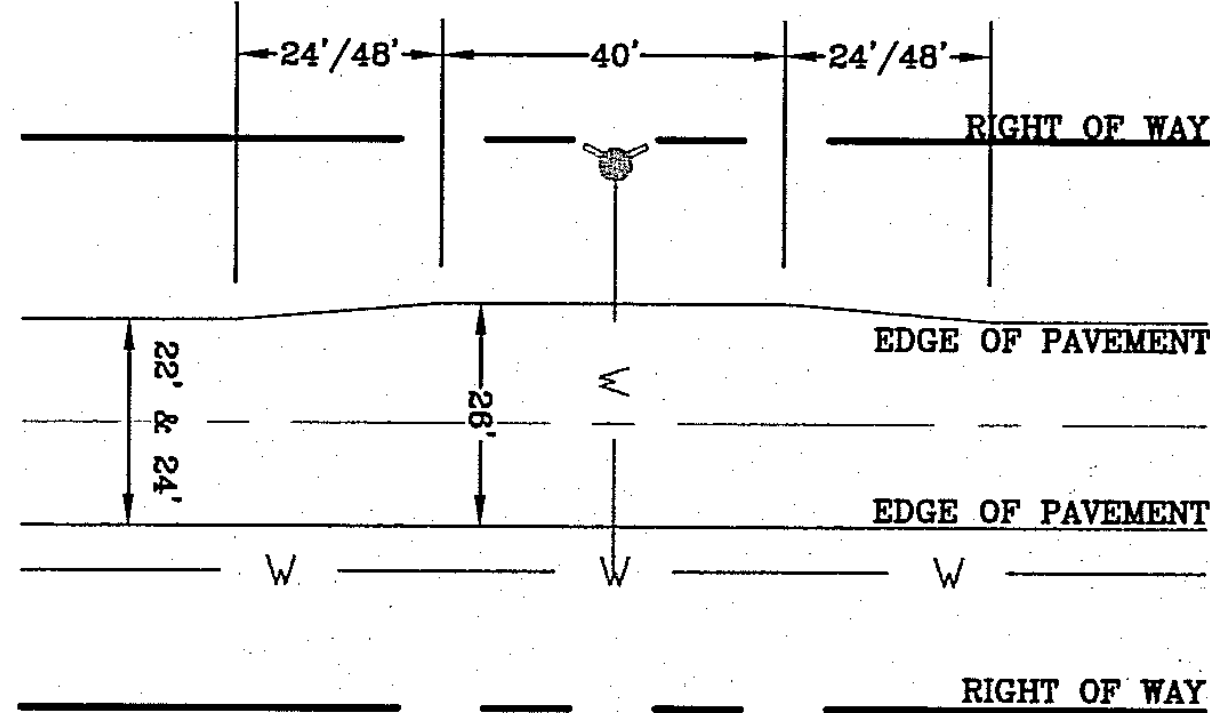


CUL-DE-SAC



0'-9" MOUNTABLE CURB AND GUTTER

TO BE USED IN MEDIANS ONLY: WHEN SPECIFIED BY THE APPROPRIATE CITY/COUNTY ENGINEERING DEPT.



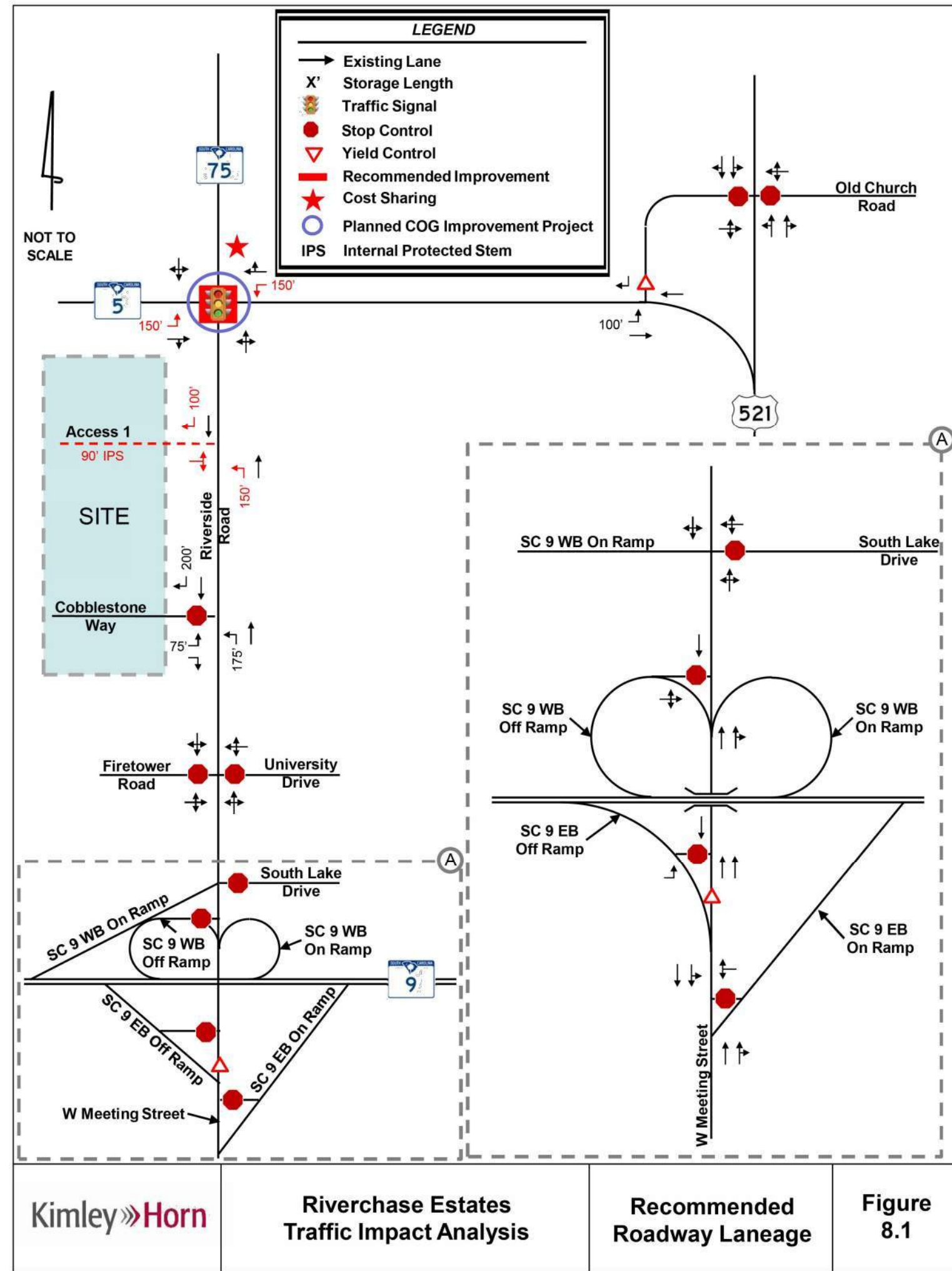
PAVEMENT SECTIONS AT INLINE FIRE HYDRANT

DEVELOPMENT STANDARDS & NOTES:

- ZONING:** 1. PROPERTY IS ZONED LOW DENSITY RESIDENTIAL (LDR) BUT IS BEING DEVELOPED AS R-30 PER THE DEVELOPMENT AGREEMENT.
- ROADS:** 1. ROADS TO BE BUILT ACCORDING TO APPROVED DEVELOPMENT AGREEMENT STANDARDS. ALL ROADS TO BE PRIVATELY MAINTAINED AND NOTED ON CONSTRUCTION PLANS, PLATS, ETC.
2. STREET SIGNS WILL BE PROVIDED BY THE DEVELOPER.
- FIRE PROTECTION:** 1. NO BURNING OF EXISTING STRUCTURES AND/OR VEGETATIVE DEBRIS ON SITE UNLESS PRIOR PERMISSION FROM SCDHEC AND SC FORESTRY COMMISSION.
2. WATERMAIN AND FIRE HYDRANT LOCATIONS HAVE NOT BEEN REVIEWED AND ARE SUBJECT TO SUBSEQUENT REVIEW/APPROVAL BY LANCASTER COUNTY FIRE MARSHAL AND LOWSD.
3. FIRE HYDRANTS SHALL BE LOCATED SO NO HOUSING UNIT OR OTHER STRUCTURE IS MORE THAN 500-FT FROM THE HYDRANT, AS THE LINE IS LAID.
4. DEVELOPMENT WILL LIKELY BE PHASED. EACH PHASE MUST BE STAND-ALONE AND MEET THE FIRE HYDRANT DISTANCE REQUIREMENT. IF A FIRE HYDRANT IN A SUBSEQUENT PHASE IS NECESSARY FOR ADEQUATE PROTECTION, IT MUST BE INSTALLED AS A PART OF THE CURRENT PHASE.
5. AT NO TIME CAN A ROADWAY GREATER THAN 150 FEET IN LENGTH NOT HAVE AN ADEQUATE TURNAROUND FOR EMERGENCY APPARATUS. IN THE PHASED CONSTRUCTION, TEMPORARY TURNAROUNDS MAY BE ACCEPTABLE AS LONG AS THEY ARE CONSTRUCTED TO PUBLIC WORKS DEPARTMENT'S STANDARDS AND APPROVED BY PUBLIC WORKS.
6. FIRE HYDRANTS MUST BE IN PLACE AND ACCESSIBLE PRIOR TO VERTICAL CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
7. ACCESS TO THE SITE DURING CONSTRUCTION MUST BE ESTABLISHED AND MAINTAINED THROUGHOUT THE PROJECT FOR EMERGENCY SERVICES.
8. ANY FIRE HYDRANTS THAT ARE NOT PLACED AT INTERSECTING ROADS (MID-BLOCK) WILL REQUIRE A 26' WIDE ROADWAY SECTION (EXCLUSIVE OF CURBING) FOR 20' PRIOR TO AND 20' AFTER EACH MID-BLOCK HYDRANT.
- UTILITIES:** 1. WATER SYSTEMS TO BE PLANNED, DESIGNED AND PERMITTED IN ACCORDANCE WITH LANCASTER COUNTY WATER & SEWER DISTRICT POLICIES SPECIFIED IN THE MOST CURRENT VERSION OF THE DEVELOPER POLICY.
- FLOOD:** 1. PORTIONS OF THE DEVELOPMENT SITE ARE LOCATED WITHIN FEMA SPECIAL HAZARD FLOOD AREAS (SHFA).
2. ON PRELIMINARY PLANS AND FINAL PLATS, FLOOD PROTECTION ELEVATIONS (FPE) SHALL BE STATED FOR LOTS THAT ARE LOCATED WITHIN THE REGULATED SFHA'S.
3. NO FILL SHALL BE PLACED WITHIN THE REGULATED FLOODWAYS.

SCDOT TRAFFIC REQUIREMENTS

- Rock Hill Highway (SC 5) and Riverside Road/W rebound Road
- Install a traffic signal if/when warrants are met.
 - Construction of an eastbound left-turn lane with 150 feet of storage and appropriate taper.
 - Construction of a westbound left-turn lane with 150 feet of storage and appropriate taper.
- Riverside Road and Access 1
- Construction of Access 1 to include a single ingress lane, a single egress lane, and a 90-foot internal protected stem (IPS) with stop control.
 - Construction of a northbound left-turn lane along Riverside Road with 150 of storage.
 - Construction of a southbound right-turn lane along Riverside Road with 100 feet of storage.



DATE	ISSUED FOR	REV
02/28/2024	FIRST SUBMITTAL TO LANCASTER COUNTY	0

Engineer:

R. Joe Harris & Associates, Inc.

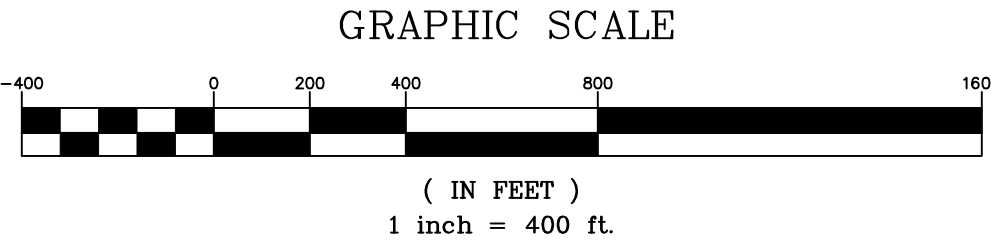
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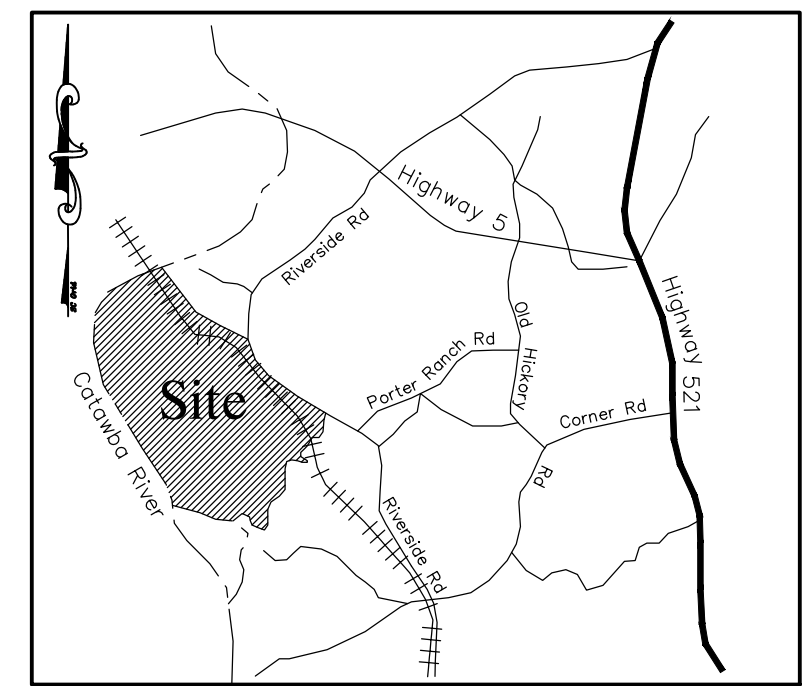
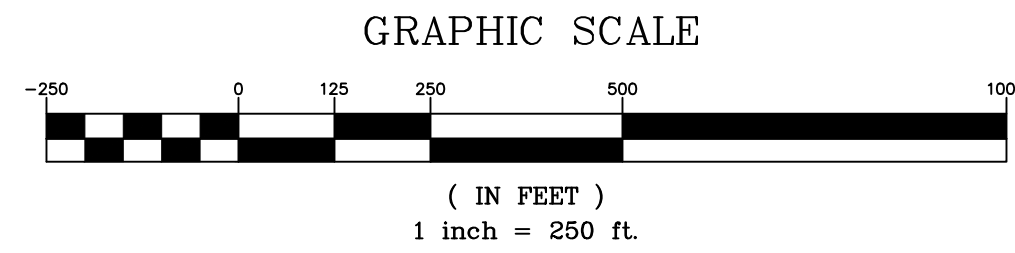
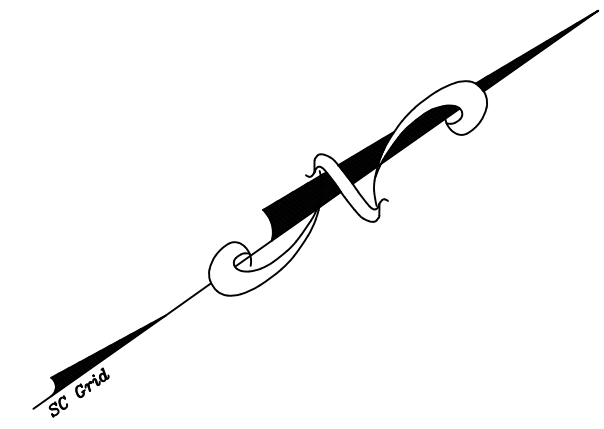
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www.rjoharris.com

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Project Manager D. GATES	Drawn A. GENDELMAN
Department Manager B. PRIDEMORE	Checked D. GATES
Print/Plot Date February 28, 2024	
Asbuilt Drawn -	Asbuilt Date -
Client LGI HOMES, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA P: P: (803) 286-0060	
Project: Riverchase Section 2 Preliminary Plat	
Drawing Title: Site Plan - Details	
Project No. 4854 DWG File Name: RiverChase Section 2_Site Overall	Drawing No. C1.15





VICINITY MAP - N.T.S.



DATE	ISSUED FOR	REV
02/28/2024	FIRST SUBMITTAL TO LANCASTER COUNTY	0

Engineer:

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Management
1186 Stonemont Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

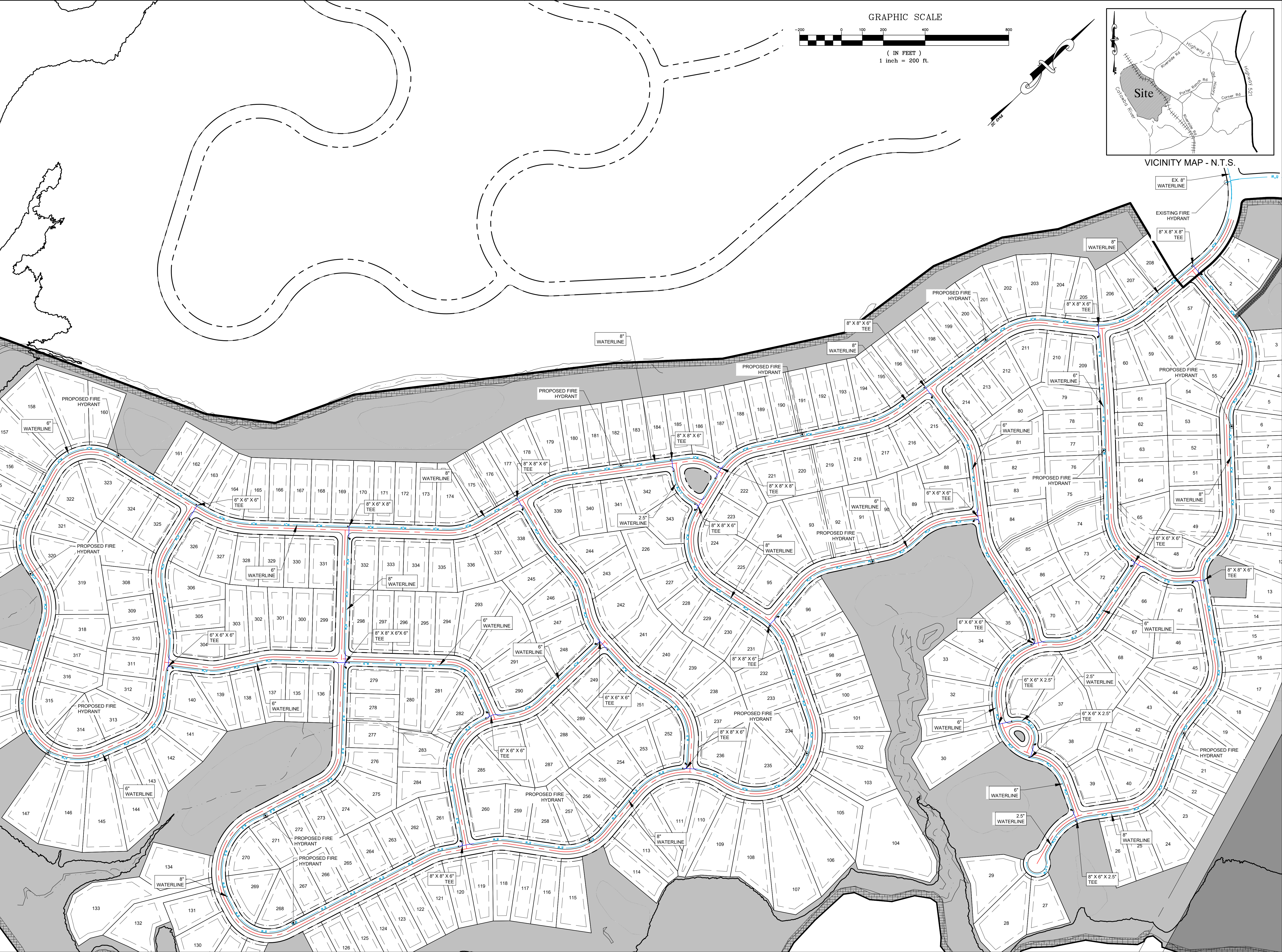
www.rjoharris.com

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Corporate Seal

Engineer's Seal

Project Manager D. GATES	Drawn A. GENDELMAN
Department Manager B. PRIDEMORE	Checked D. GATES
Print/Plot Date February 28, 2024	
Asbuilt Drawn -	Asbuilt Date -
Client LGI HOMES, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA P: P: (803) 286-0060	
Project: Riverchase Section 2 Preliminary Plat	
Drawing Title: Storm Plan	
Project No. 4854 DWG File Name: RiverChase Section 2_Storm Overall	Drawing No. C3.00



DATE	ISSUED FOR	REV
02/28/2024	FIRST SUBMITTAL TO LANCASTER COUNTY	0



Know what's below.
Call before you dig.

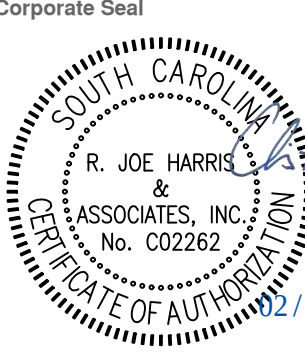
Engineer:



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SOUTH CAROLINA
R. JOE HARRIS & ASSOCIATES, INC.
No. 002892
2/28/24



SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 29007
JOSEPH P. BRIDGES

Project Manager D. GATES	Drawn A. GENDELMAN
Department Manager B. PRIDEMORE	Checked D. GATES
Print/Plot Date February 28, 2024	
Asbuilt Drawn -	Asbuilt Date -
Client LGI HOMES, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA P: P: (803) 286-0060	
Project: Riverchase Section 2 Preliminary Plat	
Drawing Title: Utility Plain	
Project No. 4854	Drawing No. C4.00
DWG File Name: RiverChase Section 2_ Utility Plans	



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

April 10, 2024

Chris Bridges
R. Joe Harris & Associates, Inc.
127 Ben Casey Drive
Fort Mill, SC 29708

Project Number	20222122
Project Name	Riverchase Estates Section 2
Location	Sherman Drive
Stage	Preliminary Plat
Parcel(s)	
Status	Not Approved

Dear: Chris Bridges

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

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

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

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

Sincerely,

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lancastersc.net

Not Approved

Review Comments:

General Comments: same as a previous sketch plan review.

1. The preliminary nature of this plan set does not provide adequate detail to formally comment, but the following are items of note from the information given. More specific comments will be provided during the civil review cycle.
2. This project is in the SC DHEC jurisdiction and not the MS4 for Lancaster County.
3. A Permit from the Army Corp of Engineers will be needed prior to crossing the stream as proposed. Any disturbance of wetlands or stream buffers will also need to be permitted through the ACOE prior to construction in those areas. The permitting process can be lengthy.
4. We are happy to see a development which intends to preserve the natural elements as much as possible, that being said, we have seen problems with similar developments and do not want these issues to be repeated.
 - a. Even though this is not a mass graded site, some owners in similar developments have chosen to create a flat lawn over the sloping native wooded landscape, this can create drainage issues on adjacent properties unless an overall drainage system is planned.
5. This project is not planned to be mass graded but typically follow existing contours with individual septic tank/tile field which naturally yield larger lots.
 - a. As such the individual lot/home builder will be responsible for land clearing and lot grading.
 - b. We will require that side yard drainage swales/berms be constructed to minimize impact from one lot to the next.
 - i. Each lot is responsible to divert runoff away from adjacent lot(s). The rear lot collection drainage ditch and/or BMP are shared Stormwater management systems to protect adjacent properties from erosion damages.
6. Stream survey of this area will be needed to delineate and determine types of streams and the necessary buffer widths.
7. A wetland survey of this area will be needed to delineate any wetlands and determine the buffers required.
8. Any stream crossing will need to be permitted through the US Army Corp of Engineers.
9. There are significant elevation changes throughout this project. Careful planning, engineering, and construction will be needed to mitigate these challenges.
10. The main road into this section is the only access point for 341 lots. Either two independent road accesses will be needed or this section will need meet the fire marshal's requirements related to width and hydrant locations for one access subdivisions.
11. The improvements outlined in the TIA will need to be completed prior to the first building permit issuance unless the approved TIA has a specific phases for those improvements to occur.

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

Conditional

Review Comments:

1. Addresses will be issued upon approval of Final Plat for each phase, a copy of the recorded final plat needs to be left in Zoning for the Addressing Dept.
2. A CAD file, in the State Plane Coordinate System of 1983, will need to be submitted during each phase of development to addresser@lanc911.com. Please send in a version around 2010 and no 3D.
3. Addresses will be provided to the developer during the final plat phase so that address points can be placed on the Final Plat for recording.
4. Please submit a list of road names to be considered for this subdivision to addresser@lanc911.com. They will need to be compared to roads names within Lancaster County along with surrounding counties. They cannot be similar in sound or spelling for 911 purposes. Road names must be vetted prior to the project going before the Planning Commission as they must sign off on the new road names. Once road names are approved in the vetting stage, a road name application will need to be completed with a \$250 fee for each road. I will send this form once names are vetted. All roads, including alleys, must be named.
5. Please switch lots 135 and 136 so they will be in order.3

Fire Marshal - John Magette - 8032838888
jmagette@lancastersc.net

Not Approved

Review Comments:

1. A second access to Riverside Road will need to be in place prior to construction of any homes.
2. Show how lots 13, 132, and 133 will be accessed and homes will be within 500 feet of a fire hydrant. Dead end fire apparatus access roads longer than 150 feet in length will require an approved turnaround.
3. Show detail on Road 13.

LC Water & Sewer District - Erin Evans - 8032856919
eevans@lcwasd.org

Not Approved

Review Comments:

Sketch plan is under review at LCWSD. Look into a secondary water feed for redundancy and reliability.

Planning - Allison Hardin - 803-416-9422
ahardin@lancastersc.net

Not Approved

Review Comments:

The wetland map provided on 11/7/2023 is dated 2007.

- (1) If these are jurisdictional wetlands, a confirmation letter from the jurisdiction in question is required.
- (2) Wetlands migrate. An updated wetland map is needed to determine current wetland situation.
- (3) Please provide survey-grade information for the wetland location so that infrastructure and lot placement can be evaluated based on underlying soil condition.

LC School District - Bryan Vaughn - (803) 286-6972
Bryan.Vaughn@lcsd.k12.sc.us

No Review Done

Review Comments:

SCDOT - David Gamble - (803) 385-4280
GambleDD@scdot.org

No Review Done

Review Comments:

it appears that this does not directly connect to a state road.

If a TIA is required please submit it to SCDOT for review.

Exhibit B
Development Conditions
and
Development Acreage and Information

Development of the Property shall occur in accordance with the provisions of this Agreement, specifically including, but not limited to, Section 1.06, this Exhibit B and the Preliminary Plan shown on Exhibit F.

Conditions and Exceptions

In addition to any other condition or exception that may apply to the Property, the following conditions and exceptions apply:

1. The minimum lot widths can be reduced so long as the lot width, as measured at the front setback, maintains a minimum width of no less than 100 feet. In the event of any conflict between this Agreement and regulations of the South Carolina Department of Health and Environmental Control (SCDHEC) regarding lot size or setbacks with lots using septic tank systems, SCHEC regulations shall govern and control.
2. The front setback shall be no closer than 40 feet to the road right-of-way, as measured parallel to the road right-of-way. Improvements may be set back an unlimited distance from the front road right-of-way provided that all rear setbacks are at least 25 feet.
3. For lots located along road curvatures and cul-de-sacs, the minimum frontage shall not be less than 25' as measured along the right-of-way. Lot lines may be at angles less than 90 degrees to the road right-of-way so long as the minimum lot width requirement is met at the right-of-way and at the front setback. Flag lots shall be permissible so long as the minimum lot widths, as measured at the road right-of-way and the front setback, are met. Flag lots can be established to take advantage of topographic and geographic restrictions.
4. County agrees that Developer may place the promotional Riverchase Estates signs on the Property in accordance with Exhibit G attached hereto and incorporated herein by reference.
5. Developer may submit section specific subdivision approval plans to the Planning Commission and each section can be approved independent of each other (subdivision can be approved in phases/sections) and upon approval of the section subdivision approval, each approval shall be vested until the expiration of the specified rights of the Agreement unless a subdivision section is approved in the last two years of the Agreement vested rights period, then that subdivision approval shall be vested for a period of 2 years after expiration of the vested rights period set forth in this Agreement. This provision is subject to the maximum lot density limitations set forth elsewhere in this Agreement.
6. Changes to approved subdivision plans can be made so long as the changes are internal to the site and does not decrease the amount of dedicated open space nor changes the general character of the approved subdivision plan. Changes can include revisions to lots, roads and other items that are subject to final engineering design and

can be demonstrated to Planning Staff that changes are necessary and will not be detrimental to the general public and/or the development. All such changes shall be administratively approved.

7. Developer shall be allowed flexibility in its road design because all interior roads shall be owned and maintained by the Homeowner's Association (HOA). Roads shall not be subject to the requirements set forth in the UDO, but must comply with the following minimum standards:

Description:	Collector Roads	Local Roads
Road Right-of-Way	66 Feet	60 Feet
Pavement Width	24 Feet (12' Lanes)	22 Feet (11' Lanes)
Centerline Curve Radius	250 Feet (min.)	150 Feet (min.)
Tangent Between Reverse Curves	None Required	None Required
Tangent at Intersections	None Required	None Required

- a. Ditch sections shall be permissible for all roadways and ditches shall be lined (rip rap, paved, geotextile fabrics, etc as necessary to stabilize ditch sections.
- b. Curb and gutter, when used, shall be either 24" valley gutter or 24" standard curb. Median curb shall be type approved by SCDOT for such application.
- c. As security for roads, Developer may provide a bond or letter of credit equal to not less than 100% of construction costs.
- d. Sidewalks are not required.
- e. As used in this Agreement, collector roads shall mean and refer to only those roads that have the ability to move traffic from one section of the Property to another.

8. Developer will not develop any property along the Catawba River that is located in the flood plain as set forth and marked on Exhibit F. Notwithstanding the foregoing, residential lots may extend into portions of the flood plain provided that no dwelling may be constructed in the flood plain. The remaining flood plain areas immediately adjacent to the Catawba River and constituting a majority of the flood plain for the Property, will be platted as a natural area and turned over to a homeowner's association established for the Riverchase Estates development. Developer will grant County a ten-foot wide easement through the natural area, at location designated by Developer with input and consultation from County, to allow connection with future walking trails along the Catawba River.

9. Developer shall record restrictive covenants on the Property with the Register of Deeds for Lancaster County, South Carolina to ensure that no residential dwelling is less than 2,400 square feet.

10. Prior to the installation of water and sewer for the Riverchase development, at the request of the Developer, the County agrees to issue up to ten (10) building permits for model single family residences for sale and/or business offices related to the development (collectively, "Model Homes"). The Model Homes may be connected to temporary water and sewer services, including septic tanks, provided, that the Model Homes shall be connected to permanent water and sewer services as soon as the permanent services are available. Prior to issuing the building permits for the Model Homes, Developer shall provide County with proof of applicable approvals by

other government entities, including, but not limited to the South Carolina Department of Health and Environmental Control. Except for the water and sewer connections, Developer must comply with all ordinary requirements for the issuance of building permits including, but not limited to, any then applicable county-wide building, housing, electrical, plumbing, and gas codes. Developer agrees that County shall not issue a certificate of occupancy for the Model Homes until the Model Homes are connected to permanent water and sewer service and meet otherwise applicable requirements, provided, that the absence of a certificate of occupancy does not prevent Developer from the using the Model Home for Model Home purposes.

11. Because of the approximately 500 acres of the Property that will not be developed, the heavily wooded lots and lot restrictions preventing owners from clearing any tree larger than 3" except for footprints and driveways, Developer shall not be required to provide any further landscaping on the residential portion of the Property or provide any performance guarantees thereof. The commercial portion of the property shall be governed by the applicable provisions of the UDO.

Density and Acreage Information

- The total number of acres used to calculate density is one thousand nine hundred thirty nine (1,939). This number excludes approximately 41.67 acres of proposed commercial property.
- The overall density for the residentially zoned portions of Riverchase Estates development is 645 units per acre using septic tank systems for the entire Property.
- The overall density for the residentially zoned portions of Riverchase Estates development is 1 unit per acre if sewer service is obtained from Lancaster Water and Sewer District or other sources for portions of the Property.

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Agenda Item Summary

Ordinance # / Resolution #: TA-2024-0162 Asphalt Conditional Use

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 4/16/2024

Issue for Consideration:

Points to Consider:

Council will discuss the Text Amendment again at the April 10 C.O.W., and will report additional conditions.

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/12/2024	Exhibit
Application	2/5/2024	Exhibit
Exhibit 2: Proposed Change 2/20/2024	2/13/2024	Exhibit
Research: Other Jurisdictions	3/12/2024	Exhibit

PROPOSAL: Amend Unified Development Ordinance (UDO) to change Non-metallic Mineral Manufacture: from “Permitted with Review” to “Conditional Use” status.

APPLICABLE CHAPTER(S): Use Table 2.5 and Section 5.9.17

APPLICANT: Planning Department on behalf of County Council

BACKGROUND:

In October 2023, KCH Real Estate (Kim Lineberger) petitioned for a text amendment to the UDO, and in January 2024, County Council approved Ordinance 2023-1879 that added ‘Non-metallic Mineral Manufacture’ as a “permitted with review” use under HI (Heavy Industrial) zoning, and adopted a set of requirements for the review. As a result of public input on the topic, Council discussed and eventually directed staff to prepare a second ordinance that would change the use from “permitted with review” to “conditional use.”

REQUEST: To change the use status of the defined use “Non-metallic Mineral Manufacture” from “Permitted with Review” to “Conditional Use” status. This would require future applicants to submit a Conditional Use Application for review and referral by Planning Commission, and final approval by Council upon issuing a Resolution allowing the use.

RELEVANT CODE CITATIONS:

The purpose of the Conditional Use application is described in the UDO:

9.2.16 CONDITIONAL USE

The County Council may from time to time approve Conditional Use permits.

A. APPLICATION PROCEDURES

1. **Process Type:** Legislative.
2. **Applicants:** Conditional Use permits may be submitted by any of the following:
 - Any owner of property within the land use jurisdiction of the County.
3. **Pre-Application Procedure:** Before filing a petition for a Conditional Use, an applicant shall meet with the Administrator to discuss the proposed Conditional Use request and to become more familiar with the applicable requirements and approval procedures of the County.
4. **Content of Application:** A petition for a Conditional Use shall be filed on a form provided by the Administrator. Such a petition shall contain all the information

required on the form and must be determined to be complete by the Administrator prior to advancing it through the review process.

5. **Determination of Completeness:** Staff shall review an application for a Conditional Use to determine if it is complete. If an application is complete, the Administrator shall schedule the matter for consideration at a meeting of the Planning Commission. The Administrator shall prepare a staff report and recommendation on the matter.

B. REVIEW BY PLANNING COMMISSION

1. **Public Notification (Prior to Planning Commission):** Levels 1, 2, and 3 are required for Conditional Use applications. **Neighborhood Meeting:** Optional.
2. **Consideration by Planning Commission:** The Planning Commission shall conduct a public hearing and receive public input on the proposed use and shall provide a written recommendation to the County Council regarding whether to approve or deny the proposed use within 35 days of its first consideration on the matter. The recommendation shall address consistency with Chapter 5 and the surrounding neighborhood and other matters deemed appropriate by the Commission. A recommendation for denial of the petition shall not preclude consideration or approval of the proposed use by the County Council.

C. CONSIDERATION BY COUNTY COUNCIL

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

(Ord. No. 2018-1521, 7.16.18)

D. WAITING PERIOD FOR SUBSEQUENT APPLICATIONS

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

The code adopted for Nonmetallic Mineral Manufacturing operations was adopted as follows:

CHAPTER 10.3 DEFINITIONS, USE TYPE

Nonmetallic Mineral Product Manufacturing: Uses as described in the North American Industry Classification System (NAICS) group 3200.

CHAPTER 5 USE REGULATIONS, SECTION 5.9 INDUSTRY/WHOLESALE/STORAGE USES

5.9.17 Nonmetallic Mineral Product Manufacturing [HI]

- A. Permitted Industrial and Manufacturing Activities: Nonmetallic Mineral Product Manufacturing as described in the North American Industry Classification System (NAICS) group 3200. This land use activity includes facilities that engage in the recycling, storage, processing, resale, or reuse of recovered materials and are not classified as a Class III Landfill.
- B. Permitted Location and Size
 - 1. Such uses shall be exclusively located in the HI zoning district.
 - 2. Such uses shall be sited on a parcel(s) of not less than 6 acres.
- C. Separation Requirements
 - 1. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from: Any lots located in the LDR, MDR, HDR, MH, RMX, MX, IMX, BP, and INS zoning districts; and
 - 2. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from any lots containing residential dwelling units, schools, day care centers, religious facilities, public parks, and designated historic districts and landmarks, whether or not such lots are located in the incorporated or unincorporated area of Lancaster County.
- D. Required Setbacks

All elements of the nonmetallic mineral product manufacturing facility, including structures, buildings, equipment, parking areas, and access roads, shall be located at least 75 feet from all property lines; except that access roads may cross the 75-foot setback area and utilities may be located within the 75-foot setback area.
- E. Screening

A minimum 8ft. tall opaque buffer of no less than 50ft in width consisting of 18

trees and 36 shrubs per 100 linear feet will be placed between adjoining properties. Buffer can be placed within required setbacks.

F. Vehicular Access

Vehicular access to the site of all nonmetallic mineral product manufacturing uses shall be located on an arterial or major collector road, or on a road improved to necessary industrial capacity as determined by the Administrator.

G. Dust Reduction Measures

Nonmetallic mineral product manufacturing facilities shall employ dust reduction measures to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include but are not limited to: (A) Utilization of stabilized roadways within the site; (B) On-site speed limits to minimize disturbance; and (C) Application of water and other dust palliatives.

H. Outdoor Storage

1. All materials stored outdoors must follow the separation requirements in 5.9.17.C.
2. All materials must be contained within a defined area or structure and shall not be allowed to spill out into adjacent areas or the separation buffers.
3. All materials shall be stored and maintained so as to not create environmental hazards that may pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.

CHAPTER 2, SECTION 2.5.3.D USE TABLE - INDUSTRY/WHOLESALE/STORAGE – add “Nonmetallic Mineral Product Manufacturing” as a Use Permitted with Review (PR) in HI zones.

COUNCIL ACTION TO DATE

County Council will discuss the options for additional conditions for the use on Wednesday, March 13, 2024. Staff will evaluate the options and return them to the Planning Commission in an updated staff report on Thursday, March 14, 2024.

Attached to this report is the background information provided to the Council for their Committee of the Whole (COW) meeting on Wednesday.

STAFF RECOMMENDATION:

Deliberate any additional conditions brought forward by County Council and make a recommendation for approval, denial, or recommend an alternative / amended list of conditions for Council consideration.

STAFF CONTACT:

Allison Hardin, Development Services Director

ahardin@lanastercountysc.net

ATTACHMENTS:

- Ordinance 2024-1893
- Map of HI Zones in Lancaster County
- Notes for March 13, 2024 COW

Proposed changes highlighted and underlined.

CHAPTER 2, SECTION 2.5.3.H USE TABLE –

H. INDUSTRY/WHOLESALE/STORAGE	HI	REF
Non-metallic Mineral Manufacture	PR <u>CU</u>	5.9.17



Planning Department

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

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended UDO Sec 2.5 & Sec. 5.9

Current Text _____

See attached text "Exhibit 1"

Proposed Text _____

See attached text "Exhibit 2"

Description of Need for Proposed Text _____

At direction of County Council, to establish newly adopted HI use

"Non-Metallic Mineral Manufactuer" as a Conditional Use

☒ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name _____

Address _____

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

APPLICATION CERTIFICATIONS

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

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.
- Text Amendment Application Fee - \$435.00

2. Planning Commission

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

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval

PROPOSED AMENDMENT

CHAPTER 5 USE REGULATIONS, SECTION 5.9 INDUSTRY/WHOLESALE/STORAGE USES

[Text of 5.9.17 approved in Ordinance 2023-1879]

5.9.17 Nonmetallic Mineral Product Manufacturing [HI]

- A. Permitted Industrial and Manufacturing Activities: Nonmetallic Mineral Product Manufacturing as described in the North American Industry Classification System (NAICS) group 3200. This land use activity includes facilities that engage in the recycling, storage, processing, resale, or reuse of recovered materials and are not classified as a Class III Landfill.
- B. Permitted Location and Size
 - 1. Such uses shall be exclusively located in the HI zoning district.
 - 2. Such uses shall be sited on a parcel(s) of not less than 6 acres.
- C. Separation Requirements
 - 1. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from: Any lots located in the LDR, MDR, HDR, MH, RMX, MX, IMX, BP, and INS zoning districts; and
 - 2. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from any lots containing residential dwelling units, schools, day care centers, religious facilities, public parks, and designated historic districts and landmarks, whether or not such lots are located in the incorporated or unincorporated area of Lancaster County.
- D. Required Setbacks

All elements of the nonmetallic mineral product manufacturing facility, including structures, buildings, equipment, parking areas, and access roads, shall be located at least 75 feet from all property lines; except that access roads may cross the 75- foot setback area and utilities may be located within the 75-foot setback area.
- E. Screening

A minimum 8ft. tall opaque buffer of no less than 50ft in width consisting of 18 trees and 36 shrubs per 100 linear feet will be placed between adjoining properties. Buffer can be placed within required setbacks.
- F. Vehicular Access

Vehicular access to the site of all nonmetallic mineral product manufacturing uses shall be located on an arterial or major collector road, or on a road improved to necessary industrial capacity as determined by the Administrator.

G. Dust Reduction Measures

Nonmetallic mineral product manufacturing facilities shall employ dust reduction measures to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include but are not limited to: (A) Utilization of stabilized roadways within the site; (B) On-site speed limits to minimize disturbance; and (C) Application of water and other dust palliatives.

H. Outdoor Storage

1. All materials stored outdoors must follow the separation requirements in Section C of this ordinance.
2. All materials must be contained within a defined area or structure and shall not be allowed to spill out into adjacent areas or the separation buffers.
3. All materials shall be stored and maintained so as to not create environmental hazards that may pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.

CHAPTER 2, SECTION 2.5.3.D H USE TABLE - ~~COMMERCIAL/ENTERTAIN~~ INDUSTRY/WHOLESALE/STORAGE –
change “Nonmetallic Mineral Product Manufacturing” from a Use Permitted with Review (PR) in HI zones, to a **Conditional Use** permitted in HI zones.

LANCASTER COUNTY

CURRENT CONDITIONS ON NONMETALLIC MINERAL PRODUCT MANUFACTURING SECTION 5.9.17

B. Permitted Location and Size

1. Such uses shall be exclusively located in the HI zoning district.
2. Such uses shall be sited on a parcel(s) of not less than 6 acres.

C. Separation Requirements

1. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from: Any lots located in the LDR, MDR, HDR, MH, RMX, MX, IMX, BP, and INS zoning districts; and
2. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from any lots containing residential dwelling units, schools, day care centers, religious facilities, public parks, and designated historic districts and landmarks, whether or not such lots are located in the incorporated or unincorporated area of Lancaster County.

D. Required Setbacks

All elements of the nonmetallic mineral product manufacturing facility, including structures, buildings, equipment, parking areas, and access roads, shall be located at least 75 feet from all property lines; except that access roads may cross the 75-foot setback area and utilities may be located within the 75-foot setback area.

E. Screening

A minimum 8ft. tall opaque buffer of no less than 50ft in width consisting of 18 trees and 36 shrubs per 100 linear feet will be placed between adjoining properties. Buffer can be placed within required setbacks.

F. Vehicular Access

Vehicular access to the site of all nonmetallic mineral product manufacturing uses shall be located on an arterial or major collector road, or on a road improved to necessary industrial capacity as determined by the Administrator.

G. Dust Reduction Measures

Nonmetallic mineral product manufacturing facilities shall employ dust reduction measures to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include but are not limited to: (A) Utilization of stabilized roadways within the site; (B) On-site speed limits to minimize disturbance; and (C) Application of water and other dust palliatives.

H. Outdoor Storage

1. All materials stored outdoors must follow the separation requirements in 5.9.17.C.

2. All materials must be contained within a defined area or structure and shall not be allowed to spill out into adjacent areas or the separation buffers.
3. All materials shall be stored and maintained so as to not create environmental hazards that may pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.

OTHER JURISDICTION REGULATIONS

See attached:

Chester County, SC
Horry County, SC
Kershaw County, SC
York County, SC

Zoning Ordinance

Chapter 4

Chester County

§ 4-119

Chapter 4 DISTRICT REGULATIONS

§ 4-119 ID-1- Restricted Industrial District Uses.

ID-1 PERMITTED USES (continued)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
3. Manufacturing, limited to NAICS codes listed	3112, 3113, 3114, 3115, 3118, 3119, 312, 315, 3162, 3169, 321214, 321219, 3219, 3222, 323, 32513, 3252, 3254, 3256, 3259, 3261, 3262, 327111, 327112, 327113, 3272, 327992, 327993, 327999, 3312,	Grain milling (except 311225-fats, oils); Sugar & confectionery; Fruit & vegetable; Dairy products; Bakeries & tortilla; Other Misc. food; Beverage, tobacco products; Apparel; Footwear; Leather products & allied products; Truss Mfg.; Reconstituted wood products; Other wood products; Converted paper products (except 322299); Printing, related support; Dye & pigment; Resin, plastic, synthetic fibers; Pharmaceutical, medicine; Soap, cleaners; Other chemicals (except 32592- explosives); Plastics; Rubber products (except 32621 - tires); Vitreous plumbing fixtures; China & pottery; Porcelain electrical supply; Glass & glass products; Mineral & earth; Mineral wool; Misc. nonmetallic mineral; Steel products;	1 per employee for maximum shift plus 1 per office and 1 per 200 square feet of sales area

Zoning Ordinance
Chester County
South Carolina

Chapter 4
§ 4-120

Chapter 4 DISTRICT REGULATIONS

§ 4-120 ID-1 - Restricted Industrial District Regulations.

The following regulations apply to all uses in ID-1 districts:

Minimum lot area	<u>Utility substations and water towers</u> : 10,000 square feet. <u>Other</u> : As specified in conditions, or none.
Minimum street frontage	100 feet, or access as specified in conditions.
Minimum front yard depth:	30 feet from road right-of-way; except gasoline island may be 20 feet from road right-of-way.
Minimum setback from second street frontage:	Side street on corner lot - 10 feet. Rear street on double frontage lot - 30 feet.
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 15 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from any commercial or industrial district	50 feet
Minimum setback from any rural, residential or agricultural district	150 feet, <u>or</u> 75 feet with a 50-foot-wide densely planted buffer maintained at least 6 feet high along the rural, residential or agricultural district line, <u>or</u> as specified in conditions
Maximum structure height:	50 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]. Manufacturing, processing and assembly plants may exceed 50 feet in height provided setbacks from residential districts shall be increased by four additional feet for every two feet in height over 50 feet.
Outdoor storage:	Wrecked or junk vehicles prohibited. Outdoor storage of materials used in assembly, fabrication or processing is permitted; provided, junk or salvage is limited to 25% of floor area of buildings on same lot. Outdoor storage shall be screened from view from a public road.



HORRY COUNTY, SC

SECTION 903 - ASPHALT, CONCRETE AND AGGREGATE PROCESSING FACILITIES

Section 903 - Facilities engaged in the processing of aggregates used in the production, demolition or recycling of asphalt and/or concrete products shall be subject to the following conditions.

A. HOURS OF OPERATION

Hours of operation shall be governed by the Horry County Noise Ordinance.

B. SEPARATION FROM RESIDENTIAL.

1. All proposed batch production facilities shall be located a minimum of five hundred (500) feet from any residentially used or zoned lot, whether said lot is located within the unincorporated county or a municipal jurisdiction. The distance shall be measured from the parcel line of the proposed site to the residential zoning line or residentially used lot line. The separation distance shall be reduced to three hundred (300) feet if the facility is separated from the residential by an active railroad right-of-way or highway with at least two hundred fifty (250) feet of right-of-way.
2. All proposed outdoor aggregate processing (i.e., crushing, sorting and recycling) facilities are required to be separated by one thousand (1,000) feet from any residentially used or zoned lot, whether said lot is located within the unincorporated county or a municipal jurisdiction. The distance shall be measured from the parcel line of the proposed site to the residential zoning line or residentially used lot line. The separation distance shall be reduced to five hundred (500) feet if the facility is separated from the residential by an active railroad right-of-way or highway with at least two hundred fifty (250) feet of right-of-way.

C. MINIMUM LOT AREA

2.5 acres.

D. MINIMUM SETBACKS

Mixing, batching, crushing and processing equipment shall be a minimum of fifty (50) feet from all property lines. Setbacks may be greater if required by the zoning district in which the facility is being constructed. Setbacks for all other buildings or uses on the property are required to meet the minimums for that zoning district.

E. ENCLOSURE REQUIREMENTS

All asphalt and concrete batch plants under this section shall be located in fully enclosed structures. Aggregate processing (i.e., crushing, sorting and recycling) facilities are not required to be fully enclosed as long as they meet all other requirements of this ordinance.

F. VEHICLE AREAS

All internal vehicle use areas shall be maintained in a dust free condition. All aggregate processing facilities must submit a dust control plan prior to receiving approval.

G. LANDSCAPING/BUFFERING.

1. Roadway Screening.

The site shall be screened from adjacent roadways to a minimum height of ten (10) feet. This can be accomplished from any combination of walls, berms and/or vegetation whether planted or existing. If screening is composed solely of vegetation the buffer width from the roadway must be a minimum of twenty-five (25) feet and no less than eighty (80) percent opacity in the winter season. Buffers shall contain landscape materials equal to twice that of the standard supplemental planting requirements of Article V. If the screen contains walls and/or berms a minimum of ten (10) feet in height or the roadway only services adjacent industrial uses then the site only has to meet the landscaping requirements of Article V.

2. Side and rear property lines. All side and rear property lines must be screened according to the requirements of Article V, unless subject to (c) below.

3. Enhanced buffers. Asphalt and concrete batch facilities within one thousand (1,000) feet of a residentially used or zoned property shall be screened through enhanced buffers. The enhanced buffer shall be around the entire work area with openings provided for approved entrances. The site should be designed so that structures and or walls are designed to provide interior site screening in front of the openings provided for access. The enhanced buffer shall consist of one of the following options:

- a) Buffer one hundred (100) feet in width with twice the landscaping material as required by the supplemental planting in buffer areas. Existing vegetation may be supplemented using a combination of evergreen trees and shrubs to reach eighty (80) percent winter season opacity within three (3) years; or
 - b) A ten-foot wall, berm or combination in addition to the landscape buffer requirements of Article V..
-

H. TRUCK ROUTES.

1. All such facilities shall submit to the County for approval a map showing a pre-designated route for all transport trucks traveling north, east, south, and west between the facility and the nearest arterial/collector street. The intent of this section is to control the route between the nearest arterial/collector street and the facility, taking into consideration that the routes may be different depending on the travel direction.

2. The route maps shall restrict to the greatest extent possible the routing of transport trucks so as to minimize routes that traverse residential neighborhoods, that unreasonably and adversely impact residential dwelling units, or that damage or degrade public streets from repetitive heavy weights or the spillage of materials from transport trucks. No facility operations shall commence until the county has approved the truck route map as conforming to the requirements of this section. Once the route map is approved by the county, all transport trucks shall travel the approved routes as shown on the route map unless a temporary diversion is necessary to avoid emergency or hazardous conditions along the approved route. The owner or operator shall promptly contact the county in the event of any circumstance necessitating a diversion from the route map.
-

I. MAINTENANCE OF PUBLIC STREETS.

1. Facilities shall employ measures to limit the tracking, carrying, or depositing of aggregates, fillers, dirt, dust, mud, sludge, or other materials associated with the facility upon any public street or thoroughfare.
 2. All transport trucks and equipment leaving a facility shall be completely rinsed of asphalt, concrete, aggregates, fillers, dirt, dust, mud, sludge, or other facility materials prior to leaving the site.
 3. All facilities shall provide paved aprons from any paved public or private right-of-ways onto the site for a distance of at least one hundred (100) feet.
 4. If, on paved public roadways, there are visible tracks or deposits of aggregates, fillers, dirt, dust, mud, sludge, or an other material associate with the operation of a concrete or asphalt facility along the travel path of vehicles exiting the facility site, all such paved public road(s) shall be swept by the owner or operator at least once each day of operation or more often as reasonably required by the county to remedy and remove the tracking and deposit. All sweeping shall be done by a commercial grade mechanical, vacuum or regenerative air sweeper that uses water for controlling dust. The owner or operator shall keep a daily written log of sweeping activities. The log shall be kept for one month.
 5. If accessing off an unpaved road the facility operator will be required to maintain said road to Horry County standards. This will involve, at a minimum, the provision of a water truck and motor grader for all plant locations.
-

J. STORMWATER.

1. All sites regardless of size will be required to obtain a Horry County stormwater permit.
2. All liquid residues resulting from the cleaning of transport trucks and equipment shall be directed to impervious process holding basins approved by the county.
 - a) Basins shall be designed to hydraulically separate from the stormwater detention/water quality control facilities.
 - b) All liquids from such basins shall be either recycled through the facility or discharged to the sanitary sewer system.
 - c) All residual material from the basins shall be collected and disposed of or recycled, in

accordance with applicable laws and regulations.

- d) After issuance of approval by the county, records evidencing proper disposition of residue materials must be maintained on site.
- e) The stormwater detention pond and liquid and the holding basins may be combined into a single facility where it can be demonstrated that the facility will meet the discharge and water quality requirements.

KERSHAW COUNTY

3:3.18 Manufacturing Facilities

The following performance standards shall be used to ensure that all conditionally permitted manufacturing uses shall produce no injurious or obnoxious conditions related to the operation of such uses sufficient to create a nuisance beyond the premises. The Planning and Zoning Commission or the Planning Official, as applicable, may require additional restrictions based on proximity to schools, churches, residential areas, etc. Furthermore, the Planning and Zoning Commission may require that an engineer certify that the proposed project will not violate the restrictions listed herein.

3:3.18-1 Vibration

No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at any point beyond the lot line; nor shall any vibration produced exceed the following velocity levels, measured with a vibration monitor in inches per second at the nearest:

- A. Residential property line: 0.02
- B. Non-residential property line: 0.10

3:3.18-2 Fire and Explosives

All activities and all storage of flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion, including adequate fire fighting and fire suppression equipment, as prescribed in the applicable building codes.

3:3.18-3 Noise

All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency, or shrillness. In no event shall the sound pressure level of noise radiated continuously from a facility exceed at the lot line the values given in the night time and day time schedules below in any octave band or frequency. Sound pressure level shall be measured with a sound level meter and an octave band analyzer that conforms to American National Standards Institute (ANSI) type 2 standards.

A. Night Time Schedule

Maximum permissible sound pressure levels at the lot line for noise radiated continuously from a facility between the hours of 9 p.m. and 7 a.m.:

Table 3-7 MAXIMUM CONTINUOUS SOUND PRESSURE LEVELS - NIGHT TIME		
Frequency Band (In Cycles per Second)	Sound Pressure Levels (In Decibels)	
	At Non-Residential Lot Line	At Residential Lot Line
20-75	69	65
76-150	60	50
151-300	56	43
301-600	51	38
601-1,200	42	33
1,201-2,400	40	30
2,401-4,800	38	28
4,801-10,000	35	20

B. Day Time Schedule

Maximum permissible sound pressure levels at the lot line for noise radiated from a facility between the hours of 7 a.m. and 9 p.m. shall not exceed the limits of the preceding table except as specified and corrected below:

Table 3-8 MAXIMUM SOUND PRESSURE LEVEL EXCEPTIONS - DAY TIME	
Type of Operation in Character of Noise	Correction in Decibel*
Day time operation only	plus 5
Noise source operates less than 20% of any one-hour period	plus 5
Noise source operates less than 5% of any one-hour period	plus 10
Noise source operates less than 1% of any one-hour period	plus 15
Noise of impulsive character (hammering, etc.)	minus 5
Noise of periodic character (hum, speech, etc.)	minus 5
* Applicable only if these corrections may be applied to the preceding table.	

Noises emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these requirements. Vibration emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these regulations.

3:3.18-4 Air Pollution

The emission of visible smoke, dust, dirt, fly ash, particulate matter from any pipes, vents, or other openings, or from any other source into the air, shall comply with the regulations of the South Carolina Department of Health and Environmental Control (SCDHEC) and the SCDHEC Air Operating Permit. Air pollution emanating from construction activities shall be governed by the SCDHEC Air Construction Permit.

3:3.18-5 Odor

There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at the property line. Any process which may involve the creation or emission of any such odor shall be provided with both a primary and a secondary safeguard system so that control may be maintained in the event of failure of the primary safeguard system.

3:3.18-6 Glare

There shall be no direct or sky reflected glare, whether from floodlights, high temperature processing, combustion, welding, or otherwise, so as to be visible in any residence.

3:3.18-7 Fumes and Vapors

There shall be no emission of any fumes or vapors of a noxious, toxic, or corrosive nature which can cause damage or irritation to health, animals, vegetation, or to any form of property.

3:3.18-8 Heat, Cold, Dampness, or Movement of Air

Activities which could produce any adverse effect on the temperature, motion, or humidity of the atmosphere beyond the lot line shall not be permitted.

3:3.18-9 Toxic Matter

The measurement of toxic matter shall be at ground level or habitable elevation, and shall be the average of any twenty-four (24) hour sampling period. The release of any airborne toxic matter shall not exceed the quantities permitted for those toxic materials currently listed in *Threshold*

3:3.18-10 Exterior Illumination

All operations, activities, and uses shall be conducted so as to comply with the performance standards governing exterior illumination prescribed below.

In general, the pattern of light pooling from each light source shall be carefully considered to avoid throwing light onto adjacent properties. Light sources visible in residential or medical areas shall comply with light intensities indicated in Column A, below. Light sources visible in commercial or industrial areas shall comply with light intensities indicated in Column B below.

Table 3-9 MAXIMUM INTENSITY FOR EXTERIOR LIGHTING		
	Column A	Column B
Bare Incandescent Bulbs	5 watts	40 watts
Illuminated Buildings	15 ft. candles	30 ft. candles
Internally Illuminated Signs	150 ft. lamberts	250 ft. lamberts
Externally Illuminated Signs	25 ft. candles	110 ft. candles
Any Other Unshielded Sources, Intrinsic Brightness	50 candela per square centimeter	50 candela per square centimeter

Illumination shall be measured from any point outside the property. Measurements are to be conducted by Illumination Engineering Society of North America (IESNA) standards.

3:3.18-11 Compliance Guarantee

The applicant of a permit for a manufacturing or processing plant which would produce any of the above "objectionable elements" shall acknowledge in writing his understanding of the performance standards applicable to the proposed use, and shall submit with the permit application, an agreement to conform with such standards at all times. Any violation of the agreement shall constitute a violation of this Ordinance and shall be treated accordingly.

YORK COUNTY, SC

AN ORDINANCE

TO AMEND THE YORK COUNTY CODE OF ORDINANCES, CHAPTER 155, ZONING CODE, SO AS TO PROVIDE FOR "NONMETALLIC MINERAL PRODUCT MANUFACTURING"("NMPM"); TO PROVIDE FOR REGULATORY PROVISIONS RELATED THERETO; TO AMEND THE DEFINITION AND USE TABLE IN ORDER TO ESTABLISH THE USES AND PROVIDE FOR THE DISTRICTS IN WHICH THEY ARE ALLOWED OR REMOVED; TO CHANGE FROM A PERMITTED USE TO A SPECIAL EXCEPTION USE IN ID; AND TO REMOVE AS A PERMITTED USE IN UD; TO AMEND INDIVIDUAL DISTRICT USE REGULATIONS IN ID BY ADDING SUPPLEMENTAL REGULATIONS IN ORDER TO ADDRESS ITEMS SUCH AS MINIMUM LOT SIZE; ACCESS AND ROUTING PLANS; SEPARATION, SCREENING, DUST REGULATION; PERFORMANCE STANDARDS AGREEMENTS; AND PROOF OF OTHER GOVERNMENTAL REGULATORY COMPLIANCE REQUIREMENTS/PERMITS; TO REMOVE NMPM AS AN ALLOWABLE USE IN UD; TO INVOKE THE PENDING ORDINANCE DOCTRINE; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

BE IT ORDAINED AND ENACTED BY THE COUNTY COUNCIL OF YORK COUNTY, SOUTH CAROLINA:

SECTION 1. Legislative findings.

As an incident to the adoption of this ordinance, the York County Council, as the governing body of York County, South Carolina, has made the following legislative findings:

I.I The Code of Ordinances of York County, South Carolina, should be amended by amending through amendments to Chapter 155, Zoning Code, in order to clarify the ordinance governing uses which are not set out sufficiently in the Code or which are developing to such a degree or with such impact that additional regulation is needed to safeguard our citizenry and promote orderly prospective treatment of the uses in order to guide development with regard to existing and future zoning needs and promote the public health, safety, convenience, order, appearance, prosperity and general welfare of York County and its citizens.

1.2 Council is empowered to enact ordinances for the implementation and enforcement of powers granted to Council pursuant to Sections 4-9-30 (9), (14), and (17), S.C. Code Ann., as amended, and to exercise such other powers as may be authorized for counties under S.C. Code Ann. Section 6-29-710, as amended.

1.3 Council finds that the amendment and clarification will, inter alia, guide development and provide for the orderly and subsequent growth in the County; facilitate the creation of a convenient, attractive, and harmonious community; regulate the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, public activities, and other purposes; and further the public welfare.

1.4 Specifically, Council finds that regulation of nonmetallic mineral product manufacturing will expound upon a zoning use not sufficiently regulated within the existing code of ordinances and will thereby provide a regulation process specific for the NMPM (concrete) industry within York County while safeguarding the interests of the York County citizens and the integrity of the County.

SECTION 2. Code of York County Amended.

Chapter 155, ZONING CODE, is hereby amended **in** the particulars established in Exhibit A, attached and incorporated herewith by reference.

SECTION 3. Public Hearing Required.

The York County Council shall conduct a public hearing after publishing a notice of the date, time and place of such hearing at least fifteen (15) days in advance of such hearing before final legislative action is taken for the adoption of this ordinance.

Additionally, the York County Council hereby invokes the application of the Pending Ordinance Doctrine to this Ordinance.

EXHIBIT A

York County Code of Ordinances, Section 155.009, DEFINITIONS is hereby amended by adding the following terms {in alphabetical order within the Code) and definitions, as follows:

NONMETALLIC MINERAL PRODUCT MANUFACTURING {NA/CS CODE 32J: An industrial facility used for the manufacturing and production of Clay Product and Refractory Manufacturing (NAICS 3271); Glass and Glass Product Manufacturing (NAICS 3272); Cement and Concrete Product Manufacturing (NAICS 3273); Lime and Gypsum Product Manufacturing (NAICS 3274); and Other Nonmetallic Mineral Product Manufacturing (NAICS 3279).

York County Code of Ordinances, Section 155.010, TABLE OF PERMITTED USES AND SPECIAL EXCEPTIONS, Paragraph {F} is hereby amended, to remove uses "Asphalt Manufacturing, Clay Product Manufacturing, Concrete Manufacturing and Production, Enamel Manufacturing and Production, Glass and Glass Production Manufacturing, Stone and Masonry Manufacturing and Production," and Add "Nonmetallic Mineral Product Manufacturing" as follows:

<i>Table of Permitted Uses and Special Exceptions</i>													
<i>Uses</i>	<i>Supplemental Regulations?</i>												
MANUFACTURING													
Nonmetallic mineral product manufacturing	Yes											SE	

The York County Code of Ordinances, Section 155.161, INDUSTRIAL DEVELOPMENT DISTRICT {ID} PERMITTED USES is hereby amended by deleting paragraphs (L) (3), (6), (9), (12), (18), (32), and renumbering subsequent paragraphs:

The York County Code of Ordinances, Section 155.162, INDUSTRIAL DEVELOPMENT DISTRICT (ID) SPECIAL EXCEPTIONS is hereby amended by adding new paragraph {B} (B), as follows:

"(B) (8) Nonmetallic mineral product manufacturing, provided:

- (a) *Minimum lot size.* Minimum lot size is 5 acres.
- (b) *Access and routing plan.*
 1. The purpose of the access and routing plan is to avoid unreasonable impacts on residential land uses and to maintain the safe conditions of public roads in the vicinity of the proposed use, which may deteriorate or be damaged by heavy truck traffic associated with industrial uses.
 2. The access and routing plan shall include:
 - (i) All public roads within two (2) miles of any property boundary of the proposed site;
 - (ii) Access ways to the site, including public rights-of-way, intersections, existing and proposed paving and drainage improvements;
 - (iii) State- and federally-designated truck routes; and
 - (iv) County roadway classifications for each public road.
 3. The access and routing plan shall demonstrate compliance with the following criteria:
 - (i) Reasonable steps have been taken to avoid regular hauling and transport routes and points of access in residential areas;

- (ii) All means of access for heavy trucks must be onto a major road, as defined by York County Zoning Code Section 155.009, unless the Zoning Board of Appeals determines that:
 - a. The minor road is sufficient to accommodate safe turning movements into and out of the site;
 - b. The minor road is built to conditions sufficient to withstand the impacts of heavy truck ingress and egress to the site or the applicant commits to necessary upgrades or to repairs, if needed, through a liability agreement;
 - c. Ingress and egress by heavy truck traffic at the proposed access points will not unreasonably impact residential land uses and areas; and
 - d. Measures have been included at all intersections where access drives connect with a public right-of-way to limit dirt, rocks, and other debris from collecting on the road surface.
 - (iii) No minor roads will be used for regular hauling and transport within the 2-mile plan area, unless the ZBA determines that:
 - a. Regular hauling and transport routes will not unreasonably impact residential land uses or lands zoned for residential uses; and
 - b. Minor roads in the plan area are built to conditions sufficient to withstand the impacts of heavy truck traffic, based on projected trips to and from the site, or the applicant commits to necessary upgrades to the minor roads or to any repairs attributable to the use, through a liability agreement.
 - (iv) The applicant has instituted procedures for ensuring drivers of heavy trucks associated with the site are provided with maps indicating the roads within the 2-mile plan area approved for regular hauling and transport.
 - (v) If the Director of Public Works determines that any road designated for regular hauling and transport is not adequately constructed to meet the weight and volume of heavy truck traffic associated with the proposed use, a special exception must include as a condition the execution of a liability agreement with the County prior to final site plan approval.
- (c) *Separation Requirements.*
- 1. Nonmetallic mineral product manufacturing uses shall be located at least 500 feet from:
 - (i) Any existing or approved residence, school, day care center, church or similar religious land use, hospital, or public park.
 - (ii) The following zoning districts: RC-I, RC-II, RD-I, RD-II, PD, and TND; and
 - (iii) The following overlay zoning districts: Lake Wylie and Catawba River Buffers and AGC and RUD Significant Historical and Architectural Sites Overlay.
 - 2. Separation distances shall be measured from the property line of the manufacturing facility to the nearest property line of the existing land use or the nearest zoning district boundary, as applicable.

3. *Setbacks.* All elements of the facility, including structures/buildings, equipment, parking areas, and access roads, shall be located at least 125 feet from all property lines; except that access roads may cross the 125-foot setback area and utilities may be located within the 125-foot setback area.
- (d) *Screening.*
1. A Type D bufferyard shall be required along all property lines regardless of the adjacent land use.
 2. Access roads may cross the bufferyard.
 3. Utilities may be located within the bufferyard. Where utilities are located within the required buffer, only the minimum amount of disturbance necessary shall be allowed for installation of the utility. The Zoning Board of Appeals may require supplemental buffering including, but not limited to, additional buffer width, supplemental plantings in other areas of the buffer, or a privacy fence, if the ZBA determines the placement of the utilities in the buffer negatively impacts adjacent property owners.
 4. All existing trees within the buffer area shall be preserved, except for reasonable allowances for construction of necessary road crossings and utilities.
 5. When located within 1,000 feet of a residential use, the ZBA may require additional screening measures in order to protect nearby residential areas from noise and visual blight.
- (e) *Dust reduction measures.* Dust reduction measures shall be employed to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include, but are not limited to:
1. Utilization of stabilized roadways within the site;
 2. On-site speed limits to minimize disturbance; and
 3. Application of water and other dust palliatives.
- (f) *Performance Standards Agreement.* All nonmetallic mineral product manufacturing uses shall comply with the provisions of the Performance Standards Agreement in Appendix D, Exhibit 1. A signed copy of the agreement shall be submitted with the special exception application.
- (g) *Proof of other required permit approvals.*
1. In conjunction with the special exception application, the applicant shall submit one complete digital (PDF) copy of all final approvals to operate from other required local, state, and/or federal permitting agencies. All approvals must be demonstrated to be up-to-date and in effect.
 2. In cases where final permitting agency approval is not issued without evidence of all necessary local zoning approvals, the applicant shall provide one complete digital (PDF) copy of the application submitted to the permitting agency. Once final approval is received, the applicant shall provide one complete digital (PDF) copy of the permit to County staff prior to the start of manufacturing operations."

Agenda Item Summary

Ordinance # / Resolution #: NRN-2024-0569 Melanie Drive

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 4/16/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Application and site map	4/8/2024	Exhibit
Staff Report	4/8/2024	Exhibit
UDO Sec. 6.11.1-4	4/8/2024	Exhibit

APRIL



PLANNING COMMISSION
 PO BOX 1809
 Lancaster, SC 29721
 Phone: (803) 285-6005
 Fax: (803) 285-6007

****NEW ROAD NAME/CHANGE APPLICATION****

Please note: A fee of \$250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The \$250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the \$250.00 fee plus \$50.00 for each additional sign.

Please provide the following **applicant** information as completely and accurately as possible.

Date of Application: 02/16/2024

Name: Moody Group (Jan Ringeling) Address: 10700 Sikes Place, STE 280

City, State, Zip Code: Charlotte, NC 28277

Telephone (H): _____ Telephone (W) or (Cell): 704-490-3872

Please provide the following **new road name** information as completely and accurately as possible.

Location of new road: Tax Parcel Numbers 0006-00-0057.00 & 0006-00-058.00

Road name as it exists now (if applicable): N/A

Proposed new road name (1st choice): Melanie Lane

Proposed new road name (2nd choice): Melanie Drive 1600+

Will this be a private road? Yes _____ NO X

If applicable, do you plan on deeding this new road to the county in the future?

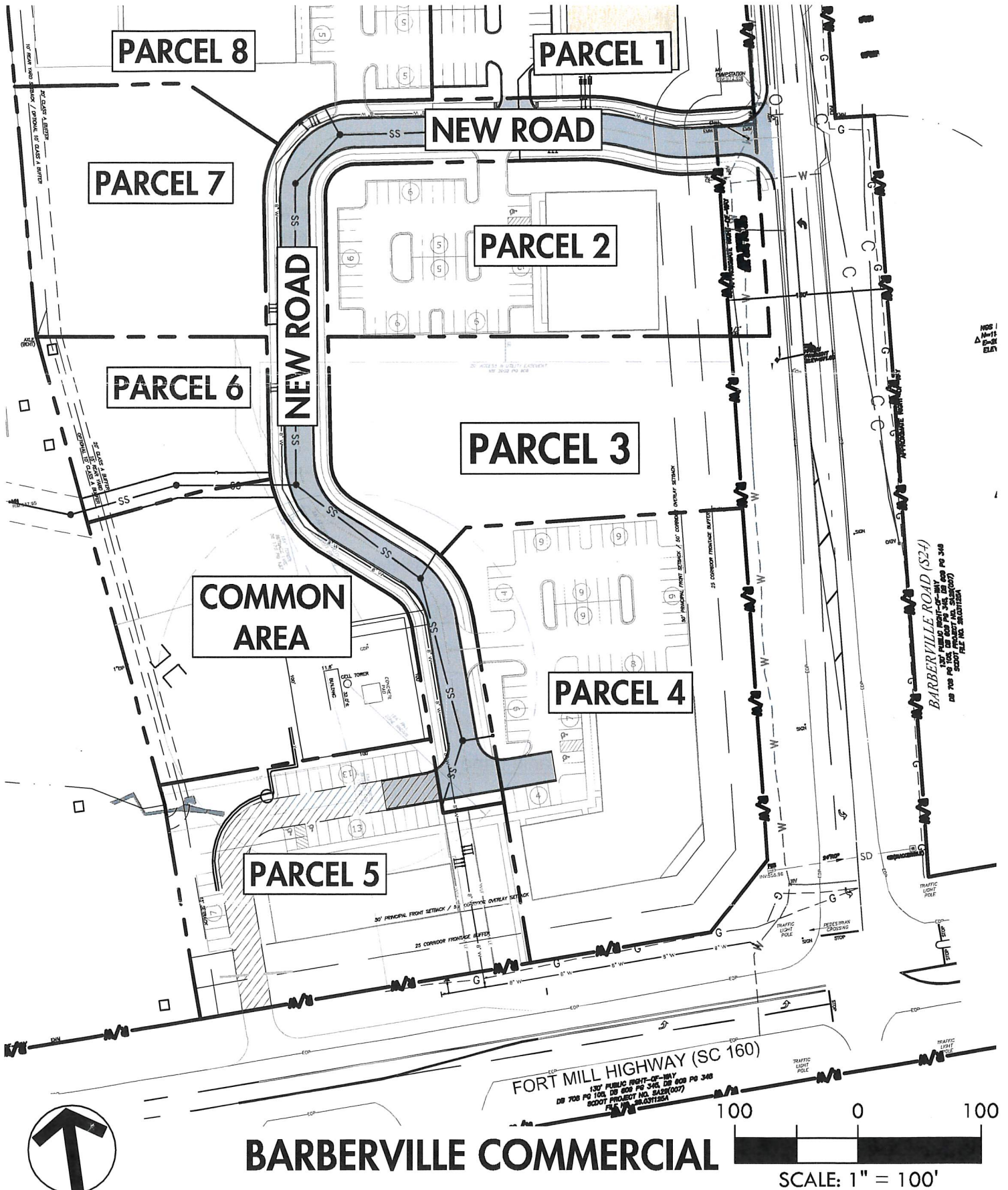
Yes _____ NO X

Please attach the following items to this application:

*A map to approximate scale depicting the location of the new road.

*A petition signed by at least 75% of the property owners with parcels having **frontage** on the affected road.

Signature of Applicant: DocuSigned by:
Regina Wade
C1D6440D2A4C4E3



PROPOSAL: Request to name private driveway **Melanie Drive**

PROPERTY LOCATION: Off Barberville Road north of Fort Mill Highway
(TM 0006-00-057.00 & 0006-00-058.00)

APPLICANT: Jan Ringeling and Reginald March

COUNCIL DISTRICT: District 4, Jose Luis

STATUTORY NOTICES: (Not Required)
Meeting notice published 3/30/2024 in The Lancaster News
Posted agenda in lobby 4/09/2024

OVERVIEW:

Project Summary & Proposal

Barberville Developers LLC recently submitted a commercial site plan for technical review. The creation of three or more addresses accessing on a driveway prompts the need to name the road in County records and 911 Addressing, per UDO 6.11.4.G.

- G. Any road or driveway, whether publicly or privately maintained that serves as the sole access for three (3) or more permanent residential or business structures must be named. (Ord. No. 2017-1485, 1.8.18)

Applicants Jan Ringeling and Reginald March have requested the name Melanie Drive. Barberville Developers is the sole owner of all property concerned. Staff has reviewed the request pursuant to all relevant requirements detailed in Section 6.11 of the UDO and has noted no problems with the new road name.



STAFF RECOMMENDATION:

Staff recommends **approval** of this road name change.

ATTACHMENTS:

1. Road Name Change Application
2. UDO Section 6.11.1-4

STAFF CONTACTS:

Jennifer Bryan, Clerk jbryan@lancastersc.net 803-416-9398
Sandra Burton, 911 Addressing sburton@lanc911.com

6.11 STREET NAMES AND HOUSE NUMBERS

6.11.1 SYSTEM ESTABLISHED

There is hereby established an official system of road names in the County as shown on a map entitled "Lancaster County Official Streets and Highways Map," a copy of which is on file and available for reference at the Lancaster County Public Safety Communications Department and made a part hereof by reference. Names of roads shall remain as shown on said map unless officially changed as herein provided. The E-911 Database Coordinator shall maintain an up to date index listing the names of all known roads.

6.11.2 CONDITIONS OF ACCEPTANCE

No new road shall be platted by the County until such road has been named as herein provided.

- A.** A master list of the names, including suffixes of all roads and streets, within Lancaster County shall be maintained by the E-911 Coordinator and kept on file in the Planning Department.
- B.** Road names on all plats must be first approved by the Planning Department/E-911 coordinator before the plat may be recorded in the Register of Deeds office.

6.11.3 ROAD NAME STANDARDS

- A.** The following shall specify the designation of road names. The road related definitions listed below shall apply to the development of street names, house or building numbers, and other addressing purposes. (Ord. No. 2019-1601, 9.23.19)
 - 1.** Any road in excess of 1,000 feet in length shall be designated as:
 - a.** Avenue (Ave): Avenues are often broad streets or roads; usually running perpendicular to streets. They serve as connectors between neighborhoods and area centers. As such, they are used both in residential and commercial areas. Avenues may also circulate around squares or neighborhood parks.
 - b.** Boulevard (Blvd): A broad, often landscaped, thoroughfare; usually a main artery. A median is usually in the middle. They provide multi-lane access to commercial and mixed-use developments and carry regional traffic throughout the County.
 - c.** Circle (Cir): A curving side street; usually a small residential street whose shape is circular.
 - d.** Drive (Dr): A long, winding road that has its route shaped by its environment, like a nearby lake or mountain.
 - e.** Highway (Hwy): A public way; a main direct road that joins cities or towns together.
 - f.** Road (Rd): A thoroughfare that runs in any direction.
 - g.** Street (St): A thoroughfare, especially in a city, town, or village, which is wider than an alley or lane and usually includes sidewalks. Usually runs perpendicular to avenues.
 - 2.** Any road less than 1,000 feet in length or any road that is cul-de-sac or any road that begins and ends on the same road shall be designated as:

- a. Alley (Aly): A narrow street; a thoroughfare through the middle of a block giving access to the rear of lots or buildings which are intended to provide indirect, limited access, but not accommodate through traffic. Utilities, either above ground or underground, and services such as garages, service doors, dumpsters, etc. may be located in alleyways to provide service connections to rear elevations.
 - b. Court (Ct): A wide alley with only one opening onto a street; a road or street that ends in a circle or loop usually referred to as a cul-de-sac.
 - c. Lane (Ln): Lanes are small traveled ways intended to provide direct access to the front of a limited number of single-family structures. Lanes are limited in the number of lots served. Generally, they are very short; often less than 400 feet. Items including, but not limited to, traffic carrying capacity, topography, and connectivity, shall be a consideration when permitting a lane in lieu of a street.
 - d. Place (Pl): A small street or court; usually a small residential street or a narrow street in a commercial district.
 - e. Terrace (Ter): A type of shorter, narrower road that follows the top of a slope.
 - f. Trail (Trl): A winding thoroughfare.
 - g. Way (Wy): A small side street off of a road.
- B.** Any previously unnamed road or new road with center line offsets at intersections of less than 100 feet shall be given the same name, except in a subdivision. The roads will be allowed 2 separate road names under the discretion of the approval of the Lancaster County Addressing Coordinator. Excluding roads within an approved subdivision or PDD.
 - C.** Any continuous road shall have the same name over its entire length even though its direction may change.
 - D.** No road name hereafter established, regardless of suffixes or directionals, shall duplicate either phonetically or by spelling, another road name in the unincorporated area of Lancaster County or a neighboring county. This is to ensure emergency personnel are directed to the proper location in the correct jurisdiction.
 - E.** No road name hereafter established shall exceed 15 characters, including spaces and suffix abbreviations. If the subdivision provides their own signage, the character limit does not apply.
 - F.** No special characters, such as hyphens, apostrophes, periods, or decimals, shall be used.
 - G.** Areas of surrounding counties, which share Postal Service zip codes or multi-jurisdictional emergency services agreements with areas of Lancaster County, shall be considered when determining duplicates.
 - H.** The E-911 addressing department will not allow use of words which in its opinion are overused, either in the immediate area or county-wide, as such overuse is likely to cause confusion.
 - I.** Directional names (N, S, E, W or combination thereof) shall not be allowed.
 - J.** Proposed road names, which are intentionally misspelled, obscene, derogatory or other offensive words shall not be permitted.

6.11.4 PROCEDURE FOR NAMING A NEW ROAD

- A.** Any person, firm, corporation, developer or right-of-way owner shall submit an application obtained from the Planning Department when requesting to name a new road. Such request shall include any descriptive/location information required by the Planning Department; designate a spokesperson by name, address, and telephone number; provide first and second road name choices; and be accompanied by a petition, signed by 75 percent of the property owners with parcels having frontage on the affected road.
- B.** If the request is consistent with standards included the section entitled "Road Name Standards," above, the Planning Department shall approve said request giving written notice of that action within 60 days of the date of such request.
- C.** If the request is denied by the Planning Department, written notice including reasons for that action shall be provided within 60 days of the date of such request.
- D.** Decisions of the Planning Department, whether affirmative or negative, shall be final subject to written appeal to Lancaster County Planning Commission filed with the clerk to the commission within 15 calendar days of the notice date of the Planning Department's decision. Such appeal shall set out the specific grounds upon which the Planning Department's decision is questioned. The fifteen-day appeal period shall commence on the date of the Planning Department's written notice of decision, which shall be sent to the person signing the affected road name request.
- E.** A person laying out a street is guilty of a misdemeanor if he shows an unapproved street name on a plat, street marker or deed. If convicted, the court decides the punishment.
- F.** Naming a previously unnamed road or driveway does not change the maintenance responsibility; if it was privately maintained prior to its naming, it will remain privately maintained.
- G.** Any road or driveway, whether publicly or privately maintained that serves as the sole access for three (3) or more permanent residential or business structures must be named. (Ord. No. 2017-1485, 1.8.18)

Agenda Item Summary

Ordinance # / Resolution #: Capital Improvement Plan Presentation

Contact Person / Sponsor: Jamie Privuznak

Department: Planning

Date Requested to be on Agenda: 4/16/2024

Issue for Consideration:

Requested Action(s):

- 1) **Review** updates to the current CIP projects and **confirm** that current projects support the framework of the County's Comprehensive Plan, UDO, and related Planning documents.
- 2) **Recommend** projects for addition to the CIP from the FY25 CIP Request list.
- 3) **Endorse** the CIP as amended and **recommend** the revised CIP to the Council for adoption.

Points to Consider:

The Council adopted its FY2021 – FY2031 Capital Improvement Plan ("CIP") in July 2021. (See Ordinance No. 2021-1726). At that time, the adopted CIP was found to be consistent with the Comprehensive Plan and other Planning-related documents and was recommended for approval by the Planning Commission. The CIP is a financial planning tool; is prepared with consideration of specific impact fees; and funding is not authorized as part of the ordinance.

The County received federal American Protection Recovery Act ("ARPA") funding in the amount of \$19M. In recent months, Council obligated this funding source to various CIP projects. Staff reviewed the CIP projects and revised the funding source to include the ARPA funds, where applicable.

Finally, County staff compiled the FY25 CIP requests for the Planning Commission's consideration. (See FY25 CIP Requests.) These projects could be added to the CIP if they are found to be consistent with current Planning Department goals and objectives.

Recommendation:

ATTACHMENTS:

Description

Upload Date

Type

"WHAT IS CIP" QuickNotes

4/8/2024

Backup Material

QUICKNOTES

This PAS QuickNotes was prepared by Terry Holzheimer, FAICP, director of Arlington Economic Development and adjunct faculty member at Virginia Tech's graduate program in Urban Affairs and Planning.

Capital Improvements Programming

WHAT IS A CAPITAL IMPROVEMENTS PROGRAM?

A capital improvements program (CIP) is a road map for planning and funding public facilities and infrastructure. It typically incorporates both the construction of new facilities and the rehabilitation or replacement of existing capital. It is often required by law and usually involves a relatively formal process of public hearings and adoption by the local governing body. Many states provide a handbook for preparing a CIP in the context of specific state statutes. Typically, a CIP covers a period of three to six years and serves as a declaration of intent by a locality to make capital expenditures on the schedule indicated. A CIP may or may not consider multiple forms of funding; at a minimum it includes those expenditures to be funded through bonded indebtedness.

Planning, finance, and engineering professionals should be part of the team preparing the CIP. Despite an interdisciplinary approach, though, CIPs too seldom incorporate an analysis of future operating costs associated with the capital investments or the broad fiscal impacts of such investments.

PROJECTING CAPITAL NEEDS

Growth and development call for new or expanded infrastructure or facilities. Best practices include an economic analysis of the fiscal impact of new investments, including the life cycle costs of maintaining and operating facilities or infrastructure. A community should have a set of adopted facilities standards and a comprehensive public facilities plan to guide the more short-term CIP. There is an essential linkage between growth and the timing, phasing, or concurrency of capital investments.

FUNDING FACILITY NEEDS

A funding plan should start with projections of annual aggregate costs for facilities and infrastructure as a cash-flow model. This should be developed with consideration for population and employment growth and the need to replace obsolete or inefficient existing facilities. Once there is a model of funding needs, the source of funds for each project can be considered; a wide variety of options are available.

Most local officials think of the CIP as a plan for general obligation (GO) bond financing. GO bonds carry the lowest interest rates because they are full faith obligations of the issuer over a long term, typically 15 years or longer. They generally require a referendum; they are rated securities issued as tax exempt bonds. As general obligations, the rating agencies consider the overall fiscal position and management of the locality in deriving ratings. Measures such as a community's debt as a percentage of the taxable base, debt service as a percentage of general fund expenditures, reserves as a percentage of revenues, and other fiscal factors affect the ratings and place practical limits on indebtedness.

"Paygo" financing of facilities and infrastructure is usually an annual appropriation from general fund expenditures, carryover, or reserves. Since paygo funding does not involve the issuance of debt or payment of debt service, but relies on annual expenditure decisions, it is typically used for more modest capital projects such as facility expansions, renovations, or infrastructure replacement.

Revenue bonds are tax-exempt bonds that are underwritten based on an identified external source of revenue, e.g. toll roads, recreational facilities, etc. Because revenue bonds are not general obligation financing, they generally do not count against the locality's debt ceiling and should not affect the metrics used by the rating agencies.

Some communities enter into lease-purchase agreements or public-private partnerships for the development of facilities. Such agreements can lower facilities costs through the use of tax deduc-

The Lukmire Partnership, Inc. Eric Taylor, Photographer



General obligation bonds were used to fund a public library, community theater, and parking deck as the focal point of a redevelopment project.



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tions by a private developer and the deferral of some public costs into future years. They have the added benefit of not counting against the debt ceiling.

Special tax districts can be used to layer capital expenditures on top of those carried by the general fund. Because it is a special purpose tax, the revenues and expenditures must be accounted for discretely and not comingled with general revenues. A subset of special districts is the special district authority, which can receive and spend the added tax revenues for a specified purpose. Special districts may or may not require a referendum.

Transfer payments from higher level governments in the form of formula returns or special grants may be dedicated to capital or infrastructure needs. States fund projects such as school construction or roadway improvements based on a funding formula tied to population, income, or other factors. Funding is often related to specific state revenue collections, such as the sales tax, gas tax, or lottery revenues. The federal government also funds infrastructure and facility projects through categorical grants based on qualifying factors such as regional personal income or unemployment.

A CIP can be quite complex, with multiple sources of funds available and often with single projects funded by multiple sources. While a single CIP document typically presents a relatively short-term funding plan, it behooves a community to consider factors such as facility life cycle costs, aggregate new spending required related to growth, and operating costs in devising a fiscal plan for funding facilities and infrastructure that goes beyond the typical short-term CIP budget.

EXPORTING COSTS

Local debt service to finance capital improvements has grown over recent decades as a percentage of general fund revenues, increasing faster than population, households, and real per capital personal income. Communities look for ways to pass some of these costs on to others, effectively exporting such costs to developers and ultimately the buyers of new homes and commercial tenants. Exactions, proffers, conditional zoning, impact fees, linkage programs, and fiscal zoning have all been used to move these costs to developer pro formas. A significant portion of a community's capital improvements can be exported, reducing the need for direct public funding of facilities and infrastructure.

GUIDELINES FOR PREPARING A CIP

There are practices beyond those required by law that will yield far better results in guiding facilities and infrastructure investment:

1. Long-term projections of demographics and growth patterns should inform both facilities and service standards.
2. Fiscal impact analysis is an essential tool for projecting facility and infrastructure expenditures and annual net costs.
3. Funding plans should match facilities costs with sources of funding, as many facilities may have multiple or alternative sources of funding, requiring a CIP to include more than the traditional bond funding.
4. Funding plans must also consider the timing of growth and provide for concurrency between the need for improvements and other construction.
5. Facility needs will most likely exceed the funding available through traditional forms of public finance, requiring creativity and innovation and the exportation of costs.
6. There are limits to the extent to which costs can be exported; they must meet strict tests of nexus and reasonableness. However, the use of these tools may be essential to funding the volume of facilities and infrastructure needed.
7. The capital improvements program should be fully integrated and linked with the local comprehensive plan, using all of the tools available to fund capital projects.

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REFERENCES

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Agenda Item Summary

Ordinance # / Resolution #: Administrative /Training

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 4/16/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
"What is CIP" Quicknotes	4/9/2024	Exhibit
Virtual Meetings- Technical Bulletin	4/9/2024	Backup Material
Sample Rules of Procedure	4/9/2024	Backup Material
School Enrollment information	4/9/2024	Backup Material

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**SOUTH CAROLINA
ASSOCIATION OF COUNTIES**

Dwight L. Stewart Jr., President
Clarendon County

Timothy C. Winslow
Executive Director

March 30, 2020

TECHNICAL BULLETIN

To: SCAC Board County
Council Chairs
County Attorneys
CAOs
Clerks to Council

From: SCAC Staff

Re: Virtual Meetings

This Technical Bulletin outlines how to conduct a virtual meeting in light of the current health and safety threat posed by the Novel Coronavirus (COVID-19). This Technical Bulletin does not constitute legal advice. It is intended for general information on this topic. Please consult your county attorney for specific issues affecting your county.

Governor McMaster's Executive Order 2020-11 dated March 19, 2020, in conjunction with Executive Order 2020-10 dated March 17, 2020, prohibits and directs the postponement, rescheduling, or cancellation, as applicable, of any organized event or public gathering scheduled to be hosted or held at any location or facility owned or operated by the State of South Carolina, or any political subdivision thereof, beginning Wednesday, March 18, 2020, and through Tuesday, March 31, 2020, if any such event or gathering could or would involve or require simultaneously convening fifty (50) or more persons in a single room, area, or other confined indoor or outdoor space. This section does not apply to essential or emergency meetings of state or local government bodies or gatherings of government officials or employees or other personnel that may be required in connection with the performance of emergency or essential government functions. However, to the extent possible, state or local government bodies should utilize any available technology or other reasonable procedures to conduct such meetings and accommodate public participation via virtual or other remote or alternate means. Governor McMaster then issued Executive Order 2020-13 dated March 23, 2020, that among other things, incorporated the President of the United States' Coronavirus Guidelines for America to avoid

social gatherings in groups of more than 10 people, and encourages “social distance practices.” The Order also authorizes law enforcement to prohibit or disperse the congregation or gathering of people, unless authorized or in their homes, in groups of three (3) or more people, if law enforcement, in their discretion, determines that such a gathering of people poses or could pose a threat to public health.

SCAC legal staff has previously opined that absent the declaration of a state of emergency by the Governor that specifically prohibits county council meetings, county council must continue to meet at least once in each and every calendar month. SCAC has also opined that Title 4 of the S.C. Code of Laws grants counties authority over their own property (See § 4-1-10(4)). This authority along with the broad police powers granted in § 4-9-25 related to health and safety allows counties to control access to their buildings as a matter of health and safety. With that in mind, the Freedom of Information Act (FOIA), which requires transparency in public body meetings, allows meetings to be conducted by virtual means.

Section 30-4-20(d) of FOIA defines meeting as “the convening of a quorum of the constituent membership of a public body, whether corporal or **by means of electronic equipment**, to discuss or act upon a matter over which the public body has supervision, control, jurisdiction or advisory power.” A council meeting could be conducted via conference call as long the meeting is properly noticed with an agenda, and the public has the ability to dial in to the conference call, listen, and make comments if there is a designated time during the meeting for public comment. Minutes of the meeting must also be recorded. There are some Attorney General (AG) opinions that provide guidance on conducting meetings via telephone. In a 2005 opinion, a city council inquired as to whether or not their ordinance regarding meeting attendance via telephone complied with FOIA if their ordinance contained the following provisions:

- a. A quorum of the council members are physically present at the meeting place, and remain physically present throughout the meeting; and
- b. The member(s) attending by teleconference can hear any and all comments made by the public, staff, and other council members (whether attending in-person or telephonically), at such meeting.
- c. Each of the members of public, staff, and other council members (whether attending in-person or telephonically) can hear the comments, motions and vote(s) of the member(s) attending such meeting telephonically.
- d. The individual presiding over the meeting is physically present during the meeting.
- e. Other than establishing the telephone connections, there shall be no communications between the member(s) attending by telephone and other members of council, unless such communication is (part) of the meeting, and can be heard by members of the public in attendance.

- f. All of the comments, motions, and votes of the member(s) attending telephonically must be capable of being recorded in the minutes of the meeting.

The AG opined that “the procedure outlined above for telephonic meetings by the city council would comply with FOIA.” Op. S.C. Att’y Gen., 2005 WL 2250207 (August 25, 2005). (It should also be noted that the AG indicated that based on the provisions in FOIA, it was not necessary for the city to have an ordinance governing meeting attendance via telephone). In another AG opinion, the AG opines that pursuant to § 30-4-20(d), a board member of a public body may attend a meeting of that body via phone, and be counted as part of the quorum and vote on matters at the meeting. Op. S.C. Att’y Gen., 2012 WL 3875118 (Aug. 28, 2012).

Due to technological advancements, meetings cannot only be conducted via telephone, but by other virtual means. A meeting can be streamed live by video, or through the use of some of the other digital platforms such as Go to Meeting, Zoom, or Skype, to name a few. Based on all of the above, SCAC offers some suggestions on how to conduct virtual meetings:

1. Conduct a council meeting by telephone conference with public access to the conference call. Council members should identify themselves each time they speak during the meeting. All voting shall be done by roll call voting or in some manner that allows the votes of each council member to be recorded into the minutes. If individual council members will be attending the meeting via telephone, the chair needs to identify the members at the beginning of the meeting attending by telephone.
2. Stream a meeting where only council members and necessary staff are physically present and the public can stream and email questions or comments for the public comment period, or where they can listen by dialing into a conference call and comment during the public comment period, or they can email questions or comments to council, if a period for public comment is provided for during the meeting.

While the provisions of the law dealing with public hearings (§ 4-9-130 and § 6-1-80) are silent as to whether or not a public hearing could be conducted by virtual means, SCAC is of the opinion that they can as long as the meeting is properly noticed and the public has access to participate in the virtual meeting as outlined above.

As stated earlier, a virtual meeting has to meet all of the other FOIA requirements, namely posting an agenda at least 24 hours before the meeting, and recording the minutes of the meeting. The agenda should also give the public notice as to how the meeting will be conducted along with any necessary instructions. While each county may have different electronic resources, SCAC is willing to work with each county and their attorney to develop a system that

allows them to conduct their normal business and comply with FOIA during these challenging times.

If you have any questions, please contact Kent Lesesne at (803) 252-7255.

APPENDIX G

___ County Planning Commission Rules of Procedure

Article I - Organization

SECTION 1. Rules

These rules of procedure are adopted pursuant to S.C. Code § 6-29-360 for the ___ County Planning Commission (hereafter “Commission”), appointed by the ___ County Council and must be subject to all applicable laws of this state and ordinances of _____ County.

SECTION 2. Officers

The officers of the Commission shall be a chairman and vice chairman elected for a term of one year at the first meeting of the Commission in each calendar year. The Commission shall appoint a member of the ___ County staff as secretary of the Commission. (S.C. Code § 6-29-360)

SECTION 3. Chairman

The chairman shall be a voting member of the Commission and shall:

- a. Preside at meetings and hearings of the Commission;
- b. Act as spokesman for the Commission;
- c. Sign documents for the Commission; and
- d. Perform any other duties as approved by the Commission.

SECTION 4. Vice Chairman

The vice chairman shall exercise the duties of the chairman in the absence, disability, or disqualification of the chairman. In the event of the absence, disability, or disqualification of both the chairman and vice chairman, an acting chairman shall be elected by the members present.

SECTION 5. Secretary

The secretary shall:

- a. Provide notice of meetings in accordance with the requirements in Chapter 29, Title 6 of the S.C. Code of Laws, S.C. Code § 30-4-80 and Commission adopted requirements as appropriate;
- b. Assist in the preparation of the agenda;
- c. Keep minutes of meetings and hearings in accordance with S.C. Code § 30-4-90 and Commission adopted requirements;
- d. Maintain Commission records the Public Records Act, S.C. Code § 30-1-10, et seq. and county policy;
- e. Attend to Commission correspondence; and
- f. Perform others duties assigned by the chairman or Commission.
- h. Attend to Board correspondence; and
- i. Perform others duties assigned by the chairman or Board.

Article II - Meetings

SECTION 1. Time and Place

A schedule of regular meetings for the upcoming year must be adopted prior to the first of the year and shall be published and posted on a bulletin board in the Commission meeting place (and

on the County website). The schedule of regular meetings shall also indicate the time and place of those meetings. Special meetings may be called by the chairman or a majority of the Commission members. Meetings shall be held in the place stated in the notice of the meeting and shall be open to the public, unless closed as allowed by the Freedom of Information Act, Chapter 4 of Title 30, or other provision of the S.C. Code of Laws. (S.C. Code § 30-4-80)

SECTION 2. Agenda

Any Commission member may place an item on the next Commission agenda by sending a written or electronic description of the matter to the chairman and the secretary at least six days in advance of that meeting, but not after public notification and posting of a Commission meeting. A written agenda for a meeting shall be furnished by the secretary to the members of the Commission at least five days in advance of any meeting. The final written agenda (with Review Sheets, if any,) shall be published and posted on a bulletin board in the Commission meeting place (and on the County website) at least twenty-four hours in advance of any regular or special meeting. (S.C. Code § 30-4-80).

The agenda for the meeting shall not be amended once published, except in compliance with the Freedom of Information Act, Chapter 4 of Title 30 or other provision of the S.C. Code of Laws. Once a Commission meeting has begun, the agenda may be amended upon two-thirds vote of the Commission members present and voting and in compliance with the Freedom of Information Act, Chapter 4 of Title 30, or other provision of the S.C. Code of Laws.

SECTION 3. Quorum

A majority of the members of the Commission shall constitute a quorum. A quorum is necessary to conduct any business other than rescheduling the meeting.

SECTION 4. Rules of Order

The (Model Rules of Parliamentary Procedure for South Carolina Counties / __ Edition of Robert's Rules of Order Newly Revised) shall govern the conduct of Commission meetings unless otherwise provided in these Rules of Procedure.

SECTION 5. Voting

A member must be present to vote. Each member shall vote unless disqualified by law (including, but not limited to, County ethics ordinances and S.C. Code § 8-13-700). Disqualification shall be decided by the member affected, who shall furnish a copy of the reason to the presiding officer, who shall cause the statement to be printed in the minutes and shall require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause such disqualification and the reasons for it to be noted in the minutes.

SECTION 6. Conduct

Except for public hearings, no person shall speak at a Commission meeting unless invited to do so by the Commission.

Article III - Public Hearings

SECTION 1. Notice

The secretary shall give notice required by statute, ordinance or these rules for all public

hearings conducted by the Commission.

Members of the public desiring to be heard shall give written notice to the secretary prior to commencement of the hearing which may be accomplished by a sign in sheet at the meeting. In its discretion, the Commission may, by majority vote, allow members of the public who did not give prior notice prior to the commencement of the public hearing to speak.

SECTION 2. Procedure

OPTION A

In matters brought before the Commission for public hearing by an applicant, the secretary shall present the background information from Review Sheet. The applicant, his agent or attorney, shall be heard first, members of the public next, and staff next. The applicant shall have the opportunity to reply last. No person may speak longer than five minutes without the consent of the Commission. No person speaking at a public hearing shall be subject to cross-examination. All questions must be posed by members of the Commission.

In matters not brought before the Commission by an applicant, the secretary shall present any Review Sheet and then members of the public shall speak in the order in which written notice of desire to speak was received or, upon majority vote, in a manner determined by the Commission.

OPTION B

In matters brought before the Commission for public hearing by an applicant, the applicant, his agent or attorney, shall be heard first, members of the public next, and staff next. The applicant shall have the opportunity to reply last. No person may speak longer than five minutes without the consent of the Commission. No person speaking at a public hearing shall be subject to cross-examination. All questions must be posed by members of the Commission.

In matters not brought before the Commission by an applicant, the secretary shall present background information from any Review Sheet prepared by staff and then members of the public shall speak in the order in which written notice of desire to speak was received or, upon majority vote, in a manner determined by the Commission.

Article IV - Records

SECTION 1. Minutes

The secretary shall keep written minutes of all meetings including:

- (a) The date, time and place of the meeting,
- (b) The members of the public body recorded as either present or absent and any reason given by an absent member,
- (c) The substance of all matters proposed, discussed or decided and, at the request of any member, a record, by an individual member, of any votes taken, and
- (d) any other item required by the Freedom of Information Act, Chapter 4 of Title 30, other provision of the S.C. Code of Laws or the Commission.

The secretary shall prepare minutes of each meeting for approval by the Commission at the next regular meeting. The secretary shall keep a (digital) recording of any hearing from which there may be an appeal by an aggrieved party.

SECTION 2. Reports and Records

The secretary shall assist in the preparation and forwarding of all reports and recommendations of the Commission. Copies of all notices, correspondence, reports, forms, exhibits, and presentations shall be preserved in accordance with the Public Records Act, found at S.C. Code § 30-1-10, et seq.

Article V - Review Procedure

SECTION 1. Zoning Amendments

Proposed zoning text and district amendments shall be considered and recommendations forwarded to the county council within thirty days after receipt of the proposed amendments, unless additional time is given by the county council. When authorized, the Commission shall conduct any required public hearing prior to making a recommendation. (S.C. Code § 6-29-760).

SECTION 2. Plats

Plats submitted for review pursuant to land development regulation shall be reviewed by designated staff members who may approve for recording plats of existing lots of record, minor subdivisions of land which meet all zoning requirements, and subdivisions which are exempt from regulation pursuant to S.C. Code § 6-29-1110(4) or other provision of law. The Commission shall be informed in writing of all staff approvals at the next regular meeting and a public record of such actions shall be maintained. All other plats shall be subject to review and approval by the Commission.

SECTION 3. Comprehensive Plan

All zoning and land development regulation amendments shall be reviewed first for conformity with the comprehensive plan. Conflicts with the comprehensive plan shall be noted in any report to the county council on a proposed amendment. The elements of the comprehensive plan shall be reviewed and updated on a schedule adopted by the Commission which meets the requirements of S.C. Code § 6-29-510(E).

SECTION 4. Reconsideration

The Commission may reconsider any review when requested by county council or when an applicant brings to the attention of the Commission new facts, a mistake of fact in the original review, correction of clerical error, or matters not the fault of the applicant which affect the result of the review.

Article VI - Finances

SECTION 1. Budget

The Commission shall submit written recommendations to the county council for funding in the format and time frame set by the administration. The recommendations shall include an explanation and justification for the proposed expenditure and any revenue sources or levels.

SECTION 2. Expenditures

Budgeted funds shall be expended only for approved purposes in accordance with county financial policies and procedures, including procurement rules. Upon adoption of the county budget, the Commission may adopt an authorization for specified expenditures by designated staff members

within the limits provided. Reimbursement for actual expenses incurred in the performance of official duties approved in advance by designated staff members of the Commission and staff upon documentation in accordance with county policy.

SECTION 3. Personnel

The Commission may (employ staff as may be authorized and funded through the county budget / make recommendations for the county to employ candidates as may be authorized and funded through the county budget). All employees are subject to county personnel policies.

The Commission may engage consultants by majority vote of the Commission after notice and review in accordance with county procurement policies.

Article VII - Amendment

SECTION 1. Amendment

These rules may be amended at any regular meeting by majority vote of the Commission at least seven calendar days after a written copy of the proposed amendment is delivered to all members of the Commission.

ADOPTED, this __ day of ____, 20__.



Lancaster County School District

2022-23 MEMBERSHIP FORECAST – FINAL REPORT

DECEMBER 13, 2022

MICHAEL MILLER, NUMERIX LLC

numerix,y)solutions

Lancaster County School District Membership Forecast

1. Historic Day-135 ADM supplied by SC DOE (no PreK). 2022-23 Day-10 Enrollment (including PreK) supplied by LCSD 9/8/2022.
2. Program capacities are from the Program Capacity Study, H. Dale Holden & Associates, February 2010. Portable classrooms are not included.
3. Forecast includes impacts from residential growth as described in Lancaster County development inventory through October 2022.
4. Forecast generated by Numerix Cohort-Feeder model. Projected RLB annual gain = 2.5%, 2021 to 2027. K-12 average annual gain = 3.1%, 2023-24 to 2032-33.

Grades	Capacities			Pre-K	Historic Day-135 ADM (No Pre-K)					Day-010	Forecasted Day-135 ADM										
	2022-23	2023-24	2024-25	2022-23	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
Andrew Jackson																					
Heath Springs ES	K-5	446	446	446	24	380	401	381	341	338	348	336	319	310	308	296	304	310	319	326	334
Kershaw ES	K-5	565	565	565	39	427	436	492	489	477	541	555	540	535	531	554	551	562	578	591	605
Andrew Jackson MS	6-8	628	628	628		477	498	498	487	463	473	449	468	472	485	455	445	431	428	424	430
Andrew Jackson HS	9-12	974	974	974		631	610	633	614	614	632	644	650	653	644	653	660	660	655	634	617
SubTotal		2613	2613	2613	63	1914	1945	2003	1931	1892	1994	1983	1976	1970	1969	1958	1961	1963	1979	1974	1985
Buford																					
Buford ES	K-5	929	929	929	40	710	704	720	696	687	773	759	761	754	749	738	735	749	771	789	808
Buford MS	6-8	694	694	694		413	431	439	437	415	374	366	345	357	353	380	386	375	352	339	344
Buford HS	9-12	1046	1046	1046		600	572	571	529	544	562	575	567	543	534	504	498	514	522	543	531
SubTotal		2669	2669	2669	40	1722	1707	1730	1662	1646	1709	1700	1672	1654	1637	1622	1619	1639	1644	1671	1683
Indian Land																					
Harrisburg ES	K-4	970	970	970	9	1269	886	975	989	944	1076	1142	1172	1228	1285	1327	1352	1395	1429	1465	1501
Indian Land ES	K-4	1052	1052	1052		1103	1036	1097	1031	1045	1030	1102	1157	1205	1242	1305	1329	1372	1406	1441	1477
Van Wyck ES	K-4	1170	1170	1170	15		639	708	711	724	784	861	899	935	952	981	998	1030	1055	1081	1108
Indian Land IS	5-6	1174	1174	1174						973	1072	1131	1261	1370	1450	1504	1596	1662	1678	1749	1792
Indian Land MS	7-8	1127	1127	1127		994	1042	1195	1309	970	988	1065	1140	1202	1341	1457	1543	1600	1697	1768	1784
Indian Land HS	9-12	2000	2000	2000		1049	1166	1310	1345	1484	1680	1870	2048	2215	2331	2484	2722	2918	3162	3344	3549
SubTotal		7493	7493	7493	24	4415	4769	5285	5385	6140	6630	7169	7677	8156	8601	9059	9539	9977	10428	10848	11212
Lancaster																					
Brooklyn Springs ES	K-5	618	618	618	20	472	443	431	385	380	400	400	399	397	399	399	401	409	420	430	440
Clinton ES	K-5	527	527	527	33	418	433	461	438	409	407	401	400	409	410	427	442	451	464	474	485
Erwin ES	K-5	564	564	564	32	418	398	392	401	406	411	434	446	460	475	491	505	515	529	542	555
McDonald Green ES	K-5	528	528	528	20	459	420	398	347	341	338	330	329	324	313	310	319	325	334	342	350
North ES	K-5	762	762	762	20	701	678	660	587	542	587	593	584	577	591	597	617	630	648	664	680
AR Rucker MS	6-8	994	994	994		547	562	556	570	557	524	541	551	609	613	605	591	607	618	647	657
South MS	6-8	921	921	921		557	592	643	629	606	538	527	524	524	543	562	563	560	553	563	571
Lancaster HS	9-12	2569	2569	2569		1286	1205	1299	1332	1344	1472	1498	1615	1599	1532	1553	1576	1637	1655	1651	1673
SubTotal		7483	7483	7483	125	4858	4731	4839	4689	4585	4677	4724	4847	4899	4876	4944	5014	5134	5222	5313	5411
Special/Alternative																					
Discovery School	K-5	n/a	n/a	n/a		108	106	108	106	108	114	114	114	114	114	114	114	114	114	114	114
SubTotal		n/a	n/a	n/a		108	106	108	106	108	114	114	114	114	114	114	114	114	114	114	114
System Total (excluding Spec/Alt)		20258	20258	20258	252	12909	13152	13857	13667	14263	15010	15576	16172	16680	17082	17582	18134	18712	19272	19806	20292
System Total (including Spec/Alt)		20258	20258	20258	252	13017	13258	13965	13773	14371	15124	15690	16286	16794	17196	17696	18248	18826	19386	19920	20406

FINAL: 12/6/2022



Lancaster County School District Membership Forecast

1. Historic Day-135 ADM supplied by SC DOE (no PreK). 2022-23 Day-10 Enrollment (including PreK) supplied by LCSD 9/8/2022.
2. Program capacities are from the Program Capacity Study, H. Dale Holden & Associates, February 2010. Portable classrooms are not included.
3. Forecast includes impacts from residential growth as described in Lancaster County development inventory through October 2022.
4. Forecast generated by Numerix Cohort-Feeder model. Projected RLB annual gain = 2.5%, 2021 to 2027. K-12 average annual gain = 3.1%, 2023-24 to 2032-33.

Grades	Capacities (75%)			Pre-K	Historic Day-135 ADM (No Pre-K)					Day-010	Forecasted Day-135 ADM										
	2022-23	2023-24	2024-25	2022-23	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
Andrew Jackson																					
Heath Springs ES	K-5	335	335	335	24	380	401	381	341	338	348	336	319	310	308	296	304	310	319	326	334
Kershaw ES	K-5	424	424	424	39	427	436	492	489	477	541	555	540	535	531	554	551	562	578	591	605
Andrew Jackson MS	6-8	471	471	471		477	498	498	487	463	473	449	468	472	485	455	445	431	428	424	430
Andrew Jackson HS	9-12	731	731	731		631	610	633	614	614	632	644	650	653	644	653	660	660	655	634	617
SubTotal		1960	1960	1960	63	1914	1945	2003	1931	1892	1994	1983	1976	1970	1969	1958	1961	1963	1979	1974	1985
Buford																					
Buford ES	K-5	697	697	697	40	710	704	720	696	687	773	759	761	754	749	738	735	749	771	789	808
Buford MS	6-8	521	521	521		413	431	439	437	415	374	366	345	357	353	380	386	375	352	339	344
Buford HS	9-12	785	785	785		600	572	571	529	544	562	575	567	543	534	504	498	514	522	543	531
SubTotal		2002	2002	2002	40	1722	1707	1730	1662	1646	1709	1700	1672	1654	1637	1622	1619	1639	1644	1671	1683
Indian Land																					
Harrisburg ES	K-4	728	728	728	9	1269	886	975	989	944	1076	1142	1172	1228	1285	1327	1352	1395	1429	1465	1501
Indian Land ES	K-4	789	789	789		1103	1036	1097	1031	1045	1030	1102	1157	1205	1242	1305	1329	1372	1406	1441	1477
Van Wyck ES	K-4	878	878	878	15		639	708	711	724	784	861	899	935	952	981	998	1030	1055	1081	1108
Indian Land IS	5-6	881	881	881						973	1072	1131	1261	1370	1450	1504	1596	1662	1678	1749	1792
Indian Land MS	7-8	845	845	845		994	1042	1195	1309	970	988	1065	1140	1202	1341	1457	1543	1600	1697	1768	1784
Indian Land HS	9-12	1500	1500	1500		1049	1166	1310	1345	1484	1680	1870	2048	2215	2331	2484	2722	2918	3162	3344	3549
SubTotal		5620	5620	5620	24	4415	4769	5285	5385	6140	6630	7169	7677	8156	8601	9059	9539	9977	10428	10848	11212
Lancaster																					
Brooklyn Springs ES	K-5	464	464	464	20	472	443	431	385	380	400	400	399	397	399	399	401	409	420	430	440
Clinton ES	K-5	395	395	395	33	418	433	461	438	409	407	401	400	409	410	427	442	451	464	474	485
Erwin ES	K-5	423	423	423	32	418	398	392	401	406	411	434	446	460	475	491	505	515	529	542	555
McDonald Green ES	K-5	396	396	396	20	459	420	398	347	341	338	330	329	324	313	310	319	325	334	342	350
North ES	K-5	572	572	572	20	701	678	660	587	542	587	593	584	577	591	597	617	630	648	664	680
AR Rucker MS	6-8	746	746	746		547	562	556	570	557	524	541	551	609	613	605	591	607	618	647	657
South MS	6-8	691	691	691		557	592	643	629	606	538	527	524	524	543	562	563	560	553	563	571
Lancaster HS	9-12	1927	1927	1927		1286	1205	1299	1332	1344	1472	1498	1615	1599	1532	1553	1576	1637	1655	1651	1673
SubTotal		5612	5612	5612	125	4858	4731	4839	4689	4585	4677	4724	4847	4899	4876	4944	5014	5134	5222	5313	5411
Special/Alternative																					
Discovery School	K-5	n/a	n/a	n/a		108	106	108	106	108	114	114	114	114	114	114	114	114	114	114	114
SubTotal		n/a	n/a	n/a		108	106	108	106	108	114	114	114	114	114	114	114	114	114	114	114
System Total (excluding Spec/Alt)		15194	15194	15194	252	12909	13152	13857	13667	14263	15010	15576	16172	16680	17082	17582	18134	18712	19272	19806	20292
System Total (including Spec/Alt)		15194	15194	15194	252	13017	13258	13965	13773	14371	15124	15690	16286	16794	17196	17696	18248	18826	19386	19920	20406

FINAL: 12/6/2022



Forecast Summary: Growth

- Average annual K-12 growth: 528 over the next ten years
- Average annual K-12 growth rate: 3.09% over the next ten years
- Day-135 K-12 Average Daily Membership by level *:

Level	2022-23	2027-29	2032-33
Elementary (K-5)	7092	8027	9100
Middle (6-8)	3434	4223	4684
High (9-12)	4346	5194	6370

** PreK remains constant throughout forecast at 252*

Membership Comparison of Local Districts

Relative Change in Membership: 2017-18 to 2022-23

Data Sources:

- SCDE Day-045 Membership Report – Preliminary
- LCSD Day-010 Membership
- NC DPI Month-1 ADM

	2017-18	2022-23	% Change
Chester	5109	4593	-10%
Chesterfield	6935	6734	-3%
Fairfield	2493	2078	-17%
Kershaw	10556	10740	2%
LCSD	13017	14872	14%
York 1	5045	4821	-4%
York 2	7523	8737	16%
York 3	17118	16598	-3%
York 4	14848	17975	21%
Charlotte-Mecklenburg	145987	140840	-4%
Union	41132	41085	0%