**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 4, 2024** | **5:00 PM** | **101 North Main Street, Lancaster, SC 29720**

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

## WORKSHOP AGENDA

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

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.

   **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.** 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).

   **e.** 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.

**f.** Other

**i.** Review of Upcoming Items & Events

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

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.

**3. <u>Adjourn</u>**

# Agenda Item Summary

Ordinance # / Resolution #: RZ-2024-0342 Sites
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 4/4/2024

**Points to Consider:**

**ATTACHMENTS:**

| Description | Upload Date | Type |
|---|---|---|
| Application | 4/2/2024 | Exhibit |
| Location Map | 4/2/2024 | Exhibit |
| Recorded Deed | 4/2/2024 | Exhibit |
| Recorded Plat | 4/2/2024 | Exhibit |

Lancaster County
South Carolina

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

# ZONING MAP AMENDMENT APPLICATION

## SUBMITTAL REQUIREMENTS

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

## GENERAL INFORMATION

Property Address 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.

Applicant — Date: FEB 19 2024

Property Owner(s) — Date: FEB 19 2024

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

**LANCASTER COUNTY OFFICE USE ONLY**

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

**SCHEDULE/PROCESS** 1. **Submit Application**

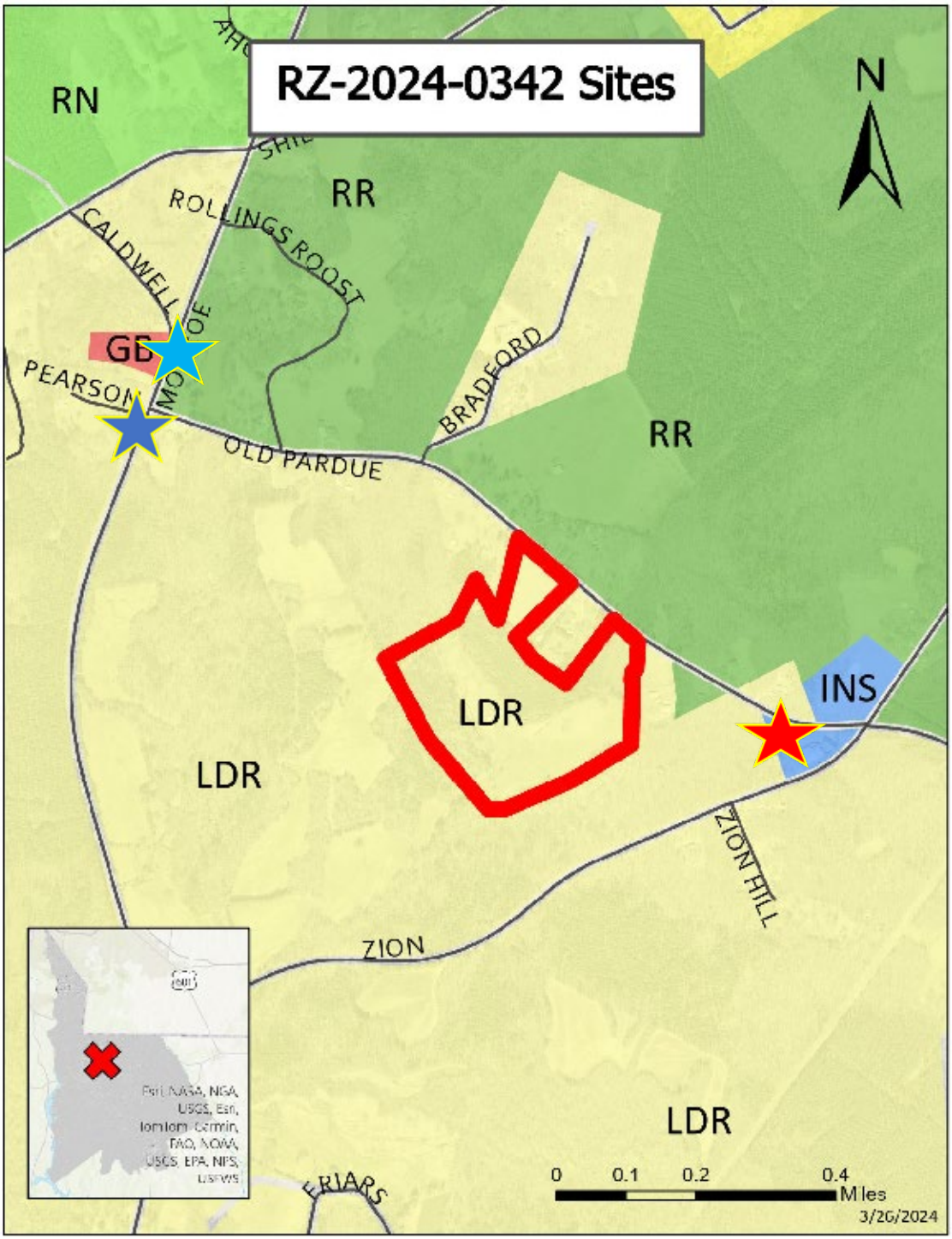
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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

2. **Planning Commission**

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

3. **County Council**

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




Lancaster County
South Carolina

**Proposal:**
Rezoning: LDR to RR

Subject Property

Intersection Monroe Hwy & Old Pardue

Zion United Methodist Church

Shiloh-Zion VFD

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

**Auditor, Lancaster County, SC**

**LANCASTER COUNTY ASSESSOR**
**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 of 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

SARAH GHANNAM
Notary Public
Mecklenburg
County
My Comm. Exp.
06-21-2026
NORTH CAROLINA

# 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

STATE OF SOUTH CAROLINA )
COUNTY OF LANCASTER ) AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is 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. x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
   b. ____subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
   c. ____exempt from the deed recording fee because (see information section of affidavit): _____ (If exempt, please skip items 4- 7 and go to item 8 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
   a. _x_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of 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 _x__ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

| | | |
|---|---|---|
| a. | Place the amount listed in item 4 above here: | $445,000.00 |
| b. | Place the amount listed in item 5 above here: (If no amount is listed, place zero here) | $0.00 |
| 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.

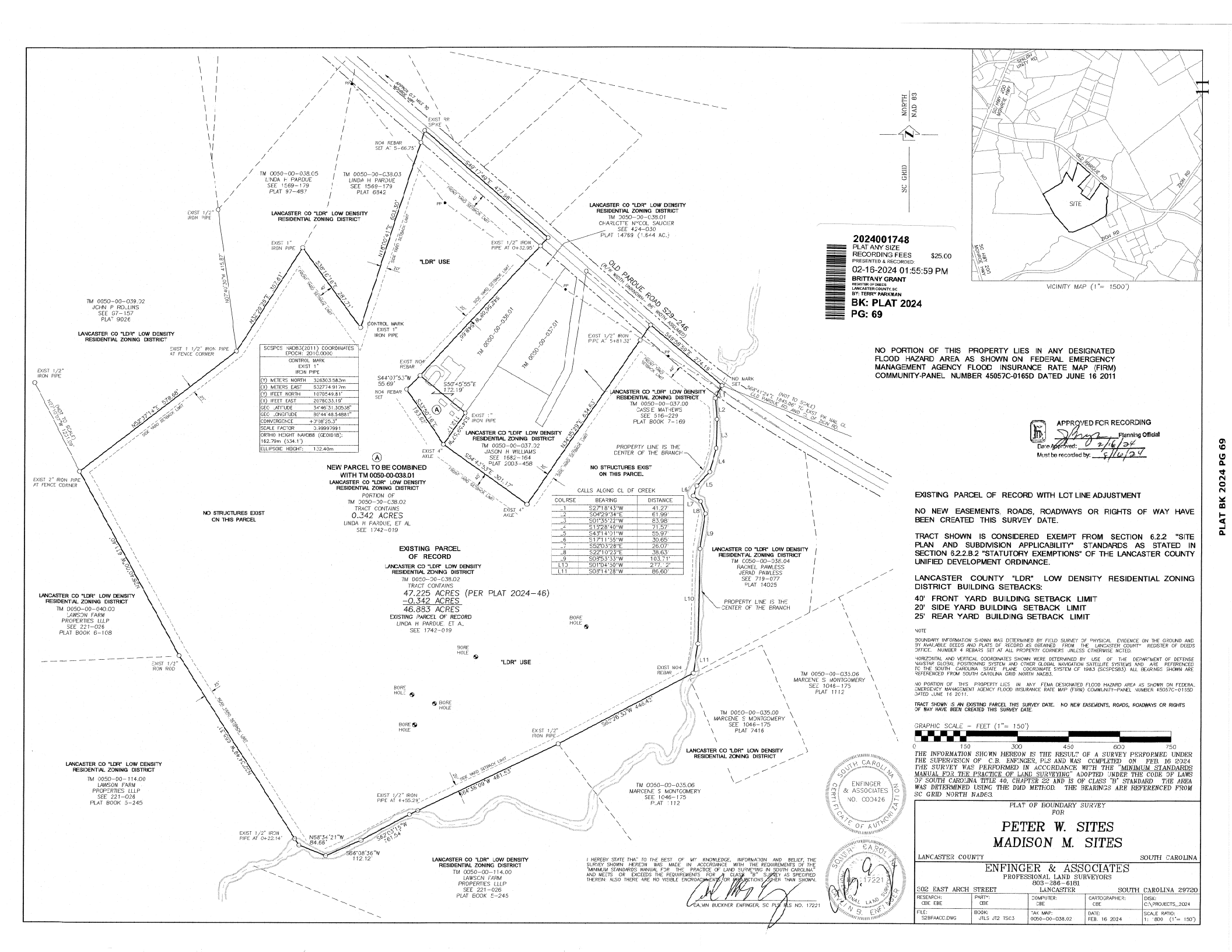
SWORN to before me this 30 day of January, 2024.

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

SARAH GHANNAM
Notary Public
Mecklenburg
County
My Comm. Exp.
06-21-2026
NORTH CAROLINA

Responsible Person Connected with the Transaction

Betty P Crook
Grantor


NORTH
NAD 83
SC GRID
2024001748
PLAT ANY SIZE
RECORDING FEES $25.00
PRESENTED & RECORDED:
02-16-2024 01:55:59 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: TERRY PARKMAN
BK: PLAT 2024
PG: 69
VICINITY MAP (1"= 1500')
SITE
OLD PARDUE RD
ZION RD
SC HWY 200
MONROE HWY
SC HWY 522
MONROE HWY
SMYLIN HWY
NO PORTION OF THIS PROPERTY LIES IN ANY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 45057C-0165D DATED JUNE 16 2011
APPROVED FOR RECORDING
Planning Official
Date Approved: 2/16/24
Must be recorded by: 5/16/24
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 "STATUTORY 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 AVAILABLE DEEDS AND PLATS OF RECORD AS OBTAINED FROM THE LANCASTER COUNTY REGISTER OF DEEDS OFFICE. NUMBER 4 REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
HORIZONTAL AND VERTICAL COORDINATES SHOWN WERE DETERMINED BY USE OF THE DEPARTMENT OF DEFENSE NAVSTAR GLOBAL POSITIONING SYSTEM AND OTHER GLOBAL NAVIGATION SATELLITE SYSTEMS AND ARE REFERENCED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983 (SCSPCS83). ALL BEARINGS SHOWN ARE REFERENCED FROM SOUTH CAROLINA GRID NORTH NAD83.
NO PORTION OF THIS PROPERTY LIES IN ANY FEMA DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 45057C-0155D DATED JUNE 16 2011.
TRACT SHOWN IS AN EXISTING PARCEL THIS SURVEY DATE. NO NEW EASEMENTS, ROADS, ROADWAYS OR RIGHTS OF WAY HAVE BEEN CREATED THIS SURVEY DATE.
GRAPHIC SCALE - FEET (1"= 150')
0 150 300 450 600 750
THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF C.B. ENFINGER, PLS AND WAS COMPLETED ON FEB. 16 2024. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING" ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA TITLE 40, CHAPTER 22 AND IS OF CLASS "B" STANDARD. THE AREA WAS DETERMINED USING THE DMD METHOD. THE BEARINGS ARE REFERENCED FROM SC GRID NORTH NAD83.
SOUTH CAROLINA ENFINGER & ASSOCIATES NO. C03426 CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA 17221 PROFESSIONAL LAND SURVEYOR CALVIN S. ENFINGER
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA" AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
CALVIN BUCKNER ENFINGER, SC PLS REG. NO. 17221
PLAT OF BOUNDARY SURVEY FOR
PETER W. SITES
MADISON M. SITES
LANCASTER COUNTY SOUTH CAROLINA
ENFINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
803-286-6181
502 EAST ARCH STREET LANCASTER SOUTH CAROLINA 29720
RESEARCH: CBE EBE
PARTY: CBE
COMPUTER: CBE
CARTOGRAPHER: CBE
DISK: C:\PROJECTS_2024
FILE: S2BFACCC.DWG
BOOK: JTLS JT2 TSC3
TAX MAP: 0050-00-038.02
DATE: FEB. 16 2024
SCALE RATIO: 1: 1800 (1"= 150')
TM 0050-00-038.05 LINDA H PARDUE SEE 1569-179 PLAT 97-487
TM 0050-00-038.03 LINDA H PARDUE SEE 1569-179 PLAT 6842
LANCASTER CO "LDR" LOW DENSITY RESIDENTIAL ZONING DISTRICT
TM 0050-00-038.01 CHARLOTTE NICOL SAUCIER SEE 424-030 PLAT 14769 (1.844 AC.)
TM 0050-00-039.02 JOHN P ROLLINS SEE 67-157 PLAT 902E
SCSPCS NAD83(2011) COORDINATES EPOCH: 2010.0000
CONTROL MARK EXIST 1" IRON PIPE
(Y) METERS NORTH 326303.583m
(X) METERS EAST 632774.917m
(Y) IFEET NORTH 1070549.81'
(X) IFEET EAST 2076533.19'
GEO LATITUDE 34°46'31.30538"
GEO LONGITUDE 80°44'48.54881"
CONVERGENCE +0°08'25.3"
SCALE FACTOR 0.99997991
ORTHO HEIGHT NAVD88 (GEOID18): 162.79m (534.1')
ELLIPSOID HEIGHT: 132.40m
NEW PARCEL TO BE COMBINED WITH TM 0050-00-038.01
LANCASTER CO "LDR" LOW DENSITY RESIDENTIAL ZONING DISTRICT
PORTION OF TM 0050-00-038.02
TRACT CONTAINS 0.342 ACRES
LINDA H PARDUE, ET AL SEE 1742-019
EXISTING PARCEL OF RECORD
LANCASTER CO "LDR" LOW DENSITY RESIDENTIAL ZONING DISTRICT
TM 0050-00-038.02
TRACT CONTAINS
47.225 ACRES (PER PLAT 2024-46)
-0.342 ACRES
46.883 ACRES
EXISTING PARCEL OF RECORD
LINDA H PARDUE, ET AL SEE 1742-019
CALLS ALONG CL OF CREEK
COURSE BEARING DISTANCE
_1 S27°18'43"W 41.27'
_2 S04°29'34"E 61.99'
_3 S01°35'22"W 83.98'
_4 S15°28'40"W 71.57'
_5 S43°14'01"W 55.97'
_6 S17°11'55"W 30.65'
_7 S52°03'38"E 26.07'
_8 S22°10'23"E 38.63'
_9 S03°53'33"W 103.71'
L10 S01°04'50"W 277.2'
L11 S03°14'28"W 86.60'
LANCASTER CO "LDR" LOW DENSITY RESIDENTIAL ZONING DISTRICT
TM 0050-00-037.00 CASSIE MATHEWS SEE 516-229 PLAT BOOK 7-169
LANCASTER CO "LDR" LOW DENSITY RESIDENTIAL ZONING DISTRICT
TM 0050-00-037.02 JASON H WILLIAMS SEE 1682-164 PLAT 2005-458
LANCASTER CO "LDR" LOW DENSITY RESIDENTIAL ZONING DISTRICT
TM 0050-00-040.00 LAWSON FARM PROPERTIES LLLP SEE 221-026 PLAT BOOK 6-108
LANCASTER CO "LDR" LOW DENSITY RESIDENTIAL ZONING DISTRICT
TM 0050-00-114.00 LAWSON FARM PROPERTIES LLLP SEE 221-026 PLAT BOOK 5-245
LANCASTER CO "LDR" LOW DENSITY RESIDENTIAL ZONING DISTRICT
TM 0050-00-039.01 RACHEL PAWLESS JERAD PAWLESS SEE 719-077 PLAT 14025
TM 0050-00-035.03 MARCENE S MONTGOMERY SEE 1046-175 PLAT 1112
TM 0050-00-035.00 MARCENE S MONTGOMERY SEE 1046-175 PLAT 7416
TM 0050-00-035.06 MARCENE S MONTGOMERY SEE 1046-175 PLAT 112
OLD PARDUE ROAD S29-246 (80' R/W WIDTH, UNKNOWN)
PROPERTY LINE IS THE CENTER OF THE BRANCH
NO STRUCTURES EXIST ON THIS PARCEL
NO STRUCTURES EXIST ON THIS PARCEL.
"LDR" USE
BORE HOLE
EXIST 1/2" IRON PIPE
EXIST 1/2" IRON ROD
EXIST NO4 REBAR
EXIST 4" AXLE
EXIST 2" IRON PIPE AT FENCE CORNER
CONTROL MARK EXIST 1" IRON PIPE
EXIST 1/2" IRON PIPE AT FENCE CORNER
EXIST 1/2" IRON PIPE AT 0+32.95'
EXIST 1/2" IRON PIPE AT 5+81.32'
EXIST 1/2" IRON PIPE AT 4+55.29'
EXIST 1/2" IRON PIPE AT 0+22.14'
NO MARK SET
NO4 REBAR SET AT 5+66.75'
NO4 REBAR SET
EXIST "R" SPIKE
EXIST 1" IRON PIPE
EXIST 1" AXLE
APPROX 0.2 MILE TO SMYLIN HWY
FRONT YARD SETBACK LIMIT
SIDE YARD SETBACK LIMIT
REAR YARD SETBACK LIMIT
(NOT TO SCALE) S69°41'24"E (845.06' TO EXIST PK NAIL ON OLD PARDUE RD AND 0.1' OF ZION RD)
S69°39'38"E 274.19'
S44°07'53"W 55.69'
S50°45'55"E 172.19'
S33°00'16"E 19.82'
S34°43'53"E 301.17'
N34°35'29"E 534.63'
N52°27'14"E 578.68'
N12°10'09"W 225.09'
N18°04'51"E 602.30'
S48°17'49"E 407.58'
S35°16'16"E 287.21'
N32°29'23"E 307.61'
N15°30'41"W 215.87'
N01°19'40"W 600.85'
S62°26'53"W 440.42'
S62°35'09"W 481.53'
N58°34'21"W 84.66'
S62°01'15"W 161.54'
S66°08'36"W 112.12'

# Agenda Item Summary

Ordinance # / Resolution #: SD-2023-2224 HTTF/Woodland Point
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 4/4/2024

**Points to Consider:**

**ATTACHMENTS:**

| Description | Upload Date | Type |
|---|---|---|
| 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 |

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

# MAJOR SUBDIVISION PRELIMINARY PLAT

**WHEN TO USE THIS PROCESS:**

Use the attached checklist for subdivisions that

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

**APPLICATION AND APPROVAL PROCESS**

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

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

**SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW**:

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

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

**PROJECT INFORMATION**

Project Address/Location: 2991 Vance Baker Road

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

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

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

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

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

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

Address: 1004 Shinnecock Lane, Marvin, NC 28173

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

**Other Project Contacts**

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

Address: 3745 Lakemont Boulevard, Fort Mill, SC 29708

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

Name: _____

Address: _____

Phone: _____ Email: _____

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

Owner Signature: See attached joinder agreement Date: _____

Owner Signature: _____ Date: _____

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

**PRELIMINARY PLAT CHECKLIST**

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

**GENERAL PROJECT INFORMATION:**

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

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

**EXISTING CONDITIONS:**

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

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

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

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

**ENVIRONMENTAL CONSIDERATIONS:**

**ENVIRONMENTALLY SENSITIVE LANDS**

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

**TREE RETENTION**

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

**LANDSCAPING**

- Show landscaping for required site landscaping areas.

**OPEN SPACE**

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

**INFRASTRUCTURE CONSIDERATIONS:**

**GRADING, STORMWATER, AND UTILITY SYSTEM**

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

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

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

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

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

**LOT DESIGN**

Identify a lot configuration that complies with the following standards.

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

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

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

**USE-SPECIFIC STANDARDS**

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

**OVERLAY DISTRICTS**

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

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




Lancaster County
South Carolina

**Proposal:**
Preliminary Plat

**Legend:**

Subject Property

Legacy Park

The Indigo Apartments

Shelley Woods

# Woodland Pointe Preliminary Plat

## Located In:
## Lancaster County, South Carolina

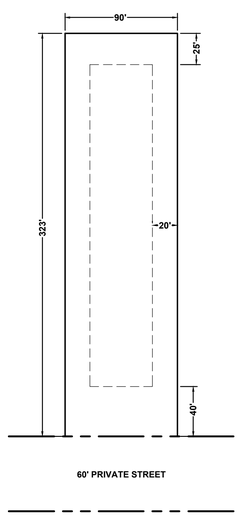
### INDEX OF SHEETS


| SHEET NO. | SHEET NAME | ORIGINAL DATE | REVISED DATE |
|---|---|---|---|
| COVER | PRELIMINARY PLAT (COVER SHEET) | 02/16/2024 | |
| 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:

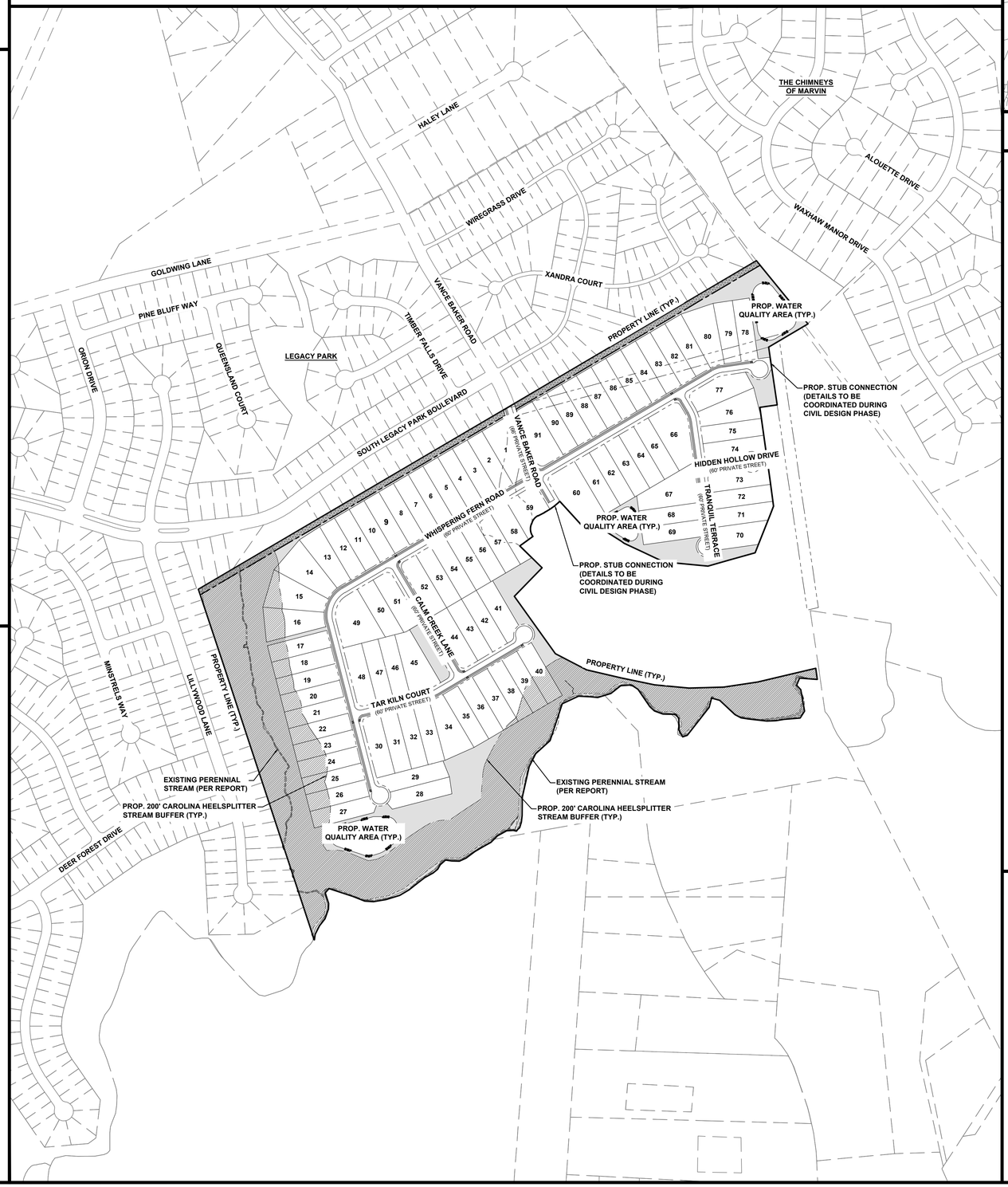
1. Preliminary Plat is subject to minor revisions during the design process as may be required.
2. See sheets 1-6 for detailed lot dimensions.
3. Applicant to provide and install road signs for this subdivision.
4. Applicant to install central mail kiosks for this community. Locations shown on Preliminary Plat are conceptual and subject to final approval from USPS. Location and number of kiosks is subject to change. Mail kiosk parking to be coordinated with USPS during civil design.
5. Proposed locations of water and sewer lines shown on Preliminary Plat are preliminary and have not been designed. Design and details of water and sewer systems shall be provided during construction document phase.
6. Road grading and profiles to be determined during construction document phase.
7. Site grading, cut, and fill to be determined during construction document phase.
8. Detailed landscape planting plans, outlining landscaping and buffer plantings, to be provided during construction document phase.
9. Location and size of potential stormwater management areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will be determined during construction document phase.
10. Signage and monumentation details, including sizing and locations, will be determined upon the submittal of construction documents. monumentation and signage to be permitted separately. Monumentation to be installed outside of sight triangles & sight distance lines. Monument height to be per UDO.
11. Street signs to be consistent with 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.
12. Sight distance plan and profiles to be provided at construction document phase for project entrance as requested by SCDOT.
13. Proposed sewer easements shall have no steeper than 4:1 slope as requested by LCWSD.
14. 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.
15. 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)
16. 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.
17. No speed bumps, humps, tables, etc. shall be permitted.
18. No dead ends greater than 150' allowed without approved turn-around.
19. 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.
20. Waterline shall be installed at least 10' from any landscaping within the proposed planting strips.
21. Exact location of site access points to be verified by SCDOT during encroachment permitting process.
22. 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.
23. Stub streets shall be marked "no parking fire lane" if used for fire apparatus turnaround.
24. Waterlines on cul-de-sac roads to be 2.5" in diameter.

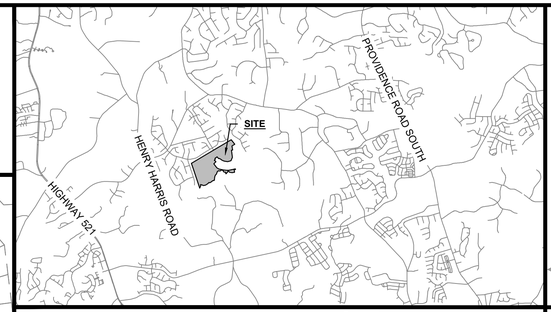
### Typical Lot Detail
NOT TO SCALE




**90' x 323' Lots:**

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




**VICINITY MAP**
**1 INCH = 1 MILE**

### DEVELOPMENT DATA:

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

### TYPICAL LOT STANDARDS:

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

### UTILITY SERVICES:

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

GENERAL NOTES:

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

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


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

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

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


Know what's below. Call before you dig.

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

NORTH ORIENTED TO SC GRID


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


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

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1127
MATTHEW W. MANDLE
02/16/2024

| NO. | DATE | REVISION | BY |
|---|---|---|---|

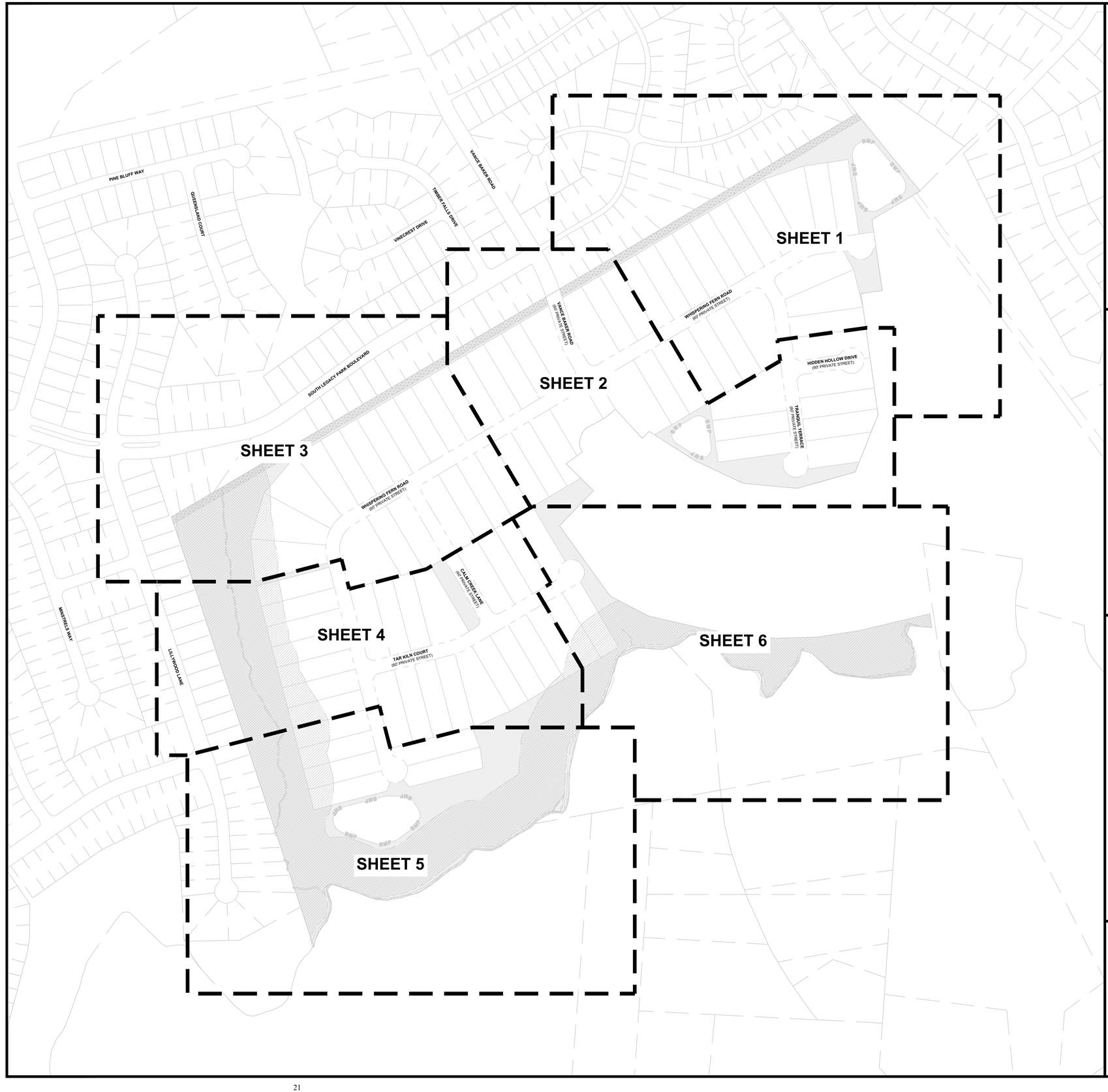
PRELIMINARY PLAT (COVER SHEET)

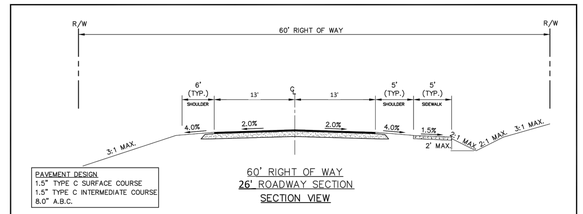
**WOODLAND POINTE**
LANCASTER COUNTY, SC
DAVID WEEKLEY HOMES

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

SHEET:
**COVER**

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

60' RIGHT OF WAY
26' ROADWAY SECTION
SECTION VIEW

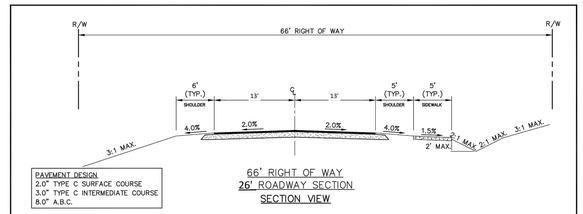
NOTES:
1. NORMAL CROWN OF 2% UNLESS OTHERWISE DIRECTED BY DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE THE GREATER AS SHOWN OR AS DETERMINED BY A CBR ANALYSIS.
3. SWALE SYSTEM DESIGNED TO CARRY AT LEAST THE 25 YEAR STORM.
4. VELOCITY WITHIN THE SWALE SHALL BE NON-EROSIVE.
5. DETAILED DRAINAGE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

Lancaster County, South Carolina

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

LOCAL STREET (RURAL)

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




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

66' RIGHT OF WAY
26' ROADWAY SECTION
SECTION VIEW

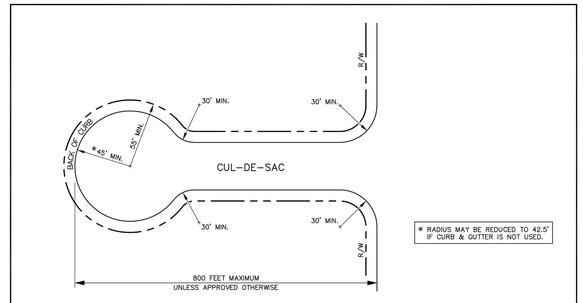
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Lancaster County, South Carolina

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

COLLECTOR (RURAL)

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




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

Lancaster County, South Carolina

| EFFECTIVE DATE | REVISIONS: | DETAIL No. |
|---|---|---|
| 11/26/2016 | 11/27/2017 | R11 |
| | | SHEET 1 OF 1 |

RESIDENTIAL CUL-DE-SAC DIMENSIONS

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

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

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

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

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1127
MATTHEW W. MANDL
02/16/2024

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |

PRELIMINARY PLAT (INDEX SHEET)

WOODLAND POINTE
LANCASTER COUNTY, SC
DAVID WEEKLEY HOMES

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

SHEET:
INDEX

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NORTH ORIENTED TO SC GRID

GRAPHIC SCALE

60' 0 30' 60' 120' 240'

( IN FEET )
1 inch = 60 ft.

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MATTHEW W. MANOLI

02/16/2024

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

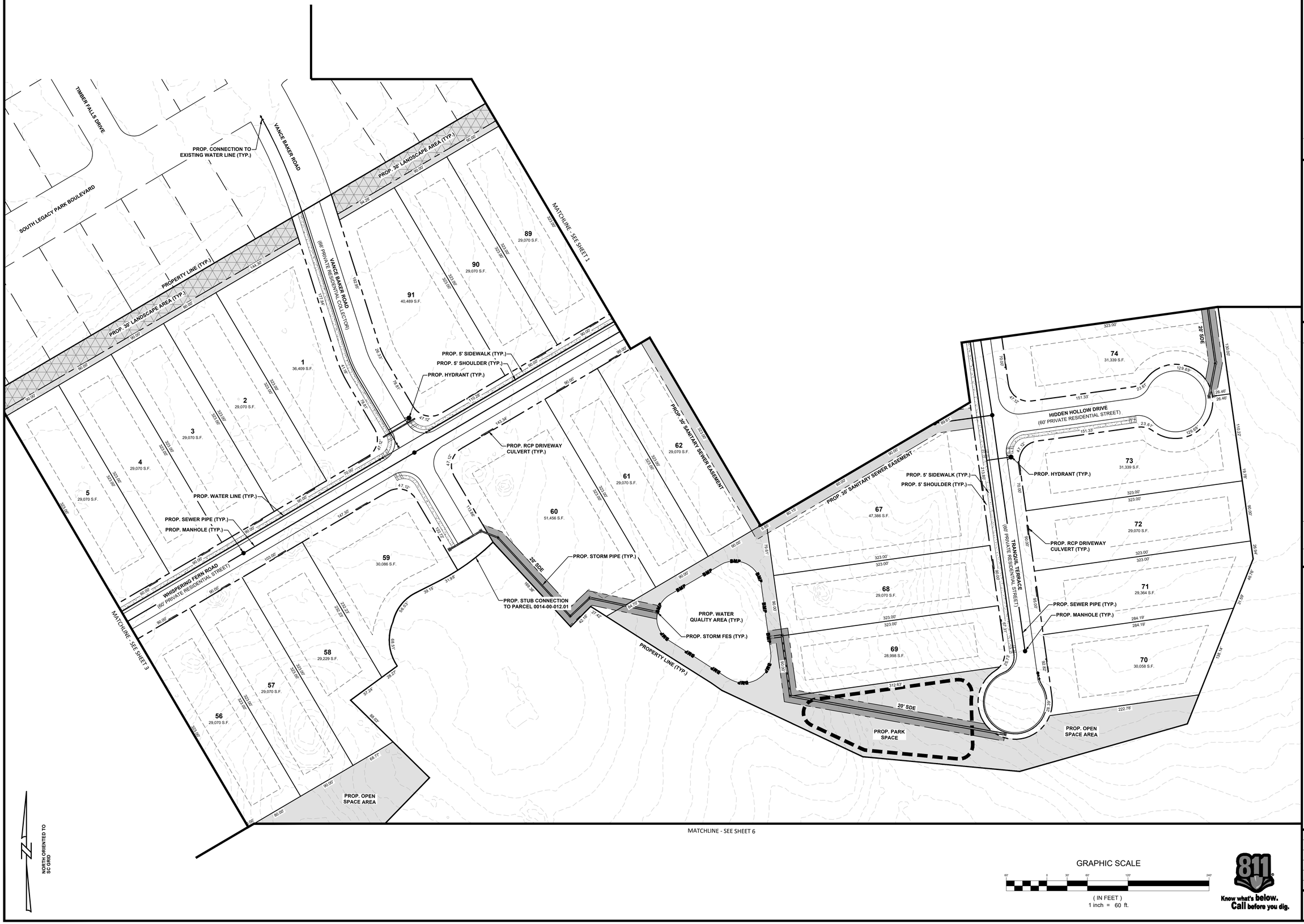
**WOODLAND POINTE**
LANCASTER COUNTY, SC

DAVID WEEKLEY HOMES

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

SHEET:
**1 OF 6**

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NORTH ORIENTED TO SC GRID

GRAPHIC SCALE

60' 0 30' 60' 120' 240'

( IN FEET )
1 inch = 60 ft.

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811

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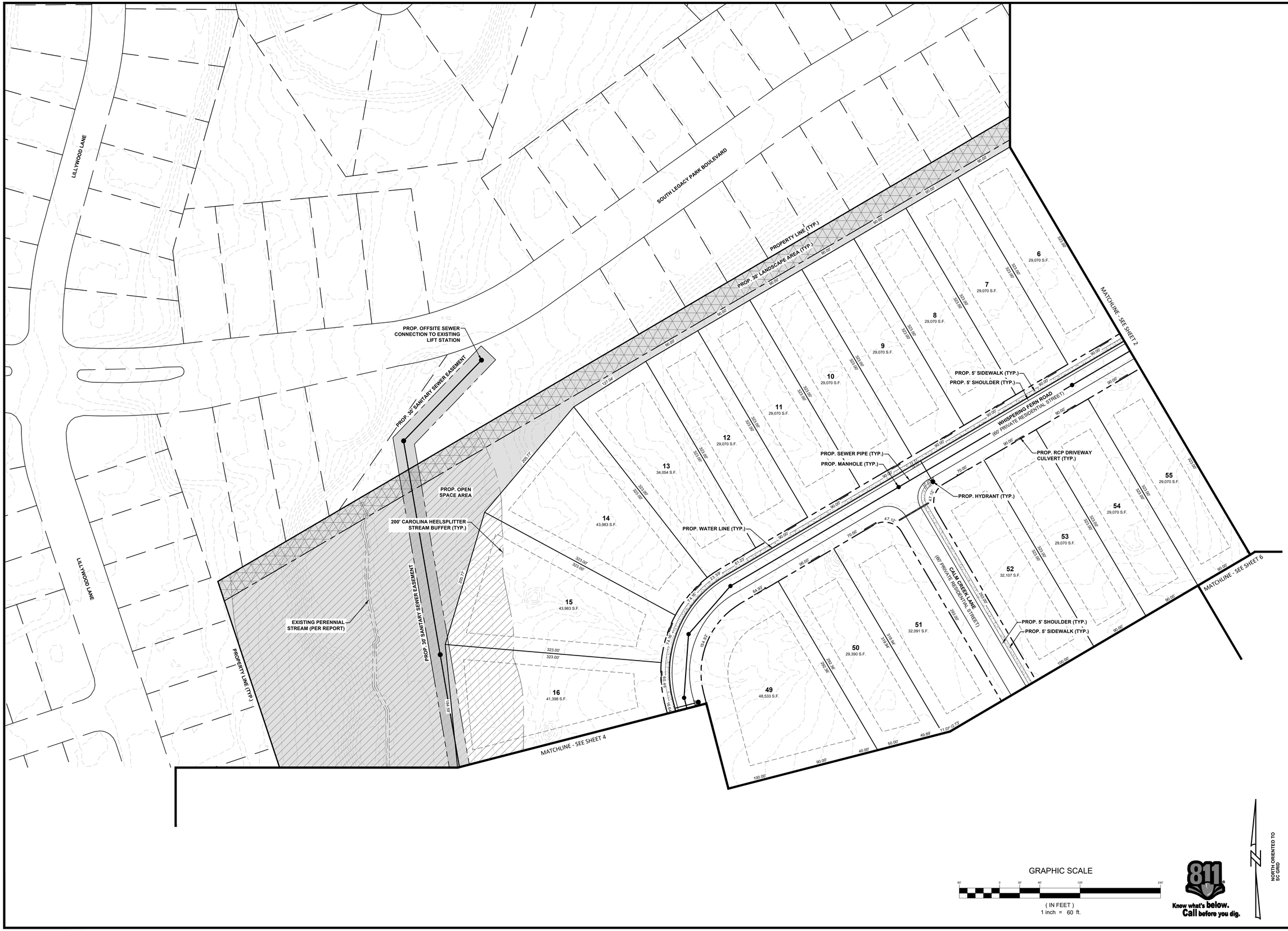
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PRELIMINARY PLAT (SHEET 2 OF 6)

**WOODLAND POINTE**
LANCASTER COUNTY, SC
DAVID WEEKLEY HOMES

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

SHEET:
**2 OF 6**




GRAPHIC SCALE

60' 0 30' 60' 120' 240'

( IN FEET )
1 inch = 60 ft.

Know what's below. Call before you dig.

NORTH ORIENTED TO SC GRID

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

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

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

02/16/2024

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |

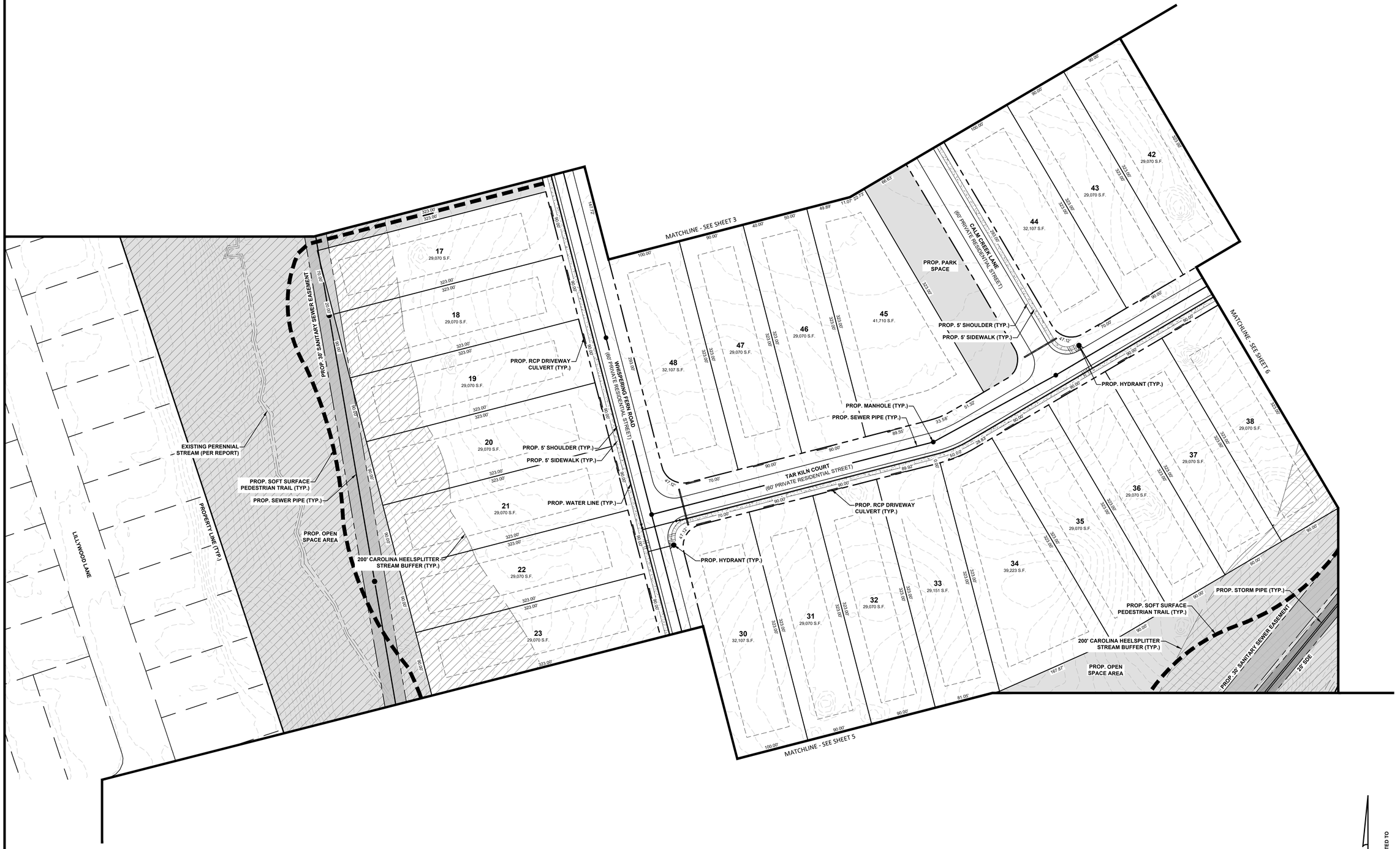
PRELIMINARY PLAT (SHEET 3 OF 6)

**WOODLAND POINTE**
LANCASTER COUNTY, SC
DAVID WEEKLEY HOMES

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

SHEET:
**3 OF 6**

U:\2023 Projects (L)\23-00729 - HHTF Lancaster (David Weekley)\Submittals Working Drawings\2024-01-XX_ 1st Preliminary Plat Submittal\Sheets\23-00729-SHEET3.dwg, Sheet 3, along




GRAPHIC SCALE

60' 0 30' 60' 120' 240'

( IN FEET )
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ESP ASSOCIATES, INC.
378–C

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

02/16/2024

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |

PRELIMINARY PLAT (SHEET 4 OF 6)

# WOODLAND POINTE

LANCASTER COUNTY, SC

DAVID WEEKLEY HOMES

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

SHEET: **4 OF 6**

U:\2023 Projects (L)\23-00729 - HHTF Lancaster (David Weekley)\Submittals Working Drawings\2024-01-XX_1st Preliminary Plat Submittal\Sheets\23-00729-SHEET3.dwg, Sheet 4, elong

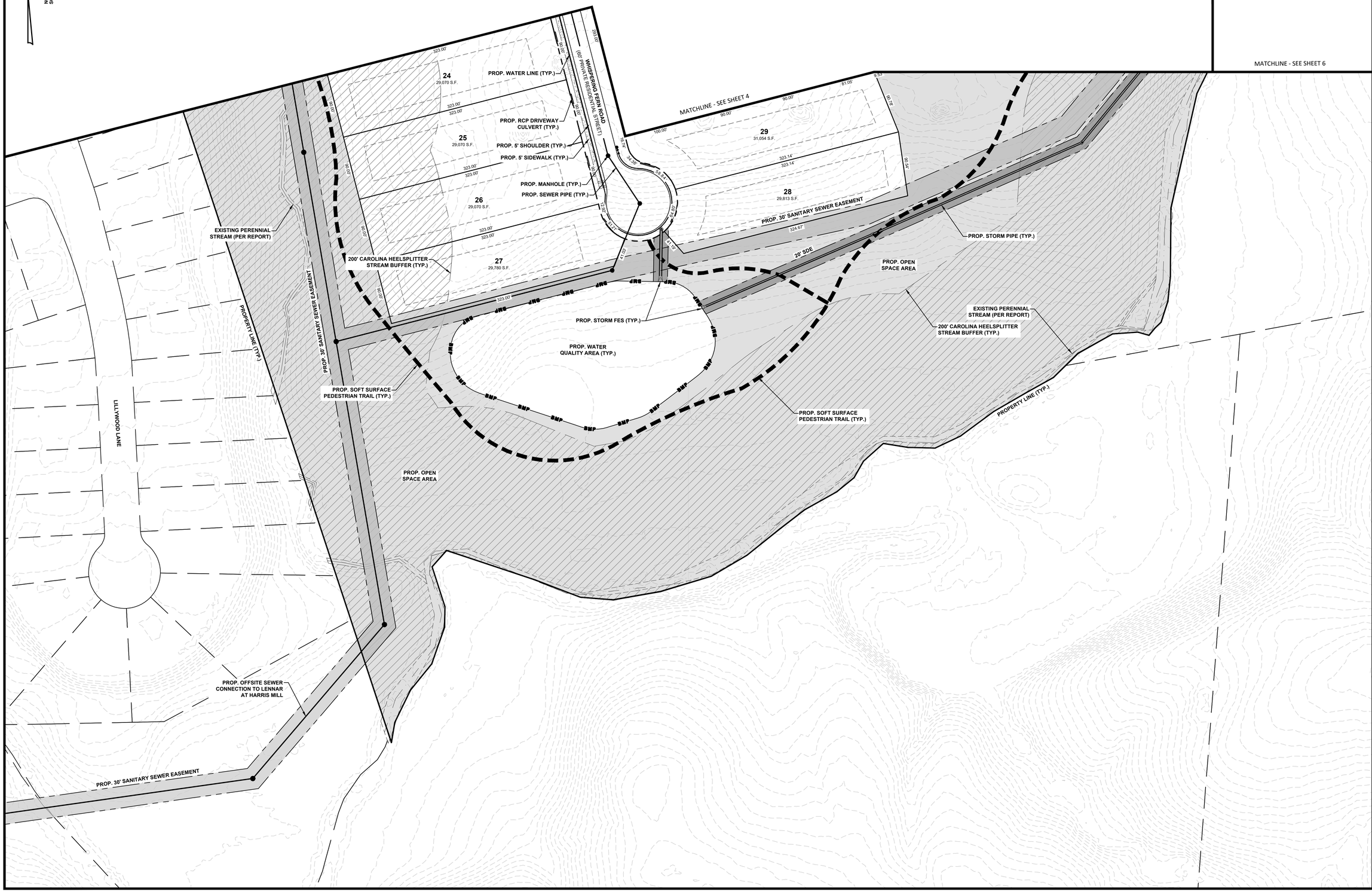
GRAPHIC SCALE

60' 0 30' 60' 120' 240'

( IN FEET )
1 inch = 60 ft.

NORTH ORIENTED TO SC GRID

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

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1127
MATTHEW W. MANOLI
02/16/2024

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |

PRELIMINARY PLAT (SHEET 5 OF 6)

**WOODLAND POINTE**
LANCASTER COUNTY, SC
DAVID WEEKLEY HOMES

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

SHEET:
**5 OF 6**

U:\2023 Projects (L)\23-00729 - IHITT Lancaster (David Weekley)\Submittals Working Drawings\2024-01-XX_1st Preliminary Plat Submittal\Sheets\23-00729-SHEETS.dwg, Sheet 5, along




NORTH ORIENTED TO SC GRID

GRAPHIC SCALE

60' 0 30' 60' 120' 240'

( IN FEET )
1 inch = 60 ft.

Know what's below. Call before you dig.

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

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

02/16/2024

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |

PRELIMINARY PLAT (SHEET 6 OF 6)

# WOODLAND POINTE

LANCASTER COUNTY, SC

DAVID WEEKLEY HOMES

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

SHEET:
**6 OF 6**

U:\2023 Projects (L)\23-00729 - HHTF Lancaster (David Weekley)\Submittals Working Drawings\2024-01-XX_1st Preliminary Plat Submittal\Sheets\23-00729-SHEET6.dwg, Sheet 6, elong

**Lancaster County**

**Tax Parcel ID: 0009-00-015.00**

***Petitioner Joinder Agreement***

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

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

By: _____
(Owner Signature)

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

South Carolina
County of Mecklenburg

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

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

(Official Seal)

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

Tammy L. Wood
*Official Signature of Notary*

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

My commission expires: Aug. 21, 2027

# Agenda Item Summary

Ordinance # / Resolution #: SD-2022-2122 Riverchase 2
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 4/4/2024

**Points to Consider:**

**ATTACHMENTS:**

| Description | Upload Date | Type |
|---|---|---|
| Application | 3/22/2024 | Exhibit |
| Preliminary Plat | 3/22/2024 | Exhibit |
| Location Map | 4/2/2024 | Exhibit |
| Recorded Deed | 4/2/2024 | Exhibit |

**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@rjoeharris.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: Jeff Webb Date: 3-11-24

Owner Signature: Jeff Webb 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.

LOT SETBACKS:
FRONT – *40' (SEE TYP. LOT DETAIL)
BACK – 25'
SIDES – 20'
CORNERS – 20'




* FRONT SETBACK SHALL BE SET MINIMUM OF 40 FT. AS MEASURED FROM THE RIGHT-OF-WAY AND SO LONG AS THE LOT WIDTH AT THE SETBACK IS EQUAL TO OR GREATER THAN 100 FT.

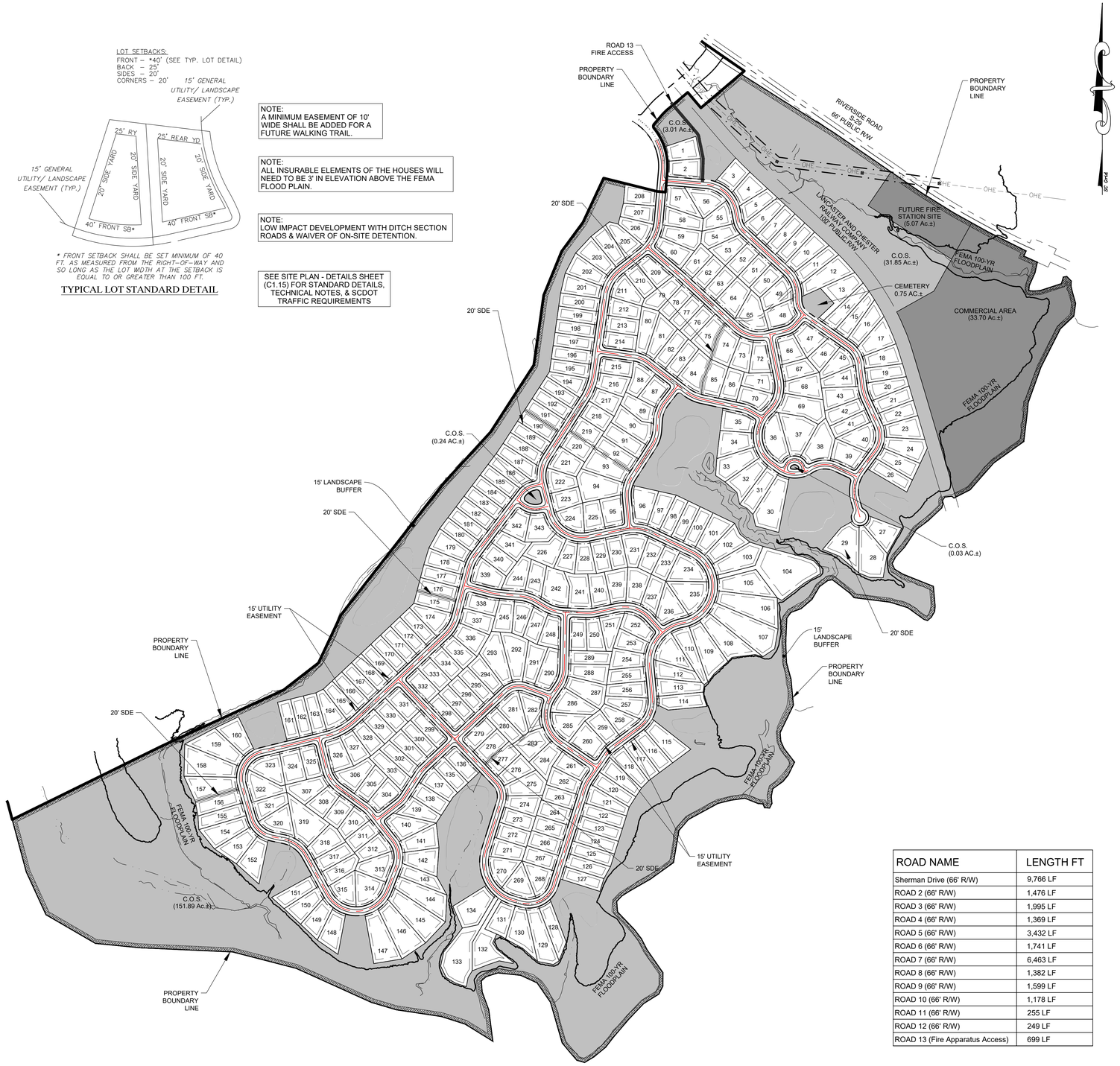
TYPICAL LOT STANDARD DETAIL

NOTE:
A MINIMUM EASEMENT OF 10' WIDE SHALL BE ADDED FOR A FUTURE WALKING TRAIL.

NOTE:
ALL INSURABLE ELEMENTS OF THE HOUSES WILL NEED TO BE 3' IN ELEVATION ABOVE THE FEMA FLOOD PLAIN.

NOTE:
LOW IMPACT DEVELOPMENT WITH DITCH SECTION ROADS & WAIVER OF ON-SITE DETENTION.

SEE SITE PLAN - DETAILS SHEET (C1.15) FOR STANDARD DETAILS, TECHNICAL NOTES, & SCDOT TRAFFIC REQUIREMENTS




| 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 |

GRAPHIC SCALE

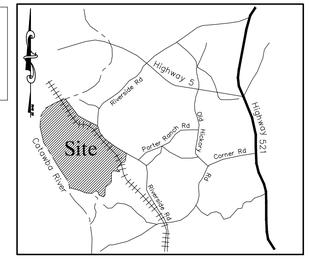
-400 0 200 400 800 1600

( IN FEET )
1 inch = 400 ft.

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 88. 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 | 34586.45 | 50 | 75694.60 | 99 | 30000.00 | 148 | 40537.82 | 197 | 30000.00 | 246 | 30786.54 | 295 | 30000.00 |
| 2 | 32947.11 | 51 | 30000.00 | 100 | 30927.17 | 149 | 35577.61 | 198 | 30000.00 | 247 | 30149.92 | 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 | 32619.86 | 53 | 33120.18 | 102 | 42300.13 | 151 | 35312.14 | 200 | 30000.00 | 249 | 31998.17 | 298 | 32865.87 |
| 5 | 32442.54 | 54 | 32105.62 | 103 | 49546.79 | 152 | 43849.59 | 201 | 36318.16 | 250 | 30901.72 | 299 | 33065.12 |
| 6 | 34343.97 | 55 | 31009.10 | 104 | 124100.16 | 153 | 40076.74 | 202 | 38317.55 | 251 | 33793.97 | 300 | 30000.00 |
| 7 | 32434.83 | 56 | 39773.25 | 105 | 55992.98 | 154 | 45864.03 | 203 | 38317.55 | 252 | 35691.40 | 301 | 32675.52 |
| 8 | 32454.76 | 57 | 38530.36 | 106 | 75316.69 | 155 | 36023.86 | 204 | 34860.81 | 253 | 30240.97 | 302 | 31193.12 |
| 9 | 32471.88 | 58 | 35554.92 | 107 | 89835.94 | 156 | 37724.51 | 205 | 34419.55 | 254 | 33250.49 | 303 | 37519.78 |
| 10 | 39320.88 | 59 | 38100.45 | 108 | 61643.79 | 157 | 51516.85 | 206 | 30079.67 | 255 | 31577.86 | 304 | 34760.43 |
| 11 | 34690.38 | 60 | 35279.00 | 109 | 58052.39 | 158 | 65842.34 | 207 | 30071.74 | 256 | 32955.30 | 305 | 32563.18 |
| 12 | 52021.33 | 61 | 30294.00 | 110 | 42368.59 | 159 | 55734.46 | 208 | 31231.11 | 257 | 36827.81 | 306 | 40462.10 |
| 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 | 32061.66 |
| 15 | 34629.01 | 64 | 43233.93 | 113 | 37090.64 | 162 | 30000.00 | 211 | 34684.99 | 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 | 42249.21 | 66 | 35848.65 | 115 | 46303.38 | 164 | 35952.92 | 213 | 30000.00 | 262 | 31021.74 | 311 | 30000.00 |
| 18 | 34122.44 | 67 | 31118.93 | 116 | 36814.45 | 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 | 31761.02 | 70 | 33050.25 | 119 | 35090.87 | 168 | 30000.00 | 217 | 30030.85 | 266 | 30000.00 | 315 | 35175.64 |
| 22 | 30698.90 | 71 | 30885.54 | 120 | 34027.73 | 169 | 30000.00 | 218 | 30753.83 | 267 | 30000.00 | 316 | 31907.36 |
| 23 | 38093.37 | 72 | 33845.73 | 121 | 35667.80 | 170 | 30000.00 | 219 | 30375.00 | 268 | 34331.15 | 317 | 31629.82 |
| 24 | 42393.48 | 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 | 39799.28 | 124 | 33000.00 | 173 | 30000.00 | 222 | 31084.73 | 271 | 31870.65 | 320 | 38485.57 |
| 27 | 38560.53 | 76 | 30250.00 | 125 | 33000.00 | 174 | 39089.61 | 223 | 30639.05 | 272 | 30000.00 | 321 | 31613.73 |
| 28 | 59848.27 | 77 | 30250.00 | 126 | 33000.00 | 175 | 30000.00 | 224 | 33693.70 | 273 | 30000.00 | 322 | 42099.96 |
| 29 | 56611.36 | 78 | 30250.00 | 127 | 31000.00 | 176 | 30000.00 | 225 | 30067.67 | 274 | 32360.78 | 323 | 41649.36 |
| 30 | 67104.33 | 79 | 30549.14 | 128 | 38555.08 | 177 | 30000.00 | 226 | 45681.26 | 275 | 41848.64 | 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 | 37895.92 | 228 | 30787.05 | 277 | 32500.00 | 326 | 35667.41 |
| 33 | 46085.77 | 82 | 32713.48 | 131 | 35045.04 | 180 | 30516.81 | 229 | 30000.00 | 278 | 32500.00 | 327 | 31265.64 |
| 34 | 41753.65 | 83 | 31615.29 | 132 | 58512.40 | 181 | 30000.00 | 230 | 30000.00 | 279 | 32365.87 | 328 | 30103.84 |
| 35 | 36927.63 | 84 | 45546.50 | 133 | 86632.74 | 182 | 30000.00 | 231 | 36743.77 | 280 | 31466.46 | 329 | 30000.00 |
| 36 | 51169.37 | 85 | 37901.14 | 134 | 54667.46 | 183 | 30000.00 | 232 | 31954.88 | 281 | 41608.05 | 330 | 30000.00 |
| 37 | 58445.01 | 86 | 31119.93 | 135 | 30250.00 | 184 | 30000.00 | 233 | 30000.00 | 282 | 37685.69 | 331 | 33406.17 |
| 38 | 51847.09 | 87 | 32705.03 | 136 | 32865.87 | 185 | 30011.06 | 234 | 46064.67 | 283 | 39614.59 | 332 | 32365.87 |
| 39 | 39161.73 | 88 | 32193.78 | 137 | 33951.00 | 186 | 31820.12 | 235 | 51023.88 | 284 | 35009.76 | 333 | 30000.00 |
| 40 | 36751.70 | 89 | 33430.44 | 138 | 33000.00 | 187 | 35829.71 | 236 | 42429.21 | 285 | 40649.44 | 334 | 30000.00 |
| 41 | 30000.00 | 90 | 45378.26 | 139 | 34478.92 | 188 | 30409.03 | 237 | 33199.18 | 286 | 43477.04 | 335 | 32331.92 |
| 42 | 32337.01 | 91 | 39006.17 | 140 | 42001.66 | 189 | 30000.00 | 238 | 38792.68 | 287 | 43833.56 | 336 | 36350.66 |
| 43 | 36063.63 | 92 | 35750.00 | 141 | 38805.47 | 190 | 30000.00 | 239 | 36808.59 | 288 | 36990.63 | 337 | 32783.74 |
| 44 | 31292.11 | 93 | 46716.60 | 142 | 39762.25 | 191 | 30000.00 | 240 | 34507.31 | 289 | 31530.04 | 338 | 32588.09 |
| 45 | 31978.25 | 94 | 58208.11 | 143 | 33552.39 | 192 | 30000.00 | 241 | 42814.88 | 290 | 41080.21 | 339 | 40713.94 |
| 46 | 30257.76 | 95 | 36602.16 | 144 | 59201.91 | 193 | 30000.00 | 242 | 50215.75 | 291 | 37473.44 | 340 | 33750.00 |
| 47 | 37590.36 | 96 | 43870.17 | 145 | 69411.02 | 194 | 30099.11 | 243 | 31160.01 | 292 | 50829.53 | 341 | 34686.87 |
| 48 | 36878.27 | 97 | 32420.27 | 146 | 66419.68 | 195 | 30398.05 | 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 |

# 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

| DATE | ISSUED FOR | REV |
|---|---|---|
| 02/282024 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |

PUPS PALMETTO UTILITY PROTECTION SERVICES INC
811 Know what's below. Call before you dig.

Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

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

www.rjoeharris.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.

Corporate Seal: SOUTH CAROLINA R. JOE HARRIS & ASSOCIATES, INC. No. C02262 CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA PROFESSIONAL ENGINEER No. 29007 CHRISTOPHER R. BRIDGES

02/28/24

| | |
|---|---|
| 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

| | |
|---|---|
| Project No.: 4854 | Drawing No.: C1.00 |
| DWG File Name: RiverChase Section 2_Site Overall | |

PROPERTY BOUNDARY LINE

ROAD 13 FIRE ACCESS

15' UTILITY EASEMENT

20' SDE

GRAPHIC SCALE

-60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

MAP KEY

C.O.S.
(3.33 Ac.±)

C.O.S.
(70.62 Ac.±)

Drive ( 66' R/W )

PROPERTY BOUNDARY LINE

15' LANDSCAPE BUFFER

C.O.S.
(151.89 Ac.±)

CMETERY
0.75 AC.±

ROAD 5 ( 66' R

Road 2 (66' R/W)

| DATE | ISSUED FOR | REV |
|---|---|---|
| 02/282024 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |

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Corporate Seal

SOUTH CAROLINA
R. JOE HARRIS & ASSOCIATES, INC. No. C02262
CERTIFICATE OF AUTHORIZATION

Engineer's Seal

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 29007
CHRISTOPHER R. BRIDGES
02/28/24

| 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

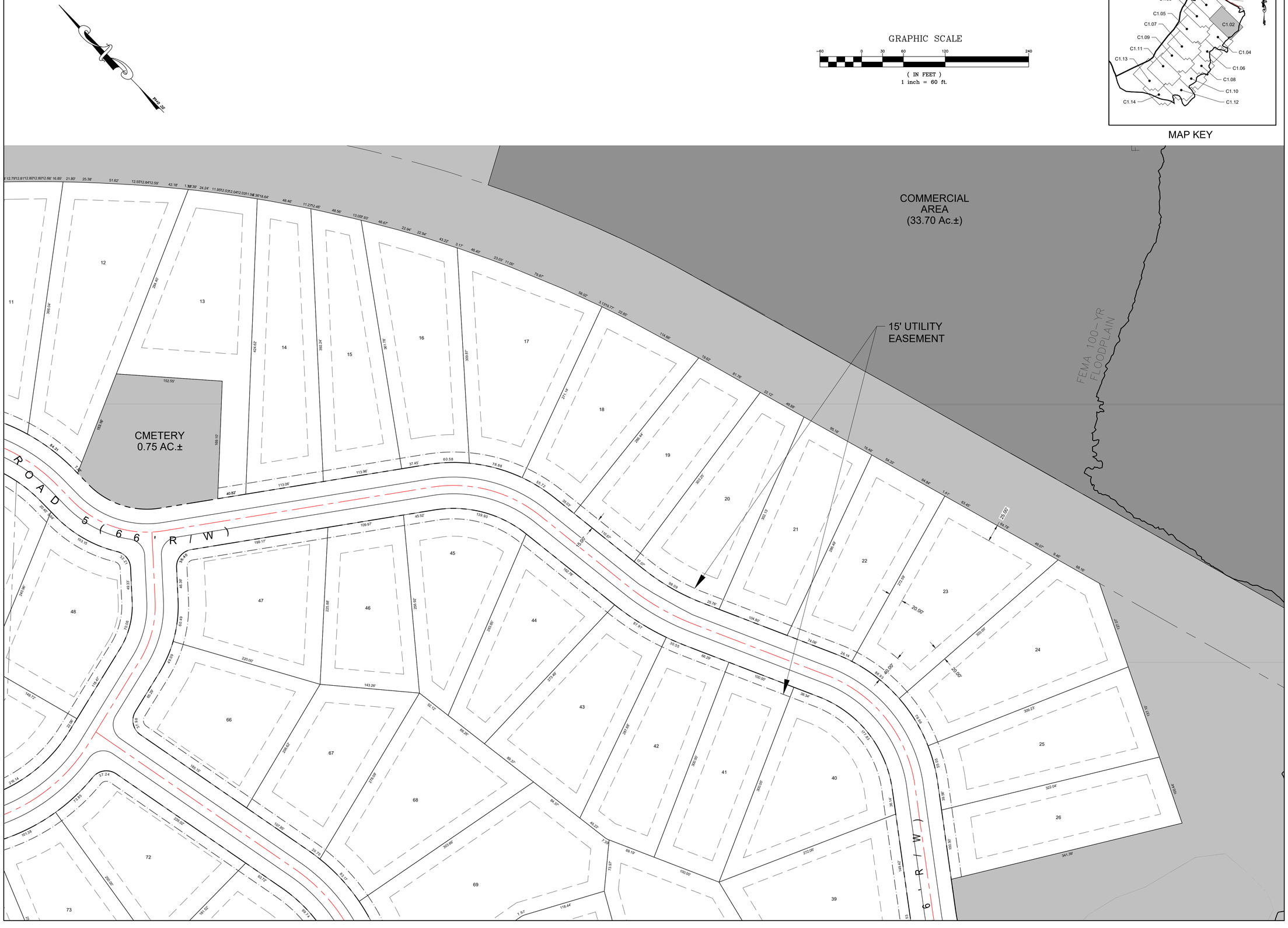
Project:

Riverchase Section 2
Preliminary Plat

Drawing Title:

Site Plan -1

| Project No. | Drawing No. |
|---|---|
| 4854 | C1.01 |
| DWG File Name: RiverChase Section 2_Site Overall | |




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PUPS PALMETTO UTILITY PROTECTION SERVICES INC
811 Know what's below. Call before you dig.

Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

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

www.rjoeharris.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.

Corporate Seal

SOUTH CAROLINA
R. JOE HARRIS & ASSOCIATES, INC. No. C02262
CERTIFICATE OF AUTHORIZATION

Engineer's Seal

SOUTH CAROLINA PROFESSIONAL ENGINEER CHRISTOPHER R. PRICE No. 29007
02/28/24

| 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

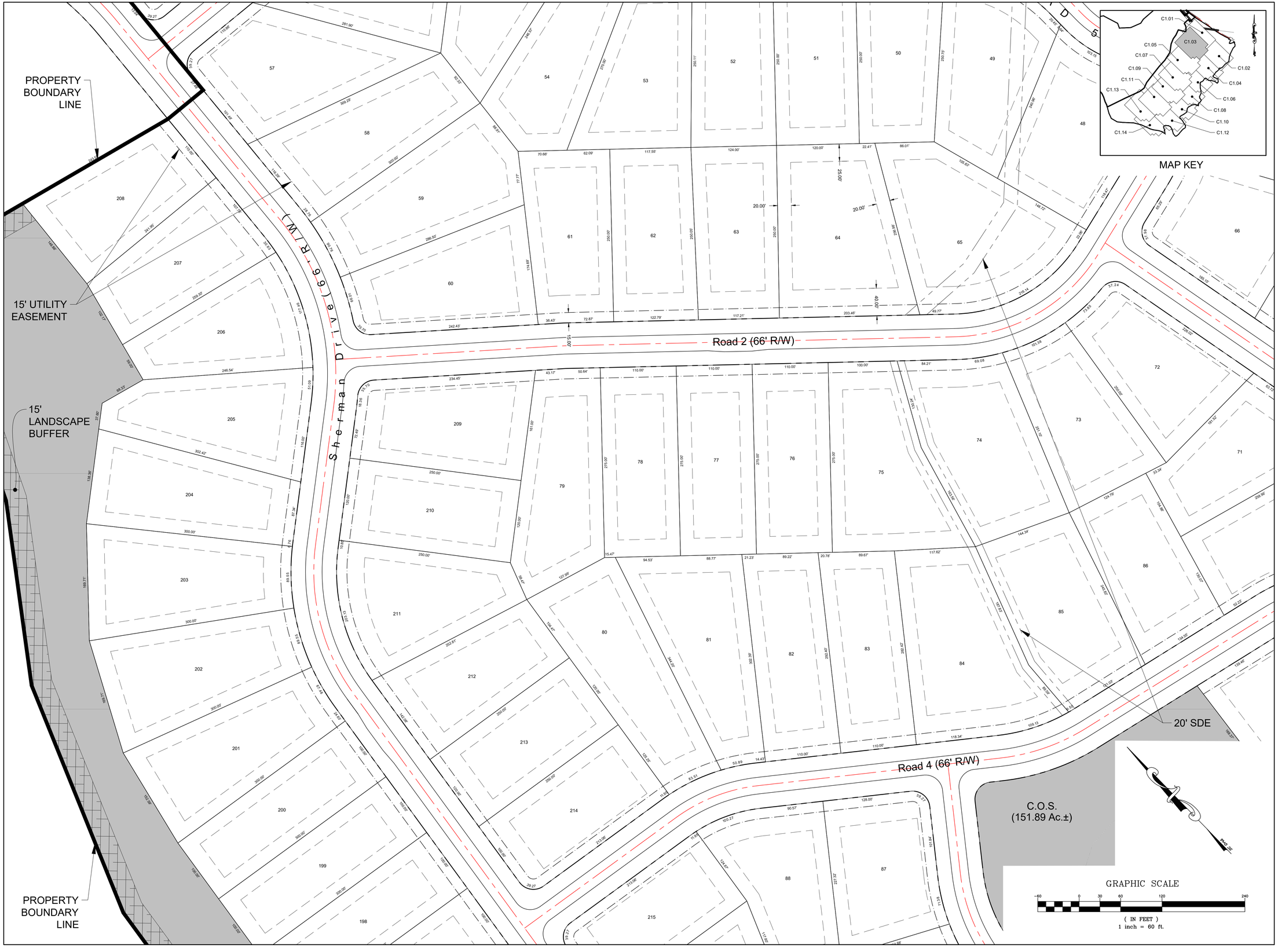
Project:

Riverchase Section 2
Preliminary Plat

Drawing Title:

Site Plan -2

| Project No. | Drawing No. |
|---|---|
| 4854 | C1.02 |
| DWG File Name: RiverChase Section 2_Site Overall | |




34

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Corporate Seal

SOUTH CAROLINA R. JOE HARRIS & ASSOCIATES, INC. No. C02262 CERTIFICATE OF AUTHORIZATION

Engineer's Seal

SOUTH CAROLINA PROFESSIONAL ENGINEER CHRISTOPHER R. BRIDGES No. 29007

02/28/24

| | |
|---|---|
| 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

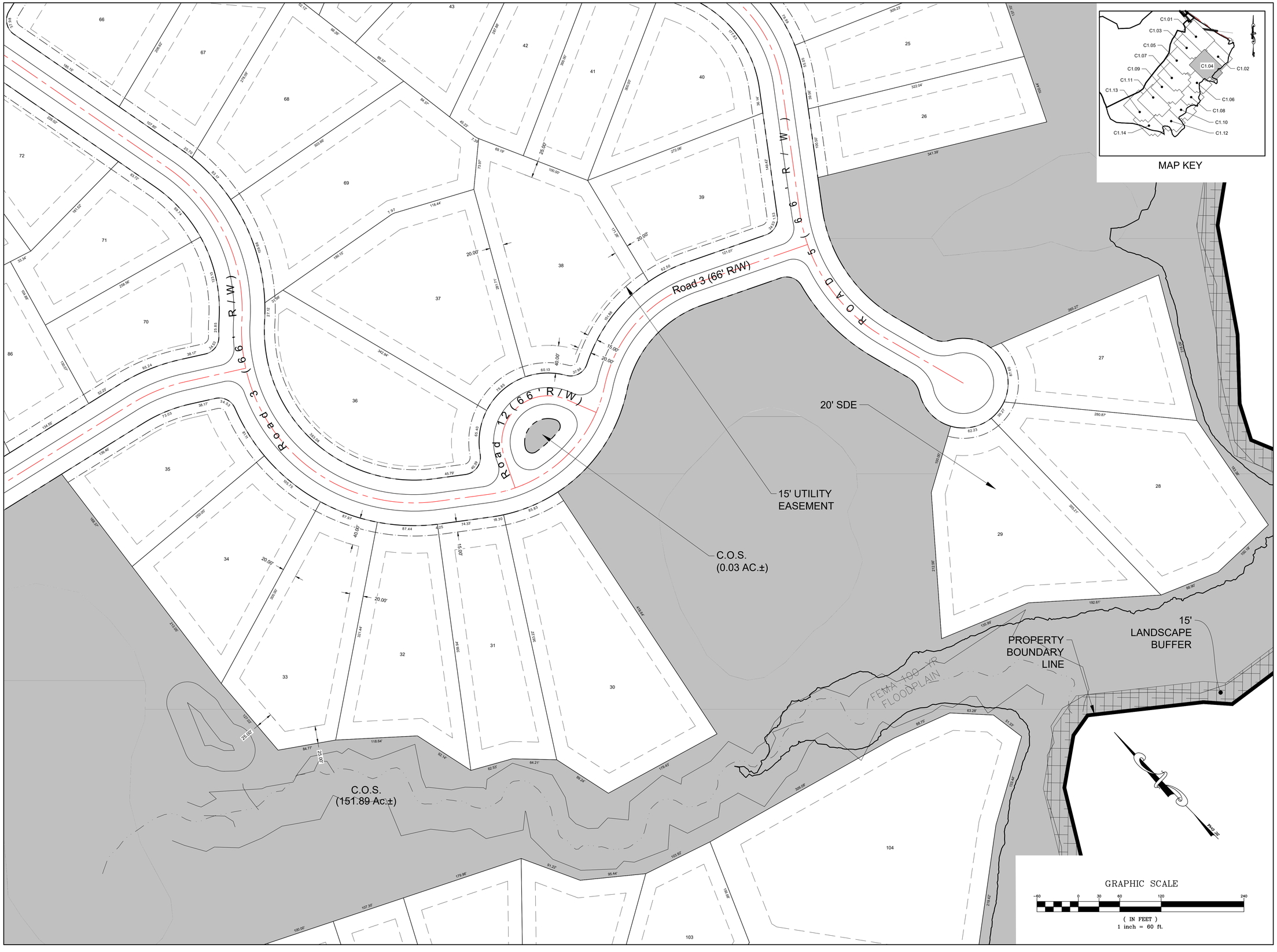
Project:

Riverchase Section 2
Preliminary Plat

Drawing Title:

Site Plan - 3

| | |
|---|---|
| Project No.: 4854 | Drawing No.: C1.03 |
| DWG File Name: RiverChase Section 2_Site Overall | |




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Corporate Seal: SOUTH CAROLINA R. JOE HARRIS & ASSOCIATES, INC. No. C02262 CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA PROFESSIONAL ENGINEER CHRISTOPHER R. BRIDGES No. 29007 02/28/24

| 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 - 4

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

Road 4 (66' R/W)

SHERMAN DRIVE (66' R/W)

Road 10 (66' R/W)

Sherman Drive (66' R/W)

15' UTILITY EASEMENT

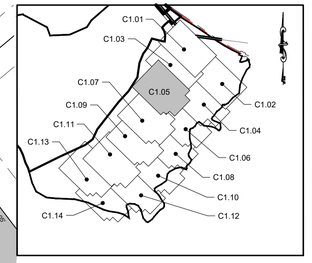
20' SDE

PROPERTY BOUNDARY LINE

15' LANDSCAPE BUFFER

C.O.S.
(151.89 Ac.±)

MAP KEY




GRAPHIC SCALE

-60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

| DATE | ISSUED FOR | REV |
|---|---|---|
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Corporate Seal

SOUTH CAROLINA
R. JOE HARRIS & ASSOCIATES, INC. No. C02262
CERTIFICATE OF AUTHORIZATION

Engineer's Seal

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. BRIDGES
No. 29007
02/28/24

| | |
|---|---|
| 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

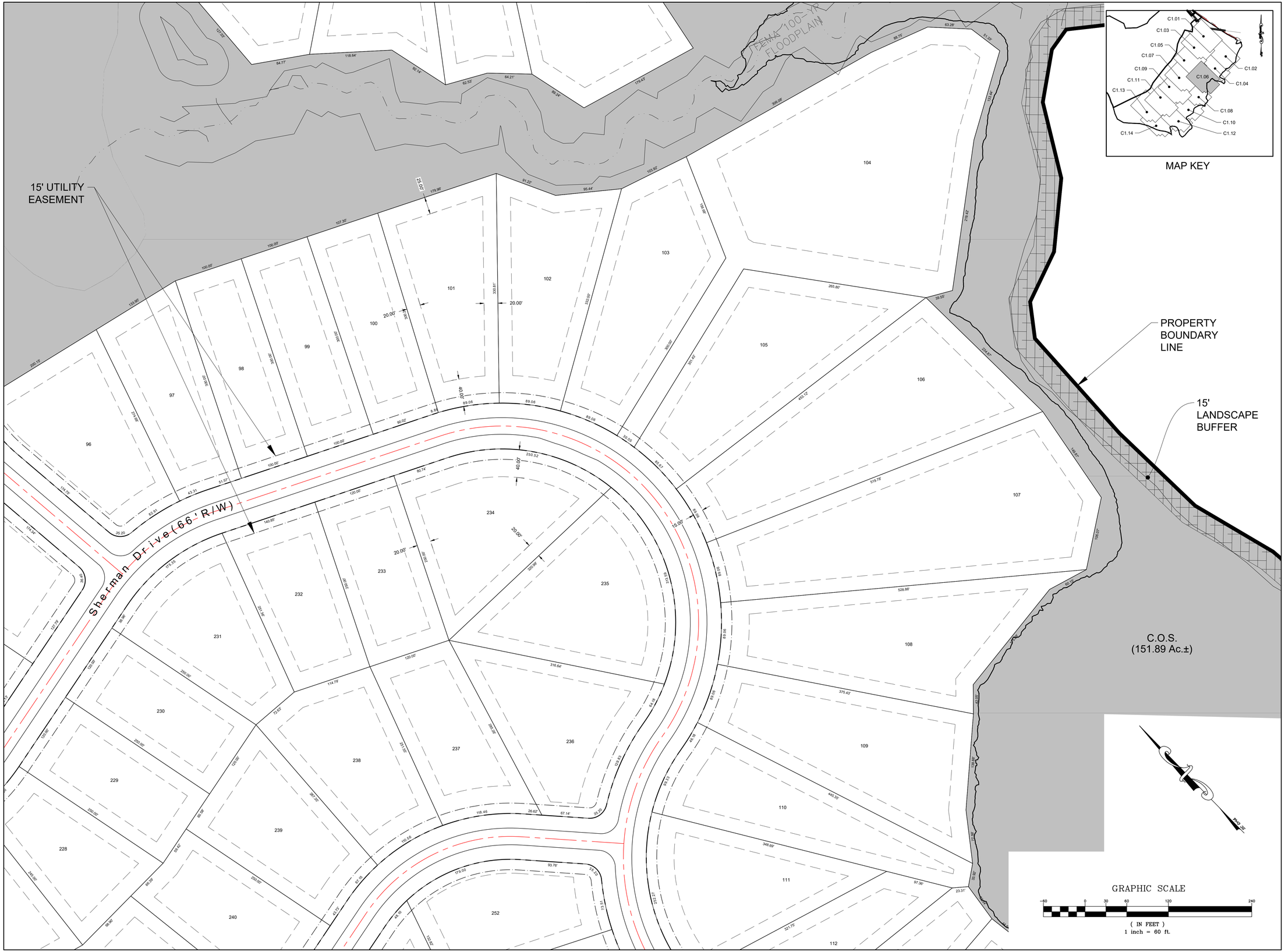
Project:

Riverchase Section 2
Preliminary Plat

Drawing Title:

Site Plan - 5

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




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Corporate Seal: SOUTH CAROLINA, R. JOE HARRIS & ASSOCIATES, INC., No. C02262, CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA, REGISTERED PROFESSIONAL ENGINEER, No. 29007, CHRISTOPHER R. BRIDGES, 02/28/24

| | |
|---|---|
| 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 - 6

| Project No. | Drawing No. |
|---|---|
| 4854 | C1.06 |
| DWG File Name: RiverChase Section 2_Site Overall | |

C.O.S.
(0.24 Ac.±)

Road 11 (66' R/W)

Road 7 (66' R/W)

Road 9 (66' R/W)

15' UTILITY EASEMENT

15' LANDSCAPE BUFFER

20' SDE

PROPERTY BOUNDARY LINE

C.O.S.
(151.89 Ac.±)

MAP KEY

C1.01
C1.02
C1.03
C1.04
C1.05
C1.06
C1.07
C1.08
C1.09
C1.10
C1.11
C1.12
C1.13
C1.14

GRAPHIC SCALE

−60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

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|---|---|---|
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Corporate Seal: SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. No. C02262 — CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER R. BRIDGES — No. 29007

02/28/24

| | |
|---|---|
| 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 - 7

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

15' UTILITY EASEMENT

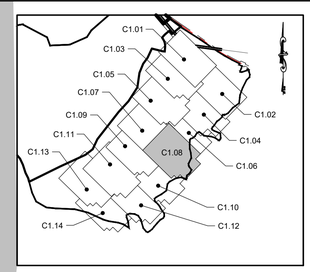
C.O.S.
(151.89 Ac.±)

Road 9 (66' R/W)

Sherman Drive (66' R/W)

FEMA 100-YR FLOODPLAIN

MAP KEY




GRAPHIC SCALE

−60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

| DATE | ISSUED FOR | REV |
|---|---|---|
| 02/282024 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |

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Engineer:

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www.rjoeharris.com

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Corporate Seal: SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. — No. C02262 — CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER R. BRIDGES — No. 29007 — 02/26/24

| | |
|---|---|
| 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

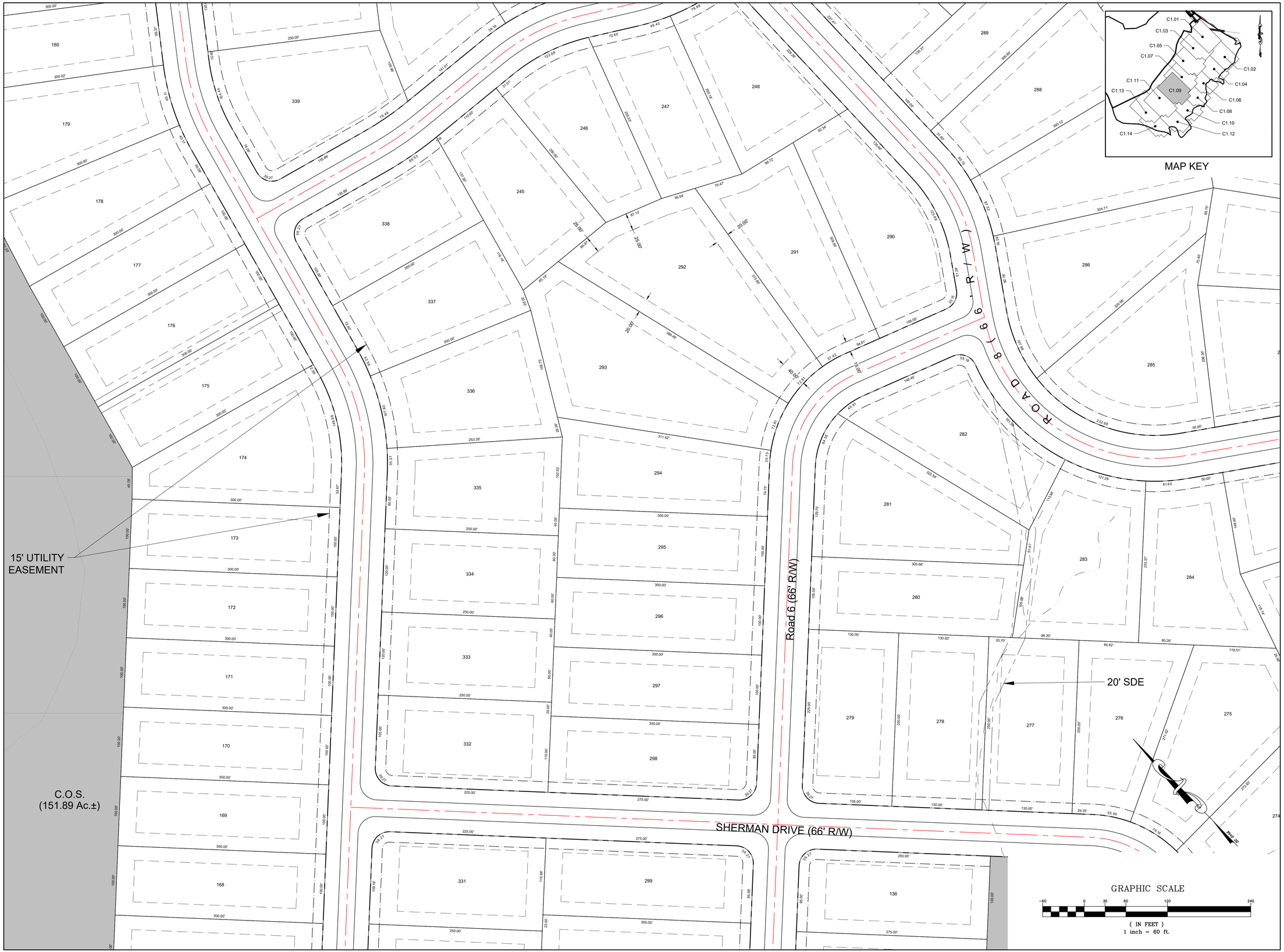
Project:

Riverchase Section 2
Preliminary Plat

Drawing Title:

Site Plan - 8

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




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Corporate Seal: SOUTH CAROLINA R. JOE HARRIS & ASSOCIATES, INC. No. C02262 CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER CHRISTOPHER R. BRIDGES No. 29007 02/28/24

| 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 - 9

| Project No. | Drawing No. |
|---|---|
| 4854 | C1.09 |
| DWG File Name: RiverChase Section 2_Site Overall | |

15' UTILITY EASEMENT

C.O.S.
(151.89 Ac.±)

15' LANDSCAPE BUFFER

PROPERTY BOUNDARY LINE

FEMA 100-YR FLOODPLAIN

20' SDE

ROAD 8 ( 69 - R / W )

MAP KEY

C1.01 C1.02 C1.03 C1.04 C1.05 C1.06 C1.07 C1.08 C1.09 C1.10 C1.11 C1.12 C1.13 C1.14

GRAPHIC SCALE

-60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

| DATE | ISSUED FOR | REV |
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| 02/282024 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |

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Corporate Seal

SOUTH CAROLINA R. JOE HARRIS & ASSOCIATES, INC. No. C02262 CERTIFICATE OF AUTHORIZATION

Engineer's Seal

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 29007 CHRISTOPHER R. BRIDGES

02/28/24

| | |
|---|---|
| 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

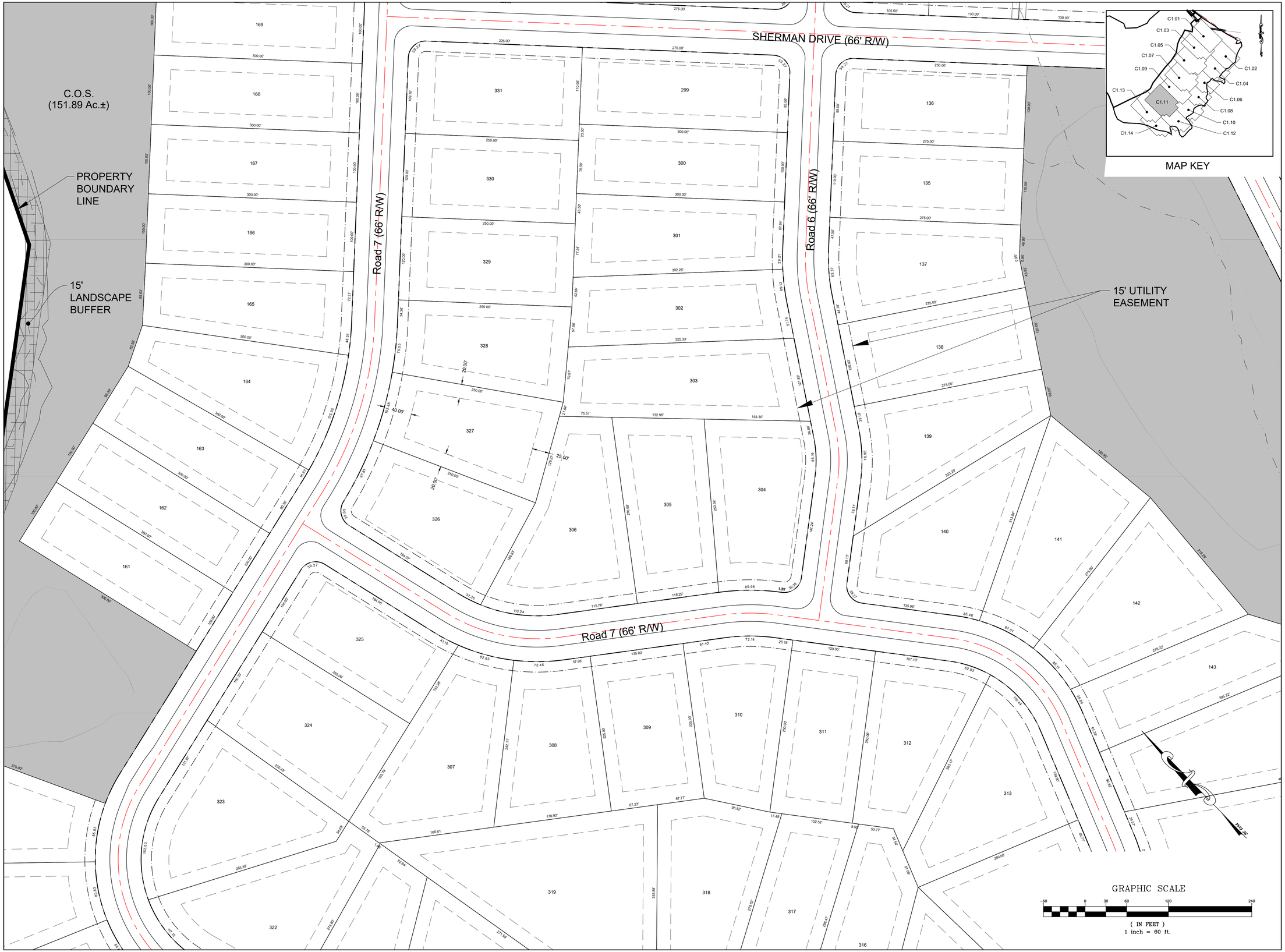
Project:

Riverchase Section 2
Preliminary Plat

Drawing Title:

Site Plan - 10

| Project No. | Drawing No. |
|---|---|
| 4854 | C1.10 |
| DWG File Name: RiverChase Section 2_Site Overall | |




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| 02/282024 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |

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Engineering • Land Surveying • Planning
Management

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www.rjoeharris.com

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Corporate Seal

SOUTH CAROLINA
R. JOE HARRIS & ASSOCIATES, INC. No. C02262
CERTIFICATE OF AUTHORIZATION

Engineer's Seal

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. BRIDGES
No. 29007
02/28/24

| 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 - 11

| Project No. | Drawing No. |
|---|---|
| 4854 | C1.11 |
| DWG File Name: RiverChase Section 2_Site Overall | |







MAP KEY

| DATE | ISSUED FOR | REV |
|---|---|---|
| 02/282024 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |

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Corporate Seal

SOUTH CAROLINA
R. JOE HARRIS & ASSOCIATES, INC.
No. C02262
CERTIFICATE OF AUTHORIZATION

Engineer's Seal

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 29007
CHRISTOPHER R. BRIDGES
02/28/24

| 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 - 12

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

PROPERTY BOUNDARY LINE

15' LANDSCAPE BUFFER

Road 7 (66' R/W)

Road 7 ( 66' R/W )

15' UTILITY EASEMENT

20' SDE

FEMA 100-YR FLOODPLAIN

C.O.S.
(151.89 Ac.±)

MAP KEY

C1.01
C1.02
C1.03
C1.04
C1.05
C1.06
C1.07
C1.08
C1.09
C1.10
C1.11
C1.12
C1.13
C1.14

GRAPHIC SCALE

-60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

| DATE | ISSUED FOR | REV |
|---|---|---|
| 02/282024 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |

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Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

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

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Corporate Seal

SOUTH CAROLINA
R. JOE HARRIS & ASSOCIATES, INC.
No. C02262
CERTIFICATE OF AUTHORIZATION

Engineer's Seal

SOUTH CAROLINA
LICENSED
PROFESSIONAL ENGINEER
No. 29007
CHRISTOPHER R. BRIDGES

02/28/24

| | |
|---|---|
| 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

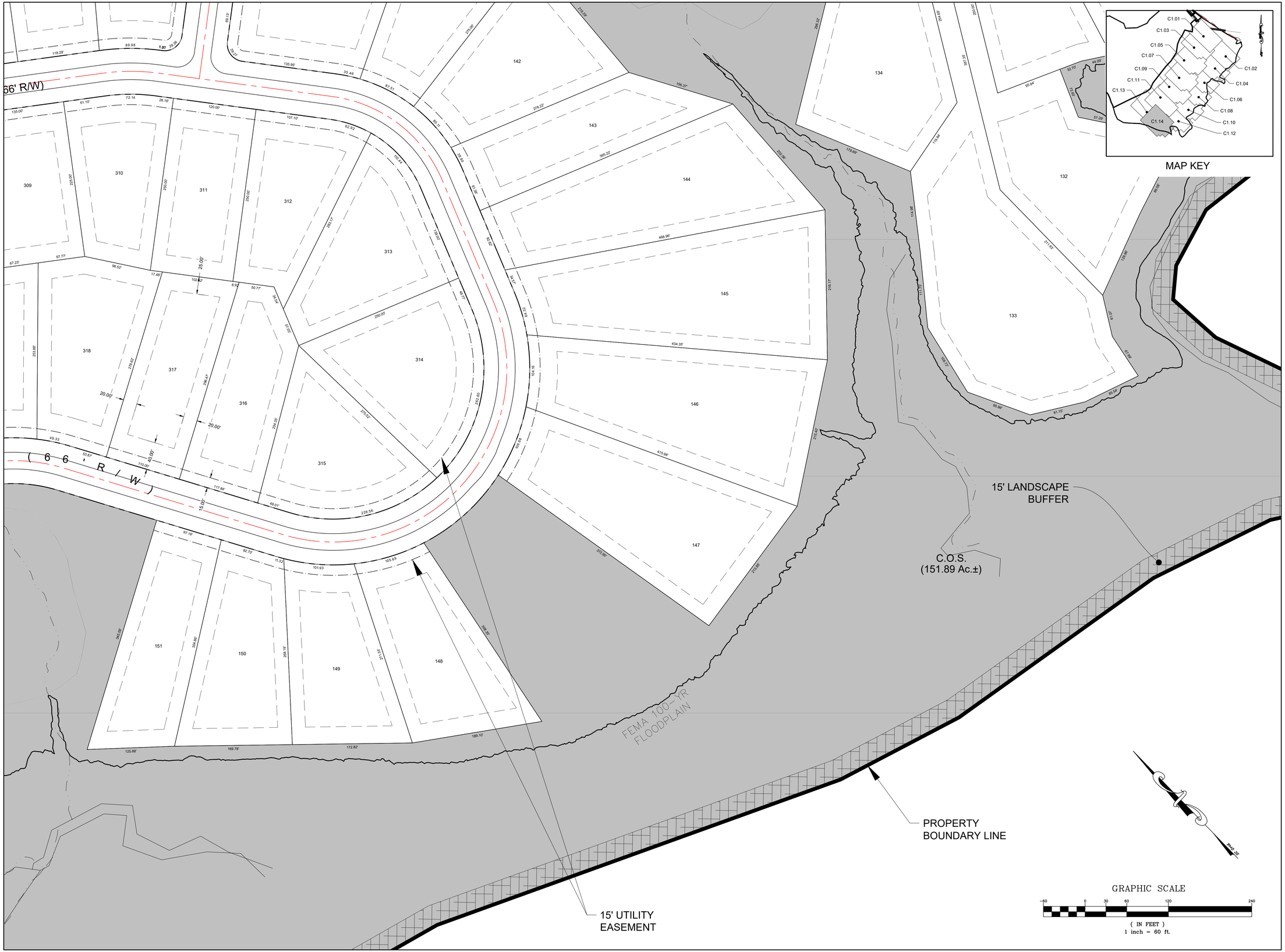
Project:

Riverchase Section 2
Preliminary Plat

Drawing Title:

Site Plan - 13

| Project No. | Drawing No. |
|---|---|
| 4854 | C1.13 |
| DWG File Name: RiverChase Section 2_Site Overall | |




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Engineer:

RJH

R. Joe Harris & Associates, Inc.

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

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Corporate Seal: SOUTH CAROLINA, R. JOE HARRIS & ASSOCIATES, INC. No. C02262, CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA, REGISTERED PROFESSIONAL ENGINEER, CHRISTOPHER R. BRIDGES, No. 29007

02/28/24

| | |
|---|---|
| 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

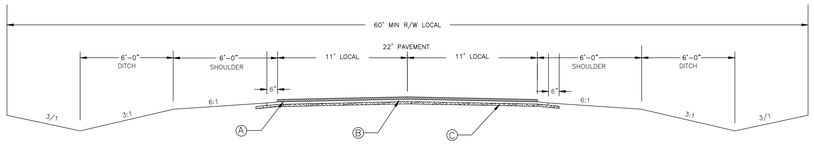
Project:

Riverchase Section 2
Preliminary Plat

Drawing Title:

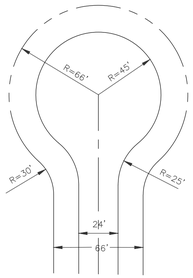
Site Plan - 14

| Project No. | Drawing No. |
|---|---|
| 4854 | C1.14 |
| DWG File Name: RiverChase Section 2_Site Overall | |

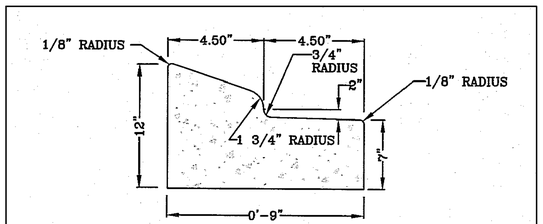



RESIDENTIAL STREET STANDARDS

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.

## DEVELOPMENT STANDARDS & NOTES:

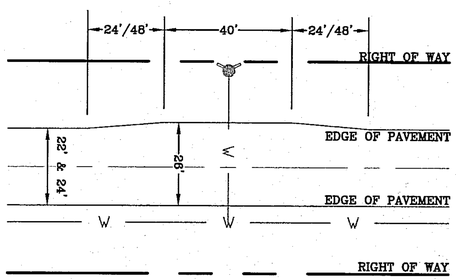
ZONING:
1. PROPERTY IS ZONED LOW DENSITY RESIDENTIAL (LDR) BUT IS BEING DEVELOPED AS R-30 PER THE DEVELOPMENT AGREEMENT.

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 LCWSD.
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.
3. 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.
4. FIRE HYDRANTS MUST BE IN PLACE AND ACCESSIBLE PRIOR TO VERTICAL CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
5. ACCESS TO THE SITE DURING CONSTRUCTION MUST BE ESTABLISHED AND MAINTAINED THROUGHOUT THE PROJECT FOR EMERGENCY SERVICES.
6. 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.

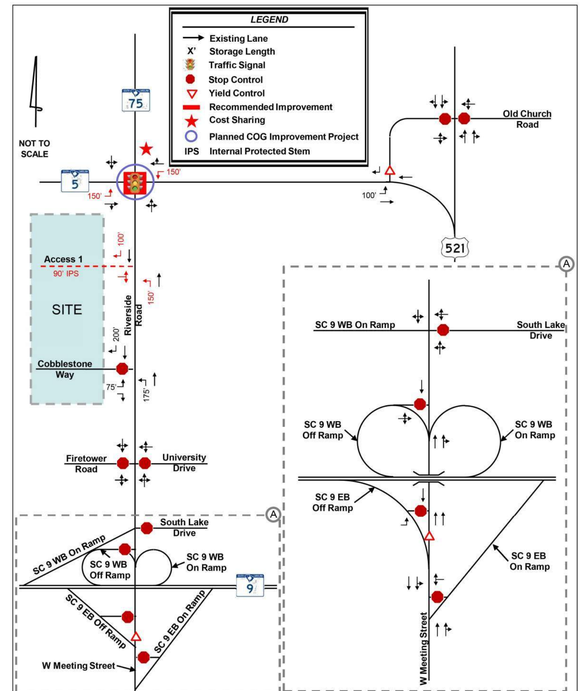



*PAVEMENT SECTIONS AT INLINE FIRE HYDRANT*

## 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 an 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.




Kimley»Horn | Riverchase Estates Traffic Impact Analysis | Recommended Roadway Laneage | Figure 8.1

| DATE | ISSUED FOR | REV |
|---|---|---|
| 02/282024 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |

PUPS PALMETTO UTILITY PROTECTION SERVICES INC — 811 Know what's below. Call before you dig.

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RJH

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

Project:
Riverchase Section 2
Preliminary Plat

Drawing Title:
Site Plan - Details

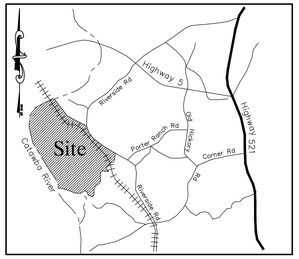
| Project No. | Drawing No. |
|---|---|
| 4854 | C1.15 |
| DWG File Name: RiverChase Section 2_Site Overall | |




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 88. CONTACT R. JOE HARRIS & ASSOCIATES, INC. FOR BENCHMARKS AND CONTROL INFORMATION.




VICINITY MAP - 1" = 1 Mile

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 67.46 | 440.06 | 8.78 | N45° 14' 43"E | 67.40 |
| C2 | 34.80 | 25.00 | 79.76 | N0° 58' 27"E | 32.06 |
| C3 | 345.71 | 453.00 | 43.73 | N17° 02' 29"W | 337.38 |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L178 | 270.19 | N36° 19' 58.54"E |
| L179 | 366.39 | N25° 02' 53.29"E |
| L180 | 410.29 | S76° 00' 00.00"E |
| L181 | 66.00 | S85° 10' 42.64"E |
| L182 | 156.51 | N4° 49' 17.36"E |
| L185 | 85.89 | N40° 51' 09.86"E |
| L187 | 194.01 | N49° 38' 13.62"E |
| L188 | 152.74 | S40° 18' 56.57"E |
| L189 | 393.35 | N49° 38' 30.19"E |
| L193 | 299.14 | S60° 53' 40.21"E |
| L194 | 321.12 | S63° 19' 25.06"E |
| L195 | 41.94 | S24° 22' 56.90"W |
| L196 | 111.86 | S65° 37' 03.10"E |
| L197 | 80.32 | S12° 45' 30.85"W |
| L198 | 107.71 | S23° 52' 45.74"W |
| L199 | 35.94 | S4° 02' 38.99"W |
| L200 | 32.33 | S83° 33' 25.38"E |
| L201 | 52.18 | N86° 21' 04.88"E |
| L202 | 168.55 | N71° 52' 50.93"E |
| L203 | 51.66 | N16° 26' 19.09"E |
| L204 | 26.04 | N80° 34' 06.32"E |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L205 | 47.82 | S44° 14' 22.37"E |
| L206 | 36.83 | S3° 40' 25.89"W |
| L207 | 45.05 | S13° 22' 28.30"E |
| L208 | 91.22 | S15° 43' 55.45"E |
| L209 | 95.87 | S8° 09' 47.80"W |
| L210 | 138.62 | S46° 40' 45.53"W |
| L211 | 321.32 | S26° 48' 44.52"W |
| L212 | 283.60 | S19° 52' 20.38"W |
| L213 | 77.94 | S5° 01' 37.60"W |
| L214 | 217.08 | S7° 00' 22.47"W |
| L215 | 275.35 | S54° 34' 46.85"W |
| L216 | 270.13 | S41° 24' 03.71"W |
| L217 | 135.55 | S62° 59' 52.15"W |
| L218 | 20.46 | N48° 34' 51.48"W |
| L219 | 53.45 | S83° 30' 01.02"W |
| L220 | 27.65 | S34° 05' 32.42"W |
| L221 | 17.54 | S6° 07' 06.25"W |
| L222 | 11.00 | S28° 31' 42.03"E |
| L223 | 33.48 | S18° 45' 59.21"W |
| L224 | 141.99 | S46° 53' 57.36"W |
| L225 | 107.41 | S53° 22' 17.34"W |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L226 | 161.10 | S33° 51' 00.40"W |
| L227 | 99.49 | S42° 27' 43.76"W |
| L228 | 55.68 | S26° 48' 51.36"W |
| L229 | 45.07 | S23° 23' 12.40"E |
| L230 | 70.25 | S58° 23' 15.76"E |
| L231 | 249.51 | S68° 09' 13.74"E |
| L232 | 151.49 | S4° 52' 51.42"E |
| L233 | 38.79 | S6° 37' 55.82"W |
| L234 | 48.93 | S29° 54' 06.33"W |
| L235 | 37.41 | S49° 43' 29.07"W |
| L236 | 28.44 | N71° 58' 22.24"W |
| L237 | 149.05 | N54° 02' 48.27"W |
| L238 | 139.67 | N72° 43' 37.55"W |
| L239 | 272.38 | N82° 48' 04.36"W |
| L240 | 41.76 | N41° 53' 20.59"W |
| L241 | 168.92 | N52° 18' 17.44"W |
| L242 | 35.38 | S79° 37' 34.83"W |
| L243 | 77.04 | S54° 02' 21.61"W |
| L244 | 112.69 | S30° 31' 54.93"W |
| L245 | 106.51 | S49° 52' 09.47"W |
| L246 | 79.79 | S69° 45' 02.03"W |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L247 | 53.25 | S36° 43' 46.75"W |
| L248 | 182.66 | S2° 29' 02.24"W |
| L249 | 151.00 | S2° 00' 37.56"E |
| L250 | 130.37 | S15° 16' 29.89"E |
| L251 | 195.81 | S5° 13' 57.28"E |
| L252 | 228.76 | S25° 44' 57.55"W |
| L253 | 63.19 | S4° 38' 35.37"E |
| L254 | 58.07 | S23° 20' 34.74"E |
| L255 | 132.19 | S37° 20' 37.81"E |
| L256 | 108.11 | S26° 08' 56.38"W |
| L257 | 62.35 | S39° 32' 35.48"W |
| L258 | 94.03 | S54° 14' 42.80"W |
| L259 | 57.85 | S11° 12' 11.18"W |
| L260 | 53.67 | S5° 24' 44.54"E |
| L261 | 38.47 | S26° 58' 52.96"W |
| L262 | 37.88 | N85° 33' 09.26"W |
| L263 | 30.94 | N23° 47' 15.47"W |
| L264 | 35.43 | N86° 05' 30.50"W |
| L265 | 106.44 | N68° 04' 14.30"W |
| L266 | 103.29 | S82° 15' 27.02"W |
| L267 | 102.72 | S76° 19' 15.24"W |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L268 | 252.97 | S61° 30' 21.74"W |
| L269 | 109.33 | S40° 43' 04.66"W |
| L270 | 245.07 | S9° 38' 40.93"W |
| L271 | 214.56 | S54° 31' 47.45"W |
| L272 | 169.76 | S60° 12' 58.74"W |
| L273 | 76.31 | S57° 57' 29.85"W |
| L274 | 57.33 | S43° 06' 07.73"W |
| L275 | 78.58 | S4° 48' 00.90"E |
| L276 | 183.97 | S43° 36' 31.24"E |
| L277 | 86.22 | S37° 25' 27.44"E |
| L278 | 90.65 | S26° 47' 10.17"E |
| L279 | 211.65 | S34° 40' 15.87"E |
| L280 | 99.89 | S0° 09' 59.24"W |
| L281 | 68.14 | S27° 05' 09.05"W |
| L282 | 133.01 | S58° 07' 23.77"W |
| L283 | 154.81 | S43° 36' 29.55"W |
| L284 | 180.91 | S40° 38' 57.94"W |
| L285 | 100.39 | S37° 43' 35.31"W |
| L286 | 113.69 | S50° 38' 07.30"W |
| L287 | 81.28 | S59° 01' 01.38"W |
| L288 | 60.48 | N74° 06' 16.93"W |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L289 | 88.34 | N40° 40' 23.63"W |
| L290 | 81.69 | N39° 39' 46.81"W |
| L291 | 317.13 | N16° 01' 31.99"W |
| L292 | 177.22 | N34° 29' 05.86"W |
| L293 | 136.11 | N65° 15' 04.91"W |
| L294 | 171.83 | N83° 59' 40.62"W |
| L295 | 91.15 | S72° 27' 11.29"W |
| L296 | 49.15 | S49° 21' 53.57"W |
| L297 | 82.17 | S4° 03' 53.56"E |
| L298 | 144.51 | S20° 06' 12.99"E |
| L299 | 45.67 | S7° 58' 00.76"E |
| L300 | 192.12 | S7° 12' 37.06"E |
| L301 | 243.67 | N58° 12' 44.53"W |
| L302 | 187.63 | N72° 13' 17.69"W |
| L303 | 344.69 | N81° 25' 40.56"W |
| L304 | 192.65 | N73° 28' 30.09"W |

LEGEND

- EXISTING CANOPY TREELINE
- EXISTING WETLAND AREA
- STEEP SLOPE AREAS (SLOPE ≥ 3:1)

GRAPHIC SCALE

-400 0 200 400 800 1600

( IN FEET )

1 inch = 400 ft.

| DATE | ISSUED FOR | REV |
|---|---|---|
| 02/282024 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |

PUPS PALMETTO UTILITY PROTECTION SERVICES INC 811 Know what's below. Call before you dig.

Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

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&
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No. C02262
CERTIFICATE OF AUTHORIZATION

Engineer's Seal

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PROFESSIONAL
ENGINEER
No. 29007
CHRISTOPHER R. BRIDGES

02/28/24

| Project Manager | Drawn |
|---|---|
| D. GATES | A. GENDELMAN |
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| B. PRIDEMORE | D. GATES |
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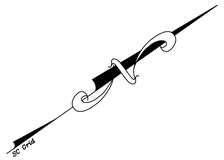
Project:

Riverchase Section 2
Preliminary Plat

Drawing Title:

Existing Conditions

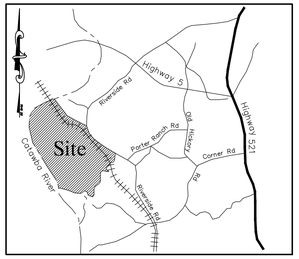
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|---|---|
| 4854 | C2.00 |
| DWG File Name: RiverChase Section 2_Existing Conditions | |



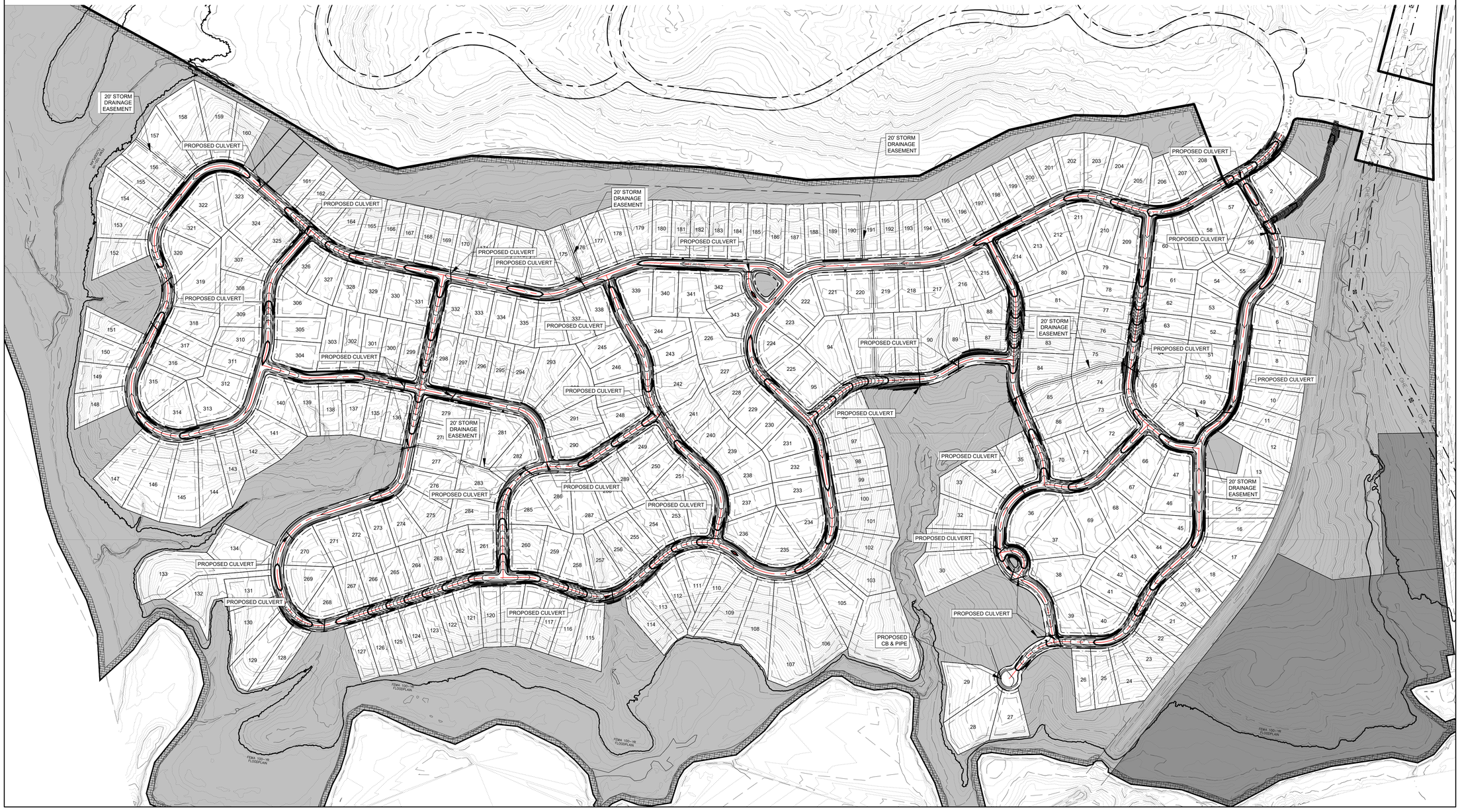

GRAPHIC SCALE

-250 0 125 250 500 1000

( IN FEET )
1 inch = 250 ft.




VICINITY MAP - N.T.S.




| DATE | ISSUED FOR | REV |
|---|---|---|
| 02/282024 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |

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CERTIFICATE OF AUTHORIZATION

Engineer's Seal

SOUTH CAROLINA PROFESSIONAL ENGINEER
CHRISTOPHER R. PRIDES
No. 29007

02/28/24

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| Department Manager | Checked |
| B. PRIDEMORE | D. GATES |
| Print/Plot Date | |
| February 28, 2024 | |
| Asbuilt Drawn | Asbuilt Date |
| - | - |

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P: P: (803) 286-0060

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Preliminary Plat

Drawing Title:

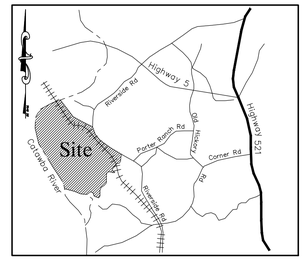
Storm Plan

| Project No. | Drawing No. |
|---|---|
| 4854 | C3.00 |
| DWG File Name: RiverChase Section 2_Storm Overall | |

GRAPHIC SCALE

-200 0 100 200 400 800

( IN FEET )
1 inch = 200 ft.




VICINITY MAP - N.T.S.

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

Project:

# Riverchase Section 2 Preliminary Plat

Drawing Title:

## Utility Plaln

| Project No. | Drawing No. |
|---|---|
| 4854 | C4.00 |
| DWG File Name: RiverChase Section 2_Utility Plans | |




Lancaster County
South Carolina

**Proposal:**
Preliminary Plat

**Legend:**

Subject Property

Legacy Park

The Indigo Apartments

Shelley Woods

**LANCASTER COUNTY ASSESSOR**
**Tax Map:**
**0009 00 015 00**
**0014 00 001 00**

2011007051
DEED
RECORDING FEES $11.00
STATE TAX $0.00
COUNTY TAX $0.00
PRESENTED & RECORDED:
07-01-2011 09:29 AM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: SHANA HIGGINS RS1
**BK:DEED 622**
**PG:48-52**

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

FORECLOSU
SPECIAL REFERE

TO ALL TO WHOM THESE PRESENTS SHALL COME OR BE MADE KNOWN:

Or whom the same may in anywise concern, Milton Hamilton, Special Referee for the County and State aforesaid SEND GREETING:

WHEREAS, HHTF Company, LLC, on or about December 6, 2010, did exhibit its complaint in the Court of Common Pleas in the County and State aforesaid, Case No. 10-CP-29-1731, against Sandalwood Development Group, LLC., et al.

And the Cause, being at issue before Milton Hamilton, Special Referee, came on to be heard on April 5, 2011, when the said Milton Hamilton, after a full hearing thereof, and mature deliberation in the Premises, Did Order, Adjudge and Decree that the premises hereinafter mentioned and described should be sold at public auction on the terms and for the purposes mentioned in said Decretal Order, as by reference thereto, on file in the said Court will appear; and after having duly advertised the said premises for sale by Public outcry, on May 2, 2011,which sale, according to statute, was made final on June 1, 2011. I, the said Milton Hamilton did then, openly and publicly, and according to the custom of auction, sell and dispose of the said premises below described, unto HHTF Company, LLC for $6,500,000.00 being, at that price, the highest bidder for the same.

NOW, KNOW ALL MEN, That I, the said Special Referee in consideration of the premises, and also in consideration of the sum of $6,500,000.00 paid me by the below-named Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents, do grant, bargain, sell and release unto the below named Grantee, its successors and assigns:

HHTF Company, LLC
1004 Shinnecock Lane
Marvin, North Carolina 28173

**RECORDED THIS 21st DAY OF JULY, 2011 IN BOOK 2011 PAGE H-1**
Cheryl M. Morgan
**Auditor, Lancaster County, SC**

PARCEL ONE:

All that certain piece, parcel or tract of land, with buildings and improvements thereon, lying, being and situate in Indian Land Township, Lancaster County, South Carolina, containing one hundred three and nine hundred four/thousandths (103.904) acres, more or less, and being shown and described on plat of survey made by Thomas W. Secrest, Surveyor, dated January 14, 1916, and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina as Plat Number 2117, LESS AND EXCEPT THEREFROM HOWEVER, those certain parcels previously conveyed as follows: (1) deed to Francis Collins and Shirley B. Collins and recorded in Deed Book B-6, page 1564; and (2) deed to John Everett Roberts and recorded in Deed Book B-6, page 1567; and (3) deed to Providence Estates Development, LLC and recorded in Deed Book 491, Page 115; and being bounded now or formerly as follows: On the North by lands of John Schott, and lands of John Everett Roberts and Shirley Roberts; on the East by lands of John Everett Roberts and Shirley Roberts; on the South by Tar Kiln Creek, which separates the within described property from lands of John Everett Roberts and Shirley Roberts, lands of Shirley B. Collins, and lands of Williamson Hall Harris Trustee: on the West by lands of LC Development Group, LLC. Reference to said plat and deeds is craved for a more minute description.

DERIVATION: Being a portion of the property conveyed to Sandalwood Development Group, LLC by deed of Ann L. Hunter, trustee of the Ann L. Hunter Trust #3, dated March 28, 2007 and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 389, page 294.

16428-2

PARCEL TWO:

All that certain piece, parcel or tract of land, lying, being and situate in Indian Land Township, Lancaster County, South Carolina, on the southwest side of Vance Baker Road, south of its intersection with Cedar Lane, containing eighteen and one hundred seven/thousandths (18.107) acres, more or less, and being the identical property shown and described on Plat of Survey made by Carolina Surveyors, Inc., Dated October 31, 2005, entitled "A Boundary Showing A Tract on Vance Baker Road Surveyed For: Todd Hunter", and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 2005, page 674. Reference to said plat is craved for a more minute description.

DERIVATION: Being a portion of the property conveyed to Sandalwood Development Group, LLC by deed of Ann L. Hunter, Trustee of the Ann L. Hunter Trust #3, dated March 28, 2007 and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 389, page 294.

PARCEL THREE:

All that certain piece, parcel or tract of land, lying, being and situate in Indian Land Township, Lancaster County, South Carolina, containing fifteen and six hundred sixty-nine/thousandths (15.669) acres, more or less, and being shown, described, and designated as "Providence Estates Development, LLC Deed BK 448, Pg-23 682,535 Sq. Ft. 15.669 Acres PIN #0009-014 To Be Combined With Lands Of Sandalwood Development Group, LLC Tract" on plat of survey made by The Isaacs Group, dated March 4, 2008, entitled "Record Plat SANDALWOOD-MAP 4", and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 2008, page 735. Reference to said plat is craved for a more minute description.

DERIVATION: Being the same property conveyed to Sandalwood Development Group, LLC by Providence Estates Development, LLC, pursuant to that certain deed dated October 30, 2008, recorded in Lancaster County on October 31, 2008 in Deed Book 491 at Page 109.

Together with all rights and easements for ingress and egress, storm drainage and utilities as provided in that certain Easement Agreement, dated October 28, 2008, by and between Sandalwood Development group, LLC, a North Carolina limited liability company, and Providence Estates Development, LLC a North Carolina limited liability company, recorded on October 31, 2008, in Book 491 at Page 84 in the office of the Register of Deeds for Lancaster County, South Carolina

**TMS #: 009-00-015.00**
**0014-00-001.00**

A. Easements. All easements, rights of way or use, rights, strips and gores or land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights titles, interest, privileges, liberties, servitudes, tenements, hereditaments and appurtenances or any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Borrower of, in and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto;

**TMS #: 009-00-015.00**
**0014-00-001.00**

TOGETHER with all and singular the rights, members, hereditaments and appurtenances whatsoever, to the said premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, possession, property, benefit, claim and demand whatsoever, both at law and in equity, of the said Sandalwood Development Group, LLC and of all the parties to the said suit and of all other persons rightfully claiming or to claim the same, or any part thereof, by, from or under them, or either of them.

Subject to assessments, taxes, easements, conditions and restrictions of record and otherwise affecting the property.

TO HAVE AND TO HOLD, the said premises with its hereditaments, privileges and appurtenances unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, I, the said Milton Hamilton under and by virtue of the said Decree, have hereunto set my Hand and Seal at Lancaster, South Carolina this 24 day of June, 2011

Milton Hamilton
Special Referee for Lancaster County

Sealed and Delivered in
the Presence of:

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

**ACKNOWLEDGMENT**
S.C. Code §30-5-30

I, Kay R. Widener, a Notary Public for the State of South Carolina, do hereby certify that Milton Hamilton, Special Referee for Lancaster County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS our hands and seals on this 22 day of June, 2011.

Kay R. Widener
Notary Public for South Carolina
My commission expires: 8/17/19

Index by: William C. Tindal, Special Referee for Lancaster County

Titleholders(s) at filing of Lis Pendens: Sandalwood Development Group, LLC

Prepared by:

Rogers Townsend & Thomas, PC (mp1/016438-00002)
P.O. Box 100200
Columbia, SC 29202-3200

STATE OF SOUTH CAROLINA

AFFIDAVIT

COUNTY OF LEXINGTON

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

1. Deed to property located at, TMS# 009-00-015.00, 0014-00-001.00, was executed by Milton Hamilton, Special Referee, to HHTF Company, LLC on June 22, 2011.

The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. code Ann.Section 12-24-10 et.seq. because the deed is:

**#13. Transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings.**

I further 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.

**Transfer fee exemption #13.**

Rogers Townsend & Thomas, PC
ATTORNEYS FOR PLAINTIFF

Samuel C. Waters (SC Bar #5958)
Reginald P. Corley (SC Bar #69453)
Ellie C. Floyd (SC Bar #68635)
Eve Moredock Stacey (SC Bar #5300)
Robert P. Davis (SC Bar #74030)
John P. Fetner (SC Bar #77460)
Vance L. Brabham, III (SC Bar #71250)
220 Executive Center Drive
Columbia, SC 29210

Cheryl H. Fisher (SC Bar #15213)
Jennifer W. Rubin (SC Bar #16727)
Michael P. Morris (SC Bar #73560)
Mary R. Powers (SC Bar #16534)
William S. Koehler (SC Bar #74935)
Kelsey K. Lipscomb (SC Bar #77519)
Andrew W. Montgomery (SC Bar #79893)
Post Office Box 100200 (29202)
(803) 744-4444

Sworn to before me this 27 day of June, 2011.

Judy M. Bantz

Notary Public for South Carolina
My Commission Expires: 10-22-13

(016438-00002)

# Agenda Item Summary

Ordinance # / Resolution #: NRN-2024-0569 Melanie Drive
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 4/4/2024

**Points to Consider:**

# Agenda Item Summary

Ordinance # / Resolution #: TA-2024-0162 Asphalt Conditional Use
Contact Person / Sponsor: A. Hardin
Department: Planning
Date Requested to be on Agenda: 4/4/2024

**Points to Consider:**
Council will discuss the Text Amendment again at the April 10 C.O.W., and will develop additional conditions. The amendment with new conditions will return to Planning Commission on the April 16 agenda.

**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

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**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.

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**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.***

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**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.

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**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@lancastercountysc.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~~ CU | 5.9.17 |

Lancaster County
South Carolina

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

# TEXT AMENDMENT APPLICATION

## SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

## GENERAL INFORMATION

UDO Section(s) Proposed to be Amended UDO Sec 2.5 & Sec. 5.9

Current Text

See attached text "Exhibit 1"

Proposed Text

See attached text "Exhibit 2"

Description of Need for Proposed Text

At direction of County Council, to establish newly adopted HI use "Non-Metallic Mineral Manufactuer" as a Conditional Use

☑ Additional pages attached for more information

## CONTACT INFORMATION

Applicant Name _____

Address _____

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

**APPLICATION CERTIFICATIONS**

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

Alli Hall for — 2/5/24

Applicant — Date

County Council

Property Owner(s) — Date

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

**LANCASTER COUNTY OFFICE USE ONLY**

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

**SCHEDULE/PROCESS**

1. **Submit Application**

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

2. **Planning Commission**

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

3. **County Council**

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval

# PROPOSED AMENDMENT

**CHAPTER 5 USE REGULATIONS, SECTION 5.9 INDUSTRY/WHOLESALE/STORAGE USES**

[Text of 5.9.17 approved in Ordinance 2023-1879]

## 5.9.17 Nonmetallic Mineral Product Manufacturing [HI]

A. Permitted Industrial and Manufacturing Activities: Nonmetallic Mineral Product Manufacturing as described in the North American Industry Classification System (NAICS) group 3200. This land use activity includes facilities that engage in the recycling, storage, processing, resale, or reuse of recovered materials and are not classified as a Class III Landfill.

B. Permitted Location and Size
   1. Such uses shall be exclusively located in the HI zoning district.
   2. Such uses shall be sited on a parcel(s) of not less than 6 acres.

C. Separation Requirements
   1. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from: Any lots located in the LDR, MDR, HDR, MH, RMX, MX, IMX, BP, and INS zoning districts; and
   2. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from any lots containing residential dwelling units, schools, day care centers, religious facilities, public parks, and designated historic districts and landmarks, whether or not such lots are located in the incorporated or unincorporated area of Lancaster County.

D. Required Setbacks

   All elements of the nonmetallic mineral product manufacturing facility, including structures, buildings, equipment, parking areas, and access roads, shall be located at least 75 feet from all property lines; except that access roads may cross the 75- foot setback area and utilities may be located within the 75-foot setback area.

E. Screening

   A minimum 8ft. tall opaque buffer of no less than 50ft in width consisting of 18 trees and 36 shrubs per 100 linear feet will be placed between adjoining properties. Buffer can be placed within required setbacks.

F. Vehicular Access

   Vehicular access to the site of all nonmetallic mineral product manufacturing uses shall be located on an arterial or major collector road, or on a road improved to necessary industrial capacity as determined by the Administrator.

G. Dust Reduction Measures

Nonmetallic mineral product manufacturing facilities shall employ dust reduction measures to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include but are not limited to: (A) Utilization of stabilized roadways within the site; (B) On-site speed limits to minimize disturbance; and (C) Application of water and other dust palliatives.

H. Outdoor Storage

1. All materials stored outdoors must follow the separation requirements in Section C of this ordinance.
2. All materials must be contained within a defined area or structure and shall not be allowed to spill out into adjacent areas or the separation buffers.
3. All materials shall be stored and maintained so as to not create environmental hazards that may pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.

**CHAPTER 2, SECTION 2.5.3.~~D~~ H USE TABLE - ~~COMMERCIAL/ENTERTAIN~~ INDUSTRY/WHOLESALE/STORAGE – change "Nonmetallic Mineral Product Manufacturing" from a Use Permitted with Review (PR) in HI zones, to a Conditional Use permitted in HI zones.**

# LANCASTER COUNTY

**CURRENT CONDITIONS ON NONMETALLIC MINERAL PRODUCT MANUFACTURING SECTION 5.9.17**

B. Permitted Location and Size

1. Such uses shall be exclusively located in the HI zoning district.
2. Such uses shall be sited on a parcel(s) of not less than 6 acres.

C. Separation Requirements

1. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from: Any lots located in the LDR, MDR, HDR, MH, RMX, MX, IMX, BP, and INS zoning districts; and
2. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from any lots containing residential dwelling units, schools, day care centers, religious facilities, public parks, and designated historic districts and landmarks, whether or not such lots are located in the incorporated or unincorporated area of Lancaster County.

D. Required Setbacks

All elements of the nonmetallic mineral product manufacturing facility, including structures, buildings, equipment, parking areas, and access roads, shall be located at least 75 feet from all property lines; except that access roads may cross the 75- foot setback area and utilities may be located within the 75-foot setback area.

E. Screening

A minimum 8ft. tall opaque buffer of no less than 50ft in width consisting of 18 trees and 36 shrubs per 100 linear feet will be placed between adjoining properties. Buffer can be placed within required setbacks.

F. Vehicular Access

Vehicular access to the site of all nonmetallic mineral product manufacturing uses shall be located on an arterial or major collector road, or on a road improved to necessary industrial capacity as determined by the Administrator.

G. Dust Reduction Measures

Nonmetallic mineral product manufacturing facilities shall employ dust reduction measures to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include but are not limited to: (A) Utilization of stabilized roadways within the site; (B) On-site speed limits to minimize disturbance; and (C) Application of water and other dust palliatives.

H. Outdoor Storage

1. All materials stored outdoors must follow the separation requirements in 5.9.17.C.

2. All materials must be contained within a defined area or structure and shall not be allowed to spill out into adjacent areas or the separation buffers.
3. All materials shall be stored and maintained so as to not create environmental hazards that may pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.

**OTHER JURISDICTION REGULATIONS**

See attached:

Chester County, SC
Horry County, SC
Kershaw County, SC
York County, SC

§ 4-119 ID-1- Restricted Industrial District Uses.

| **ID-1 PERMITTED USES (continued)** | NAICS CODE | NAICS DESCRIPTION | PARKING SPACES REQUIRED |
|---|---|---|---|
| **3. Manufacturing, limited to NAICS codes listed** | 3112,<br>3113,<br>3114,<br>3115,<br>3118,<br>3119,<br>312,<br>315,<br>3162,<br>3169,<br>321214,<br>321219,<br>3219,<br>3222,<br>323,<br>32513,<br>3252,<br>3254,<br>3256,<br>3259,<br>3261,<br>3262,<br>327111,<br>327112,<br>327113,<br>3272,<br>327992,<br>327993,<br>327999,<br>3312, | Grain milling (except 311225-fats, oils);<br>Sugar & confectionery;<br>Fruit & vegetable;<br>Dairy products;<br>Bakeries & tortilla;<br>Other Misc. food;<br>Beverage, tobacco products;<br>Apparel;<br>Footwear;<br>Leather products & allied products;<br>Truss Mfg.;<br>Reconstituted wood products;<br>Other wood products;<br>Converted paper products (except 322299);<br>Printing, related support;<br>Dye & pigment;<br>Resin, plastic, synthetic fibers;<br>Pharmaceutical, medicine;<br>Soap, cleaners;<br>Other chemicals (except 32592-explosives);<br>Plastics;<br>Rubber products (except 32621 - tires);<br>Vitreous plumbing fixtures;<br>China & pottery;<br>Porcelain electrical supply;<br>Glass & glass products;<br>Mineral & earth;<br>Mineral wool;<br>Misc. nonmetallic mineral;<br>Steel products; | 1 per employee for maximum shift plus 1 per office and 1 per 200 square feet of sales area |

Chapter 4 DISTRICT REGULATIONS

§ 4-120 ID-1 - Restricted Industrial District Regulations.

The following regulations apply to all uses in ID-1 districts:

| | |
|---|---|
| **Minimum lot area** | Utility substations and water towers: 10,000 square feet.<br>Other: As specified in conditions, or none. |
| **Minimum street frontage** | 100 feet, or access as specified in conditions. |
| **Minimum front yard depth:** | 30 feet from road right-of-way; except gasoline island may be 20 feet from road right-of-way. |
| **Minimum setback from second street frontage:** | Side street on corner lot - 10 feet.<br>Rear street on double frontage lot - 30 feet. |
| **Minimum side yard:** | Principal structure - 10 feet from interior side lot line.<br>Accessory structure - 6 feet from interior side lot line. |
| **Minimum rear yard:** | Principal structure - 15 feet from interior rear lot line.<br>Accessory structure - 6 feet from interior rear lot line. |
| **Minimum setback from any commercial or industrial district** | 50 feet |
| **Minimum setback from any rural, residential or agricultural district** | 150 feet, or<br>75 feet with a 50-foot-wide densely planted buffer maintained at least 6 feet high along the rural, residential or agricultural district line, or<br>as specified in conditions |
| **Maximum structure height:** | 50 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]. Manufacturing, processing and assembly plants may exceed 50 feet in height provided setbacks from residential districts shall be increased by four additional feet for every two feet in height over 50 feet. |
| **Outdoor storage:** | Wrecked or junk vehicles prohibited. Outdoor storage of materials used in assembly, fabrication or processing is permitted; provided, junk or salvage is limited to 25% of floor area of buildings on same lot. Outdoor storage shall be screened from view from a public road. |

## SECTION 903 - ASPHALT, CONCRETE AND AGGREGATE PROCESSING FACILITIES

Section 903 - Facilities engaged in the processing of aggregates used in the production, demolition or recycling of asphalt and/or concrete products shall be subject to the following conditions.

## A. HOURS OF OPERATION

Hours of operation shall be governed by the Horry County Noise Ordinance.

## B. SEPARATION FROM RESIDENTIAL.

1. All proposed batch production facilities shall be located a minimum of five hundred (500) feet from any residentially used or zoned lot, whether said lot is located within the unincorporated county or a municipal jurisdiction. The distance shall be measured from the parcel line of the proposed site to the residential zoning line or residentially used lot line. The separation distance shall be reduced to three hundred (300) feet if the facility is separated from the residential by an active railroad right-of-way or highway with at least two hundred fifty (250) feet of right-of-way.
2. All proposed outdoor aggregate processing (i.e., crushing, sorting and recycling) facilities are required to be separated by one thousand (1,000) feet from any residentially used or zoned lot, whether said lot is located within the unincorporated county or a municipal jurisdiction. The distance shall be measured from the parcel line of the proposed site to the residential zoning line or residentially used lot line. The separation distance shall be reduced to five hundred (500) feet if the facility is separated from the residential by an active railroad right-of-way or highway with at least two hundred fifty (250) feet of right-of-way.

## C. MINIMUM LOT AREA

2.5 acres.

## D. MINIMUM SETBACKS

Mixing, batching, crushing and processing equipment shall be a minimum of fifty (50) feet from all property lines. Setbacks may be greater if required by the zoning district in which the facility is being constructed. Setbacks for all other buildings or uses on the property are required to meet the minimums for that zoning district.

## E. ENCLOSURE REQUIREMENTS

All asphalt and concrete batch plants under this section shall be located in fully enclosed structures. Aggregate processing (i.e., crushing, sorting and recycling) facilities are not required to be fully enclosed as long as they meet all other requirements of this ordinance.

## F. VEHICLE AREAS

All internal vehicle use areas shall be maintained in a dust free condition. All aggregate processing facilities must submit a dust control plan prior to receiving approval.

## G. LANDSCAPING/BUFFERING.

1. Roadway Screening.

   The site shall be screened from adjacent roadways to a minimum height of ten (10) feet. This can be accomplished from any combination of walls, berms and/or vegetation whether planted or existing. If screening is composed solely of vegetation the buffer width from the roadway must be a minimum of twenty-five (25) feet and no less than eighty (80) percent opacity in the winter season. Buffers shall contain landscape materials equal to twice that of the standard supplemental planting requirements of Article V. If the screen contains walls and/or berms a minimum of ten (10) feet in height or the roadway only services adjacent industrial uses then the site only has to meet the landscaping requirements of Article V.

2. Side and rear property lines. All side and rear property lines must be screened according to the requirements of Article V, unless subject to (c) below.

3. Enhanced buffers. Asphalt and concrete batch facilities within one thousand (1,000) feet of a residentially used or zoned property shall be screened through enhanced buffers. The enhanced buffer shall be around the entire work area with openings provided for approved entrances. The site should be designed so that structures and or walls are designed to provide interior site screening in front of the openings provided for access. The enhanced buffer shall consist of one of the following options:

   a) Buffer one hundred (100) feet in width with twice the landscaping material as required by the supplemental planting in buffer areas. Existing vegetation may be supplemented using a combination of evergreen trees and shrubs to reach eighty (80) percent winter season opacity within three (3) years; or
   b) A ten-foot wall, berm or combination in addition to the landscape buffer requirements of Article V..

## H. TRUCK ROUTES.

1. All such facilities shall submit to the County for approval a map showing a pre-designated route for all transport trucks traveling north, east, south, and west between the facility and the nearest arterial/collector street. The intent of this section is to control the route between the nearest arterial/collector street and the facility, taking into consideration that the routes may be different depending on the travel direction.

2. The route maps shall restrict to the greatest extent possible the routing of transport trucks so as to minimize routes that traverse residential neighborhoods, that unreasonably and adversely impact residential dwelling units, or that damage or degrade public streets from repetitive heavy weights or the spillage of materials from transport trucks. No facility operations shall commence until the county has approved the truck route map as conforming to the requirements of this section. Once the route map is approved by the county, all transport trucks shall travel the approved routes as shown on the route map unless a temporary diversion is necessary to avoid emergency or hazardous conditions along the approved route. The owner or operator shall promptly contact the county in the event of any circumstance necessitating a diversion from the route map.

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## 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.

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## J. STORMWATER.

1. All sites regardless of size will be required to obtain a Horry County stormwater permit.
2. All liquid residues resulting from the cleaning of transport trucks and equipment shall be directed to impervious process holding basins approved by the county.
    a) Basins shall be designed to hydraulically separate from the stormwater detention/water quality control facilities.
    b) All liquids from such basins shall be either recycled through the facility or discharged to the sanitary sewer system.
    c) All residual material from the basins shall be collected and disposed of or recycled, in

accordance with applicable laws and regulations.

d) After issuance of approval by the county, records evidencing proper disposition of residue materials must be maintained on site.

e) The stormwater detention pond and liquid and the holding basins may be combined into a single facility where it can be demonstrated that the facility will meet the discharge and water quality requirements.

**KERSHAW COUNTY**

# 3:3.18 Manufacturing Facilities

The following performance standards shall be used to ensure that all conditionally permitted manufacturing uses shall produce no injurious or obnoxious conditions related to the operation of such uses sufficient to create a nuisance beyond the premises. The Planning and Zoning Commission or the Planning Official, as applicable, may require additional restrictions based on proximity to schools, churches, residential areas, etc. Furthermore, the Planning and Zoning Commission may require that an engineer certify that the proposed project will not violate the restrictions listed herein.

## 3:3.18-1 Vibration

No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at any point beyond the lot line; nor shall any vibration produced exceed the following velocity levels, measured with a vibration monitor in inches per second at the nearest:

A. Residential property line: 0.02
B. Non-residential property line: 0.10

## 3:3.18-2 Fire and Explosives

All activities and all storage of flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion, including adequate fire fighting and fire suppression equipment, as prescribed in the applicable building codes.

## 3:3.18-3 Noise

All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency, or shrillness. In no event shall the sound pressure level of noise radiated continuously from a facility exceed at the lot line the values given in the night time and day time schedules below in any octave band or frequency. Sound pressure level shall be measured with a sound level meter and an octave band analyzer that conforms to American National Standards Institute (ANSI) type 2 standards.

### A. Night Time Schedule

Maximum permissible sound pressure levels at the lot line for noise radiated continuously from a facility between the hours of 9 p.m. and 7 a.m.:

| Table 3-7 MAXIMUM CONTINUOUS SOUND PRESSURE LEVELS - NIGHT TIME | | |
|---|---|---|
| **Frequency Band (In Cycles per Second)** | **Sound Pressure Levels (In Decibels)** | |
| | **At Non-Residential Lot Line** | **At Residential Lot Line** |
| 20-75 | 69 | 65 |
| 76-150 | 60 | 50 |
| 151-300 | 56 | 43 |
| 301-600 | 51 | 38 |
| 601-1,200 | 42 | 33 |
| 1,201-2,400 | 40 | 30 |
| 2,401-4,800 | 38 | 28 |
| 4,801-10,000 | 35 | 20 |

## B. Day Time Schedule

Maximum permissible sound pressure levels at the lot line for noise radiated from a facility between the hours of 7 a.m. and 9 p.m. shall not exceed the limits of the preceding table except as specified and corrected below:

| Table 3-8 MAXIMUM SOUND PRESSURE LEVEL EXCEPTIONS - DAY TIME | |
|---|---|
| **Type of Operation in Character of Noise** | **Correction in Decibel*** |
| Day time operation only | plus 5 |
| Noise source operates less than 20% of any one-hour period | plus 5 |
| Noise source operates less than 5% of any one-hour period | plus 10 |
| Noise source operates less than 1% of any one-hour period | plus 15 |
| Noise of impulsive character (hammering, etc.) | minus 5 |
| Noise of periodic character (hum, speech, etc.) | minus 5 |
| * Applicable only if these corrections may be applied to the preceding table. | |

Noises emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these requirements. Vibration emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these regulations.

# 3:3.18-4 Air Pollution

The emission of visible smoke, dust, dirt, fly ash, particulate matter from any pipes, vents, or other openings, or from any other source into the air, shall comply with the regulations of the South Carolina Department of Health and Environmental Control (SCDHEC) and the SCDHEC Air Operating Permit. Air pollution emanating from construction activities shall be governed by the SCDHEC Air Construction Permit.

# 3:3.18-5 Odor

There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at the property line. Any process which may involve the creation or emission of any such odor shall be provided with both a primary and a secondary safeguard system so that control may be maintained in the event of failure of the primary safeguard system.

# 3:3.18-6 Glare

There shall be no direct or sky reflected glare, whether from floodlights, high temperature processing, combustion, welding, or otherwise, so as to be visible in any residence.

## 3:3.18-7 Fumes and Vapors

There shall be no emission of any fumes or vapors of a noxious, toxic, or corrosive nature which can cause damage or irritation to health, animals, vegetation, or to any form of property.

## 3:3.18-8 Heat, Cold, Dampness, or Movement of Air

Activities which could produce any adverse effect on the temperature, motion, or humidity of the atmosphere beyond the lot line shall not be permitted.

## 3:3.18-9 Toxic Matter

The measurement of toxic matter shall be at ground level or habitable elevation, and shall be the average of any twenty-four (24) hour sampling period. The release of any airborne toxic matter shall not exceed the quantities permitted for those toxic materials currently listed in *Threshold*

## 3:3.18-10 Exterior Illumination

All operations, activities, and uses shall be conducted so as to comply with the performance standards governing exterior illumination prescribed below.

In general, the pattern of light pooling from each light source shall be carefully considered to avoid throwing light onto adjacent properties. Light sources visible in residential or medical areas shall comply with light intensities indicated in Column A, below. Light sources visible in commercial or industrial areas shall comply with light intensities indicated in Column B below.

**Table 3-9 MAXIMUM INTENSITY FOR EXTERIOR LIGHTING**

| | Column A | Column B |
|---|---|---|
| Bare Incandescent Bulbs | 5 watts | 40 watts |
| Illuminated Buildings | 15 ft. candles | 30 ft. candles |
| Internally Illuminated Signs | 150 ft. lamberts | 250 ft. lamberts |
| Externally Illuminated Signs | 25 ft. candles | 110 ft. candles |
| Any Other Unshielded Sources, Intrinsic Brightness | 50 candela per square centimeter | 50 candela per square centimeter |

Illumination shall be measured from any point outside the property. Measurements are to be conducted by Illumination Engineering Society of North America (IESNA) standards.

## 3:3.18-11 Compliance Guarantee

The applicant of a permit for a manufacturing or processing plant which would produce any of the above “objectionable elements” shall acknowledge in writing his understanding of the performance standards applicable to the proposed use, and shall submit with the permit application, an agreement to conform with such standards at all times. Any violation of the agreement shall constitute a violation of this Ordinance and shall be treated accordingly.

**YORK COUNTY, SC**

AN ORDINANCE

*TO AMEND THE YORK COUNTY CODE OF ORDINANCES, CHAPTER 155, ZONING CODE, SO AS TO PROVIDE FOR "NONMETALLIC MINERAL PRODUCT MANUFACTURING"("NMPM"); TO PROVIDE FOR REGULATORY PROVISIONS RELATED THERETO; TO AMEND THE DEFINITION AND USE TABLE IN ORDER TO ESTABLISH THE USES AND PROVIDE FOR THE DISTRICTS IN WHICH THEY ARE ALLOWED OR REMOVED; TO CHANGE FROM A PERMJTFED USE TO A SPECIAL EXCEPTION USE IN ID; AND TO REMOVE AS A PERMITTED USE IN UD; TO AMEND INDIVIDUAL DISTRICT USE REGULATIONS IN ID BY ADDING SUPPLEMENTAL REGULATIONS IN ORDER TO ADDRESS ITEMS SUCH AS MINIMUM LOT SIZE; ACCESS AND ROUTING PLANS; SEPARATION, SCREENING, DUST REGULATION; PERFORMANCE STANDARDS AGREEMENTS; AND PROOF OF OTHER GOVERNMENTAL REGULATORY COMPLIANCE REQUIREMENTS/PERMITS; TO REMOVE NMPM AS AN ALLOWABLE USE IN UD; TO INVOKE THE PENDING ORDINANCE DOCTRINE; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.*

BE IT ORDAINED AND ENACTED BY THE COUNTY COUNCIL OF YORK COUNTY, SOUTH CAROLINA:

**SECTION 1. Legislative findings.**

As an incident to the adoption of this ordinance, the York County Council, as the governing body of York County, South Carolina, has made the following legislative findings:

I.I The Code of Ordinances of York County, South Carolina, should be amended by amending through amendments to Chapter 155, Zoning Code, in order to clarify the ordinance governing uses which are not set out sufficiently in the Code or which are developing to such a degree or with such impact that additional regulation is needed to safeguard our citizenry and promote orderly prospective treatment of the uses in order to guide development with regard to existing and future zoning needs and promote the public health, safety, convenience, order, appearance, prosperity and general welfare of York County and its citizens.

1.2 Council is empowered to enact ordinances for the implementation and enforcement of powers granted to Council pursuant to Sections 4-9-30 (9), (14), and (17), S.C. Code Ann., as amended, and to exercise such other powers as may be authorized for counties under S.C. Code Ann. Section 6-29-710, as amended.

1.3 Council finds that the amendment and clarification will, inter alia, guide development and provide for the orderly and subsequent growth in the County; facilitate the creation of a convenient, attractive, and harmonious community; regulate the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, public activities, and other purposes; and further the public welfare.

1.4 Specifically, Council finds that regulation of nonmetallic mineral product manufacturing will expound upon a zoning use not sufficiently regulated within the existing code of ordinances and will thereby provide a regulation process specific for the NMPM (concrete) industry within York County while safeguarding the interests of the York County citizens and the integrity of the County.

## SECTION 2. Code of York County Amended.

Chapter 155, ZONING CODE, is hereby amended **in** the particulars established in Exhibit A, attached an incorporated herewith by reference.

## SECTION 3. Public Hearing Required.

The York County Council shall conduct a public hearing after publishing a notice of the date, time and place of such hearing at least fifteen (15) days in advance of such hearing before final legislative action is taken for the adoption of this ordinance.

Additionally, the York County Council hereby invokes the application of the Pending Ordinance Doctrine to this Ordinance.

# EXHIBIT A

York County Code of Ordinances, Section 155.009, DEFINITIONS is hereby amended by adding the following terms {in alphabetical order within the Code) and definitions, as follows:

NONMETALLIC MINERAL PRODUCT MANUFACTURING {NA/CS CODE 32J: An industrial facility used for the manufacturing and production of Clay Product and Refractory Manufacturing (NAICS 3271); Glass and Glass Product Manufacturing (NAICS 3272); Cement and Concrete Product Manufacturing (NAICS 3273); Lime and Gypsum Product Manufacturing (NAICS 3274); and Other Nonmetallic Mineral Product Manufacturing (NAICS 3279).

York County Code of Ordinances, Section 155.010, TABLE OF PERMITTED USES AND SPECIAL EXCEPTIONS, Paragraph {Fl is hereby amended, to remove uses "Asphalt Manufacturing, Clay Product Manufacturing, Concrete Manufacturing and Production, Enamel Manufacturing and Production, Glass and Glass Production Manufacturing, Stone and Masonry Manufacturing and Production," and Add "Nonmetallic Mineral Product Manufacturing" as follows:

| *Table of Permitted Uses and Special Exceptions* | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Uses* | *Supplemental Regulations?* | | | | | | | | | | | | | | |
| MANUFACTURING | | | | | | | | | | | | | | | |
| Nonmetallic mineral product manufacturing | Yes | | | | | | | | | | | | SE | | |

The York County Code of Ordinances, Section 155.161, INDUSTRIAL DEVELOPMENT DISTRICT {ID) PERMITTED USES is hereby amended by deleting paragraphs (L) (3), (6), (9), (12), (18), (32), and renumbering subsequent paragraphs:

The York County Code of Ordinances, Section 155.162, INDUSTRIAL DEVELOPMENT DISTRICT (ID) SPECIAL EXCEPTIONS is hereby amended by adding new paragraph *(BJ (BJ, asfollows:*

"(B) (8) Nonmetallic mineral product manufacturing, provided:

(a) *Minimum lot size.* Minimum lot size is 5 acres.

(b) *Access and routing plan.*

1. The purpose of the access and routing plan is to avoid unreasonable impacts on residential land uses and to maintain the safe conditions of public roads in the vicinity of the proposed use, which may deteriorate or be damaged by heavy truck traffic associated with industrial uses.

2. The access and routing plan shall include:
   (i) All public roads within two (2) miles of any property boundary of the proposed site;
   (ii) Access ways to the site, including public rights-of-way, intersections, existing and proposed paving and drainage improvements;
   (iii) State- and federally-designated truck routes; and
   (iv) County roadway classifications for each public road.

3. The access and routing plan shall demonstrate compliance with the following criteria:
   (i) Reasonable steps have been taken to avoid regular hauling and transport routes and points of access in residential areas;

(ii) All means of access for heavy trucks must be onto a major road, as defined by York County Zoning Code Section 155.009, unless the Zoning Board of Appeals determines that:

a. The minor road is sufficient to accommodate safe turning movements into and out of the site;

b. The minor road is built to conditions sufficient to withstand the impacts of heavy truck ingress and egress to the site or the applicant commits to necessary upgrades or to repairs, if needed, through a liability agreement;

c. Ingress and egress by heavy truck traffic at the proposed access points will not unreasonably impact residential land uses and areas; and

d. Measures have been included at all intersections where access drives connect with a public right-of-way to limit dirt, rocks, and other debris from collecting on the road surface.

(iii) No minor roads will be used for regular hauling and transport within the 2-mile plan area, unless the ZBA determines that:

a. Regular hauling and transport routes will not unreasonably impact residential land uses or lands zoned for residential uses; and

b. Minor roads in the plan area are built to conditions sufficient to withstand the impacts of heavy truck traffic, based on projected trips to and from the site, or the applicant commits to necessary upgrades to the minor roads or to any repairs attributable to the use, through a liability agreement.

(iv) The applicant has instituted procedures for ensuring drivers of heavy trucks associated with the site are provided with maps indicating the roads within the 2-mile plan area approved for regular hauling and transport.

(v) If the Director of Public Works determines that any road designated for regular hauling and transport is not adequately constructed to meet the weight and volume of heavy truck traffic associated with the proposed use, a special exception must include as a condition the execution of a liability agreement with the County prior to final site plan approval.

(c) *Separation Requirements*.

1. Nonmetallic mineral product manufacturing uses shall be located at least 500 feet from:

(i) Any existing or approved residence, school, day care center, church or similar religious land use, hospital, or public park.

(ii) The following zoning districts: RC-I, RC-II, RD-I, RD-II, PD, and TND; and

(iii) The following overlay zoning districts: Lake Wylie and Catawba River Buffers and AGC and RUD Significant Historical and Architectural Sites Overlay.

2. Separation distances shall be measured from the property line of the manufacturing facility to the nearest property line of the existing land use or the nearest zoning district boundary, as applicable.

3. *Setbacks*. All elements of the facility, including structures/buildings, equipment, parking areas, and access roads, shall be located at least 125 feet from all property lines; except that access roads may cross the 125-foot setback area and utilities may be located within the 125-foot setback area.

(d) *Screening*.

1. A Type D bufferyard shall be required along all property lines regardless of the adjacent land use.

2. Access roads may cross the bufferyard.
3. Utilities may be located within the bufferyard. Where utilities are located within the
required buffer, only the minimum amount of disturbance necessary shall be allowed for installation of the utility. The Zoning Board of Appeals may require supplemental buffering including, but not limited to, additional buffer width, supplemental plantings in other areas of the buffer, or a privacy fence, if the ZBA determines the placement of the utilities in the buffer negatively impacts adjacent property owners.
4. All existing trees within the buffer area shall be preserved, except for reasonable allowances for construction of necessary road crossings and utilities.
5. When located within 1,000 feet of a residential use, the ZBA may require additional screening measures in order to protect nearby residential areas from noise and visual blight.

(e) *Dust reduction measures*. Dust reduction measures shall be employed to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include, but are not limited to:
1. Utilization of stabilized roadways within the site;
2. On-site speed limits to minimize disturbance; and
3. Application of water and other dust palliatives.

(f) *Performance Standards Agreement*. All nonmetallic mineral product manufacturing uses shall comply with the provisions of the Performance Standards Agreement in Appendix D, Exhibit 1. A signed copy of the agreement shall be submitted with the special exception application.

(g) *Proof of other required permit approvals*.
1. In conjunction with the special exception application, the applicant shall submit one complete digital (PDF) copy of all final approvals to operate from other required local, state, and/or federal permitting agencies. All approvals must be demonstrated to be up-to-date and in effect.
2. In cases where final permitting agency approval is not issued without evidence of all necessary local zoning approvals, the applicant shall provide one complete digital (PDF) copy of the application submitted to the permitting agency. Once final approval is received, the applicant shall provide one complete digital (PDF) copy of the permit to County staff prior to the start of manufacturing operations."

# Agenda Item Summary

Ordinance # / Resolution #: Administrative /Training
Contact Person / Sponsor: A. Hardin
Department: Planning
Date Requested to be on Agenda: 4/4/2024

**Points to Consider:**