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

County Attorney
John K. DuBose III

Clerk to Planning Commission
Jennifer Bryan

Development Services Director
Rox Burhans

March 15, 2022	6:00 PM	101 North Main Street Lancaster, SC 29720

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

Planning Commission monthly meeting AGENDA

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

2. **Approval of the Agenda**

3. **Citizen's Comments**

   [Lancaster County welcomes comments and input from citizens who may not be able to attend meetings in person. Written comments may be submitted via mail to ATTN: Jennifer Bryan, Post Office Box 1809, Lancaster, SC, 29721, by email to Jennifer Bryan at jbryan@lancastersc.org or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at https://www.mylancastersc.org/. Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]

4. **Approve Minutes**

   a. February 15, 2022 Regular Minutes

   b. March 3, 2022 Workshop Minutes

5. **Public Items**

   a. RZ-2021-2975, Llewellyn Development LLC

   Application by Llewellyn Development LLC to rezone approximately 37.9 acres of land located at 10695, 10681, and 10749 Harrisburg Road from Low Density Residential (LDR) District to Medium Density Residential (MDR) District.

   b. MX-2020-2051, The Lodges

   Application by NR Property Owners LLC to approve a Master Development Plan and Preliminary Plat for approximately 38.88 acres of land located at the north side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive (TM#s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03, and 0006-00-087.04) for a 261-unit multi-family development.

   c. RZ-2022-0175, Gabriel Jon Hardy

   Application by Gabriel Jon Hardy to rezone approximately 38.92 acres located at the northwest

corner of intersection of Hwy 9 and Catoe Road (TM# 0069-00-071.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) district.

6. New Business

a. Overview of next month's Agenda

b. Other

7. Adjourn

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

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

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

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

Agenda Item Summary

Ordinance # / Resolution #: February 15, 2022 Regular Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 3/15/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
February 15, 2022 Regular Minutes	2/18/2022	Exhibit

MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION
CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
Tuesday, February 15, 2022 6:00 p.m.

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

1. **ROLL CALL**: Quorum is present (Six Commissioners)

Commissioners Present:

Tamecca Neely	Ben Levine	James Barnett
Sheila Hinson	Charles Keith Deese	Alan Patterson

No appointment has yet been made to fill District 5 seat. (Redistricting in progress)

Staff Present:

Rox Burhans	Clerk: Jennifer Bryan
Ashley Davis	
Robert Tefft	Also Present: Billy Mosteller, Council District 3

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

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.
Motion to Approve by A. Patterson; 2nd by S. Hinson.
Called vote: 6:0. Motion approved unanimously.

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

Chairman Deese opened the floor to comments from the public.

> **DAVID OZUNE**, (resident Ola Drive, Indian Land). Mr. Ozune is a resident near Barberville and Harrisburg roads. He opposes the proposed development [item b: Llewellyn, deferred to March 15, 2022] and is concerned about property taxes and the cost of roads. Chairman Deese responded that the proposed development, if it is approved, should have no effect on his taxes, and the internal roads in the development are not maintained by the County.

Chairman Deese closed the floor to Citizens' Comments.

4. APPROVE MINUTES

a. January 20, 2022 Regular Minutes

Chairman Deese called for a motion to approve January 20, 2022 Regular Minutes as written. Motion to Approve by J. Barnett; 2nd by S. Hinson.
Called vote: 6:0. Motion approved unanimously

b. February 3, 2022 Workshop Minutes

Chairman Deese called for a motion to approve February 3, 2022 Workshop Minutes as written. Motion to Approve by J. Barnett; 2nd by S. Hinson.
Called vote: 6:0. Motion is approved unanimously.

5. PUBLIC ITEMS

a. RZ-2021-1921 Panhandle Partners

Application by Panhandle Partners to rezone approximately 9.609 acres located on the west side of Charlotte Highway (TM 0016-00-047.00), adjacent to #7415, from NB (Neighborhood Business) District and LDR (Low Density Residential) District to GB (General Business) District.

Staff Presentation: Ashley Davis, Senior Planner, presented the application consistent with the staff report. Staff Recommendations: Denial, as inconsistent with Small Area Plan & Extension.

Questions to staff:
B. Levine commented that the Small Area Plan was developed with specific goals of limiting number of entrances on 521 and improving sewer infrastructure.

Comment from applicant(s):

STEVE HOPPER (resident Union County, NC) [See attachment, "Proposed Indian Land Self-Storage and RV Parking Facility]
Applicants have revised plan in light of comments from staff, shifting the curb cut and allowing as much access as possible to neighboring lots, and creating through access to Charles Pettus Road. Have also negotiated a 30' sewer easement with LCWSD. Storage facilities are needed in the area, and nearest facility is at capacity. The project will have low impact on traffic, and a strong tax basis for County.

Questions from Commissioners: None.

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

Chairman Deese closed Public hearing and called for a motion on item **5a: RZ-2021-1921 Panhandle Partners.** Motion to approve by B. Levine; 2nd by J. Barnett.

Discussion:
B. Levine commented that this is the first project submitted under the new Small Area Plan & Extension, and does not align with what the residents communicated as their goals for development in the area.
A. Patterson concurred that it is clear this project is not what community is looking for, and would set a precedent that he cannot support.

Called vote: 1:5. **Motion is denied**.

B. Levine: Against	T. Neely: Against
A. Patterson: Against	J. Barnett: Against
S. Hinson: For	C. Deese: Against

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

b. RZ-2021-2975 Llewellyn Development LLC
Application by Llewellyn Development to rezone 3 parcels totaling approximately 37.9 acres (TM#s 0003-00-043.00, 0003-00-043.02, & 0003-00-044.00) located at 10695, 10681 & 10749 Harrisburg Road, from Low Density Residential (LDR) to Medium Density Residential (MDR) zoning district for the purpose of developing a single-family residential neighborhood.
APPLICANT REQUESTED DEFERRAL TO MARCH 15, 2022.

Chairman Deese called for a motion on item 5b: RZ-2021-2975 Llewellyn Development LLC. Motion to defer item to March 15, 2022 Planning Commission Meeting by Alan Patterson; 2nd by J. Barnett.
Called vote: 6:0. **Motion is approved**. Item 5b: RZ-2021-2975 Llewellyn Development LLC is deferred to March 15, 2022.

6. NEW BUSINESS

a. Overview of Next Month's Agenda: Rox Burhans
In addition to the deferred item, there will be 3 other rezoning cases.

b. Other:
UDO Update: Rox Burhans. Consultants are working on Interim Ordinance, will have a complete draft to staff this week, to be presented to Planning Commission in April and to Council in May and June.

Comprehensive Plan Update: Ashley Davis. Second Stakeholder meeting has taken place; Benchmark shared part One baseline data. They have hosted listening sessions with small groups and with experts in sub-areas.

B. Levine commented that he was impressed by the diverse composition of the Stakeholder Committee.

7. **ADJOURN**

Chairman Deese called for a motion: Motion to Adjourn by J. Barnett, 2nd by B. Levine. Approved by unanimous consent. Meeting adjourned at 6:32 PM.

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS
General Comments or comments on matters not on tonight's agenda.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 15, 2022

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

PLEASE PRINT

1. Don Yager	1042 Harrisburg Rd
2. DAVID E. OZUNA	
3.	
4.	

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5a: RZ-2021-1921 Panhandle Partners

Application by Panhandle Partners to rezone approximately 9.609 acres located on the west side of Charlotte Highway (TM 0016-00-047.00), adjacent to #7415, from NB (Neighborhood Business) District and LDR (Low Density Residential) District to GB (General Business) District.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 15, 2022

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

PLEASE PRINT

1.
2.
3.
4.

PROPOSED INDIAN LAND

SELF-STOAGE & RV PARKING FACILITY

OUR TEAM: For over 25 years, Steve Gentry, Tim Kiernan, Jeff DeAngelis and Steve Hopper have together developed, owned and operated over a dozen high quality self-storage facilities in the greater Charlotte area. Our core beliefs have always been to stay small and have a day to day hands on approach to every project we are involved with. We each bring a unique set of skills to our partnership which helps maximize the success of our business. With this business model, we have been able to establish a proven track record of providing high quality storage to the greater Charlotte market with our Atlantic Self Storage facility on Monroe Road being awarded as Charlotte's "Best Storage Facility" for the past several years.

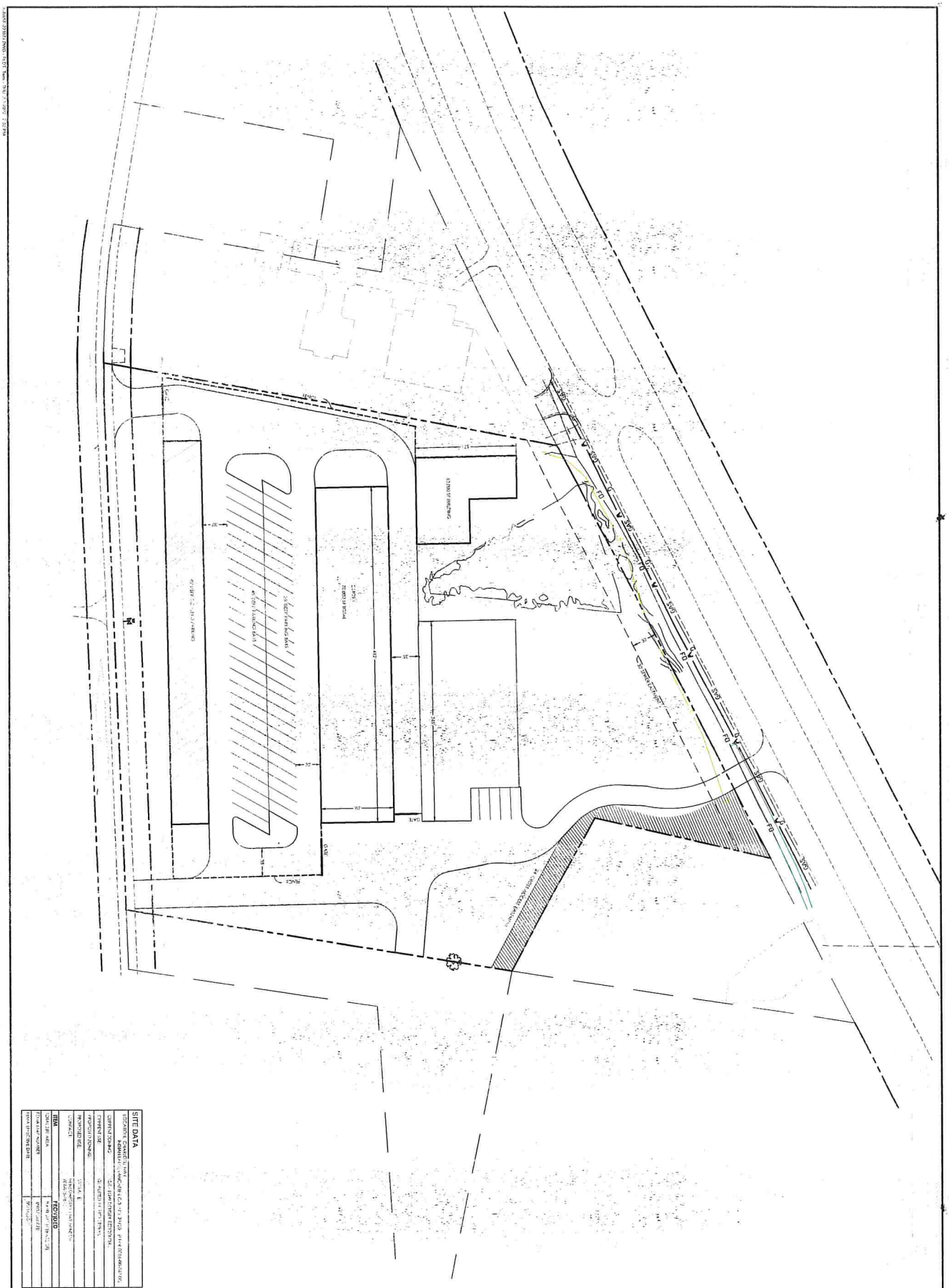
OUR EXPERIENCE: The four of us have over 85 years of combined experience with self-storage. Although we have developed and owned a number of facilities in Charlotte, our primary focus has been to bring very high quality self-storage projects to the growing and underserved towns around Charlotte. That includes projects we've developed in Lake Wylie, Mooresville, Gastonia, Huntersville, Cornelius, Matthews, Indian Trail and Fort Mill. Not only have we brought high quality self-storage to these towns, it is very important to us to be involved with each of the communities we serve. In the past, we have sponsored numerous girls and boys sports teams, participated in many charitable fundraising events, provided free storage units to non-profits and supported the local schools. In addition to providing quality storage to residential customers, we also cater to the smaller entrepreneurial businesses who require storage. Lastly, we've also been providing very secure RV parking for many years. The demand for this type of parking storage is extremely high and we hope to help meet this demand with both covered and uncovered parking.

OUR PROJECT: To construct a very high quality self-storage and RV Parking facility. Highlights/features include the following:

- Three, 1 and 2-level buildings consisting of approximately 115,000 square feet of both climate controlled and non-climate controlled storage units.
- Attractive Brick, stucco and glass construction. ***See photos of our recent projects.***
- 80 RV Parking spaces - (30 covered) & (50 uncovered).
- Professional onsite management.
- Very secure facility with decorative fencing, electronic gates, camera surveillance, excellent lighting and limited access hours.
- Heavy landscaping and site beatification.
- **Locally owned and operated.**

MISCELLANEOUS: Additional comments:

- Will provide connectivity with adjoining properties to the southeast.
- Will work with local utility department to provide an access easement for future sewer extension.
- This development will create a very solid tax base for Lancaster County and Indian Land.
- Our development will help meet the continued demand for high quality storage within the Indian Land market.
- **Extremely LOW traffic generator. A typical storage facility of this size will usually see an average of 15-35 trips per day. If this 9.6 acre tract was developed retail/office, traffic counts would be in the hundreds on a daily basis. This area has seen a tremendous increase in traffic congestion and will only get worse with the proposed and recently completed developments just north of this site.**



SITE DATA

EXISTING ZONING:	
CURRENT ZONING:	
PROPOSED ZONING:	
PROVIDED	
TBM	
DATUM:	
ELEVATION:	
BENCHMARK:	

INDIAN LAND STORAGE

TAX MAP 0016-00-047.00

CHARLOTTE HWY. INDIAN LAND, SC.29720

REZONING PLAN

REVISIONS:

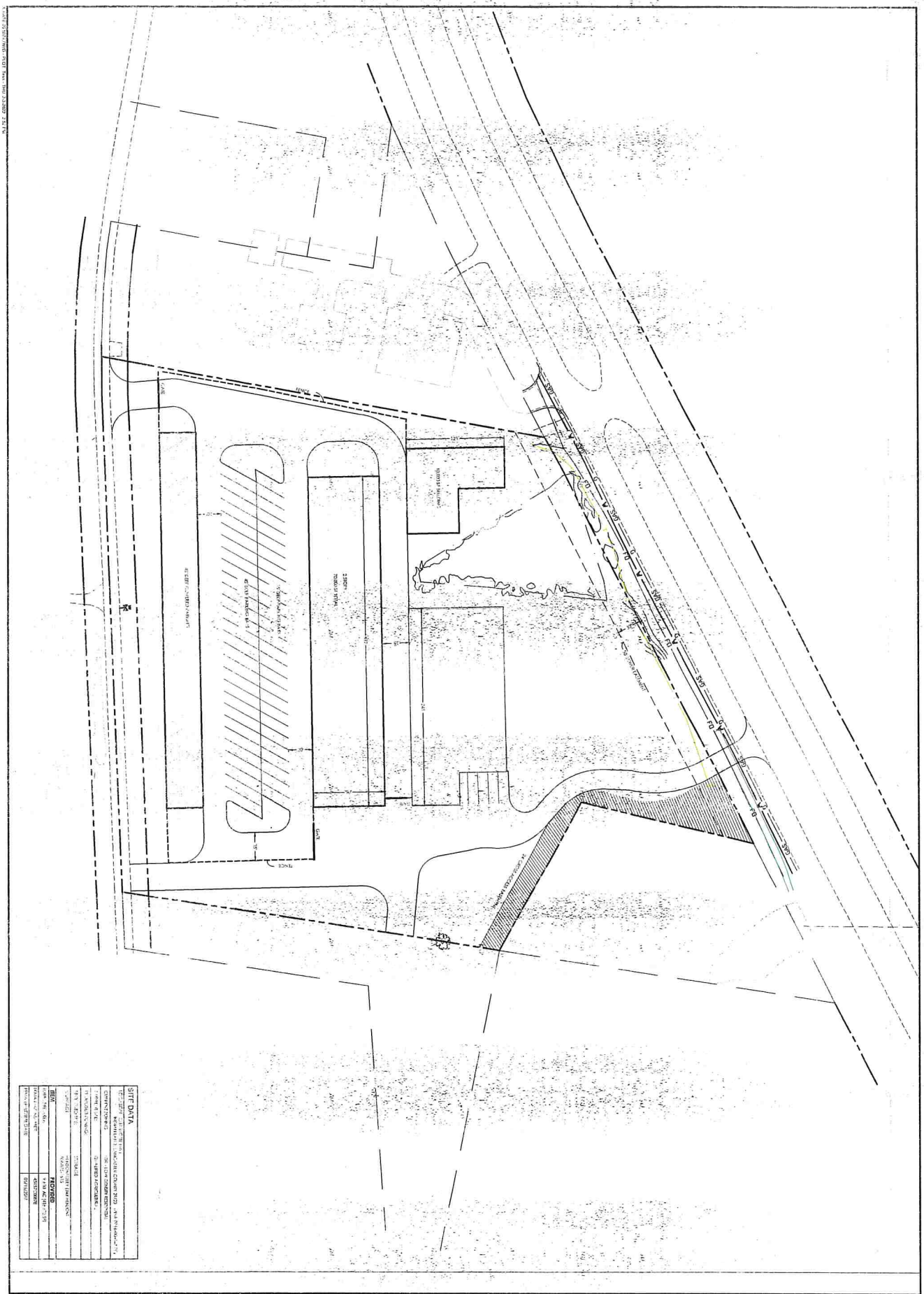
SHEET 01 OF 1

HensonFoley

Landscape Architecture | Civil Engineering

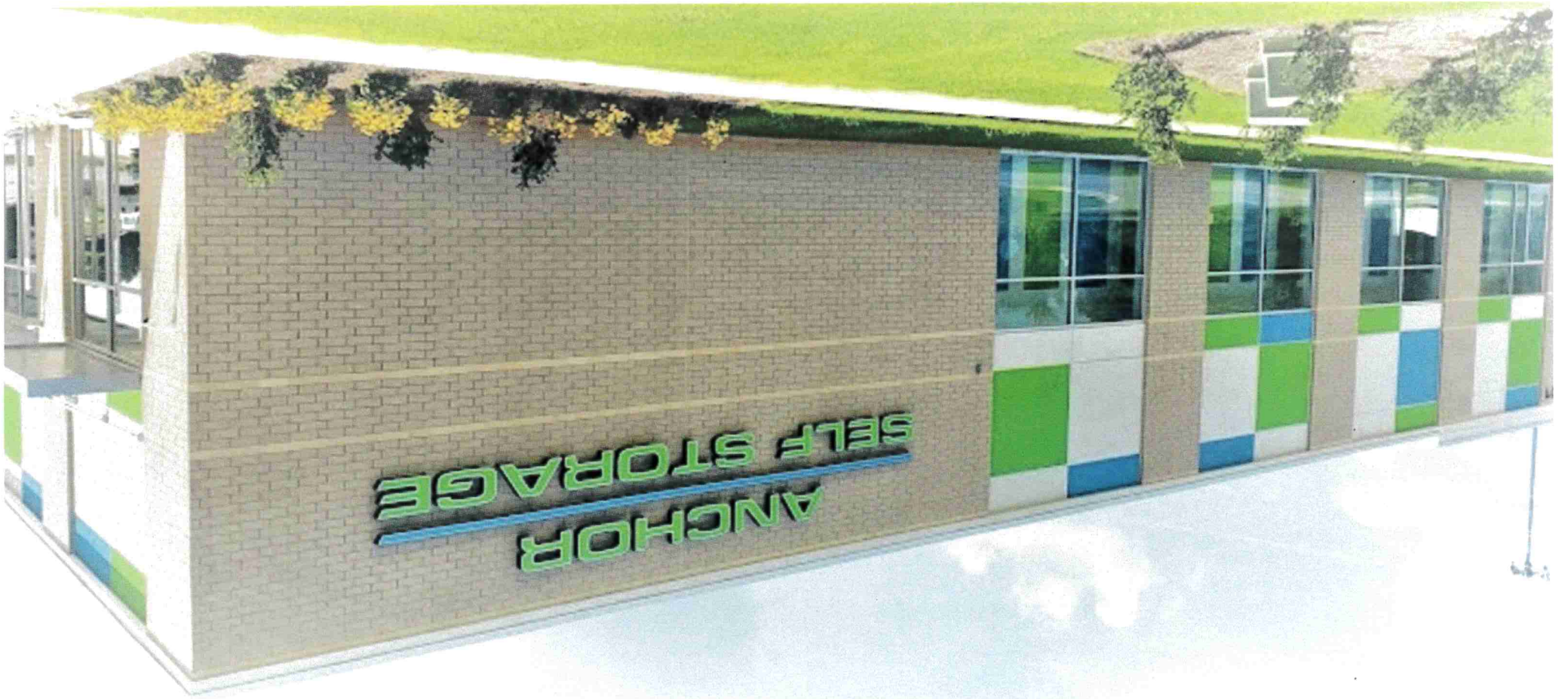
121 Gilead, Huntersville, NC 28078

ph: 704.875.1615 | f: 704.875.0959 | www.hensonfoley.com



SITE DATA	
TAX MAP 0016-00-047.00	
CHARLOTTE HWY, INDIAN LAND, SC 29720	
ITEM	PROPOSED
SITE AREA	4.91 AC +/-

1528


ANCHOR
SELF STORAGE

SHENANIGANS
PEARL BEACH

Agenda Item Summary

Ordinance # / Resolution #: March 3, 2022 Workshop Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 3/15/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
March 3, 2022 Workshop Minutes	3/8/2022	Exhibit

MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION
CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION WORKSHOP MEETING

March 3, 2022 5:00 P.M.
MINUTES

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

1. Roll Call:

Members Present:

Jim Barnett	Charles Deese	Sheila Hinson
Ben Levine	Alan Patterson	

Absent: Tamecca Neely

Others Present:

Rox Burhans, Division Director	Clerk: (Absent)
Ashley Davis, Senior Planner;	
Robert Tefft, Senior Planner;	

Agenda was posted in Administration lobby 24 hours in advance.

2. New Business

a. RZ-2022-0175 Gabriel Jon Hardy

Application by Gabriel Jon Hardy to rezone approximately 38.92 acres located at the northwest corner of intersection of Hwy 9 and Catoe Road (TM# 0069-00-071.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) district.

Staff Presentation: Ashley Davis, Senior Planner

Discussion points:

- Reason for lack of stub out to rear property: topography
- Access to sewer: Ashely to confirm with LCWSD
- Road access: both entrances to take access off Catoe Road.

b. RZ-2021-2975 Llewellyn Development, LLC

Request to rezone approximately 37.9 acres of property from LDR District to MDR District.

Staff Presentation: Robert Tefft, Senior Planner

Discussion: No new material had been submitted by applicants. No discussion.

c. MX-2020-2051 The Lodges

Application by NR Property Owners LLC to approve a Master Development Plan and Preliminary Plat for approximately 38.88 acres of land located at the north side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive (TM#s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03, and 0006-00-087.04) for a 261-unit multi-family development.

Staff Presentation: Robert Tefft

Discussion:

Two changes to original Master Plan:

- number of decreasing garden apt units
- change base floor elevation from 2 feet to 1 foot.

3. Other:

a. Review of Next Month's Agenda

SD-2021-2791 The Arches Preliminary Plat
TA-2022-0445 Town of Kershaw UDO Text Amendment
RZ-2022-0332 Vail (Heath Springs)
UDO-TA-2022-(x) Interim Ordinance
UDO-TA-2021-2980 Cluster Subdivision Overlay elimination
RZ-2022-0387 Arbor Walk
SD-2021-1886 Edgewater Sunset Point Preliminary Plat (863 lots)

Due to the number and complexity of items, and expectation of public response, it was decided to split the agenda and hold two full voting meetings in April:

- **Thursday, April 7, 2022 at 5:00 p.m.**
- **Tuesday, April 19, 2022, starting at 5:00 p.m**. rather than 6:00p.m.

4. Adjourn

Meeting was adjourned at 6:30 p.m.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-2975, Llewellyn Development LLC
Contact Person / Sponsor: Robert Tefft / Planning
Department: Planning
Date Requested to be on Agenda: 3/15/2022

Issue for Consideration:
See Staff Report.

Points to Consider:
See Staff Report.

Recommendation:
See Staff Report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/8/2022	Planning Staff Report
Ex 1: Application	2/8/2022	Exhibit
Ex 2: Location / Zoning Map	2/8/2022	Exhibit

PROPOSAL:	Request to rezone approximately 37.9 acres of property
PROPERTY LOCATION:	10695, 10681, and 10749 Harrisburg Road (TM#s 0003-00-043.00, 0003-00-043.02, and 0003-00-044.00)
CURRENT ZONING:	Low Density Residential (LDR) District
PROPOSED ZONING:	Medium Density Residential (MDR) District
PROPERTY OWNERS:	HMP III, LLC, Howard M. Phillips, III, and Kermit H. Patterson, Jr., Trustee
APPLICANT:	Llewellyn Development, LLC
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW:

Proposal

The applicant has requested to rezone three parcels totaling approximately 37.9 acres on the west side of Harrisburg Road from Low Density Residential (LDR) District to Medium Density Residential (MDR) District. Pursuant to the applications submitted, this rezoning is intended to facilitate the development of the parcels as a single-family residential neighborhood.

Summary of Adjacent Zoning and Uses

The east and west sides of Harrisburg Road south of Barberville Road is generally zoned either LDR or MDR District; however there are also parcels zoned INS or NB within the surrounding area. Across Harrisburg Road from the subject parcels is the Estates at Covington development.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	INS, NB	Indian Hill AME Zion Church; Shamrock Landscaping
South	Lancaster County	LDR, MDR	Single-Family Residential
East	Lancaster County	LDR, MDR, INS	Single-Family Residential; Infrastructure
West	Lancaster County	LDR	Single-Family Residential

ANALYSIS & FINDINGS:

Zoning Districts

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

Pursuant to UDO Section 2.3, the requested MDR District *"is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between*

rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district."

Compatibility with Surrounding Area

The subject parcels are surrounded by other residentially developed parcels, including the Estates at Covington across Harrisburg Road, which has lot areas and widths in excess of that required with the proposed MDR District. Most other surrounding development is on LDR zoned parcels that also exceed the established minimums.

It is noted that the subject parcels include land at the southwest corner of the intersection of Harrisburg and Barberville Roads. This land is adjacent to a one-acre parcel zoned INS District and directly across Barberville Road from lands zoned NB District. Given this location and existing adjacent zoning, it may be more appropriate for the roughly one-acre portion of the subject parcels at the aforementioned intersection to be zoned and ultimately developed under the NB District rather than the MDR District.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

Pursuant to the adopted Comprehensive Plan, the Future Land Use Category of the subject parcel is Neighborhood Mixed Use, which corresponds to the Walkable Neighborhood Community Type, which the Comprehensive Plan describes as follows:

> *The Community Type "Walkable Neighborhood" is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development.*

The Comprehensive Plan further establishes several possible land use considerations representing typical development in this Community Type which are depicted in the table below.

Walkable Neighborhood: Land Use Considerations		
Single-Family Detached Home	Single-Family Attached Home (Townhome / Duplex)	Condominium / Apartment
Neighborhood Commercial	Restaurant	Professional Offices
Government Building	Church	School
Community Park / Pocket Park	Natural Area	

INFRASTRUCTURE CONSIDERATIONS

Transportation

Pursuant to UDO Section 6.8, uses which will generate more than 50 peak hour cumulative trips per day at full occupancy shall be required to provide a Traffic Impact Analysis (TIA). While no specific development proposal has been made, it is reasonable to conclude based upon the total acreage of the parcels and the use identified in the applications that subsequent development will exceed this threshold. However, the applicant has not yet provided a TIA for review.

Public Utilities

The Lancaster County Water and Sewer District (LCWSD) has provided the following comments with regard to this proposed rezoning:

> *In order to connect to the sewer line currently under construction by Toll Brothers to serve the Ridgecrest (FKA Chateau Ridge) Subdivision, the sewer line first has to receive a SCDHEC permit to operate, per LCWSD's Developer Policy. Currently, there is no available capacity in the downstream sewer pump station (Clems Branch pump station) to handle any additional development, and their subsequent flows, until substantial upgrades are made to the pump station and downstream sewer forcemain system. LCWSD is currently planning the design for the required upgrades; however, if a developer needs to serve its site prior to LCWSD making the upgrades, the developer will assume the responsibility of upgrading the station to serve its site needs, with LCWSD participating to oversize the infrastructure through a reimbursement agreement, pending LCWSD board approval.*
>
> *For water availability, LCWSD has a new 12" waterline that was installed by Kolter (Estates at Covington) along Harrisburg Road, that does not go to the end of their site; therefore, depending on connections that need to be made to Harrisburg Road to serve this site, the 12" waterline may need to be extended, through the LCWSD Developer Policy and Procedures requirements.*

Public Schools

The Lancaster County School District (LCSD) has not provided comments for this development proposal.

OTHER CONSIDERATIONS

UDO Update

In November 2021, the County began the process of updating its UDO. As a part of that process the County has elected to develop and implement as an “interim ordinance” a portion of that update ahead of the balance of the UDO. This “interim ordinance” would create the ability to establish flexible zoning districts specific to individual developments, and is currently expected to have public hearings in April and May of this year.

Given the uncertainty of what may be proposed/developed as a result this proposed rezoning, it may be appropriate for this application to be withdrawn until this “interim ordinance” has been adopted. Furthermore, handling this rezoning through this new process would give the County and the applicant the ability to properly incorporate commercial zoning at the corner of the subject parcel in what is already a busy and rapidly developing corridor in the County with the recent approval of the Redwood multi-family development, and either the on-going or soon to commence construction of the Sugar Creek, Patterson Preserve, and Covington developments.

PHOTOS OF PROJECT AREA:

Aerial of subject property

Looking southeast from intersection of Barberville and Harrisburg Roads

Looking west from Harrisburg Road

Looking west from Harrisburg Road

STAFF RECOMMENDATION:

Staff recommends **disapproval** of the request to rezone approximately 37.9 acres (TM#s 0003-00-043.00, 0003-00-043.02, and 0003-00-044.00) from Low Density Residential (LDR) District to Medium Density Residential (MDR) District, pursuant to the following findings of fact:

1. That the subject application involves parcels TM# 0003-00-043.00, 0003-00-043.02, and 0003-00-044.00;
2. That the subject parcels are currently zoned LDR District, and are proposed to be rezoned MDR District;
3. That the subject parcels have a Future Land Use Category of Neighborhood Mixed Use, and a Community Type of Walkable Neighborhood;
4. That the proposed MDR District is compatible with the existing Neighborhood Mixed Use Future Land Use Category; and
5. That the zoning surrounding the subject parcels is consistent and compatible with the proposed zoning.

ATTACHMENTS:

1. Rezoning Applications
2. Location Map/ Zoning Map

STAFF CONTACT:

Robert Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

DocuSign Envelope ID: 5CB7A59A-4365-4F29-972E-AC03C37051E9

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 10695 and 10681 Harrisburg Road

City Indian Land State SC Zip 29707 Tax Parcel ID 000300043.00 and .02

Current Zoning LDR Current Use _____

Proposed Zoning MDR Total Acres 25.7 acres

Project Description Single family residential neighborhood

Surrounding Property Description Primarliy new single family residential neighborhoods
Also a church and a landscaping buisiness

CONTACT INFORMATION

Applicant Name Llewellyn Development, LLC

Address POB 473023

City Charlotte State NC Zip 28247 Phone 704-408-4830

Fax _____ Email Terrence@LlewellynDevelopment.com

Property Owner Name PHILLIPS HOWARD MITCHELL III

Address 10695 and 10681 Harrisburg Road

City Indian Land State SC Zip 29707 Phone _____

Fax _____ Email _____

DocuSign Envelope ID: 5CB7A59A-4365-4F29-972E-AC03C37051E9

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.

Terrora Llewellyn — December 23, 2021

Applicant — Date

DocuSigned by: 43BBD1F92EDB41F... — 12/27/2021 | 6:50 AM PST

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

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

2. **Planning Commission**

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

3. **County Council**

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

DocuSign Envelope ID: EE6249A1-F699-46B3-8138-A9BDDE8461CF

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 10749 Harrisburg Road

City Indian Land State SC Zip 29707 Tax Parcel ID 000300044.00

Current Zoning LDR Current Use _____

Proposed Zoning MDR Total Acres 12.2 acres

Project Description Single family residential neighborhood

Surrounding Property Description Primarliy new single family residential neighborhoods
Also a church and a landscaping buisiness

CONTACT INFORMATION

Applicant Name Llewellyn Development, LLC

Address POB 473023

City Charlotte State NC Zip 28247 Phone 704-408-4830

Fax _____ Email Terrence@LlewellynDevelopment.com

Property Owner Name PATTERSON KERMIT HUNTER JR, TRUSTEE

Address 10749 HARISBURG RD

City Indian Land State SC Zip 29707 Phone _____

Fax _____ Email _____

DocuSign Envelope ID: EE6249A1-F699-46B3-8138-A9BDDE8461CF

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.

Terrence Llewellyn — December 23, 2021

Applicant — Date

DocuSigned by:
Kermit H Patterson Jr — 12/23/2021 | 2:09 PM PST
889A2BE06804D3...

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

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

2. **Planning Commission**

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

3. **County Council**

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

DocuSign Envelope ID: 8A04EEB2-47E6-4C4E-9244-F8891A67D9CC

December 23, 2021

Mr. Terrence Llewellyn
Llewellyn Development, LLC
PO Box 473023
Charlotte, NC 28247

This letter serves to notify all interested parties that I/we consent to Llewellyn Development, LLC petitioning for the rezoning of property known as Tax Parcels 000300043.00 and 000300043.02 located at 10695 and 10681 Harrisburg Road, Indian Land SC. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner DocuSigned by: 43BB01F92EDB41E... Date 12/23/2021 | 12:03 PM PST

Owner DocuSigned by: 045F23E1F5E24A8... Date 12/23/2021 | 12:58 PM PST

Address 1068 Harrisburg Road Indian Land SC 29707

Phone Number 704-201-3895

HOWARD MITCHELL PHILLIPS III and wife, Paige S. Phillips, and HWP III LLC, a North Carolina limited liability company
10681 Harrisburg Road
Indian Land, SC 29707

DocuSign Envelope ID: A958940F-721C-4C18-9F09-FD4BA62C9857

December 23, 2021

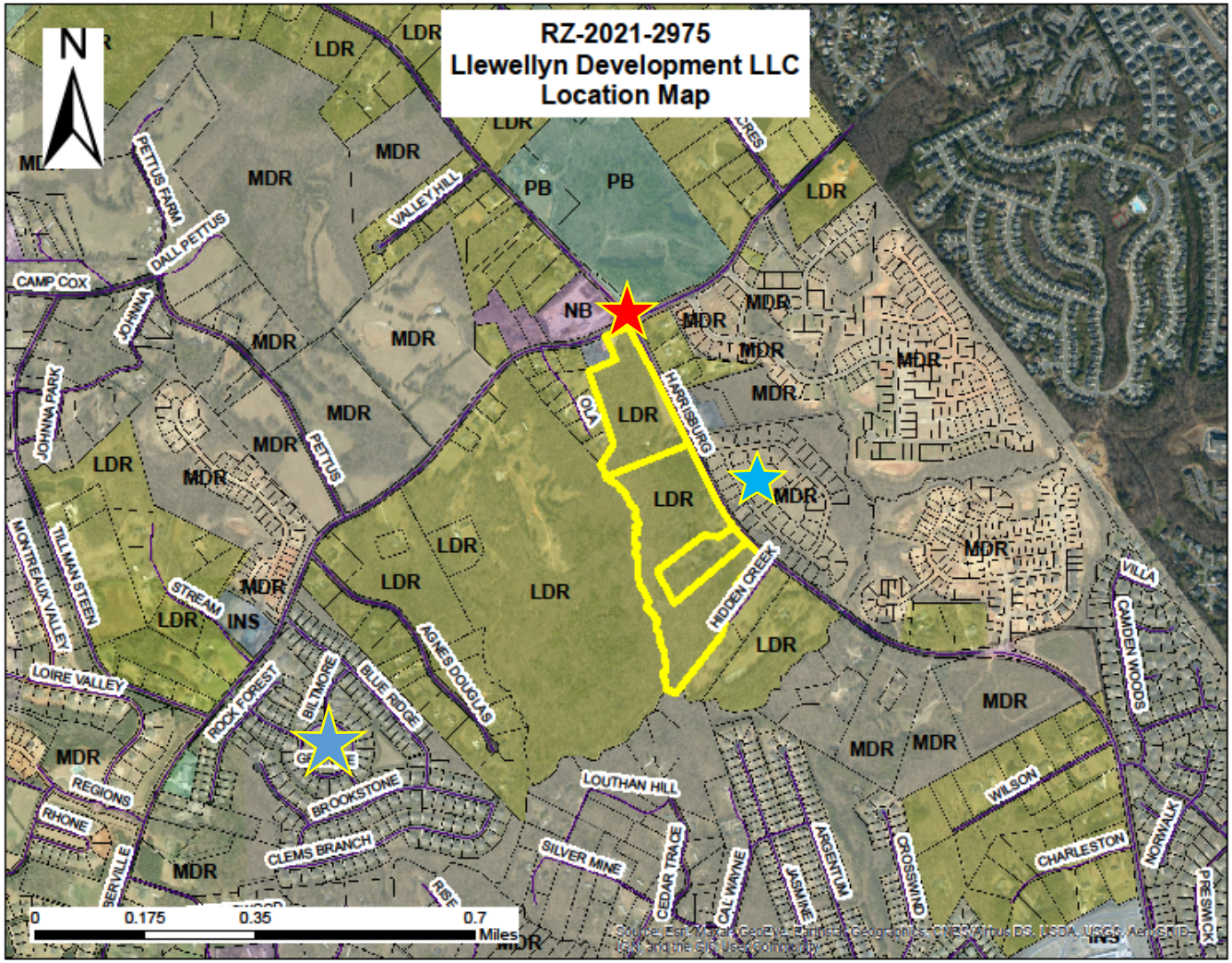
Mr. Terrence Llewellyn
Llewellyn Development, LLC
PO Box 473023
Charlotte, NC 28247

This letter serves to notify all interested parties that I/we consent to Llewellyn Development, LLC petitioning for the rezoning of property known as Tax Parcel 000300044.00 located at 10749 Harrisburg Road, Indian Land SC. This letter serves to represent my/our signature on the zoning application.

Thank you.

DocuSigned by:
Owner_____ Date 12/23/2021 | 10:35 AM PST
889A2BE069804D3...
Owner_____ Date_____
Address 10749 Harrisburg Road Indian Land SC 29707
Phone Number 704-578-2732

KERMIT HUNTER PATTERSON, JR., TRUSTEE OF THE BUDDY PATTERSON LIVING TRUST
10749 Harrisburg Road
Indian Land, SC 29707



Lancaster County
South Carolina

Proposal:
Request to rezone from LDR to MDR

Legend:

Subject Property

Bretagne

Intersection Harrisburg & Barberville

Estates at Covington

Agenda Item Summary

Ordinance # / Resolution #: MX-2020-2051, The Lodges
Contact Person / Sponsor: Robert Tefft / Planning
Department: Planning
Date Requested to be on Agenda: 3/15/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/8/2022	Planning Staff Report
Ex 1: Application	3/8/2022	Exhibit
Ex 2: Location / Zoning Map	3/8/2022	Exhibit
Ex 3: Master Development Plan	3/8/2022	Exhibit
Ex 3: Master Development Plan	3/8/2022	Exhibit

PROPOSAL:	Request to approve a Master Development Plan and Preliminary Plat for a proposed 261-unit multi-family development.
PROPERTY LOCATION:	North side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive (TM#'s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03 and 0006-00-087.04)
CURRENT ZONING:	Mixed Use (MX) District
OWNER / APPLICANT:	NR Lodges Property Owner, LLC
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW:

Site Information

The 38.88-acre site consists of four parcels zoned Mixed Use (MX) District. The parcels, which are on the north side of Fort Mill Highway (approximately 325 feet east of Rosemont Drive), are currently vacant except for a few single-family detached dwellings.

Proposal

The subject parcels were previously approved by County Council on January 25, 2021 via Resolution No. 1137-R2021 to be developed with 217 multi-family dwellings consisting of 80 Townhouse, 63 Cottage Court, and 74 Garden Apartment units at a density of 5.6 dwelling units per acre. The property owner/applicant is now proposing to develop the site in a virtually identical manner, but with 261 multi-family dwellings consisting of 80 Townhouse, 63 Cottage Court, and 118 Garden Apartments at a density of 6.71 dwelling units per acre.

In addition, the property owner/applicant is now requesting a deviation from Unified Development Ordinance (UDO) Section 3.6 to reduce the minimum required ground floor elevation of the Cottage Court units from 2 feet to 1-foot, pursuant to UDO Section 3.12.1.B.2.

Summary of Adjacent Zoning and Uses

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	PDD	Single-Family
South	Lancaster County	LI	Manufacturing
East	Lancaster County	MDR / PDD / GB	Single-Family
West	Lancaster County	PDD / GB	Single-Family / Vacant / Retail

ANALYSIS & FINDINGS:

Development Standards

Pursuant to UDO Section 3.5, required parking shall be provided within mixed-use districts by building type, and shall be as per UDO Chapter 7. UDO Section 7.2.4.A requires that parking shall be provided for multi-family (i.e. Garden Apartment) and Townhouse units at a rate of 1.5 per dwelling unit, and for single-

family (i.e. Cottage Court) at a rate of 1.0 per dwelling unit. The following table outlines these requirements, as well as the amount of required and proposed parking for each building type.

Building Type	Minimum Parking Rate	Number of Units	Required Parking Spaces	Proposed Parking Spaces
Single-Family (*Cottage Court*)	1.0 per unit	63	63	126
Multi-Family (*Garden Apt*)	1.5 per unit	118	177	160
Townhouse	1.5 per unit	80	120	160
Total		**271**	**360**	**446**

While the overall total number of proposed parking spaces exceeds the number of required parking spaces, the proposed number of parking spaces per building type show that the parking requirement for this development proposal will not be met as there will be an inadequate amount of parking provided for the Garden Apartments.

It should be noted that the overages that would appear to be provided for the Cottage Court and Townhouse components of the project cannot be counted toward meeting the shortfall in parking for the Garden Apartments as these parking spaces will be located within the driveways, carports, and garages associated with Cottage Court and Townhouse units.

There are two possible solutions to this parking issue – either provide for an additional 17 parking spaces in the area of the proposed Garden Apartments, or reduce the total number of Garden Apartments from 118 to 106.

Deviations

Pursuant to UDO Section 3.12.1.A, during the Site Plan Review process, the Technical Review Committee is authorized to recommend approval of deviations to certain provisions of the UDO, where, due to special conditions, strict enforcement would be physically impractical.

UDO Section 3.6.9.C requires a minimum ground floor elevation of two feet for the Cottage Court building type. The applicant has requested a deviation from this requirement pursuant to the maximum allowable deviation as set forth in UDO Section 3.12.1.B.2 – a reduction of one-foot. The applicant has provided that following justification for this deviation as part of the application:

> *Petitioner also requests to modify the requirement that the finished floor elevation must be a minimum of 24" above the finished grade. This height creates a challenge for compliance with the Americans with Disabilities Act because lengthy segments of access ramps are required to maintain the maximum slope required by the ADA. Also, the buildings will better respond to the existing topography if the minimum height to finished grade is lowered to 12".*

Neither the Planning Department staff, nor any of the other members of the TRC have any objections to the requested deviation.

Mixed-Use District/Master Development Plan

Pursuant to UDO Section 9.2.9.B.8, the Planning Commission shall hold a public hearing on Master Development Plan proposals. Further, pursuant to UDO Section 9.2.9.B.9, the Planning Commission may approve, deny or approve with conditions the application for a Master Development Plan; however no Master Development Plan shall be approved unless the following "findings of fact" can be made:

a. Consistency with Comprehensive Plan*. All mixed use development shall be designed, constructed and maintained in conformance with the applicable guidelines and standards established by the Lancaster County Comprehensive Plan.*

The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Walkable Neighborhood Community Type "is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

Walkable Neighborhood: Land Use Considerations		
Church	Condominium/Apartment	Community Park / Pocket Park
Government Building	Natural Area	Neighborhood Commercial
Professional Office	Restaurant	School
Single-Family Attached Home (Townhome/Duplex)	Single-Family Detached Home	

The proposed Master Development Plan would result in development that is consistent with the Neighborhood Mixed-Use Future Land Use Category, as well as the land use considerations set forth for the Walkable Neighborhood Community Type. Accordingly, staff finds that the Master Development Plan is consistent with the adopted Comprehensive Plan.

b. Integration with Transportation System*. Mixed use developments shall be designed to integrate into the adjacent transportation system relative to:*

i. Pedestrian connections to ensure accessibility to current or future transit service, if applicable;
ii. Connectivity to existing and future roadways, sidewalks and pathways;
iii. Complete streets roadway design that accommodates multiple transportation modes;
iv. Strategic locations of parking lots and structures;
v. Compatibility with the regional transportation system of arterials and collectors; and
vi. Access management to provide internal connections between uses and prohibit individual driveway access to perimeter roads.

The proposed Master Development Plan will have a both vehicular and pedestrian connections onto Fort Mill Highway, as well as Wedgewood Lane (which, in turn, connects to Rosemont Drive). The proposed streets have been designed consistent with the requirements of the UDO and have made use of an existing street stub out (Wedgewood Lane); however no viable opportunities exist to provide additional stub outs from the subject property. Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

Traffic Impact Analysis:
In addition to the above, it should be noted that a Traffic Impact Analysis (TIA) was originally conducted for the subject property by Kimley-Horn on December 16, 2019 (attached) based upon a wholly different project configuration (453 dwelling units). Among several improvements

recommended by the TIA was the addition of a 150-foot northbound right-turn lane at the intersection of SC 160 and Old Bailes Road. This turn lane was recommended to be reduced to 100 feet based upon a technical memorandum (attached) that was subsequently prepared on September 4, 2020 to amend the findings of the TIA as the project had been changed resulting in a substantial reduction to 217 dwelling units.

With this development proposal, and increase in the number of dwelling units to 261, it is the position of the applicants' professional engineer, as well as County staff, that this right-turn lane be reinstated to its previously required length of 150 feet. This reinstatement, as well as all other requirements of the TIA prepared on December 16, 2019, shall be provided for as a part of this project, and is attached as a condition of approval.

c. Impact on Infrastructure*. The development is staged in a manner that allows for and facilitates the timely provision of public utilities, facilities and services.*

The Lancaster County Water and Sewer District (LCWSD) previously reviewed the Master Development Plan and commented that there is a high probability downstream sewer infrastructure would need to be upsized in order to handle the additional flow this development would generate, and requested that flow data be submitted. Accordingly, compliance with all requirements of the LCWSD has been made a condition of approval.

d. Compatibility of Uses and Structures*. The mixed use development is planned so land uses and densities create an appropriate transition to existing or planned uses and densities on adjoining properties.*

The surrounding uses to the north, east and west are primarily single-family detached dwellings. The proposed residential uses along the perimeter of the Master Development Plan: Townhouse and Cottage Court building types, are compatible with these single-family detached dwellings. The more intense aspect of the proposed development, the Garden Apartments, are located at the center of the property and would be buffered by the Townhouse and Cottage Court buildings from the surrounding single-family detached dwellings. Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

e. General Site Design*: The following characteristics shall be incorporated into the mixed-use development:*

i. *Pedestrian accessibility/concentration of development (critical mass) in a compact, walkable area.*

- *Uses are concentrated to promote convenient pedestrian access. Large projects concentrate uses in multiple nodes, each preferably within a quarter-mile diameter.*
- *Pedestrian circulation is clearly defined and connects all uses.*
- *Bicycle and pedestrian access are provided to adjacent developments.*
- *Sidewalks are provided on each side of rights-of-way or private streets throughout the development.*
- *Strip commercial development characterized by single story uncoordinated, unconnected buildings with large street frontage parking lots is specifically prohibited. Strip malls with uncoordinated, unconnected out parcels are prohibited. All structures are fully integrated into the mixed use project through common design themes (including, but not limited to, lighting, benches, landscaping, other decorative features but not necessarily building design),*

integration with a variety of uses, nonlinear arrangement, common spaces, pedestrian walkways, vehicular access connections and other features.

ii. *Plazas, courtyards and other common areas are provided for public gathering and interaction. Amenities, such as benches, planters, lighting, fountains, art and landscaping that further the design theme of the project and encourage interaction shall be provided.*

iii. *Mixed use projects require special attention to building design because of the relationship of land uses in close proximity. Functional integration of residential and commercial uses shall be considered during design of mixed use projects. The following standards are intended to guide development of mixed-use projects:*

- *The mixed use development shall be designed and developed to provide an appropriate interrelationship between the various uses and structures within the development through the use of complementary materials, unified streetscape treatment, buffering, connectivity for vehicular and pedestrian movement, building orientation, parking location and height transition.*
- *Residential and commercial uses may be located within the same or adjoining structures, provided applicable health and safety regulations are followed.*
- *Structures shall provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Structures shall have consistent scale and massing to create a unified project. Compatibility with the immediate context is required. However, gradual transitions in scale and massing are permitted.*
    - *Blank walls shall be avoided by including ground floor windows, recesses, extensions and breaks in roof elevation.*
    - *Design shall provide differentiation between ground level spaces and upper stories. For example, bays or balconies for upper levels, and awnings, canopies or other similar treatments for lower levels can provide differentiation. Variation in building materials, trim, paint, ornamentation, windows, or other features such as public art, may also be used.*
    - *Design shall ensure privacy in residential sectors through effective window placement, soundproofing, landscape screening or orientation of outdoor living areas (e.g., balconies, porches and patios). Opposite facing windows at close distances should be offset vertically or horizontally, or employ appropriate materials (e.g., glazed or tinted) to protect privacy.*

As discussed previously with regard to required "findings of fact" b and d, staff believes that the proposed Master Development Plan will meet the provisions noted in paragraphs i and iii, above. Further, it is the inherent nature of the Cottage Court design that common areas are provided, and that holds true with this project. In addition to those common areas, an amenity area consisting of the leasing/amenity building, swimming pool, and open space is proposed at the northwest corner of Evergreen Lodge Lane and Columbia Circle. It should also be noted that an internal trail system will be provided along the east side of the development on the east side of the property connecting Cavallo Point Circle to Stone Moss Drive. Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

f. *Housing diversity shall be required within the district - At least two (2) different residential types (attached, detached, multiple family, or two family) with a range of prices and sizes shall be*

incorporated into the development. Single-family lot sizes shall be varied to provide a mixture of lot sizes.

As previously noted the Master Development Plan consists of 80 Townhouse, 63 Cottage Court, and 118 Garden Apartments – all of which will be available for rent. Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

g. *Permitted flexibility in lot sizes, setbacks, street widths and landscaping shall result in a more livable development, preservation of natural features and creation of open space consistent with the policies of the comprehensive plan and this ordinance.*

No flexibility of this kind has been requested as part of this Master Development Plan.

h. *Mixed-use developments shall not be gated and shall be interconnected to surrounding developments. Mixed-use projects shall be designed as an integral part of the surrounding community and not as an isolated development.*

The proposed Master Development Plan does not propose to gate or otherwise limit access to the property. As previously noted, the development will connect to the existing street stub out for Wedgewood Lane; however no viable opportunities exist to provide additional stub outs from the subject property. Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

COMMUNITY MEETINGS:

The applicant has scheduled a community meeting for this iteration of the development proposal to be held Monday, March 14, 2022 at 6:00 p.m., at the Pleasant Hill UMC (238 Fort Mill Hwy). Any comments expressed at this meeting will be provided to the Planning Commission at the Commissions' meeting.

With the prior iteration of the project, the applicant held two community meetings: the first on Tuesday, September 8, 2020, and second on Thursday, October 29, 2020. Both meetings were held at Pleasant Hill UMC. In general, there was not a great deal of concern noted by surrounding property owners with regard to the project. There was discussion regarding the provisions of a pedestrian connection between the proposed development and the adjacent commercial development to the southwest; however this was subsequently examined by the applicant, and such a connection was determined to be infeasible.

PHOTOS OF PROJECT AREA:

Looking north toward subject property from Fort Mill Highway

Looking north toward subject property from Fort Mill Highway

Looking north toward subject property from Fort Mill Highway

Looking east toward subject property from Wedgewood Lane stub-out

STAFF RECOMMENDATION:

Staff recommends **approval** of the Master Development Plan and Preliminary Plat for a proposed 261-unit multi-family development, pursuant to the following findings of fact, and subject to the following conditions of approval:

Findings of Fact:

1. That the subject property consists of 38.88 acres of land located on the north side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive;
2. That the subject parcels consist of TM #'s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03, and 0006-00-087.04;
3. That the subject parcels have a Future Land Use Category of Neighborhood Mixed Use with a Community Type of Walkable Neighborhood;
4. That the subject parcels are currently zoned Mixed Use (MX) District;
5. That the subject parcels are associated with a previous approval by County Council on January 25, 2021 via Resolution No. 1137-R2021 to be developed with 217 multi-family dwellings consisting of 80

Townhouse, 63 Cottage Court, and 74 Garden Apartment units at a density of 5.6 dwelling units per acre;

6. That the current development proposal is to develop the site with 261 multi-family dwellings consisting of 80 Townhouse, 63 Cottage Court, and 118 Garden Apartments at a density of 6.71 dwelling units per acre; and
7. That the current development proposal includes a request for a deviation from UDO Section 3.6 to reduce the minimum required ground floor elevation of the Cottage Court units from 2 feet to 1-foot, pursuant to UDO Section 3.12.1.B.2.

Conditions of Approval:

1. That the Master Development Plan is revised so as to provide for an additional 17 parking spaces in the area of the proposed Garden Apartments, or that the total number of Garden Apartments is reduced from 118 to 106;
2. That flow data is submitted to the LCWSD to fully ascertain what infrastructure may need to be upsized/modified commensurate with this project;
3. That the recommended transportation improvements outlined in the Traffic Impact Analysis prepared by Kimley-Horn and Associated dated December 16, 2019 shall be required to be constructed by the applicant prior to the issuance of any Certificates of Occupancy associated with this project;
4. That any and all outstanding TRC/Evolve comments are addressed;
5. That all applicable requirements of the UDO are met.

ATTACHMENTS:

1. Application
2. Location Map/ Zoning Map
3. Master Development Plan

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

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

MASTER DEVELOPMENT PRELIMINARY PLAT

MIXED-USE DISTRICT

APPLICATIONANDAPPROVALPROCESS:

1. Know what needs to be shown on the plan.
   a. Plans must be reviewed by Lancaster County to ensure they meet the design standards in the UDO.
   b. Check the UDO for minimum lot width, lot area, building setback, and landscape buffer width requirements.
2. Submit the following.
   ☐ Five (5) paper copies of Master Development Preliminary Plat and Supporting Data.
   ☐ One (1) PDF copy of Master Development Preliminary Plat and Supporting Data.
3. After the plan is approved:
   a. You will be notified by email or phone.
   b. Pick up the approved plan from the Planning Department.

PROJECT INFORMATION

Project Address/Location: 664, 680, and 688 Fort Mill Highway, near the intersection of Fort Mill Hwy (160) and Rosemont Dr.

Tax Map ID/Parcel No.: 0006-00-086.00 0006-00-087.00 0006-00-087.03 0006-00-087.04

Project Description: The Lodges at Indian Land

Applicant Name: Kevin Murphy, NR Lodges Property Owner LLC

Address: 558 E. Stonewall St., Suite 120, Charlotte, NC 28202

Phone: 704-910-7565 Fax: _____ Email: kevin.murphy@nwravin.com

Property Owner Name: Kevin Murphy, NR Lodges Property Owner LLC

Address: 558 E. Stonewall St., Suite 120, Charlotte, NC 28202

Phone: 704-910-7565 Fax: _____ Email: kevin.murphy@nwravin.com

Other Project Contacts: _____

Name: Jacob Bachman, Bolton & Menk Southeast, LLC.

Address: 200 South Tryon St., Suite 200, Charlotte, NC 28202

Phone: 704-971-4513 Fax: _____ Email: jbachman@colejeneststone.com

l. Location of all existing surface water drainage facilities

3. Proposed Development
   a. Location and dimensions of all proposed buildings
   b. Location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks, walls, fences, signs, exterior lighting, curbing, parking areas (including dimensions of a typical parking space and the total number of spaces to be provided), and unloading areas
   c. Recreation areas, common use areas, dedicated open space and areas to be conveyed for public USE?
   d. Floodplain areas and basement and finished floor elevations of all buildings
   e. Landscape plan (showing location of proposed materials, size and type)
   f. Layout and typical dimensions of proposed parcels and lots
   g. Number of proposed dwelling units (by type)
   h. Number and location of affordable dwelling units
   i. All deed restrictions or covenants
   j. Brief narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces
   k. Lighting plan
4. Engineering
   a. Location and size of proposed utilities, including connections to sewer and water supply systems
   b. Location and type of all proposed surface water drainage facilities
   c. Grading plan at no more than two foot contour intervals[1]
   d. Proposed streets (including pavement width, materials, and easement or right-of-way dimensions)
5. Building Details
   a. Typical elevation views of all sides of each building type
   b. Gross and net floor area
   c. Elevation views of building additions
   d. Building height
   e. Building materials
6. Additional Information

   Any other information required by the Planning Director or Planning Commission to demonstrate compliance with other applicable provisions of this ordinance including, but not limited to, traffic impact analysis, environmental impact assessment and market feasibility studies.

Location Map

Case Numbers: MX-020-2051

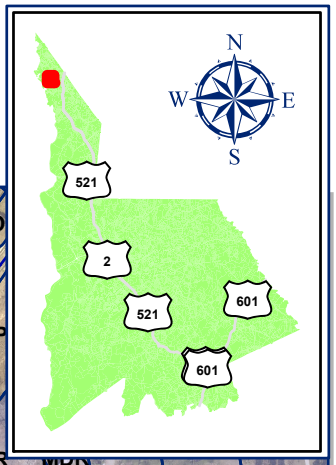
Proposal: Master Development Plan for a proposed 217-unit apartment development located on approximately 38.88 acres of land.

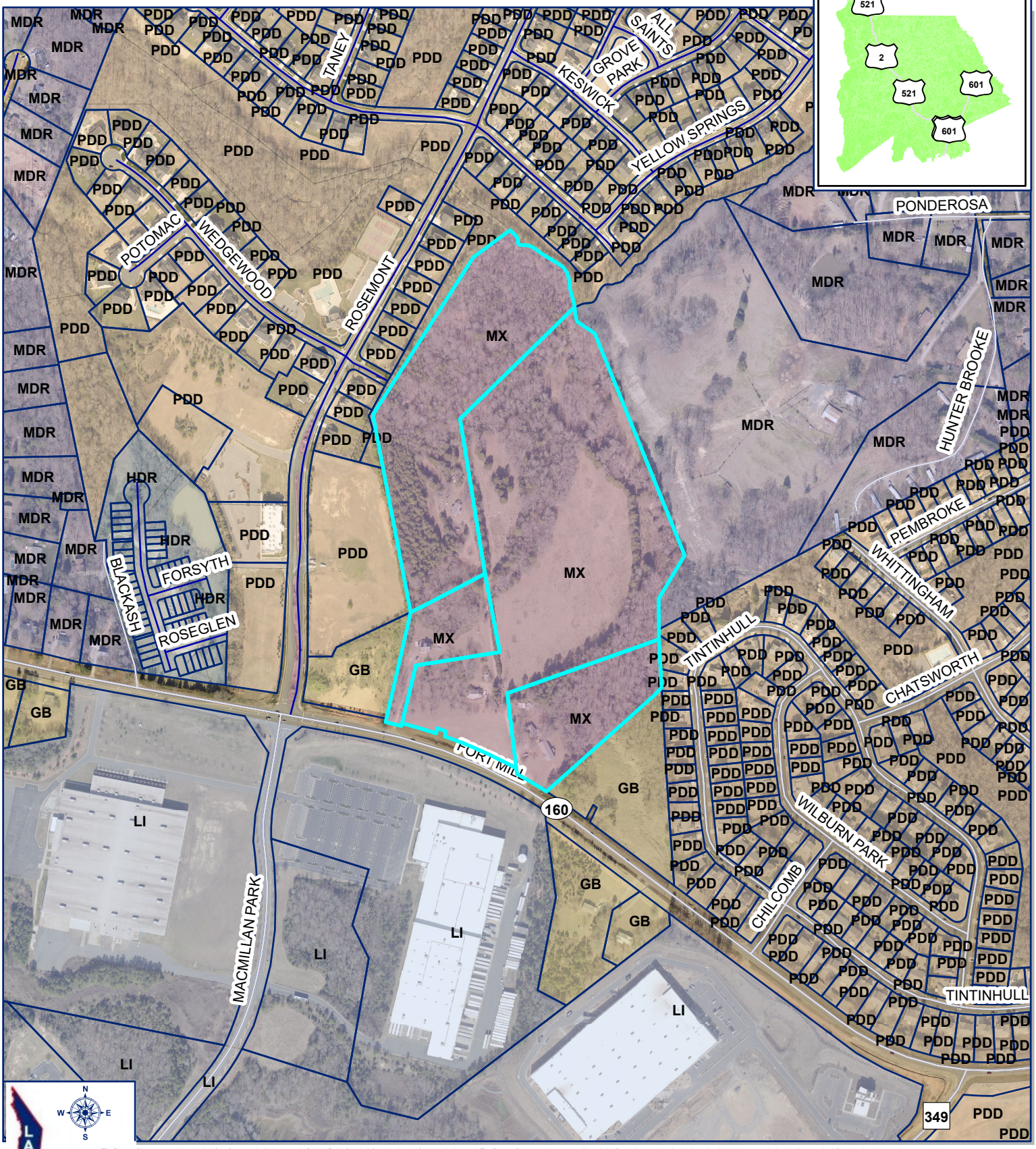
Tax Map #'s: 0006-00-086.00, 0006-00-087.00, 0006-00-087.03 and 0006-00-087.04

Applicant: NWR Development, LLC

Map Date: November 24, 2020

Map Created by: RT





The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information is subject to change at any time.

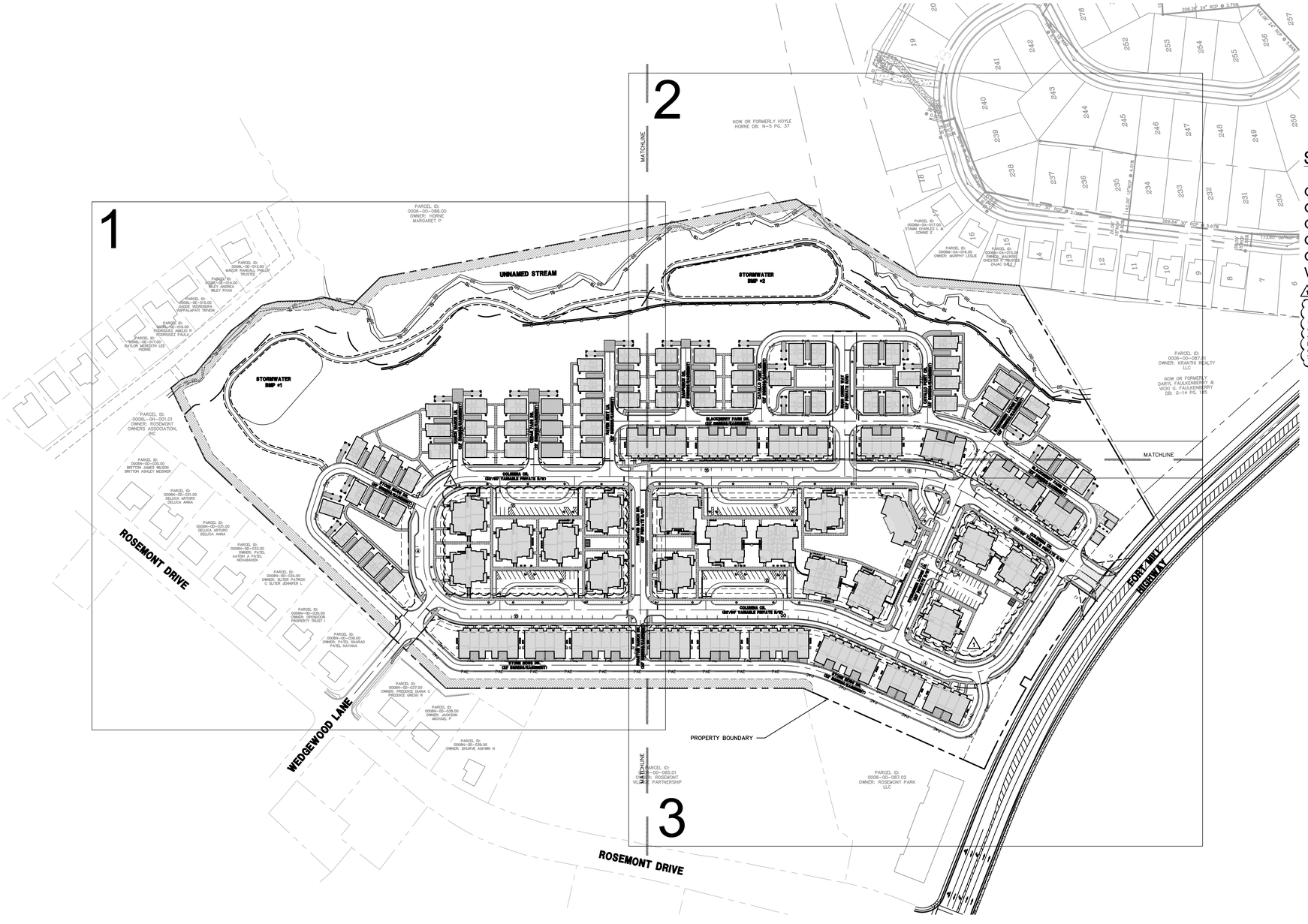
0 0.025 0.05 0.1 0.15 0.2 Miles

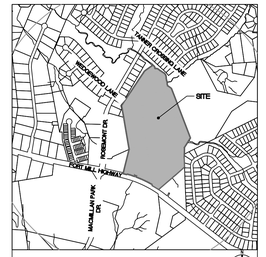
0 165 330 660 990 1,320 Feet

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY INDIAN LAND, SC 29707

MASTER DEVELOPMENT PLAN





SURVEY DISCLAIMER

ALTA SURVEY PLAT ISSUE DATE JULY 1, 2020. PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC. 1186 STONECREST BLVD TEGA CAY, SC PHONE: 803-802-1799

SHEET INDEX

C-000	OVERALL PROJECT PLAN
C-100	EXISTING CONDITIONS
C-200-202	PRELIMINARY PLAT
C-300-302	CONCEPTUAL GRADING AND UTILITY PLAN
C-400-401	BUILDING DETAILS
V-100	ALTA SURVEY

PROJECT NARRATIVE

THE PROPOSED MIXED-USE MASTER DEVELOPMENT PLAN IN LANCASTER COUNTY WOULD ACCOMMODATE A MIX OF SINGLE-FAMILY DETACHED (COTTAGE) HOMES, SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS, AND MULTI-FAMILY DWELLING UNITS, FOR A TOTAL OF APPROXIMATELY TWO HUNDRED AND SIXTY ONE (261) DWELLING UNITS ON THE SITE. THERE ARE CURRENTLY 446 PARKING SPACES PROPOSED WITH THIS PLAN.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

South Carolina 811 Call Before You Dig

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenestone.com

NORTHWOOD RAVIN, LLC

558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

OVERALL PROJECT PLAN

Project No.
4727

Issued
07/26/21

PRELIMINARY
NOT FOR CONSTRUCTION

Revised
1 01/28/21 – MASTER PLAN REVISION

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
BOLTON & MENK SOUTHEAST, LLC
No. 6475

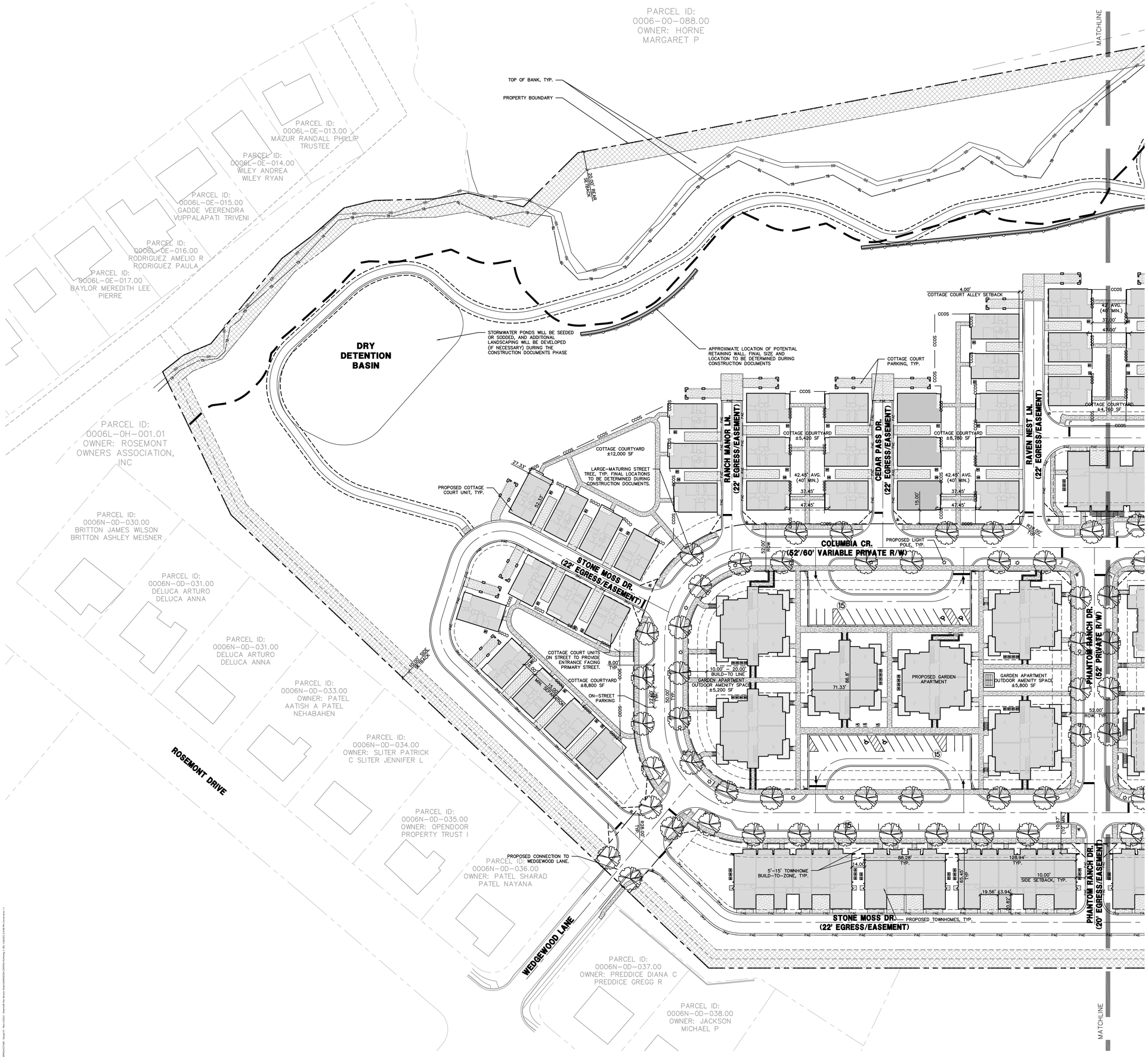
STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1345
01/28/22

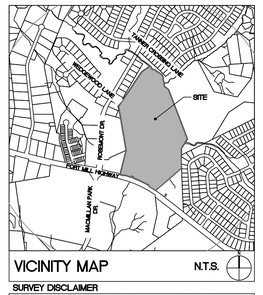
SCALE: 1"=100'
0 50' 100' 200'

C-000

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

©
ColeJenest & Stone, P.A. 2022





SURVEY DISCLAIMER

ALTA SURVEY PLAT ISSUE DATE JULY 1, 2020. PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC. 1186 STONECREST BLVD TEGA CAY, SC PHONE: 803-802-1799

LEGEND

SYMBOL	
	CONCRETE SIDEWALK
	PROPOSED 2'-0" ROLLED CURB
	PROPOSED 1'-6" STANDARD CURB & GUTTER
	PROPOSED WING RAMP
	PROPOSED DIRECTIONAL ACCESSIBLE RAMP

DEVELOPMENT SUMMARY

DEVELOPER:	NR LODGES PROPERTY OWNER, LLC.
SITE ACREAGE:	38.88 ACRES
TAX PARCELS:	0006-00-086.00; 0006-00-087.00 0006-00-087.04; 0006-00-087.03
FEMA FLOOD PANEL NUMBER:	45057C0020E
EXISTING ZONING:	MIXED-USE (MX)
EXISTING USE:	RESIDENTIAL/VACANT
PROPOSED USE/UNITS:	TOWNHOMES (80 UNITS) COTTAGE COURTS (63 UNITS) GARDEN APARTMENTS (118 UNITS) 261 TOTAL UNITS
PROPOSED DENSITY:	6.71 D.U.A.
MAX. BUILDING HT:	TOWNHOMES: 3 STORIES/45' COTTAGE COURTS: 2 STORIES/40' GARDEN APARTMENTS: 3 STORIES/45'
PROJECT PERIMETER SETBACKS:	FRONT SETBACK: 25' SIDE SETBACK: 10' REAR SETBACK: 20'
FRONT SETBACK (BUILD TO ZONE):	TOWNHOMES: 5' TO 15' COTTAGE COURTS: 10' TO 20' GARDEN APARTMENTS: 10' TO 20'
REAR SETBACK (BUILD: TO ZONE):	TOWNHOMES: 20' OR 4' COTTAGE COURTS: 10' OR 4' GARDEN APARTMENTS: 20'
BUILDING SEPARATION:	TOWNHOMES: 10' COTTAGE COURTS: 16' GARDEN APARTMENTS: 20'
CONNECTIVITY INDEX:	12 SEGMENTS/8 NODES = 1.50

PARKING SUMMARY:

PARKING REQUIRED:		
TOWNHOMES:	@1.5 SPACES/UNIT	120 SPACES
COTTAGE COURTS:	@1.0 SPACES/UNIT	63 SPACES
GARDEN APARTMENT:	@1.5 SPACES/UNIT	177 SPACES
TOTAL REQUIRED:		360 SPACES
PARKING PROVIDED:		
TOWNHOMES – 2.0 SPACES AT EACH UNIT (160 SPACES)		
COTTAGE COURTS – 2.0 SPACES AT EACH UNIT (126 SPACES)		
GARDEN APARTMENT – ON-STREET AND OFF-STREET LOT (160 SPACES)		
TOTAL PROVIDED:		446 SPACES*

*ON-STREET PARKING: 75 SPACES

SEE SHEET C-201 FOR PRELIMINARY PLAT NOTES

South Carolina 811 Call Before You Dig

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

NORTHWOOD RAVIN, LLC

558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4727

Issued
07/26/21

PRELIMINARY
NOT FOR CONSTRUCTION

Revised
1 01/28/21 – MASTER PLAN REVISION

SOUTH CAROLINA INC. BOLTON & MENK SOUTHEAST, LLC No. 6475 CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1345 01/28/22

SCALE: 1"=40'
0 20' 40' 80'

C-200

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

©
ColeJenest & Stone, P.A. 2022

STAKING AND MATERIALS NOTES

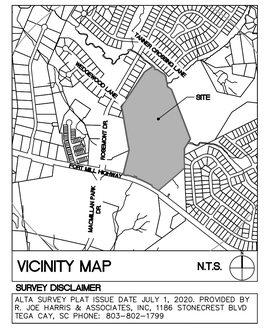
1. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY COLEJENEST & STONE, P.A. IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL BACK OF CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
5. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
6. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
7. NO OBSTRUCTION OF PUBLIC R/W OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED OVER PUBLIC SIDEWALKS.
8. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
9. STOP SIGNS SHALL BE R1-1, 30"X30".
10. NO DEMOLITION LANDFILLS ALLOWED ON SITE.
11. THE APPROXIMATE COMPLETION TIME OF CONSTRUCTION IS OCTOBER 2023.
12. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
13. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
14. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
15. THE DEVELOPER SHALL MAINTAIN EACH DRAINAGE CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
16. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE LANCASTER COUNTY PUBLIC WORKS DEPARTMENT BEFORE INSTALLATION, (803-286-3607).
17. ALL ROAD IMPROVEMENTS AT FORT MILL HIGHWAY ARE TO BE COORDINATED WITH THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION. COMPLETION OF IMPROVEMENTS SHALL BE REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
18. PARKING SPACE DIMENSIONS ARE FOLLOWS:
    STANDARD PARKING SPACE W/ C&G = 18.5'L (TO FOC) X 9'W.
    STANDARD PARKING SPACE W/OUT C&G = 19' L X 9' W.
19. ROADS ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE LANCASTER COUNTY ROADWAY SYSTEM OR ARE TO BE PRIVATE ROADS MAINTAINED BY THE DEVELOPER OR DEVELOPER'S DESIGNEE; §154.030(B)(5)(e).
20. INDIVIDUAL LOT IRRIGATION SYSTEMS ARE NOT PERMITTED WITHIN THE ROAD RIGHT-OF-WAY; §154.030(B)(6)(j).
21. THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVE SHALL NOT PIPE OR FILL IN ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES, ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHT-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO THE LANCASTER COUNTY PUBLIC WORKS DEPARTMENT FOR APPROVAL; §154.033(B)(16)(g).
22. THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT; §154.065, (APPENDIX 10).
23. ALL ROADS AND ALLEYS TO BE PRIVATE ROW AND NOT TO BE MAINTAINED BY LANCASTER COUNTY.
24. ALL ROADS AND ALLEYS TO BE POSTED WITH 20 MPH SPEED LIMIT SIGNS.

LANCASTER COUNTY NOTES

1. ALL STREETS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE IRRESPECTIVE OF FINAL OWNERSHIP AND MAINTENANCE.
2. RIGHT OF WAYS ASSOCIATED WITH PROPOSED STREETS WILL BE PUBLIC AND BE OWNED, OPERATED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LANCASTER COUNTY RESERVES THE RIGHT OF ACCESS TO THESE RIGHT OF WAYS IN THE EVENT EMERGENCY MAINTENANCE IS REQUIRED TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC.
3. ACCESS/EGRESS EASEMENTS TO REMAIN PRIVATE AND OWNED OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LANCASTER COUNTY ASSUMES NO RESPONSIBILITY FOR THE ON-GOING OPERATION OR MAINTENANCE OF THESE PRIVATE EASEMENTS.
4. COTTAGE COURT STORY HEIGHT, GROUND FLOOR ELEVATION SHALL BE (MIN.) 1' IN LIEU OF 2' - PER BUILDING TYPE DEVELOPMENT STANDARDS (SECTION 3.6).

PRELIMINARY PLAT NOTES:

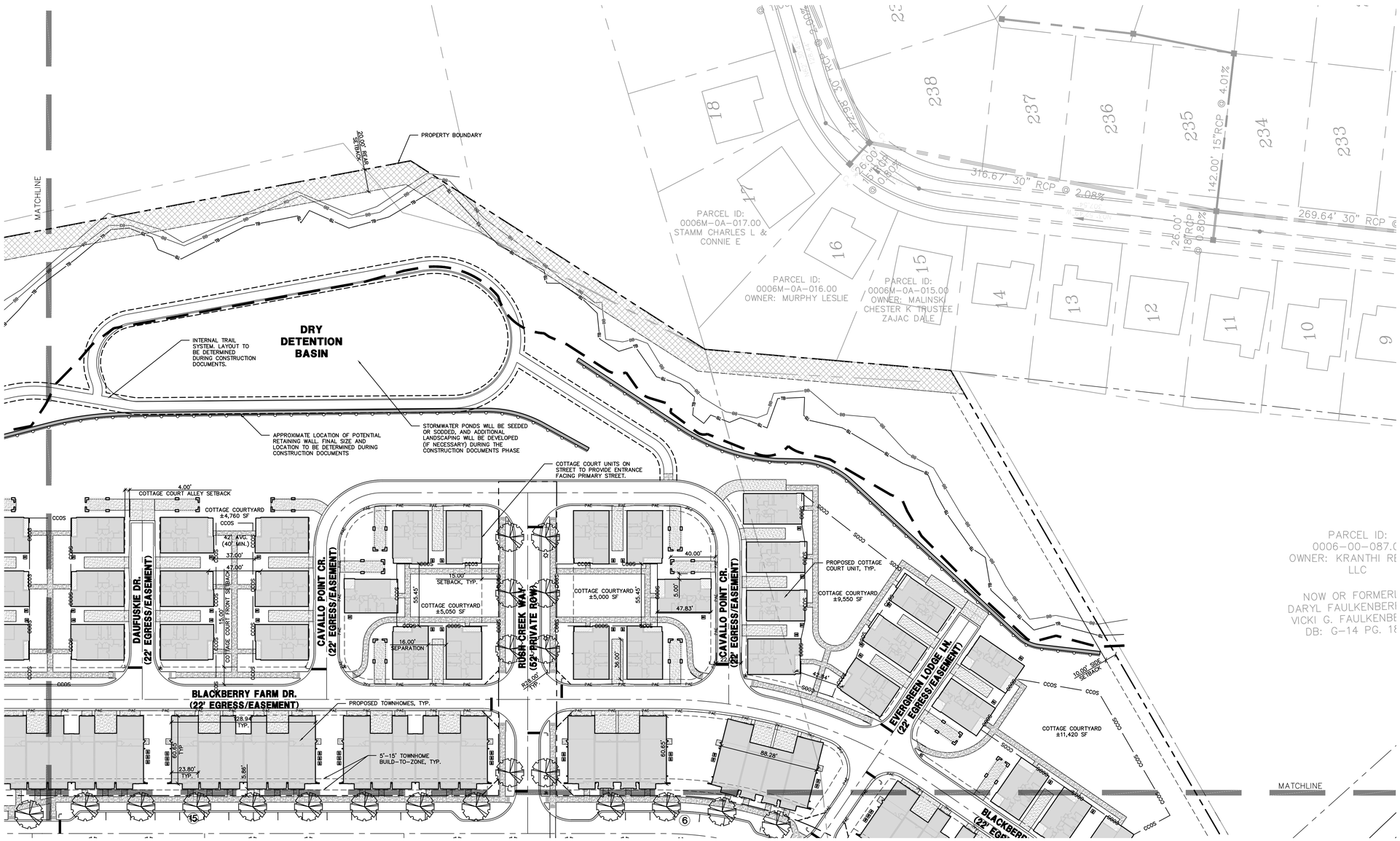
1. THE DEVELOPMENT AND USES DEPICTED ON THE PRELIMINARY PLAT ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATION, AND SIZES AS WELL AS THE INTERNAL DRIVES, ALLEYS, AMENITY AREAS, AND PARKING AREAS MUST MEET THE TERMS OF THE ORDINANCE, BUT ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE NEXT STAGES OF DESIGN. ANY MINOR ALTERATION OR MODIFICATION WILL BE SUBMITTED AND APPROVED ADMINISTRATIVELY BY LANCASTER COUNTY.
2. THE LOCATION, DIMENSIONS, MATERIALS AND FORM OF ALL BUILDINGS ON THE SITE, MUST MEET THE TERMS OF THE ORDINANCE, BUT ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE NEXT STAGES OF DESIGN. ANY MINOR ALTERATION OR MODIFICATION WILL BE SUBMITTED AND APPROVED ADMINISTRATIVELY BY LANCASTER COUNTY.
3. CENTRAUIZED MAIL KIOSKS TO BE PROVIDED FOR USPS MAIL DELIVERY. FINAL LOCATION OF MAIL KIOSKS TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE AND SHALL BE PURSUANT TO APPROVAL BY POST MASTER.
4. FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM MAP NUMBER 45057C0020E EFFECTIVE DATE OF STUDY MAY 16, 2017.
5. ALLEYS MEANT FOR EMERGENCY ACCESS USE WILL BE 20' WIDE INSTEAD OF THE 19' WIDE ALLEYS REQUIRED BY THE UDO.
6. 25' X 25' SIGHT TRIANGLES ARE SHOWN FOR ALL STREET-TO-STREET INTERSECTIONS. 15' X 15' SIGHT TRIANGLES ARE SHOWN FOR ALL ALLEY-TO-STREET INTERSECTIONS.
7. THE BUILD-TO-ZONE (BTZ) APPLIES TO THE PROPOSED STREET RIGHT-OF-WAY AND OPEN SPACES.
8. STORMWATER MANAGEMENT BASINS ARE SCHEMATIC IN NATURE. FINAL SIZE AND LOCATION TO BE IDENTIFIED DURING THE DESIGN PROCESS.
9. ALL TRANSPORTATION IMPROVEMENTS, IF REQUIRED, SHOULD BE COMPLETED PER THE FINAL TRAFFIC IMPACT ANALYSIS.
12. DEVELOPER OR HOMEBUILDER MAINTAINS RIGHT TO BUILD DECORATIVE WALL OR FENCE IN FRONT YARD OF TOWNHOMES.
14. ANY SIGNIFICANT VARIATION FROM THE MASTER PLAN AS APPROVED, INCLUDING ARCHITECTURAL DESIGN, WILL REQUIRE THE APPLICANT TO AMEND THE MASTER PLAN.



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

ALTA SURVEY PLAT ISSUE DATE JULY 1, 2020. PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC. 1186 STONECREST BLVD TEGA CAY, SC PHONE: 803-802-1799



LEGEND

SYMBOL	
	CONCRETE SIDEWALK
	PROPOSED 2'-0" ROLLED CURB
	PROPOSED 1'-6" STANDARD CURB & GUTTER
	PROPOSED WING RAMP
	PROPOSED DIRECTIONAL ACCESSIBLE RAMP
	PROPOSED USPS APPROVED MAIL KIOSK
	PROPOSED STREET LIGHTING
	LIGHT DUTY CONCRETE DRIVEWAY
	HEAVY DUTY CONCRETE
	PROPOSED BUFFER/SCREENING
	PROPOSED REINFORCED TURF
	PROPOSED FIRE HYDRANT
SDE	STORM DRAINAGE EASEMENT
LCPUE	LANCASTER COUNTY PUBLIC UTILITY EASEMENT
CCOS	COURTYARD COMMON OPEN SPACE
PAE	PUBLIC ACCESS EASEMENT

South Carolina 811 Dig Safely. Know what's below. Call before you dig.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

NORTHWOOD RAVIN, LLC

558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4727

Issued
07/26/21

PRELIMINARY
NOT FOR CONSTRUCTION

Revised
⚠1 01/28/21 – MASTER PLAN REVISION

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — BOLTON & MENK SOUTHEAST, LLC No. 6475

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT — No. 1345 — 01/28/22

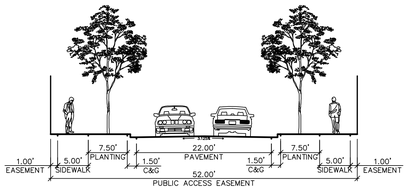
SCALE: 1"=40'
0 20' 40' 80'

C-201

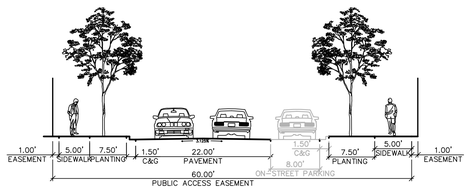
The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

©

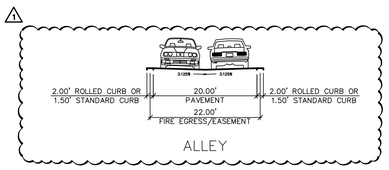
ColeJenest & Stone, P.A. 2022



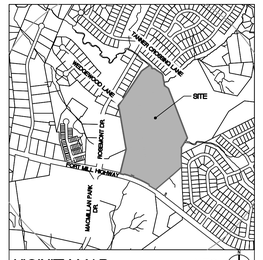
52' ROW – MODIFIED LOCAL URBAN



60' ROW – MODIFIED LOCAL URBAN
WITH ON–STREET PARKING



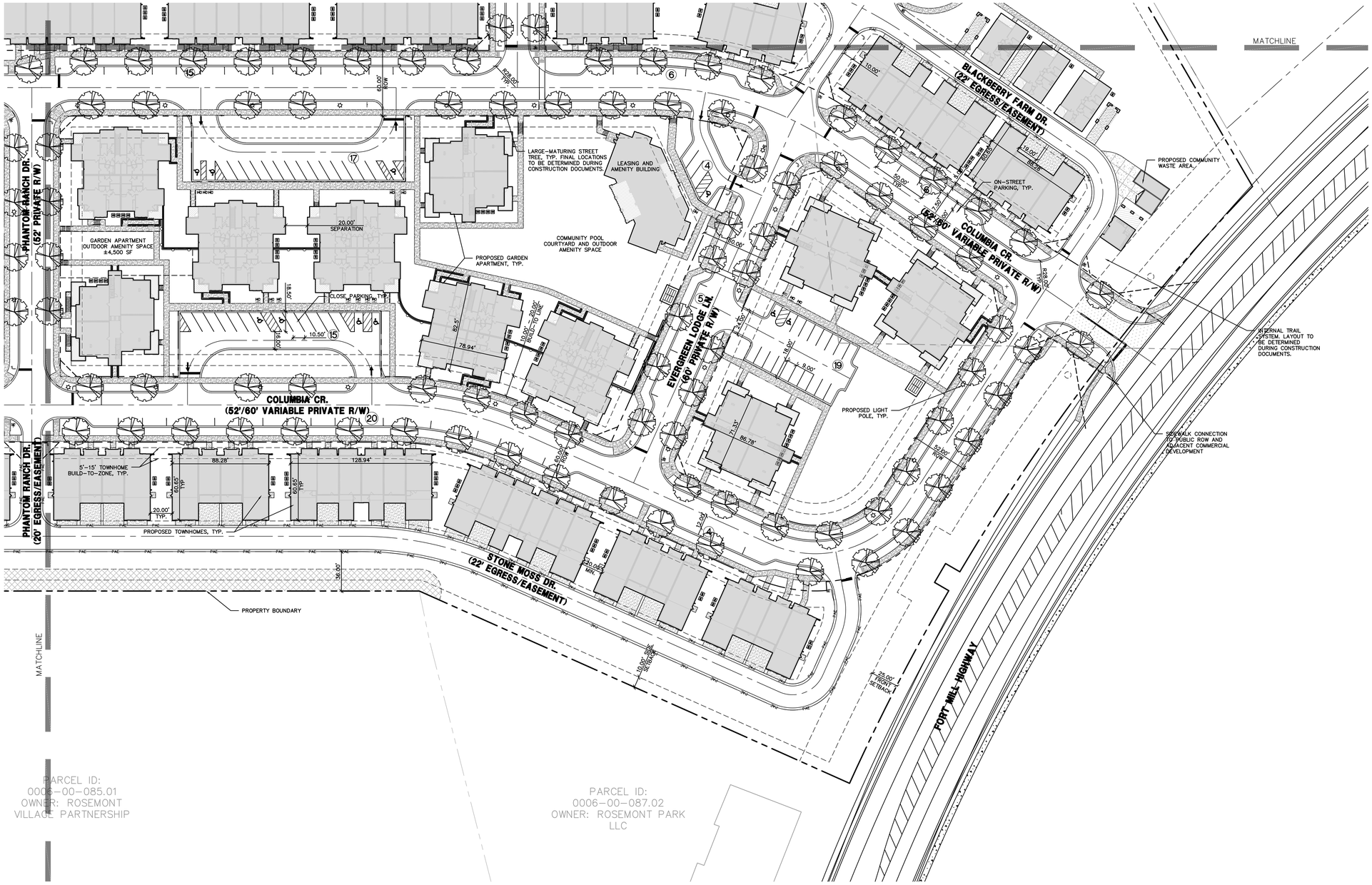
ALLEY



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

ALTA SURVEY PLAT ISSUE DATE JULY 1, 2020. PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC. 1186 STONECREST BLVD TEGA CAY, SC PHONE: 803-802-1799



LEGEND

SYMBOL	
	CONCRETE SIDEWALK
	PROPOSED 2'-0" ROLLED CURB
	PROPOSED 1'-6" STANDARD CURB & GUTTER
	PROPOSED WING RAMP
	PROPOSED DIRECTIONAL ACCESSIBLE RAMP
	PROPOSED USPS APPROVED MAIL KIOSK
	PROPOSED STREET LIGHTING
	LIGHT DUTY CONCRETE DRIVEWAY
	HEAVY DUTY CONCRETE
	PROPOSED BUFFER/SCREENING
	PROPOSED REINFORCED TURF
	PROPOSED FIRE HYDRANT
SDE	STORM DRAINAGE EASEMENT
LCPUE	LANCASTER COUNTY PUBLIC UTILITY EASEMENT
CCDS	COURTYARD COMMON OPEN SPACE
PAE	PUBLIC ACCESS EASEMENT

SEE SHEET C-201 FOR PRELIMINARY PLAT NOTES

South Carolina 811 Call 811 Before You Dig

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

NORTHWOOD RAVIN, LLC

558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4727

Issued
07/26/21

PRELIMINARY
NOT FOR CONSTRUCTION

Revised
⚠1 01/28/21 – MASTER PLAN REVISION

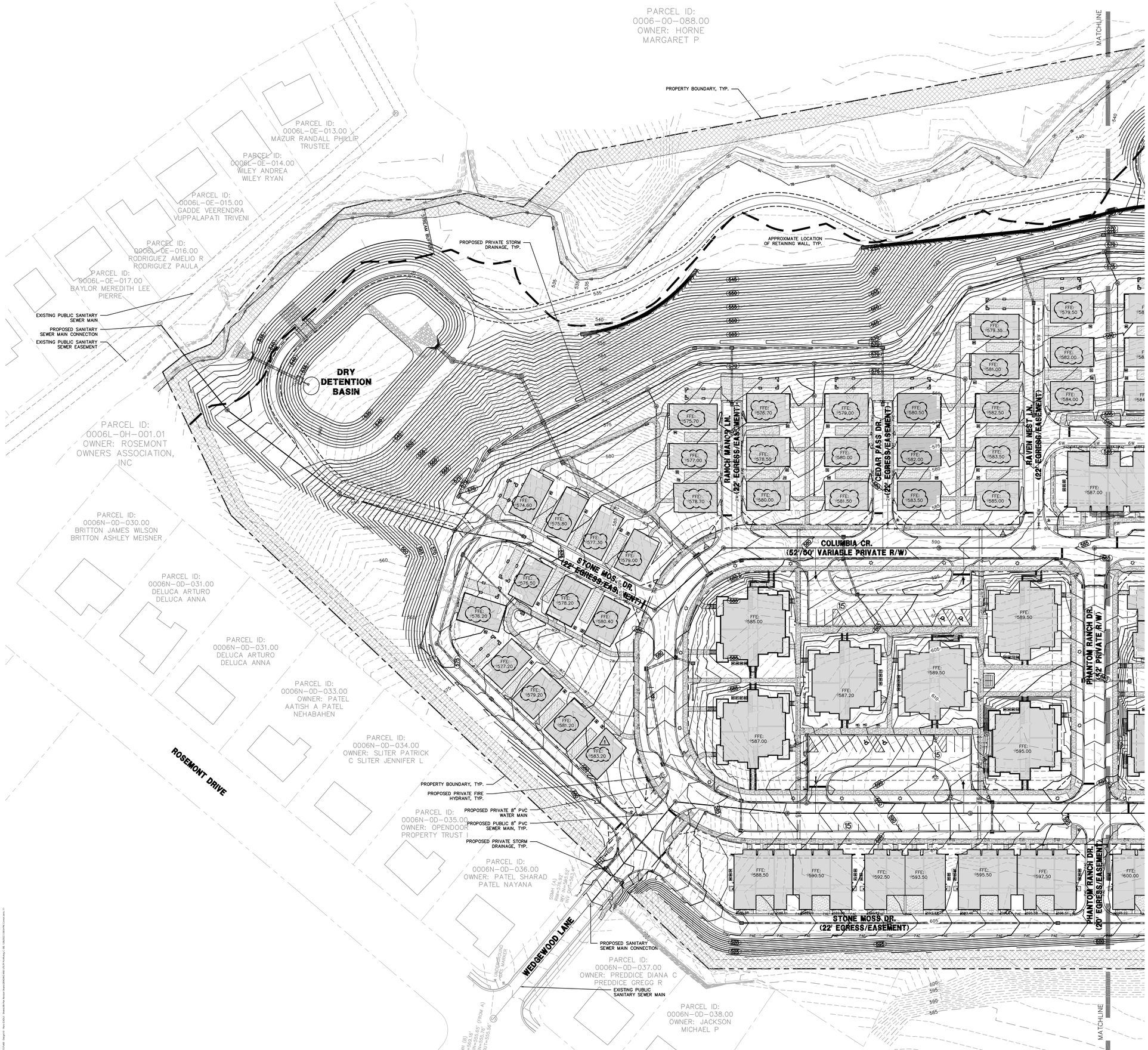
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
BOLTON & MENK SOUTHEAST, LLC
No. 6475

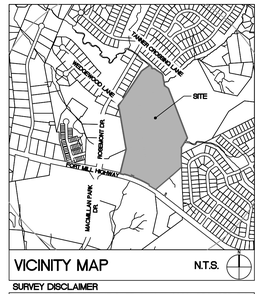
STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
No. 1345
01/28/22

SCALE: 1"=40'
0 20' 40' 80'

C-202

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited. ©
ColeJenest & Stone, P.A. 2022





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

ALTA SURVEY PLAT ISSUE DATE JULY 1, 2020. PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC. 1186 STONECREST BLVD TEGA CAY, SC PHONE: 803-802-1799

LEGEND

SYMBOL	
	PROPOSED CONTOUR
100	PROPOSED INDEX CONTOUR
100.00	PROPOSED SPOT ELEVATION
HP	PROPOSED HIGH POINT
	PROPOSED DRAINAGE SWALE
	PROPOSED STORM DRAINAGE
CI	PROPOSED CURB INLET
DI	PROPOSED DROP INLET
MH	PROPOSED MANHOLE
	PROPOSED GRAVEL AND RIPRAP APRON
HW	PROPOSED HEAD WALL
FES	FLARED END SECTION

REFER TO SHEETS C-301 AND C-302 FOR GRADING, DRAINAGE AND UTILITY NOTES

South Carolina 811 Dig Safe. It's the Law.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

NORTHWOOD RAVIN, LLC

558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

CONCEPTUAL GRADING AND UTILITY PLAN

Project No.
4727

Issued
07/26/21

PRELIMINARY
NOT FOR CONSTRUCTION

Revised
1 01/28/21 – MASTER PLAN REVISION

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
BOLTON & MENK SOUTHEAST, LLC No. 6475

SOUTH CAROLINA PROFESSIONAL ENGINEER
SCOTT A. DAVIS 30001
01/28/22

SCALE: 1"=40'
0 20' 40' 80'

C-300

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

©

ColeJenest & Stone, P.A. 2022

GRADING AND EARTHWORK NOTES

1. CONTRACTOR SHALL CONTACT INSPECTOR 48 HOURS BEFORE CONSTRUCTION.
2. REFER TO EROSION CONTROL PLAN FOR CONSTRUCTION SEQUENCE REQUIREMENTS.
3. ON-SITE BURIAL PITS REQUIRE A PERMIT.
4. ANY GRADING BEYOND THE DENUDED LIMITS INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION OF EROSION CONTROL ORDINANCES AND IS SUBJECT TO A FINE.
5. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF EROSION CONTROL ORDINANCES AND IS SUBJECT TO A FINE.
6. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ON ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S).
7. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
8. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
9. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
10. ALL ELEVATIONS ARE IN REFERENCE TO THE SITE BENCHMARK. CONTRACTOR SHALL VERIFY THE BENCHMARK PRIOR TO GROUND BREAKING.
11. THE PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN WITHIN ROADWAYS, PARKING LOTS, AND SIDEWALK AREAS REFLECT FINISHED ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
12. GRADES SHALL BE ESTABLISHED TO PROVIDE A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. GRADING SHALL COMPLY WITH COMPACTION REQUIREMENTS AND GRADE CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. WHERE NO SPOT GRADES ARE INDICATED, THE GRADE SHALL BE ESTABLISHED BASED ON INTERPOLATION OF THE ELEVATIONS BETWEEN ADJACENT SPOT GRADES WHILE MAINTAINING APPROPRIATE TRANSITION AT STRUCTURES AND PAVING, AND UNINTERRUPTED DRAINAGE FLOW INTO INLETS.
13. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SUCH THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW GRADED AREAS TO NEW OR EXISTING DRAINAGE INLETS, OR SHEET OVERLAND.
14. ALL SIDEWALKS, STOOPS, TERRACES AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDING(S) AT 2.0% MAXIMUM.
15. COLEJENEST AND STONE, P.A., HAS NOT PERFORMED ANY GEOTECHNICAL EVALUATIONS OF THE SUBJECT PROPERTY AND HAS NOT MADE ANY DETERMINATIONS AS TO THE SUITABILITY OF SITE SOILS FOR USE AS FILL BENEATH PROPOSED BUILDINGS, DRIVEWAYS, PARKING AREAS, OR FOR OTHER USES. ALL EARTHWORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED GEOTECHNICAL ENGINEER WHO SHALL BE RETAINED BY THE OWNER.
16. ALL FILL SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED. ALL FILL WITHIN LIMITS OF BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED TO 100% OF MAXIMUM STANDARD PROCTOR DENSITY WITHIN THE TOP 12 INCHES AND A MINIMUM 95% OF MAXIMUM STANDARD PROCTOR DENSITY BELOW 12-INCH DEPTH. FILL WITHIN LANDSCAPED AREAS SHALL BE COMPACTED TO MINIMUM 90% OF MAXIMUM STANDARD PROCTOR DENSITY. MAXIMUM STANDARD PROCTOR DENSITIES SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D 698. REFER TO GEOTECHNICAL ENGINEER'S REPORT FOR ADDITIONAL EARTHWORK SPECIFICATIONS AND REQUIREMENTS.
17. FOR SLOPE CONSTRUCTION 3:1 AND STEEPER AND EXCEEDING 5 FEET IN VERTICAL HEIGHT, THE CONTRACTOR SHALL COORDINATE WITH A GEOTECHNICAL ENGINEER ON THE SUITABILITY OF SOILS PLANNED FOR THESE SLOPES AND FOLLOW RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER FOR SLOPE CONSTRUCTION. ALL SUCH SLOPES SHALL BE TRACKED TOP TO BOTTOM AND STABILIZED WITH A ROLLED EROSION CONTROL BLANKET CONSISTING OF POLYPROPYLENE NETTING AND A STRAW/COCONUT FIBER MATRIX, STAKED TO MANUFACTURER'S RECOMMENDATIONS. TOP SOIL PLACEMENT ON SLOPES SHALL BE INSTALLED IN A BENCHED PATTERN.
18. ALL PROJECT SUBGRADE SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER. IF THE GEOTECHNICAL ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, THE UNSATISFACTORY MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED BACKFILL. SUCH ADDITIONAL AUTHORIZED EXCAVATION SHALL BE PAID FOR ACCORDING TO THE CONTRACT PROVISIONS FOR UNIT PRICES.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL FILL AND BACKFILL MATERIAL WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 698. SOIL MATERIAL THAT EXCEEDS THE OPTIMUM MOISTURE CONTENT BY 3 PERCENT OR MORE, AND IS TOO WET TO COMPACT TO THE SPECIFIED DRY UNIT WEIGHT, SHALL BE SCARIFIED AND AIR DRIED, LIME STABILIZED, OR REMOVED AND REPLACED.
20. CONTRACTOR SHALL PROVIDE ALL DEWATERING MEASURES NECESSARY, INCLUDING WELL POINTS, SUMP PUMPS, TEMPORARY SHORING, ETC., TO ENSURE COMPLETION OF STABLE EXCAVATION AND BACKFILL OPERATIONS. GROUNDWATER SHALL BE MAINTAINED A MINIMUM OF 2 FT. BELOW THE BOTTOM OF ALL EXCAVATIONS.
21. CONTRACTOR SHALL CONSULT WITH THE GEOTECHNICAL ENGINEER AND PROVIDE ANY AND ALL SHORING DETERMINED TO BE NECESSARY TO PROTECT EXISTING BUILDING FOUNDATIONS OR OTHER ADJACENT IMPROVEMENTS.
22. OWNER SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY CONTROL TESTING. TESTING AGENCY SHALL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D2922 AND ASTM D2937, AS APPLICABLE. TEST SHALL BE PERFORMED AT EACH COMPACTED BACKFILL LAYER AT A RATE OF NOT LESS THAN ONE TEST FOR EACH 2500 SF OF FILL AREA OR ONE TEST PER EACH 100 LF OF WALL OR TRENCH LENGTH.
23. ALL GRADED OR DISTURBED AREAS BEYOND THE LIMITS OF PAVING, SIDEWALKS, BUILDINGS, ETC., THAT ARE NOT OTHERWISE LANDSCAPED PER THE LANDSCAPING PLAN, SHALL BE STABILIZED WITH A NEW LAWN SEEDED IN ACCORDANCE WITH THE SEEDING SPECIFICATION. CONTRACTOR SHALL MAINTAIN SEEDED AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
24. THE NEED FOR EMBANKMENT ARMORING AND/OR BARRIERS ALONG THE STREAM BANK ARE TO BE DETERMINED ON A CASE-BY-CASE BASIS IN THE FIELD DURING CONSTRUCTION BY THE DESIGN ENGINEER AND COUNTY ENGINEER.

RETAINING WALL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETAINING THE SERVICES OF A QUALIFIED ENGINEER TO COMPLETE THE DESIGN AND PERMITTING OF ALL PROPOSED SEGMENTAL CONCRETE BLOCK RETAINING WALLS SHOWN ON THE DRAWINGS. THE DESIGN OF ALL RETAINING WALLS IS TO BE CONDUCTED IN ACCORDANCE WITH THE SOUTH CAROLINA STATE BUILDING CODE, SECTION 1807. DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY A SOUTH CAROLINA LICENSED ENGINEER, SHALL BE SUBMITTED TO THE LOCAL PLAN REVIEW AUTHORITY PRIOR TO CONSTRUCTION. A SOUTH CAROLINA LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE LOCAL INSPECTION AUTHORITY THAT THE RETAINING WALLS WERE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED ENGINEERED DRAWINGS, IN COMPLIANCE WITH SECTION 1704 OF THE SOUTH CAROLINA STATE BUILDING CODE.
2. BOTTOM OF WALL ELEVATIONS (BW) REFERENCE THE BOTTOM OF WALL AT FINISHED GRADE, TYPICAL IN ALL AREAS. REFER TO WALL STRUCTURAL PLANS BY OTHERS FOR TOP AND BOTTOM OF FOOTING ELEVATIONS.
3. ALL RETAINING WALLS GREATER THAN 4 FT (RESIDENTIAL) OR 5 FT (COMMERCIAL) IN HEIGHT REQUIRE A BUILDING PERMIT PRIOR TO CONSTRUCTION.
4. OWNERSHIP AND MAINTENANCE OF ALL PROPOSED RETAINING WALLS INDICATED ON THESE PLANS SHALL BE PERFORMED BY THE OWNER, IT'S HEIRS OR DESIGNEES IN PERPETUITY.

FLOODPLAIN DEVELOPMENT NOTES

1. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM FEMA FLOOD INSURANCE RATE MAP PANEL 4505700200E, DATED 5/16/2017.

PROFESSIONAL'S CERTIFICATION:

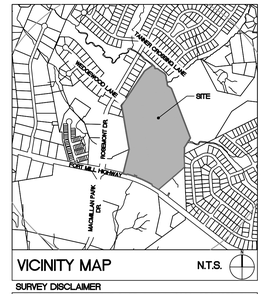
I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

R. TODD FISHER, PE.
NAME

PROJECT MANAGER
TITLE

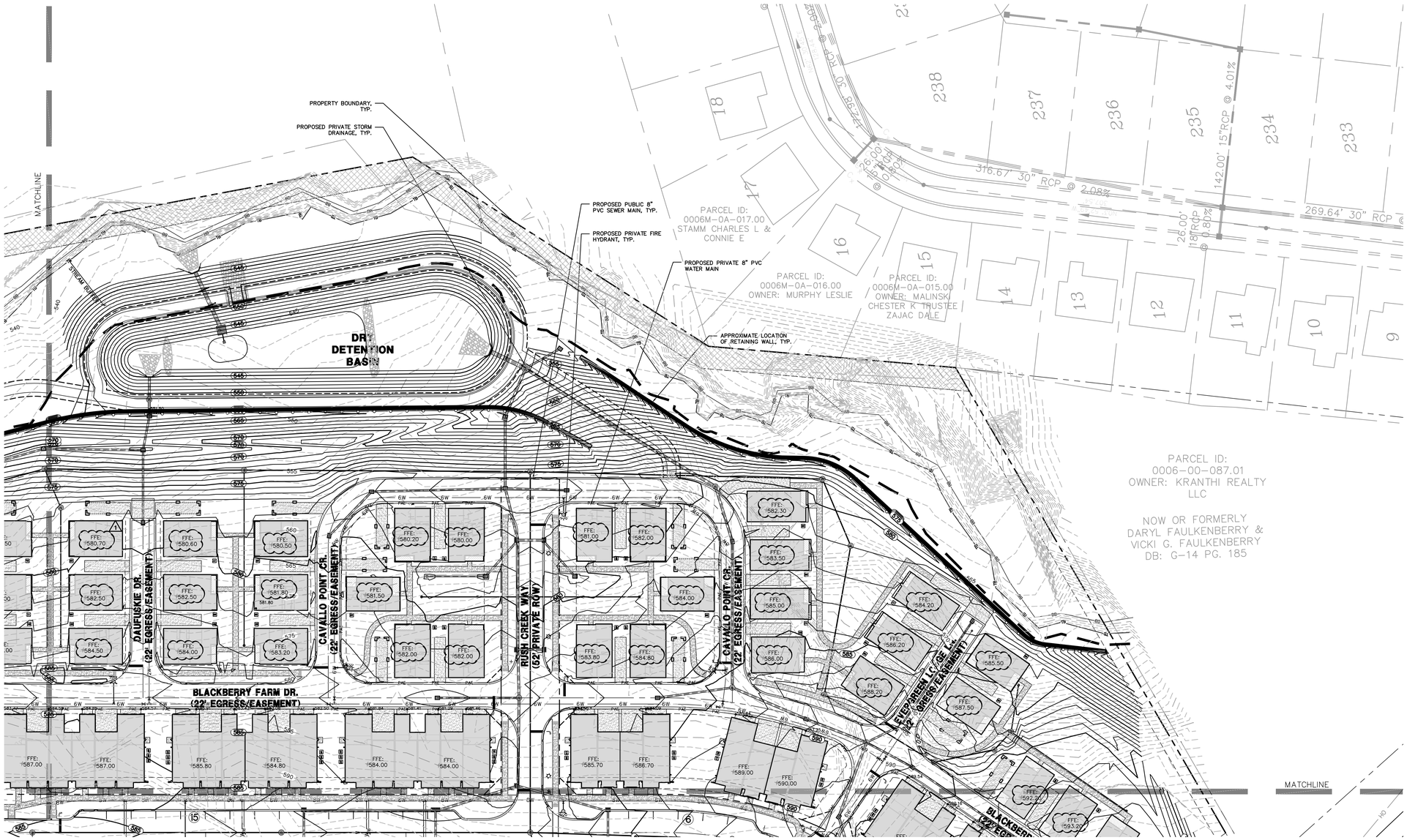
XX/XX/20
DATE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030021 R. TODD FISHER XX/XX/20



SURVEY DISCLAIMER

ALTA SURVEY PLAT ISSUE DATE JULY 1, 2020. PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC. 1186 STONECREST BLVD TEGA CAY, SC PHONE: 803-802-1799



LEGEND

SYMBOL	
	PROPOSED CONTOUR
100	PROPOSED INDEX CONTOUR
100.00	PROPOSED SPOT ELEVATION
HP	PROPOSED HIGH POINT
	PROPOSED DRAINAGE SWALE
	PROPOSED STORM DRAINAGE
CI	PROPOSED CURB INLET
DI	PROPOSED DROP INLET
MH	PROPOSED MANHOLE
	PROPOSED GRAVEL AND RIPRAP APRON
HW	PROPOSED HEAD WALL
FES	FLARED END SECTION

South Carolina 811 Call Before You Dig

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

NORTHWOOD RAVIN, LLC

558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

CONCEPTUAL GRADING AND UTILITY PLAN

Project No.
4727

Issued
07/26/21

PRELIMINARY
NOT FOR CONSTRUCTION

Revised
1 01/28/21 – MASTER PLAN REVISION

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION BOLTON & MENK SOUTHEAST, LLC No. 6475

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030021 R. TODD FISHER 01/28/22

SCALE: 1"=40'
0 20' 40' 80'

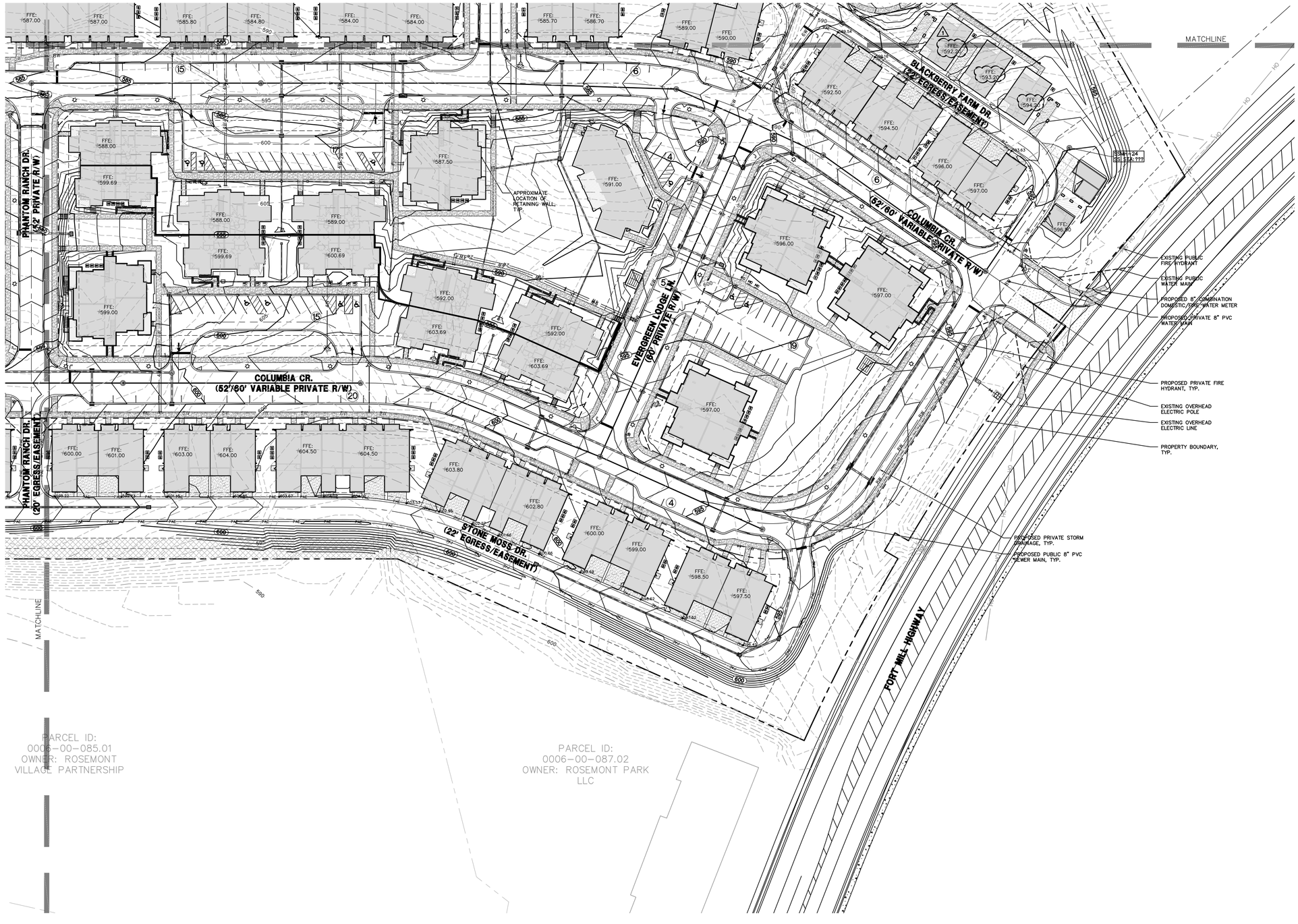
C-301

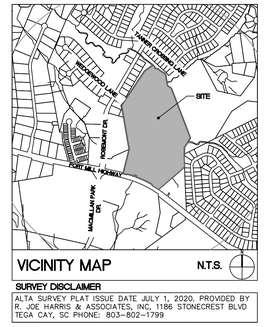
The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

© ColeJenest & Stone, P.A. 2022

LANCASTER COUNTY WATER AND SEWER DISTRICT WATER GENERAL NOTES

1. THESE NOTES ARE NOT INCLUSIVE OF ALL WATER & SEWER SPECIFICATIONS; PLEASE REFER TO LANCASTER COUNTY WATER AND SEWER STANDARD WATER & SEWER SPECIFICATIONS FOR DETAILED INFORMATION. ALL OF THE FOLLOWING IS AT CONTRACTOR'S EXPENSE ALONG WITH ANY OTHER REQUIRED INFRASTRUCTURE AS DETERMINED BY LANCASTER COUNTY WATER AND SEWER DISTRICT (LCWSD).
2. FOR ADDITIONAL INFORMATION ON MOST RECENT LCWASD WATER SPECIFICATIONS AND/OR DEVELOPER POLICY, PLEASE VISIT OUR WEB SITE WWW.LCWASD.ORG OR CONTACT LCWASD WATER SUPERINTENDENT OR INSPECTOR.
3. CONSTRUCTION OF WATER SYSTEMS SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS AND THE STANDARD SPECIFICATIONS OF THE LANCASTER COUNTY WATER & SEWER DISTRICT. ALL MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE LANCASTER COUNTY WATER & SEWER DISTRICT.
4. SANITARY SEWER MAINS AND WATER MAINS SHALL BE LAID AT LEAST 10' (TEN FEET) APART. IF SITE CONDITIONS PRECLUDE THIS HORIZONTAL SEPARATION, THEN THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH WITH AT LEAST 18' VERTICAL SEPARATION.
5. WHERE WATER MAINS CROSS OVER SANITARY SEWER MAINS, A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED.
6. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONTACTING ALL APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING THE SIZE AND LOCATION OF ALL DRAINAGE PIPES AND/OR STRUCTURES, OR OTHER UNDERGROUND UTILITIES, AFFECTED BY INSTALLATION OF THE WATER.
8. EACH LOT SHALL BE SERVED BY AN INDIVIDUAL ¾" WATER SERVICE, LOCATED APPROXIMATELY ON LOT LINES. THE WATER SERVICE LINE SHALL BE LOCATED SUCH THAT THE WATER METER IS NOT LOCATED WITHIN THE DRIVEWAY. WATER METERS WILL NOT BE SET IF WATER METER BOXES, VALVE BOXES OR THEIR APPURTENANCES ARE DAMAGED OR IMPROPERLY POSITIONED. WATER METER BOXES SHALL BE AS APPROVED BY LANCASTER COUNTY WATER & SEWER DISTRICT AND SHALL BE INSTALLED PER THE STANDARD DETAIL.
9. DISTRICT APPROVED 12GA STRANDED COATED TRACER WIRE SHALL BE INSTALLED ON ALL WATER MAINS AND SERVICE CONNECTIONS. THE WIRE SHALL EXTEND INTO AND TO THE TOP OF THE METER OR VALVE BOX AT ALL LOCATIONS WITHOUT EXCEPTION.
10. THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS OF THE WATER AND SANITARY SEWER IMPROVEMENTS SPECIFIED IN THESE PLANS UPON COMPLETION OF THE RESPECTIVE PHASES OF WORK.
11. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE AND MAINTAIN AMPLE MEANS AND EQUIPMENT WITH WHICH TO REMOVE AND PROPERLY DISPOSE OF ANY AND ALL WATER ENTERING THE EXCAVATION OR OTHER PARTS OF THE WORK, AND KEEP ALL EXCAVATIONS DRY UNTIL SUCH TIME AS PIPE LAYING AND GRADING IS COMPLETED AND STRUCTURES AROUND THE PIPE IN UN-BACKFILLED TRENCHES OR OVER MASONRY TO BE BUILT ARE COMPLETED. NO WATER SHALL BE ALLOWED TO RISE UNTIL THE CONCRETE OR MORTAR HAS SET (24 HOURS MIN.). ALL WATER PUMPED OR DRAINED FROM THE WORK SHALL BE DISPOSED OF IN SUCH A MANNER AS TO PREVENT SILTATION AND/OR EROSION TO ADJACENT PROPERTY OR OTHER CONSTRUCTION.
12. TREES ARE NOT TO BE PLANTED OVER WATER MAINS, SEWER MAINS OR WITHIN THEIR EASEMENTS.
13. NO PROPOSED OR FUTURE SIDEWALKS SHALL BE INSTALLED OVER ANY WATER MAIN WITHIN THE PROJECT UNLESS APPROVED BY THE DISTRICT. WATER METERS AND SEWER SERVICE CONNECTIONS SHALL BE LOCATED OUTSIDE OF ANY SIDEWALK.
14. THE CONTRACTOR IS PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED ALSO LANCASTER COUNTY WATER AND SEWER DISTRICT.
15. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
16. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
17. WATER LINES UNDER ROADS WILL HAVE CONNECTIONS STUBBED OUT BEFORE ROAD IS SURFACED.
18. FIRE HYDRANTS SHALL HAVE A CLEAR SPACE OF 3 FEET FROM ANY PERMANENT STRUCTURES. HYDRANTS SHALL BE ORDERED FROM THE MANUFACTURER COLOR CODED TO MEET THE REQUIREMENTS OF THE LCWSD'S HYDRANT FLOW GUIDELINES.
19. REFER TO LANCASTER COUNTY WATER AND SEWER SPECIFICATIONS AND LANCASTER COUNTY WATER AND SEWER DISTRICT DEVELOPER POLICY FOR ADDITIONAL REQUIREMENTS.
20. UTILITY EASEMENTS ARE PROVIDED TO LANCASTER COUNTY WATER AND SEWER DISTRICT. ALL WATER METERS SHALL BE PLACED WITHIN THIS EASEMENT AND NOT IN THE SIDEWALK REGARDLESS OF HOW SHOWN ON THE PLAN. AT FIRE HYDRANTS THE EASEMENT SHALL BE 10 FEET IN ALL DIRECTIONS MEASURED FROM THE CENTER OF THE HYDRANT PER LANCASTER COUNTY WATER AND SEWER DISTRICT STANDARD DETAILS REGARDLESS OF HOW SHOWN ON THIS PLAN.
21. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING WATER AND SEWER MATERIALS APPROVAL LIST TO ENGINEER AND LANCASTER COUNTY WATER AND SEWER DISTRICT PRIOR TO PRE-CONSTRUCTION MEETING.
22. CONTRACTOR TO CONTACT LANCASTER COUNTY WATER AND SEWER INSPECTOR, JOHN HUDSON (803) 804-1452 AND/OR JASON GAINER (803) 320-2138, 48 HOURS PRIOR TO STARTING CONSTRUCTION AND PUPS (PALMETTO UTILITY PROTECTIONS SERVICE:1-888-721-7877 FOR ASSISTANCE IN LOCATING ANY EXISTING WATER AND SEWER LINES.
23. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION AND PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
24. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE AND FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
25. EXACT LOCATIONS OF WATER SERVICE CONNECTIONS, MANHOLES, VALVES, AND ALL OTHER APPURTENANCES ARE REQUIRED FOR AS-BUILT RECORDS AS WELL AS DISTANCES FROM DOWNSTREAM MANHOLES TO ANY TEES, WYES, OR STUB-OUTS, AND THE DISTANCE OF THE SEWER SERVICE LINE STUBBED OFF OF MAIN.
26. MINIMUM COVER OF 36 INCHES IS REQUIRED FOR WATER MAINS.
27. DUCTILE IRON PIPE IS REQUIRED FOR WATER MAINS IF THE FOLLOWING CONDITIONS OCCUR:
    - LESS THAN 12 INCH CLEARANCE FROM STORM DRAINS, GAS MAINS, TELEPHONE DUCT BANKS AND UNDERGROUND CABLES.
    - LESS THAT 18 INCH VERTICAL CLEARANCE FOR WATER LINE INSTALLED ABOVE SEWER LINE.
    - WATER LINE CROSSING UNDER SEWER LINE.
    - LESS THAN 10 FEET HORIZONTAL SEPARATION FOR WATER PARALLEL TO SEWER LINE.
28. SIZE AND LOCATION OF EXISTING WATER AND SEWER LINES IS TO BE VERIFIED BY THE CONTRACTOR.
29. CONTRACTOR SHALL COORDINATE THE PROPOSED WATER AND SEWER LINE WORK WITH LANCASTER COUNTY WATER AND SEWER DISTRICT.
30. MATERIAL AND WORKMANSHIP REQUIREMENTS TO BE IN ACCORDANCE WITH LANCASTER COUNTY WATER AND SEWER POLICIES, PROCEDURES, STANDARDS, AND SPECIFICATIONS.
31. CONTRACTOR SHALL REPAIR ALL FENCES, MAILBOXES, OR SIMILAR STRUCTURES OWNED BY OTHERS WHICH ARE DISTURBED DURING CONSTRUCTION.
32. ANY EXISTING WATER OR SEWER INFRASTRUCTURE THAT WILL BE LOCATED UNDER PAVEMENT WITHIN SCDOT'S RIGHT-OF-WAY, AS A RESULT OF ANY ROAD IMPROVEMENTS ASSOCIATED WITH A DEVELOPMENT MUST BE RELOCATED AT THE DEVELOPER'S EXPENSE. LANCASTER COUNTY WATER AND SEWER SHALL APPROVE THE RELOCATION PLAN PRIOR TO IMPLEMENTATION.





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

ALTA SURVEY PLAT ISSUE DATE JULY 1, 2020. PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC. 1186 STONECREST BLVD TEGA CAY, SC PHONE: 803-802-1799

LEGEND

SYMBOL	
	PROPOSED CONTOUR
100	PROPOSED INDEX CONTOUR
100.00	PROPOSED SPOT ELEVATION
HP	PROPOSED HIGH POINT
	PROPOSED DRAINAGE SWALE
	PROPOSED STORM DRAINAGE
CI	PROPOSED CURB INLET
DI	PROPOSED DROP INLET
MH	PROPOSED MANHOLE
GRAVEL RIPRAP	PROPOSED GRAVEL AND RIPRAP APRON
HW	PROPOSED HEAD WALL
FES	FLARED END SECTION

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

NORTHWOOD RAVIN, LLC

558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

CONCEPTUAL GRADING AND UTILITY PLAN

Project No.
4727

Issued
07/26/21

PRELIMINARY
NOT FOR CONSTRUCTION

Revised
⚠1 01/28/21 – MASTER PLAN REVISION

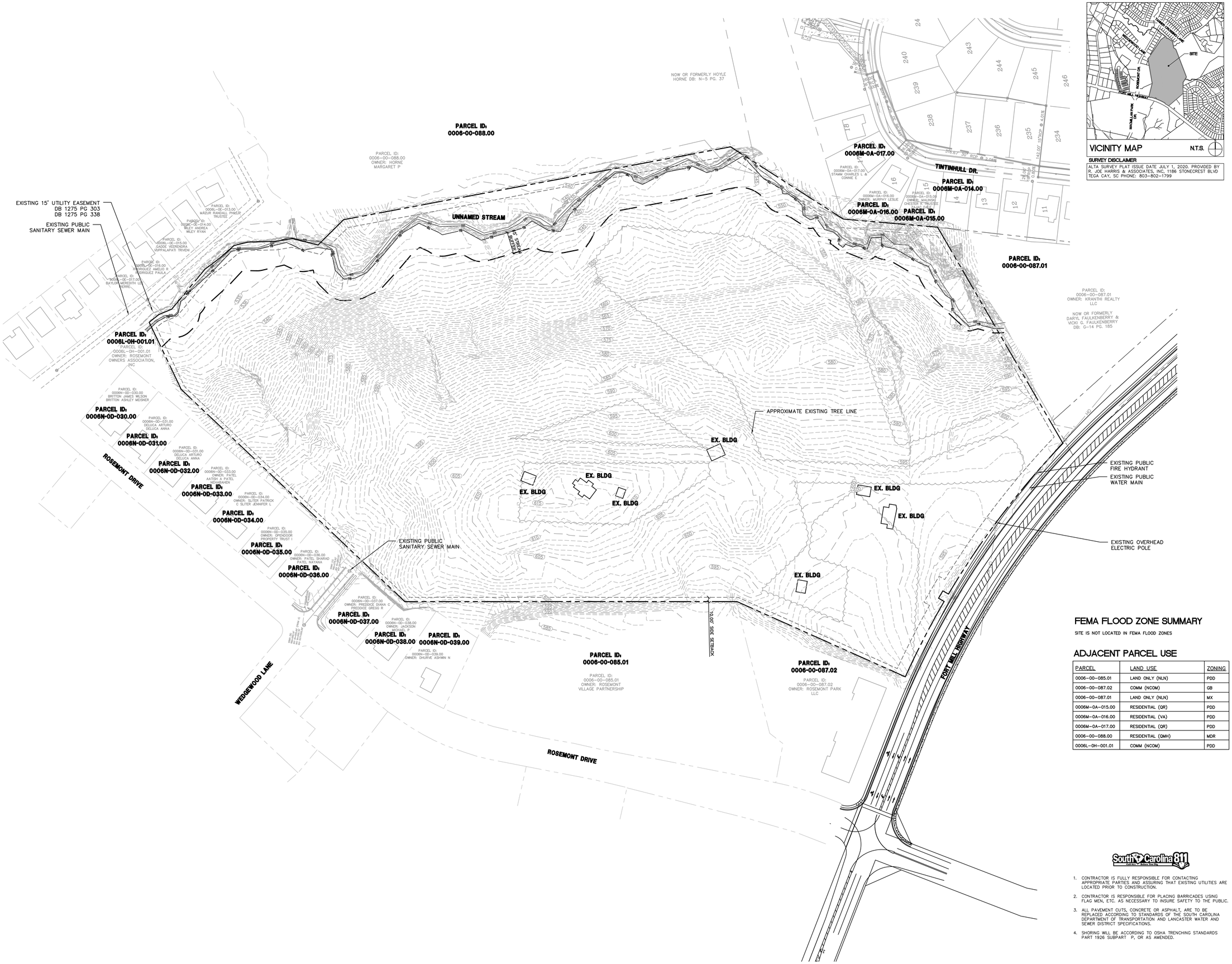
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
BOLTON & MENK SOUTHEAST, LLC
No. 6475

REGISTERED PROFESSIONAL ENGINEER
No. 36027
01/28/22

SCALE: 1"=40'
0 20' 40' 80'

C-302

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.
©
ColeJenest & Stone, P.A. 2022



SURVEY DISCLAIMER

ALTA SURVEY PLAT ISSUE DATE JULY 1, 2020. PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC. 1186 STONECREST BLVD TEGA CAY, SC PHONE: 803-802-1799

FEMA FLOOD ZONE SUMMARY

SITE IS NOT LOCATED IN FEMA FLOOD ZONES

ADJACENT PARCEL USE

PARCEL	LAND USE	ZONING
0006-00-085.01	LAND ONLY (NLN)	PDD
0006-00-087.02	COMM (NCOM)	GB
0006-00-087.01	LAND ONLY (NLN)	MX
0006M-0A-015.00	RESIDENTIAL (QR)	PDD
0006M-0A-016.00	RESIDENTIAL (VA)	PDD
0006M-0A-017.00	RESIDENTIAL (QR)	PDD
0006-00-088.00	RESIDENTIAL (QMH)	MDR
0006L-0H-001.01	COMM (NCOM)	PDD

South Carolina 811
Call before you dig. It's the law. Dial 811

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

NORTHWOOD RAVIN, LLC

558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

EXISTING CONDITIONS

Project No.
4727

Issued
07/26/21

PRELIMINARY
NOT FOR CONSTRUCTION

Revised
1 01/28/21 – MASTER PLAN REVISION

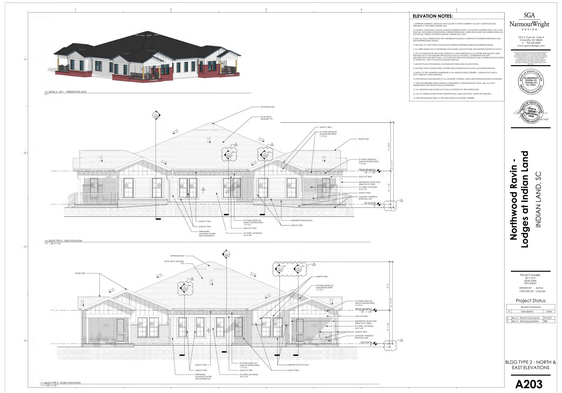
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
BOLTON & MENK SOUTHEAST, LLC
No. 8475

REGISTERED LANDSCAPE ARCHITECT
STATE OF SOUTH CAROLINA
No. 1345
01/28/22

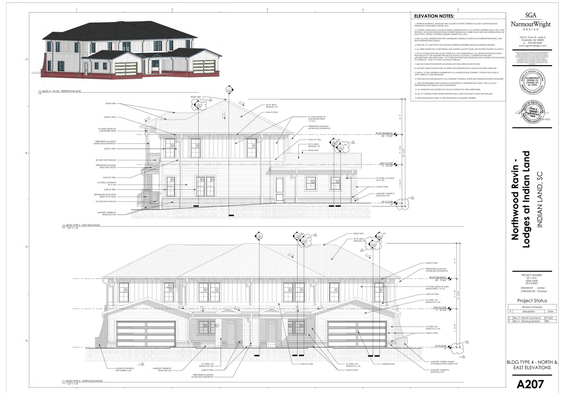
SCALE: 1"=80'
0 40' 80' 160'

C-100

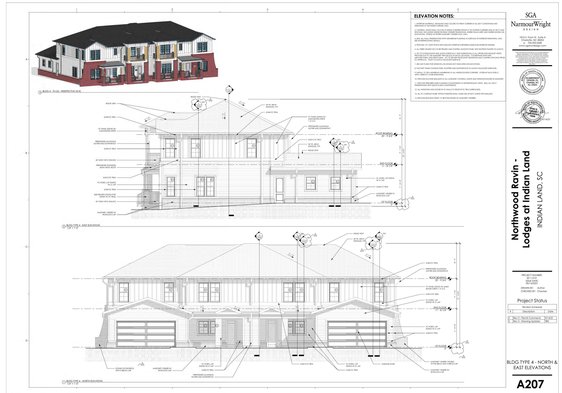
The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.
©
ColeJenest & Stone, P.A. 2022



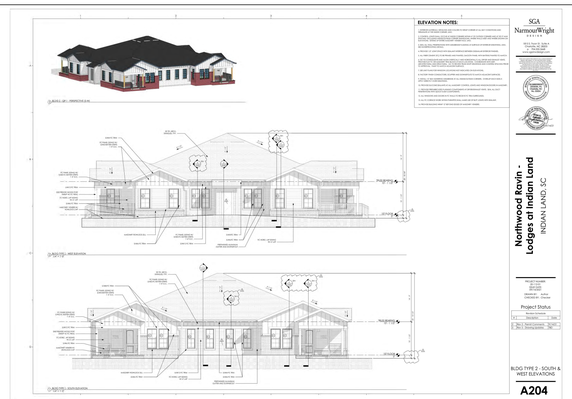
4-PLEX - NORTH AND EAST N.T.S. 20



TOWNHOUSE (4) - NORTH AND EAST ELEVATIONS N.T.S. 12

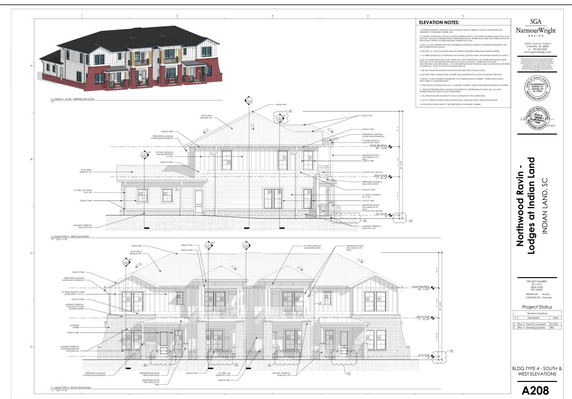


TOWNHOUSE (4) - NORTH AND EAST N.T.S. 4

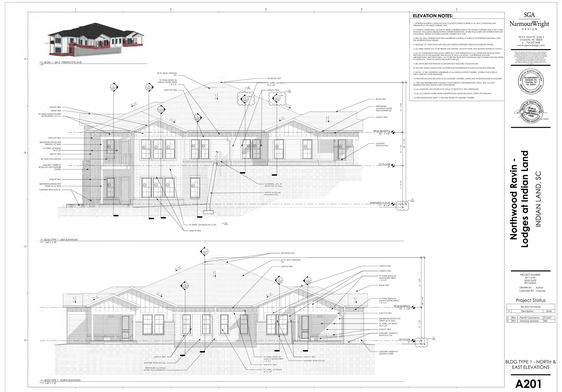


4-PLEX - SOUTH AND WEST N.T.S. 19

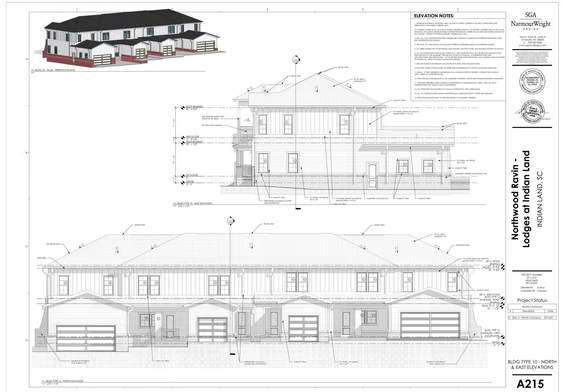
TOWNHOUSE (4) - SOUTH AND WEST ELEVATIONS N.T.S. 11



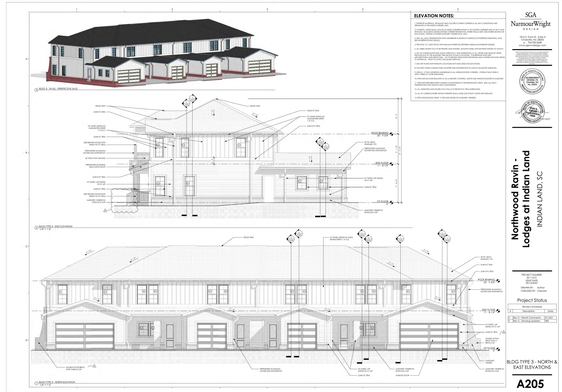
TOWNHOUSE (4) - SOUTH AND WEST N.T.S. 3



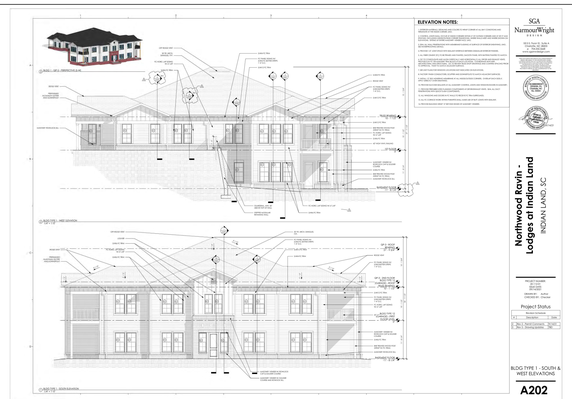
6-PLEX - NORTH AND EAST N.T.S. 18



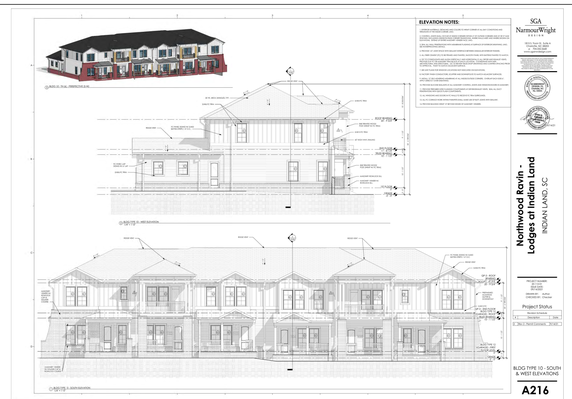
TOWNHOUSE (6) - NORTH AND EAST ELEVATIONS N.T.S. 10



TOWNHOUSE (6) - NORTH AND EAST N.T.S. 2



6-PLEX - SOUTH AND WEST N.T.S. 17



TOWNHOUSE (6) - SOUTH AND WEST ELEVATIONS N.T.S. 9

TOWNHOUSE (6) - SOUTH AND WEST N.T.S. 1

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

NORTHWOOD RAVIN, LLC

558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

BUILDING DETAILS

Project No.
4727

Issued
07/26/21

PRELIMINARY
NOT FOR CONSTRUCTION

Revised
1 01/28/21 – MASTER PLAN REVISION

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
BOLTON & MENK SOUTHEAST, LLC
No. 6475

C-400

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.
©
ColeJenest & Stone, P.A. 2022

THIS SPACE INTENTIONALLY LEFT BLANK

- N.T.S. 20

THIS SPACE INTENTIONALLY LEFT BLANK

- N.T.S. 12

THIS SPACE INTENTIONALLY LEFT BLANK

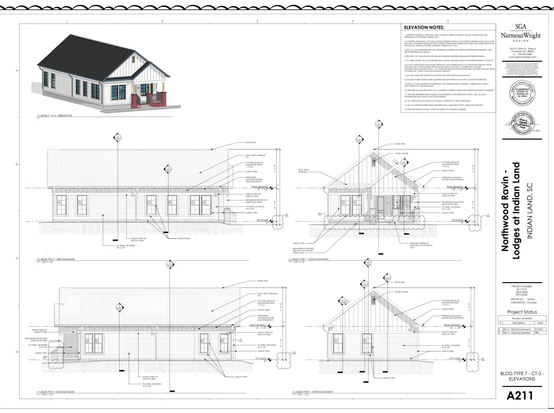
- N.T.S. 4

THIS SPACE INTENTIONALLY LEFT BLANK

- N.T.S. 19

THIS SPACE INTENTIONALLY LEFT BLANK

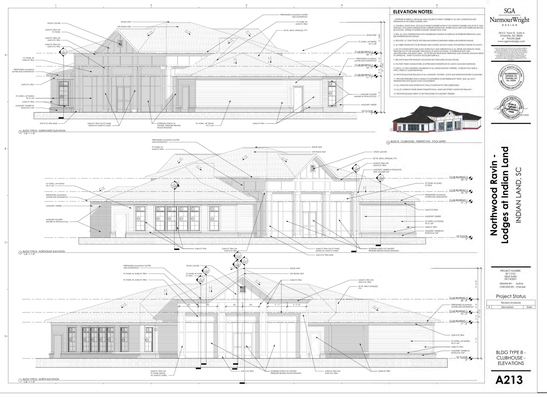
- N.T.S. 11



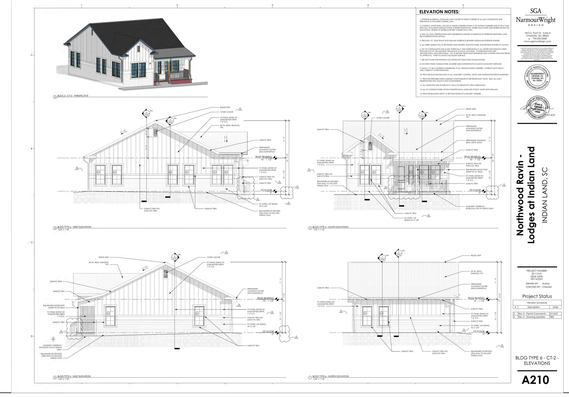
COTTAGE COURT 3 N.T.S. 3

THIS SPACE INTENTIONALLY LEFT BLANK

- N.T.S. 18



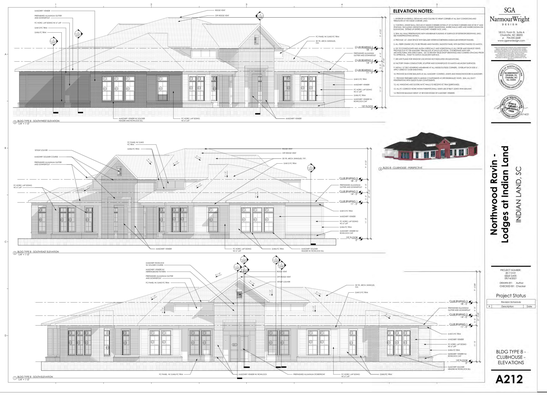
CLUBHOUSE - POOL ENTRY VIEWS N.T.S. 10



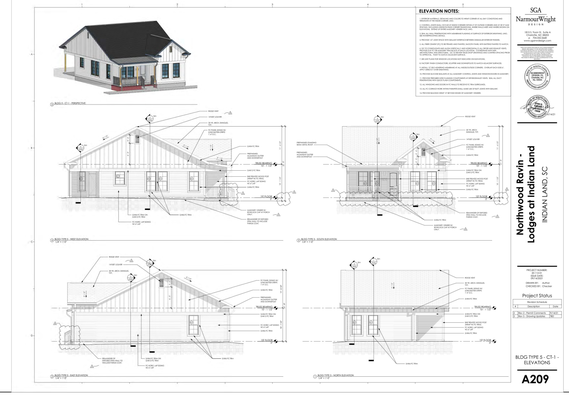
COTTAGE COURT 2 N.T.S. 2

THIS SPACE INTENTIONALLY LEFT BLANK

- N.T.S. 17



CLUBHOUSE - MAIN ENTRY VIEWS N.T.S. 9



COTTAGE COURT 1 N.T.S. 1

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenestst one.com

NORTHWOOD RAVIN, LLC

558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

BUILDING DETAILS

Project No.
4727

Issued
07/26/21

PRELIMINARY
NOT FOR CONSTRUCTION

Revised
⚠1 01/28/21 – MASTER PLAN REVISION

SOUTH CAROLINA
BOLTON & MENK SOUTHEAST, LLC
No. 6475
CERTIFICATE OF AUTHORIZATION

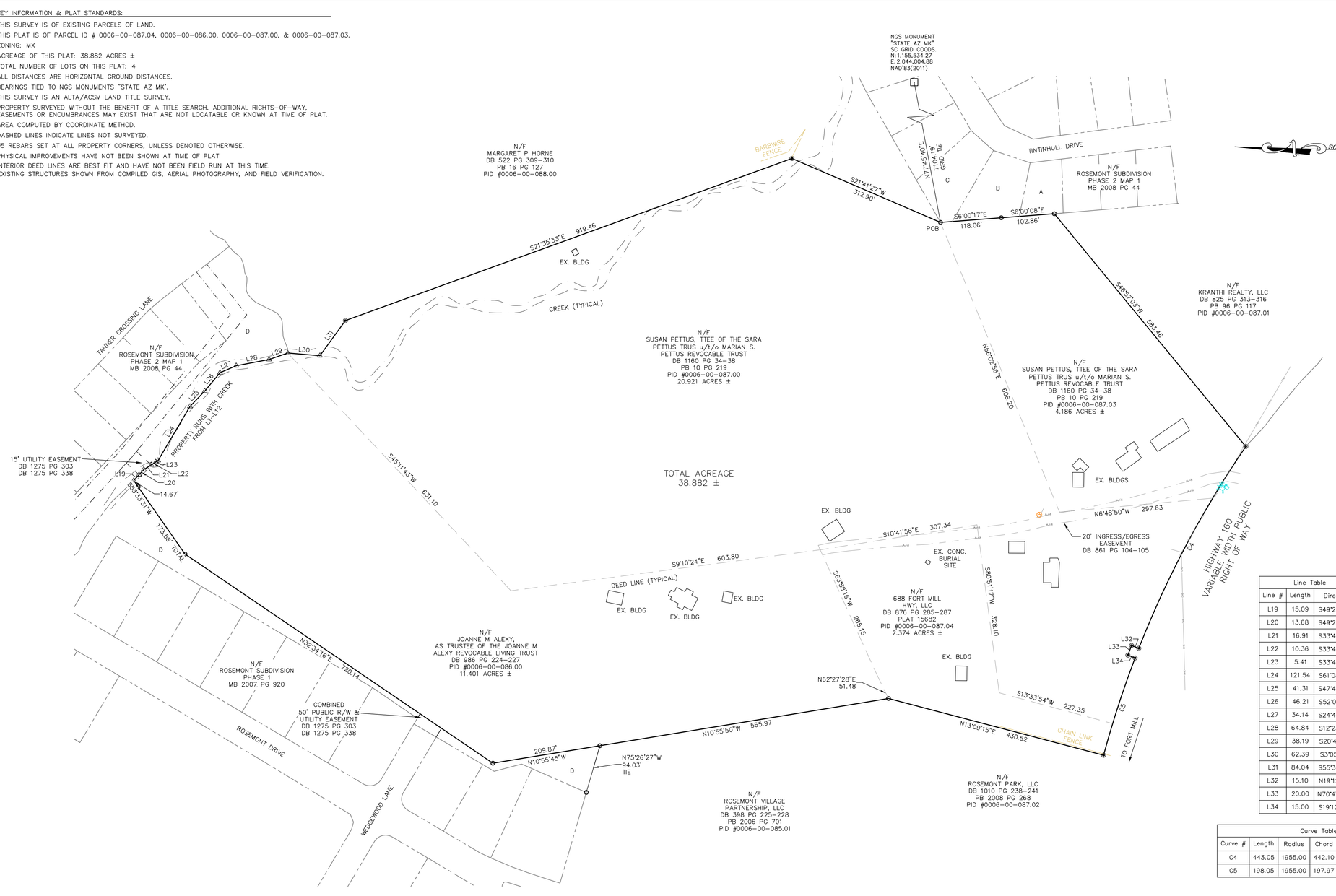
C-401

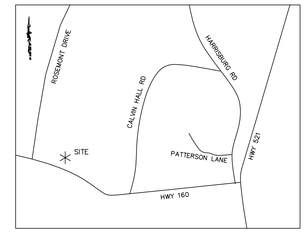
The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

©
ColeJenest & Stone, P.A. 2022

SURVEY INFORMATION & PLAT STANDARDS:

1. THIS SURVEY IS OF EXISTING PARCELS OF LAND.
2. THIS PLAT IS OF PARCEL ID # 0006-00-087.04, 0006-00-086.00, 0006-00-087.00, & 0006-00-087.03.
3. ZONING: MX
4. ACREAGE OF THIS PLAT: 38.882 ACRES ±
5. TOTAL NUMBER OF LOTS ON THIS PLAT: 4
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
7. BEARINGS TIED TO NGS MONUMENTS "STATE AZ MK'.
8. THIS SURVEY IS AN ALTA/ACSM LAND TITLE SURVEY.
9. PROPERTY SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH. ADDITIONAL RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES MAY EXIST THAT ARE NOT LOCATABLE OR KNOWN AT TIME OF PLAT.
10. AREA COMPUTED BY COORDINATE METHOD.
11. DASHED LINES INDICATE LINES NOT SURVEYED.
12. #5 REBARS SET AT ALL PROPERTY CORNERS, UNLESS DENOTED OTHERWISE.
13. PHYSICAL IMPROVEMENTS HAVE NOT BEEN SHOWN AT TIME OF PLAT
14. INTERIOR DEED LINES ARE BEST FIT AND HAVE NOT BEEN FIELD RUN AT THIS TIME.
15. EXISTING STRUCTURES SHOWN FROM COMPILED GIS, AERIAL PHOTOGRAPHY, AND FIELD VERIFICATION.





VICINITY MAP – N.T.S.

Line Table		
Line #	Length	Direction
L19	15.09	S49°27'03"E
L20	13.68	S49°27'03"E
L21	16.91	S33°43'37"E
L22	10.36	S33°43'37"E
L23	5.41	S33°43'37"E
L24	121.54	S61°08'54"E
L25	41.31	S47°46'52"E
L26	46.21	S52°01'44"E
L27	34.14	S24°48'55"E
L28	64.84	S12°23'57"E
L29	38.19	S20°41'16"E
L30	62.39	S3°05'19"W
L31	84.04	S55°39'46"E
L32	15.10	N19°12'34"E
L33	20.00	N70°47'26"W
L34	15.00	S19°12'34"W

Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C4	443.05	1955.00	442.10	N63°42'44"W	12°59'05"
C5	198.05	1955.00	197.97	N73°41'34"W	5°48'16"

CHICAGO TITLE INSURANCE COMPANY
ISSUED BY:CHICAGO TITLE INSURANCE COMPANY
ALTA COMMITMENT# 994.1612/12866.2151
COMMITMENT DATE: JULY 07, 2020
ALTA LOAN POLICY (2006)
PROPOSED INSURED:
TBD, LLC

SCHEDULE B – SECTION II
EXCEPTIONS FROM COVERAGE
FILE NO.:994.1612/12866.2151

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HERETO BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. {MAY BE DELETED UPON THE UPDATE AT DATE AND TIME OF RECORDING.} **(NOT A MATTER OF SURVEY)**
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. {MAY BE DELETED UPON RECEIPT OF FORM 3049.} **(NOT A MATTER OF SURVEY)**
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. {MAY BE DELETED UPON RECEIPT OF CURRENT SURVEY.} **(AS SHOWN)**
4. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. {MAY BE DELETED UPON RECEIPT OF CURRENT SURVEY.} **(AS SHOWN)**
5. ANY LIEN OR RIGHT TO LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. {MAY BE DELETED UPON RECEIPT OF FORM 3049.} **(DOES NOT AFFECT)**
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. {MAY BE DELETED UPON RECEIPT OF FORM 3049.} **(NOT A MATTER OF SURVEY)**
7. TAXES AND ASSESSMENTS FOR THE YEAR 2020, AND SUBSEQUENT YEARS, WHICH ARE A LIEN BUT ARE NOT YET DUE AND PAYABLE. **(NOT A MATTER OF SURVEY)**
8. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES. **(NOT A MATTER OF SURVEY)**
9. NO INSURANCE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE CONTAINED IN THE PROPERTY DESCRIBED HEREIN. **(NOT A MATTER OF SURVEY)**
10. PLAT OF SURVEY PREPARED FOR _____ BY _____ DATED _____ (THE "SURVEY"), DISCLOSES THE FOLLOWING, TOGETHER WITH ANY APPROPRIATE EASEMENTS: {A NEW AND CURRENT SURVEY READ WILL BE COMPLETED UPON RECEIPT OF A NEW SURVEY.}
    A) TBD
    B) MATTERS AS SHOWN ON THAT UNRECORDED RECOMBINATION PLAT, INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SC SURVEYED FOR THE LODGES AT INDIAN LAND, LLC BY R. JOE HARRIS & ASSOCIATES, INC., DATED OCTOBER 9, 2019, AS PROJECT NO. 3033, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
        I. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF THE CREEK CROSSING OR ADJOINING THE LAND, AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION. **(CREEK SHOWN)**
11. EASEMENT TO DUKE POWER COMPANY RECORDED MAY 8, 1985 IN BOOK F-6 AT PAGE 1943, AFORESAID RECORDS. **(BLANKET IN NATURE, UNABLE TO PLOT)**
12. EASEMENT AGREEMENT (UTILITY INSTALLATION AND ACCESS) DATED DECEMBER 3, 2019 BY AND BETWEEN ROSEMOND OWNER'S ASSOCIATION, INC., SUSAN R. PETTUS, TRUSTEE OF THE SARA PETTUS TRUST U/T/O MARIAN S. PETTUS REVOCABLE TRUST DATED FEBRUARY 10, 2011 AND JOANNE M. ALEXY, AS TRUSTEE OF THE JOANNE M. ALEXY REVOCABLE TRUST DATED JULY 19, 2016 AND RECORDED OCTOBER 10, 2019 IN BOOK 1275 AT PAGE 303, AS ASSIGNED TO THE LODGES AT INDIAN LAND, LLC BY ASSIGNMENT AND ASSUMPTION OF EASEMENT AGREEMENT DATED OCTOBER 10, 2019 AND RECORDED OCTOBER 10, 2019 IN BOOK 1275 AT PAGE 338, AFORESAID RECORDS. **(AS SHOWN)**
13. RIGHT OF WAY DEED TO ROBERT T. ALEXY DATED MARCH 24, 2015 AND RECORDED APRIL 1, 2015 IN BOOK 861 AT PAGE 104, AFORESAID RECORDS. **(AS SHOWN)**

ADJOINER LIST

A) N/F
CHESTER K
MALINSKI, TRUSTEE
DB 935 PG 319-323
PB 2003 PG 543
PID 0006M-0A-015.00

B) N/F
LESLIE MURPHY
DB 944 PG 34-36
PB 2003 PG 388
PID 0006M-0A-016.00

C) N/F
CHARLES L &
CONNIE E STAMM
DB 221 PG 214
PB 2003 PG 733
PID 0006M-0A-017.00

D) N/F
ROSEMONT OWNERS
ASSOCIATION, INC.
DB 1140 PG 117-121
PB 2013 PG 710
PID 0006L-0H-001.01

LEGAL DESCRIPTION

BEING THOSE CERTAIN PARCELS OF LAND, LYING IN THE COUNTY OF LANCASTER, SOUTH CAROLINA, AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MON 'STATE AZ MK', HAVING SC GEODETIC COORDINATES OF NORTH=1,155,534.27' AND EAST=2,044,004.88', THENCE S77°45'40"W FOR A DISTANCE OF 7,104.19' TO A #5 REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING, POB

THENCE, FROM THE POB, S06°00'17"E FOR A DISTANCE OF 118.06' TO A #5 REBAR FOUND, THENCE S06°00'08"E FOR A DISTANCE OF 102.86' TO A #5 REBAR FOUND, THENCE S48°57'03"W FOR A DISTANCE OF 583.46' TO A #5 REBAR SET ON THE R/W OF SC HWY 160 (VARIABLE WIDTH PUBLIC R/W) SAID POINT ALSO BEING ON THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE FOLLOWING SAID R/W THE FOLLOWING 5 CALLS 1) WITH SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12°59'05", HAVING A RADIUS OF 1955.00', AND WHOSE LONG CHORD BEARS N63°42'44"W FOR A DISTANCE OF 442.106 FEET TO #5 REBAR SET 2)N19°12'34"E FOR A DISTANCE OF 15.10' TO A #5 REBAR SET 3)N70°47'26"W FOR A DISTANCE OF 20.00' TO A #5 REBAR SET 4)S19°12'34"W FOR A DISTANCE OF 15.00' TO A #5 REBAR SET ON THE BEGINNING OF A NON-TANGENTIAL CURVE 5)WTH SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 05°48'16", HAVING A RADIUS OF 1955.00', AND WHOSE LONG CHORD BEARS N73°41'34"W FOR A DISTANCE OF 197.97' TO A #5 REBAR SET, THENCE, LEAVING SAID R/W, N13°09'15"E FOR A DISTANCE OF 430.52' TO A #5 REBAR FOUND, THENCE N10°55'50"W FOR A DISTANCE OF 565.97' TO A #5 REBAR FOUND, THENCE N10°55'45"W FOR A DISTANCE OF 209.87' TO A #5 REBAR FOUND, N32°34'16"E FOR A DISTANCE OF 720.14' TO A #5 REBAR FOUND, THENCE N53°33'31"E FOR A DISTANCE OF 173.56' TO A POINT IN THE CENTER OF A CREEK, PASSING A #5 REBAR FOUND AT 158.89', THENCE WITH SAID CREEK, THE FOLLOWING 12 CALLS 1)S49°27'03"E FOR A DISTANCE OF 15.09' TO A POINT 2)S49°27'03"E FOR A DISTANCE OF 13.68' TO A POINT 3)S33°43'37"E FOR A DISTANCE OF 16.91'TO A POINT 4)S33°43'37"E FOR A DISTANCE OF 10.36' TO A POINT 5)S33°43'37"E FOR A DISTANCE OF 5.41' TO A POINT 6)S61°08'54"E FOR A DISTANCE OF 121.54' TO A POINT 7)S47°46'52"E FOR A DISTANCE OF 41.31' TO A POINT 8)S52°01'44"E FOR A DISTANCE OF 46.21' TO A POINT 9)S24°48'55"E FOR A DISTANCE OF 34.14' TO A POINT 10)S12°23'57"E FOR A DISTANCE OF 64.84' TO A POINT 11)S20°41'16"E FOR A DISTANCE OF 38.19' TO A POINT 12)S03°05'19"W FOR A DISTANCE OF 62.39' TO A POINT, THENCE LEAVING SAID CREEK, S55°39'46"E FOR A DISTANCE OF 84.04' TO A # 5 REBAR SET, THENCE S21°35'33"E FOR A DISTANCE OF 919.46' TO A #5 REBAR SET AT A BARB WIRE FENCE CORNER, THENCE S21°41'28"W FOR A DISTANCE OF 312.90' TO THE POB, CONTAINING 38.882 ACRES, MORE OR LESS.

LEGEND:
- ◉ – IRON PIN SET (#5 REBAR)
- ○ – IRON PIN FOUND (#5 REBAR)
- △ – CALCULATED POINT
- ⊡ – NGS MONUMENT
- N/F – NOW OR FORMERLY
- ⓣ – EX. TELEPHONE PEDESTAL
- – EX. POWER POLE
- WM □ – EX. WATER METER
- – EX. FIRE HYDRANT

REFERENCES:
PLAT 15682
PLAT BOOK 10 PAGE 219
DEED BOOK 1160 PAGE 34-38
DEED BOOK 876 PAGE 285-287
DEED BOOK 986 PAGE 224-227
ADJOINING DEEDS AND PLATS AS SHOWN

GRAPHIC SCALE
-100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

14529
REGISTRATION #

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR LANCASTER COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NUMBERS 45057C0020E; DATED MAY 16, 2017, AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

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

REVIEW ONLY

KENNETH M. GREEN, RLS #14529

THIS IS TO CERTIFY TO NWR DEVELOPMENT, LLC THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS:1,2,3,4,11,13, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 1, 2020.

KENNETH M. GREEN, RLS #14529
DATE OF MAP 07-01-2020

ALTA SURVEY PLAT

INDIAN LAND TOWNSHIP
LANCASTER COUNTY, SOUTH CAROLINA
TAX PARCEL ID #
#0006-00-087.04, 0006-00-086.00,
#0006-00-087.00, & 0006-00-087.03

SURVEYED & MAPPED FOR:

THE LODGES AT INDIAN LAND LLC
6626-C GORDON ROAD
WILMINGTON NC, 28411

R. Joe Harris & Associates, Inc.
Engineering & Land Surveying
1186 STONECREST BLVD, TEGA CAY, SC
Phone: (803) 802-1799

RJH

DATE	7-1-20
PROJECT #	4126
DWG FILE #	4126
DWG SCALE	1" = 100'
PREPARED BY	DC/BPL
CHECKED BY	K. GREEN
SHEET	1
OF	1

Agenda Item Summary

Ordinance # / Resolution #: RZ-2022-0175, Gabriel Jon Hardy
Contact Person / Sponsor: A. Davis
Department: Planning
Date Requested to be on Agenda: 3/15/2022

Issue for Consideration:
The applicant has requested to rezone one parcel approximately 38.92 acres in size at the northwest quadrant of the intersection of Highway 9 and Catoe Rd. from Low Density Residential (LDR) District to Medium Density Residential (MDR) District. Pursuant to the applications submitted, this rezoning is intended to facilitate the development of the parcels as a single-family residential neighborhood.

Points to Consider:
This portion of Highway 9 encompasses a number of different zoning designations; within 1 mile of the site the following zoning districts are represented: LDR, MDR, GB, LI, and INS. Properties along Catoe Road are primarily zoned; however less than 0.1 miles from this property on Holiday MDR is the primary zoning district on the east side of the road while the west side remains primarily LDR.

The subject parcel is neighbored by other residentially developed parcels, including the Eastway subdivision to the west (zoned LDR), Staff analysis indicates the minimum width of lots in this neighborhood are approximately 130 feet. The MDR zoned parcels off of Holiday Road are approximately 100 feet wide. The current sketch plan for this development indicates a lot width of approximately 70 feet.

The Lancaster County Water and Sewer District (LCWSD) has indicated sewer access to this site may be challenging. LCWSD provided the following comments with regard to this proposed rezoning:
Downstream sewer improvements will likely be required at the Eastway pump station(s) and forcemain system, in addition to an offsite sewer pump station that will need to be constructed to accommodate the density for the rezoning of this site. The engineer will need to design the location of the offsite pump station in order to eventually eliminate the existing pump station in the Eastway subdivision.
A sewer easement will be required through the Eastway subdivision to gain access for a connection into the existing public sewer system. The easement acquisition will be the responsibility of the developer, according to LCWSD's policies.
LCWSD has an existing 6" waterline running along Pageland Hwy. and Catoe Rd. LCWSD can provide the engineer a fire hydrant flow to determine if enough capacity and pressure is available to serve the site.

Recommendation:
Staff recommends **approval** of the request to rezone approximately 38.92 acres (TM#s 0069-00-071.00) from Low Density Residential (LDR) District to Medium Density Residential (MDR) District.

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report	3/8/2022	Planning Staff Report
Exhibit 1: Application	3/8/2022	Exhibit
Exhibit 2: Zoning Map	3/8/2022	Exhibit
Exhibit 3: Proposed Plat	3/8/2022	Exhibit

PROPOSAL:	Request to rezone approximately 38.92 acres of property
PROPERTY LOCATION:	Northwest corner at the intersection of Highway 9 and Catoe Rd. (TM#s 0069-00-071.00)
CURRENT ZONING:	Low Density Residential (LDR) District
PROPOSED ZONING:	Medium Density Residential (MDR) District
PROPERTY OWNERS:	Glenn T. Funderburk ETAL
APPLICANT:	Gabriel Jon Hardy
COUNCIL DISTRICT:	District 3, Billy Mosteller

OVERVIEW:

Proposal

The applicant has requested to rezone one parcel approximately 38.92 acres in size at the northwest quadrant of the intersection of Highway 9 and Catoe Rd. from Low Density Residential (LDR) District to Medium Density Residential (MDR) District. Pursuant to the applications submitted, this rezoning is intended to facilitate the development of the parcels as a single-family residential neighborhood.

Summary of Adjacent Zoning and Uses

This portion of Highway 9 encompasses a number of different zoning designations; within 1 mile of the site the following zoning districts are represented: LDR, MDR, GB, LI, and INS. Properties along Catoe Road are primarily zoned; however less than 0.1 miles from this property on Holiday MDR is the primary zoning district on the east side of the road while the west side remains primarily LDR.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR	Single-Family Residential
South	Lancaster County	LDR	Single-Family Residential
East	Lancaster County	LDR	Single-Family Residential
West	Lancaster County	LDR	Single-Family Residential, Undeveloped land

ANALYSIS & FINDINGS:

Zoning Districts

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

Pursuant to UDO Section 2.3, the requested MDR District *"is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational*

facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district."

Compatibility with Surrounding Area

The subject parcel is neighbored by other residentially developed parcels, including the Eastway subdivision to the west (zoned LDR), Staff analysis indicates the minimum width of lots in this neighborhood are approximately 130 feet. The MDR zoned parcels off of Holiday Road are approximately 100 feet wide. The current sketch plan for this development indicates a lot width of approximately 70 feet.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

Pursuant to the adopted Comprehensive Plan, the Future Land Use Category of the subject parcel is Transitional, which corresponds to the Suburban Community Type, which the Comprehensive Plan describes as follows:

> *The Community Type "Suburban" is synonymous with the Place Type "Suburban Single-Family Neighborhood."*
>
> *Suburban single-family neighborhoods are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas.*

The Comprehensive Plan further establishes several possible land use considerations representing typical development in this Community Type which are depicted in the table below.

Walkable Neighborhood: Land Use Considerations		
Single-Family Detached Home	Single-Family Attached Home (Townhome / Duplex)	Mobile/ Modular Homes
Community Center	Church	School
Community Park / Pocket Park	Natural Area	

INFRASTRUCTURE CONSIDERATIONS

Transportation

Pursuant to UDO Section 6.8, uses which will generate more than 50 peak hour cumulative trips per day at full occupancy shall be required to provide a Traffic Impact Analysis (TIA). While no definitive development proposal has been made at this time based on the sketch plan provided, it is reasonable to conclude based upon the total acreage of the parcel and the use identified in the applications that subsequent development will exceed this threshold. However, the applicant has not yet provided a TIA for review.

Public Utilities

The Lancaster County Water and Sewer District (LCWSD) has indicated sewer access to this site may be challenging. LCWSD provided the following comments with regard to this proposed rezoning:

Downstream sewer improvements will likely be required at the Eastway pump station(s) and forcemain system, in addition to an offsite sewer pump station that will need to be constructed to accommodate the density for the rezoning of this site. The engineer will need to design the location of the offsite pump station in order to eventually eliminate the existing pump station in the Eastway subdivision.

A sewer easement will be required through the Eastway subdivision to gain access for a connection into the existing public sewer system. The easement acquisition will be the responsibility of the developer, according to LCWSD's policies.

LCWSD has an existing 6" waterline running along Pageland Hwy. and Catoe Rd. LCWSD can provide the engineer a fire hydrant flow to determine if enough capacity and pressure is available to serve the site.

Public Schools

The Lancaster County School District (LCSD) has not provided comments for this development proposal.

PHOTOS OF PROJECT AREA:

Aerial of subject property

Looking northwest from intersection of Highway 9 and Catoe Road.

Looking east toward Holiday Rd. on Hwy. 9

Looking west on Hwy 9. (Subject parcel on the right)

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone approximately 38.92 acres (TM#s 0069-00-071.00) from Low Density Residential (LDR) District to Medium Density Residential (MDR) District, pursuant to the following findings of fact:

1. That the subject application involves parcel TM# 0069-00-071.00;
2. That the subject parcel is currently zoned LDR District, and are proposed to be rezoned MDR District;
3. That the subject parcel has a Future Land Use Category of Transitional, and a Community Type of Suburban;
4. That the proposed MDR District is compatible with the existing Transitional Future Land Use Category; and
5. That the zoning surrounding the subject parcel is consistent and compatible with the proposed zoning.

ATTACHMENTS:

1. Rezoning Applications
2. Location Map/ Zoning Map
3. Sketch Plan

STAFF CONTACT:

Ashley Davis, Senior Planner
Adavis@lancastersc.net | 803-416-9394

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address Hwy. 9 and Catoe Road

City Lancaster State SC Zip 29720 Tax Parcel ID 0069-00-071.00

Current Zoning LDR: Low Density Residential Current Use Vacant Land, Qualified Agricultural (QUSE)

Proposed Zoning MDR: Med Density Residential Total Acres 38.92 to CL of roads

Project Description Re-zone parcel 0069-00-071.00 from LDR to MDR. This Parcel is located at the NW quadrant of the intersection of Pageland Highway (HWY 9) and Catoe Road. This parcel lies in the 'Transitional' future land use on the 2024 Lancaster County Land Use Plan.

Surrounding Property Description The surrounding properties are mostly residential use. The properties are zoned LDR to the West, North, East, and South. There is a GB zoning (A-1 Self Storage LLC) to the Southwest and MDR to the Southeast.

CONTACT INFORMATION

Applicant Name Gabriel Jon Hardy

Address 4012 Flagstone Drive

City Lancaster State SC Zip 29720 Phone (704) 201-0149

Fax _____ Email jon.hardy@lennar.com

Property Owner Name *(See attached Property Owner Signature Pages)*

Address _____

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

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

Gabriel Hardy — 1.25.2022

Applicant — Date

See attached signature pages

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

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

2. **Planning Commission**

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

3. **County Council**

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

Zoning Map Amendment Signature Page

1-7-22

Property Owner(s) Signature

Date

David M Funderburk

Property Owner(s) Print Name

David M Funderburk
610 W. Shiloh Unity Road
Lancaster, SC 29720

By signing this application, I hereby give authorization to the applicant to proceed with re-zoning the property described as:

Parcel ID Number: **0069-00-071.00**

Area: **38.92 ac**

Zoning Map Amendment Signature Page

Debra M. Funderburk

Property Owner(s) Signature

Date 1-25-2022

Debra M Funderburk Debra M. Funderburk

Property Owner(s) Print Name

Debra M. Funderburk
6624 Weddington-Monroe Road
Wesley Chapel, NC 28104

By signing this application, I hereby give authorization to the applicant to proceed with re-zoning the property described as:

Parcel ID Number: **0069-00-071.00**

Area: **38.92 ac**

Zoning Map Amendment Signature Page

Property Owner(s) Signature

JAN 13 2022

Date

Glenn Funderburk

Property Owner(s) Print Name

By signing this application, I hereby give authorization to the applicant to proceed with re-zoning the property described as:

Parcel ID Number: **0069-00-071.00**

Area: **38.92 ac**

Zoning Map Amendment Signature Page

Property Owner(s) Signature

1/13/22
Date

Leslie F. Wooten

Property Owner(s) Print Name

Leslie F. Wooten
2956 Baron Dekalb Road
Camden, SC 29020

By signing this application, I hereby give authorization to the applicant to proceed with re-zoning the property described as:

Parcel ID Number: **0069-00-071.00**

Area: **38.92 ac**

Zoning Map Amendment Signature Page

Property Owner(s) Signature

1-9-2022

Date

Michael Funderburk

Property Owner(s) Print Name

Michael Funderburk
2203 Catoe Road
Lancaster, SC 29720

By signing this application, I hereby give authorization to the applicant to proceed with re-zoning the property described as:

Parcel ID Number: **0069-00-071.00**

Area: **38.92 ac**

NOTES :

(1) THIS IS AN EXISTING TRACT OF LAND.
(2) NO NEW PROPERTY LINES, NO NEW EASEMENTS, NO NEW RIGHTS OF WAYS
(3) THIS PROPERTY IS SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, EASEMENTS, AND OR RIGHTS OF WAY OF RECORD NOT SHOWN ON THIS PLAT.
(4) I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THE SURVEY AS SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

MAGNETIC NORTH

GRAPHIC SCALE
100' 50' 0' 100' 200' 300'

BOUNDARY SURVEY
FOR
FUNDERBURK PROPERTY
LANCASTER COUNTY SOUTH CAROLINA

TELEPHONE (803) 283-7698
WILLIAM CHARLES HENDLEY JR.
LAND SURVEYING
514 BRIARWOOD ROAD LANCASTER SOUTH CAROLINA

SCALE 1" = 100' DATE 11/09/2021

PLS LC. 7878
WILLIAM CHARLES HENDLEY JR.
11/09/2021

LOCATION MAP
1" = 2 MILES

TAX MAP 0069-00-071.00
GLENN T FUNDERBURK ETAL
PLAT BOOK 10 PAGE 123
DEED BOOK 1151 PAGE 124
DEED BOOK 538 PAGE 24
38.92 AC.

TAX MAP 0069G-08-003.00
PETR KONONOV
SVETLANA KONONOV
PLAT # 3765
DEED BOOK 1449 PAGE 120

TAX MAP 0069G-08-004.00
PETR KONONOV
SVETLANA KONONOV
PLAT # 3765
DEED BOOK 1449 PAGE 120

TAX MAP 0069G-08-002.00
GARY L FRAZIER
& ALLISON HAYES
PLAT # 11258
DEED BOOK 304 PAGE 150

TAX MAP 0069-00-001.00
RONNIE LEE WILLIAMS
LESSIE C WILLIAMS
PLAT # 3765 # 4239
DEED BOOK 656 PAGE 6071

TAX MAP 0069G-08-005.00
LEONARD LUCAS
PLAT # 5954
DEED BOOK 85 PAGE 205

TAX MAP 0069-00-072.03
EASTWAY VENTURES LLC
PLAT # 9420
DEED BOOK 1282 PAGE 242

TAX MAP 0069-00-068.0
THOMAS MICHAEL CLANCEY TRUSTEE
PATRICIA H CLANCY TRUSTEE
PLAT BOOK 2032 PAGE 230
DEED BOOK 706 PAGE 194

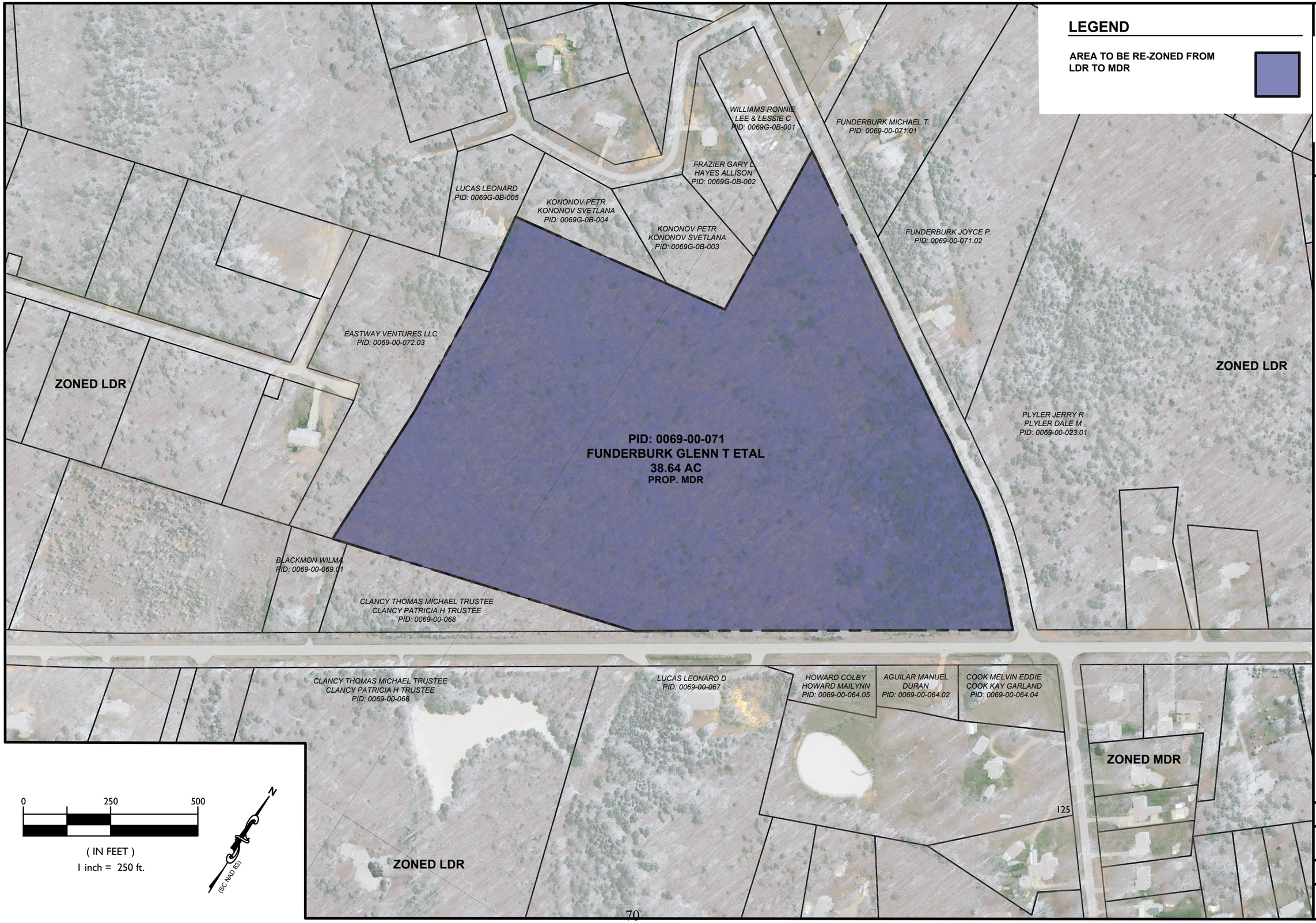
5/8" OLD REBAR IN ROCK PILE
3/4" OLD IRON PIPE IN ROCK PILE
1/2" OLD REBAR
1/2" OLD REBAR
1" OLD ANGLE IRON
1 1/2" OLD IRON PIPE IN ROCK PILE
1" OLD IRON PIPE
1" OLD IRON PIPE IN ROCK PILE
1" OLD IRON PIPE IN ROCK PILE
1" OLD IRON PIPE IN ROCK PILE
1" OLD IRON PIPE IN ROCK PILE
1" OLD IRON PIPE IN ROCK PILE

165.80'
133.04'
139.31'
175.44'
1050.84' N 01° 13' 39" E
0.41'
282.14'
185.31'
OLD MARKS ALONG PROPERTY LINE
OLD ROADS ALONG PROPERTY LINE ON OR NEAR LINE
646.24' N 84° 13' 35" E
480.71'
165.53'
540.79' N 00° 26' 11" W TO CENTERLINE OF CATOE ROAD
150.00'
158.55'
150.02'
41.32'
946.75' S 53° 48' 50" E
1056.02' S 78° 51' 51" W TO CENTERLINE OF HWY. 9
860.44'
195.58'
954.84' S 61° 43' 57" W

CENTERLINE OF S-29-306
CATOE ROAD
66' R/W CLAIMED BY SCDOT
ASPHALT SURFACE

115.36' S 54° 00' 03" E
75.24' S 52° 22' 14" E
99.97' S 49° 03' 35" E
100.01' S 43° 57' 31" E
99.99' S 39° 54' 00" E
100.00' S 38° 30' 08" E
44.41' S 37° 58' 48" E

CENTERLINE OF SOUTH CAROLINA HIGHWAY NO. 9
100' R/W CLAIMED BY SCDOT
ASPHALT SURFACE



PLOTT HOUND ENGINEERING
8050 CORPORATE CENTER DR. STE. 100E
CHARLOTTE, NC 28226
WWW.PLOTTHOUNDENGINEERING.COM
SC COA: 6344

EASTWAY VENTURES LLC

SC HWY 9 & CATOE RD
LANCASTER CO., SC

REZONING PLAN

ZONING MAP AMENDMENT

DATE
01/07/2022

THIS DRAWING IS THE PROPERTY OF PLOTT HOUND ENGINEERING PLLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER
21.43.001

RZ

LANCASTER COUNTY ASSESSOR
Tax Map:

STATE OF SOUTH CAROLINA
0081C 0B 001 00)
0081C 0B 005 00)
COUNTY OF LANCASTER
0068N 0H 003 00)
0069 00 071 00)
IN THE MATTER OF:)
MARION RALPH FUNDERBURK)
(Decedent))

IN THE PROBATE COURT

DEED OF DISTRIBUTION
(Real Property Only)
NOT A WARRANTY DEED

CASE NUMBER: 2018ES2900348

The undersigned states as follows:

Decedent died on 01/02/2013; and probate of the Estate is being administered in the Probate Court for UNION County, North Carolina, in File #13E20 and Exemplification filed in Lancaster County, SC as Case #2018ES2900348.

I/We was/were appointed Personal Representative (s) on JUNE 7, 2018.

RECORDED THIS 27th DAY OF JUNE, 2018

Decedent owned real property described as follows:

Tax Map Number: 0081C-0B-001.00, 0068N-0H-003.00, 0081C-0B-005.00, AND 0069.00.071.00

Street/Property Address: EULA ST. and CHURCH ST. AND HWY 9 LANCASTER, SC 29720

Legal Description:

ALL THOSE PIECES, PARCELS OR LOTS OF LAND, LYING, BEING AND SITUATE IN GILLS CREEK TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA AND DESIGNATED AS LOTS 2, 4, 5, 6, 7, 12, 13, 14, 15, 16, 17 AND 18 OF BLOCK "A" AND LOTS NO. 18, 19, 21, 22, 23, 24, 25, 26, 28, 29, OF BLOCK "B" AS SHOWN ON THE PLAT OF SURVEY ENTITLED "ESTATE OF EULA B. FUNDERBURK" PREPARED BY KEELS ENGINEERING COMPANY OF COLUMBIA, SOUTH CAROLINA ON JULY 8, 1968 AND RECORDED IN PLAT BOOK 18, AT PAGE 137 IN THE OFFICE OF THE REGISTER OF DEEDS FOR LANCASTER COUNTY, SOUTH CAROLINA.

TMS# 68N-H-3.00; 81C-B-1.00 AND 81C-B-5.00

ALSO: ALL THOSE PIECES, PARCELS OR LOTS OF LAND, LYING, BEING AND SITUATE IN GILLS CREEK TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, APPROXIMATELY TWO AND ONE-HALF (2 ½) MILES EAST OF THE CITY OF LANCASTER ON S.C. HIGHWAY NO. 9, AND BEING BOUNDED AS FOLLOWS: NORTH BY LANDS NOW OR FORMERLY OF F.B. PORTER FOR A DISTANCE OF 558 FEET, ON THE EAST BY LANDS NOW OR FORMERLY OF MILDRED F. PLYLER AND HIGHWAY 306; THEN SOUTH WITH AND OF S.C. HIGHWAY NO. 9 AND LANDS OF CLYBURN WILSON, WEST BY LANDS NOW OR FORMERLY OF JOHN C. EDWARDS. FOR FURTHER REFERENCE, SEE PLAT PREPARED APRIL 17, 1959 BY COVINGTON AND KEELS, ENGR. CO. OF COLUMBIA, SOUTH CAROLINA, AND RECORDED IN PLAT BOOK 10 PAGE 123 IN THE OFFICE OF THE CLERK OF COURT NKA REGISTER OF DEEDS FOR LANCASTER COUNTY.

LESS AND EXCEPT TRACTS 1, 2, AND 3 AS SHOWN AND DESCRIBED ON PLAT OF SURVEY PREPARED FOR EULA MAE F. FUNDERBURK BY W.M. CHARLES HENDLEY, JR. RLS, DATED SEPTEMBER 30, 1996, RECORDED AS PLAT NO. 97-895, PREVIOUSLY CONVEYED BY EULA MAE F. FUNDERBURK BY DEEDS RECORDED DECEMBER 30, 1997, IN DEED BOOK U-15 PAGES 316, 319, AND 322, OFFICE OF THE REGISTER OF DEEDS FOR LANCASTER COUNTY.

TMS# 0069-00-071.00

THIS BEING THE IDENTICAL PROPERTY CONVEYED TO GLENN T. FUNDERBURK AND MARION R. FUNDERBURK BY DEED RECORDED OCTOBER 27, 2009 IN DEED BOOK 538 AT PAGE 24 IN THE OFFICE OF THE REGISTER OF DEEDS FOR LANCASTER COUNTY, SOUTH CAROLINA.

2018009131
DEED OF DISTRIBUTION
RECORDING FEES $10.00
PRESENTED & RECORDED:
06-27-2018 09:59 AM

JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:DEED 1151
PG:124-126

FORM #400ES (1/2016)
62-3-907, 62-3-908

☒ Additional sheet(s) for additional property(ies) is attached (check if applicable)

This transfer is made pursuant to:

☐ Decedent's Will
☒ Intestacy Statute: SCPC 62-2-103
☐ Private Family Agreement: SCPC 62-3-912
☐ Disclaimer by: _____
☐ Probate Court Order issued on _____
☐ Other: _____

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name:	DEBRA M. FUNDERBURK	Name:	MICHAEL FUNDERBURK
Address:	6624 WEDDINGTON-MONROE RD. WESLEY CHAPEL, NC 28104	Address:	2203 CATOE RD. LANCASTER, SC 29720
Name:	DAVID M. FUNDERBURK	Name:	LESLIE F. WOOTEN
Address:	610 W. SHILOH UNITY RD. LANCASTER, SC 29720	Address:	2956 BARON DEKALB RD. CAMDEN, SC 29020

□ Additional sheet(s) for names of additional beneficiaries is attached (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 21 day of June 20 18.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

#1 Witness: ✓ Linda Sistare

Print Name: Linda Sistare

#2 Witness: ✓ Hazel Mangum

Print Name: Hazel Mangum

Estate of: MARION RALPH FUNDERBURK
Signature of Personal
Representative: Debra M Funderburk

Print Name: DEBRA M. FUNDERBURK

If applicable,
Signature of Co-Personal
Representative: _____

Print Name: _____

ACKNOWLEDGMENT

STATE OF ~~SOUTH CAROLINA~~ North Carolina ©
)
)
)

COUNTY OF ~~LANCASTER~~ union ©

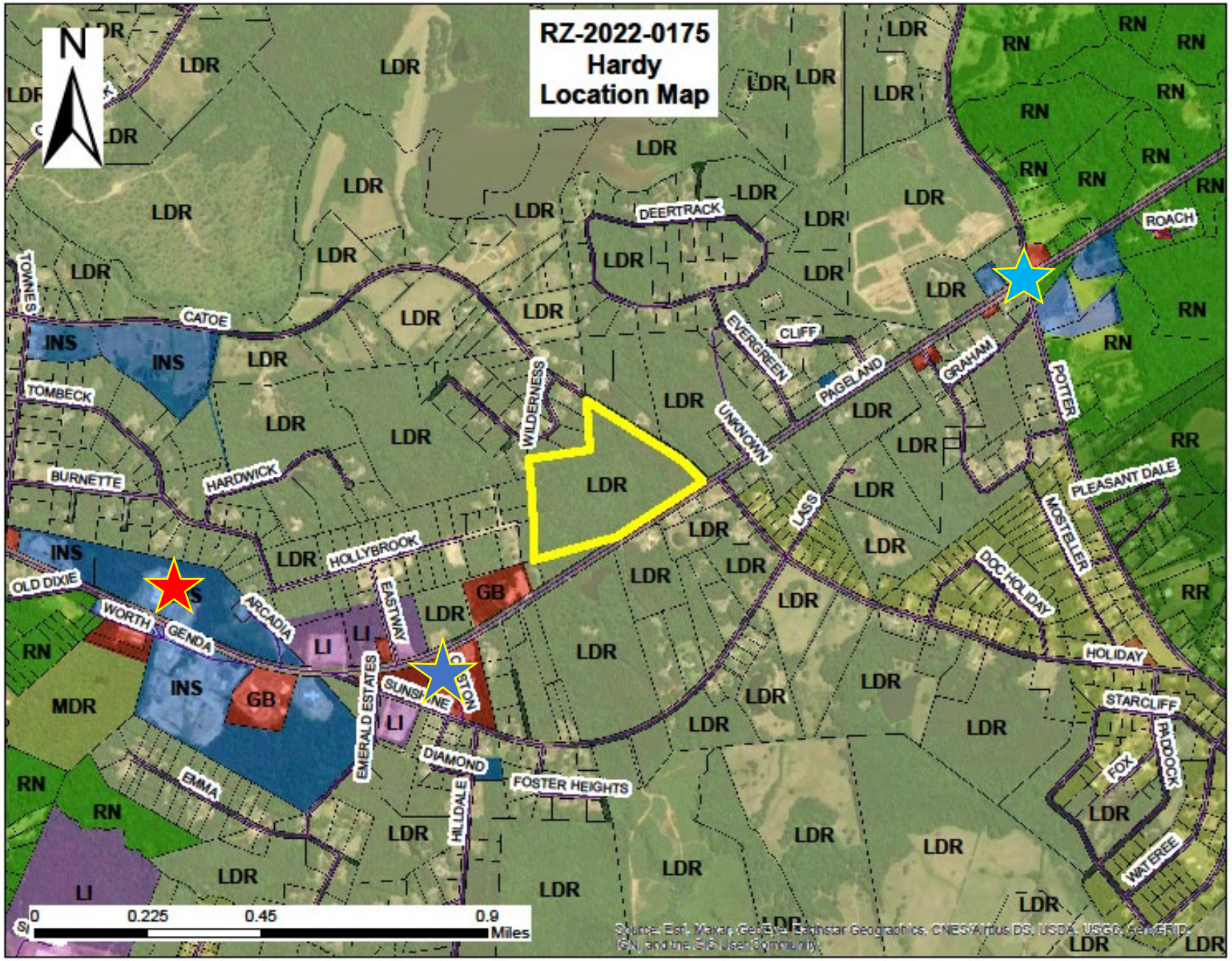
I, Constance Starkey, Notary Public, a notary for the State of ~~South Carolina~~ North Carolina © do hereby certify that DEBRA M. FUNDERBURK, as Personal Representative(s) of the Estate of MARION RALPH FUNDERBURK, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 21st day of June, 2018.

CONSTANCE STARKEY
Notary Public
Union Co., North Carolina
My Commission Expires Mar. 13, 2021

Constance Starkey (SEAL)
(Signature of Notary Public)
Constance Starkey
(Print name of Notary Public)
Notary Public for State of NC
My Commission Expires: 3/13/2021

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.



Lancaster County
South Carolina

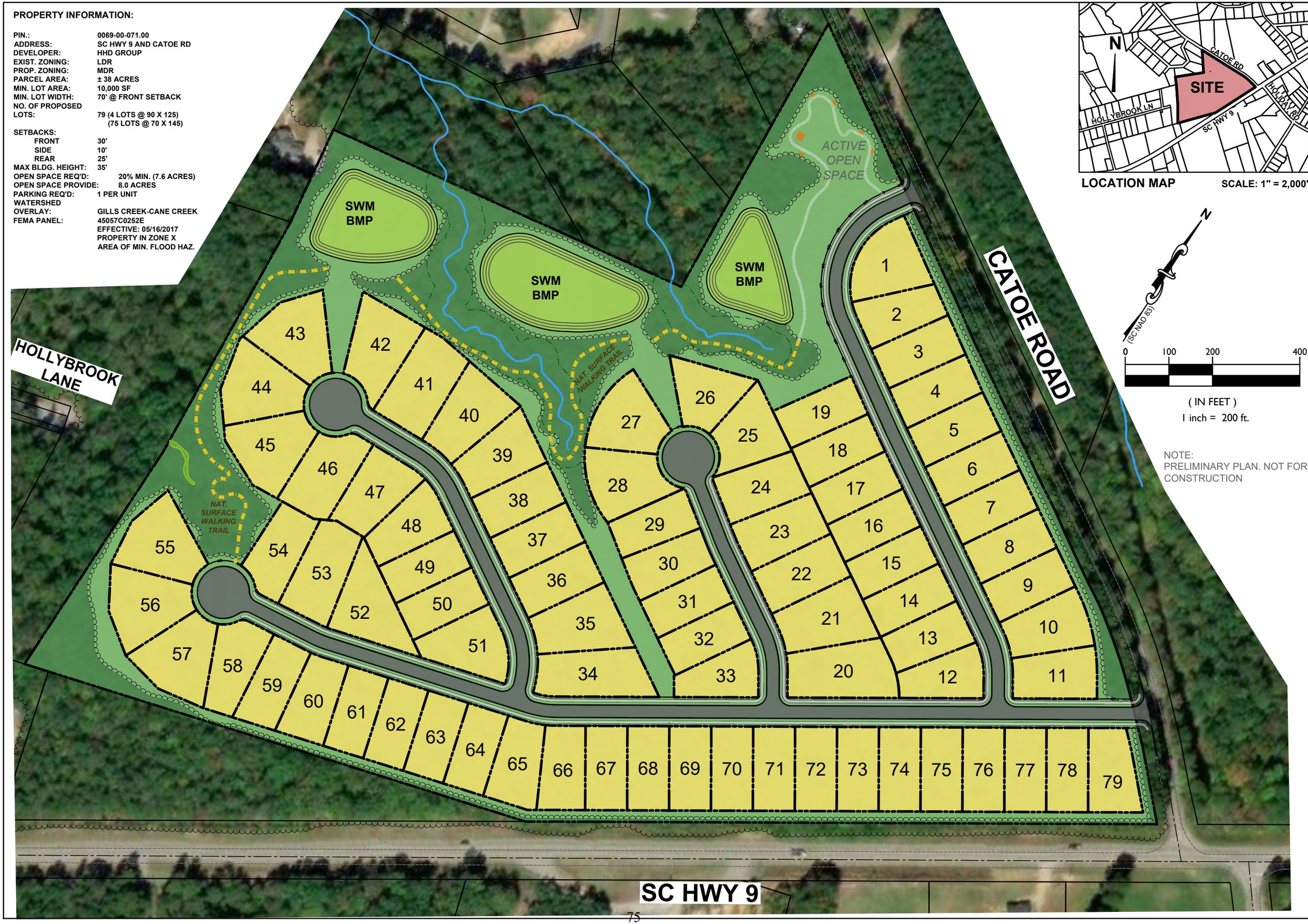
Proposal:
Request to rezone from LDR to MDR

Legend:

- Subject Property
- Jack's Party Shop
- Lancaster Co. Detention Center
- Pageland Hwy & Potter Road

PROPERTY INFORMATION:

PIN.:	0069-00-071.00
ADDRESS:	SC HWY 9 AND CATOE RD
DEVELOPER:	HHD GROUP
EXIST. ZONING:	LDR
PROP. ZONING:	MDR
PARCEL AREA:	± 38 ACRES
MIN. LOT AREA:	10,000 SF
MIN. LOT WIDTH:	70' @ FRONT SETBACK
NO. OF PROPOSED LOTS:	79 (4 LOTS @ 90 X 125) (75 LOTS @ 70 X 145)
SETBACKS:	
FRONT	30'
SIDE	10'
REAR	25'
MAX BLDG. HEIGHT:	35'
OPEN SPACE REQ'D:	20% MIN. (7.6 ACRES)
OPEN SPACE PROVIDE:	8.0 ACRES
PARKING REQ'D:	1 PER UNIT
WATERSHED OVERLAY:	GILLS CREEK-CANE CREEK
FEMA PANEL:	45057C0252E EFFECTIVE: 05/16/2017 PROPERTY IN ZONE X AREA OF MIN. FLOOD HAZ.



LOCATION MAP SCALE: 1" = 2,000'

(IN FEET)
1 inch = 200 ft.

NOTE:
PRELIMINARY PLAN. NOT FOR CONSTRUCTION

PLOTT HOUND ENGINEERING
8050 CORPORATE CENTER DR. STE. 100E
CHARLOTTE, NC 28226
WWW.PLOTTHOUNDENGINEERING.COM

NORTH OF NINE

SC HWY 9 @ CATOE RD
LANCASTER, SC 29720

SKETCH PLAN

02.23.2022
DATE

21.43.001
PROJ. NO.

SP