

Planning Commission Members

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

**County Attorney**

John K. DuBose III

Clerk to Planning Commission**Development Services Director**

Rox Burhans

March 4, 2021

5:00 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**

WORKSHOP AGENDA

1. Call to Order Regular Meeting and Roll Call Vote

2. New Business

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

Amend Unified Development Ordinance Section 2.5.3, Use Table; Section 5.5.12, Shooting Range, Outdoor; Section 5.12.3, Temporary Uses Limited To Specific Districts; and Section 5.12.4, Temporary Uses With Specific Requirements, to modify those zoning districts in which an outdoor shooting range is a permissible use and to modify those regulations concerning how an outdoor shooting range may be permitted, as well as providing for turkey shoots as a temporary use in certain zoning districts and the standards by which turkey shoots may be approved.

b. SD-2020-2137: Bridlewood

Application by Craft Holdings LLC for a major preliminary plat consisting of 181 single-family detached lots on approximately 77.99 acres. The property to be developed is located on the east side of Catawba Ridge Blvd. and is identified as TM # 0106-00-003.02. The property is zoned PDD.

c. RZ-2021-0261 Matthew Ellis

Request to rezone TM # 0054-00-029.04 from Rural Residential (RR) to Rural Business (RUB) District.

d. RZ-2021-0114 Matthew Ellis

Request to rezone TM # 0054-00-029.05 from Rural Business (RUB) to Rural Residential (RR) to District.

e. RZ-2021-0289 Michael & Ashley Green

Request to amend TM # 0080-00-041.01 from Low Density Residential (LDR) to Rural

Neighborhood (RN) District.

f. UDO-TA-2021-0383 - INS District

Lancaster County proposes to amend Chapter 2 of the Unified Development Ordinance (UDO) to decrease the minimum lot size and development area for the Institutional (INS) District.

g. Capital Improvement Program (CIP)

h. Other

3. Adjourn

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2020-2957 - Outdoor Shooting Ranges/Turkey Shoots

Contact Person / Sponsor: Robert Tefft, Senior Planner

Department: Planning

Date Requested to be on Agenda: 3/4/2021

Points to Consider:

See Staff Report

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/9/2021	Planning Staff Report
Ex 1: Proposed Text Amendment (Prior)	2/10/2021	Exhibit
Ex 1: Proposed Text Amendment (Current)	3/2/2021	Exhibit
Ex 2: Repealed UDO Section 4.2.6	2/10/2021	Exhibit

PROPOSAL: Amend Unified Development Ordinance Section 2.5.3, Use Table; Section 5.5.12, Shooting Range, Outdoor; Section 5.12.3, Temporary Uses Limited To Specific Districts; and Section 5.12.4, Temporary Uses With Specific Requirements, to modify those zoning districts in which an outdoor shooting range is a permissible use and to modify those regulations concerning how an outdoor shooting range may be permitted, as well as providing for turkey shoots as a temporary use in certain zoning districts and the standards by which turkey shoots may be approved.

APPLICABLE CHAPTER(S): Chapters 2 and 5

APPLICANT: Lancaster County

PROJECT SUMMARY & PROPOSAL:

Lancaster County is proposing to amend Chapters 2 and 5 of the Unified Development Ordinance (UDO) modifying the zoning districts in which the Outdoor Shooting Range use may be allowable, as well as modifying the specific use regulations by which the use may be allowed. Additionally, the proposal would amend the allowable temporary uses to include turkey shoots and provide for specific requirements whereby the temporary use would be allowable.

OUTLINE OF TEXT AMENDMENT:

The proposed text amendment concerns modifying the zoning districts applicable to the Outdoor Shooting Range use, as well as the specific use regulations for Outdoor Shooting Ranges. The proposed text amendment also expands upon the list of allowable temporary uses to include Turkey Shoots and provides specific requirements for Turkey Shoots.

The following sections of the UDO are proposed to be amended:

Section 2.5.3, Use Table: Amend to allow Shooting Range, Outdoor as a permissible use in the Rural Residential (RR), Rural Neighborhood (RN) and Open Space Preservation (OSP) Districts, subject to approval of a special exception permit, and to remove the use from the Light Industrial (LI) and Heavy Industrial (HI) Districts.

Section 5.5.12, Shooting Range, Outdoor: Amend to revise the various standards for the use, including: expanding upon how the use may be approved in certain zoning districts; replacing the existing buffering and separation requirements with an enhanced setback requirement; and providing greater clarity to the other various provisions.

Section 5.12.3, Temporary Uses Limited to Specific Districts: Amend to allow Turkey Shoots as an allowable temporary use in the Agricultural Residential (AR), RR, RN and OSP Districts.

Section 5.12.4, Temporary Uses with Specific Requirements: Amend to provide specific temporary use requirements for the new Turkey Shoot temporary use.

With specific regard to that part of the text amendment concerning turkey shoots, this proposal is seeking to effectively reinstate language that was previously in the County's UDO prior to the adoption of the current UDO in 2016. The previous language (see attached) consisted of six paragraphs regarding distance from certain uses, orientation away from inhabited areas, suitable topography, embankment standards, hours of operation, and frequency of operation.

Currently, there are very likely existing turkey shoots occurring that are non-conforming (as there are no regulations permitting such), and the adoption of the proposed text amendment may create issues with regard to those turkey shoots. If the Planning Commission, and ultimately County Council, should decide to not move forward with the relevant portions of this text amendment, then the following provisions of SC Code would be all that could be enforced.

SECTION 16-23-440. Discharging firearms at or into dwellings, structures, enclosures, vehicles or equipment; penalties.

(A) It is unlawful for a person to discharge or cause to be discharged unlawfully firearms at or into a dwelling house, other building, structure, or enclosure regularly occupied by persons. A person who violates the provisions of this subsection is guilty of a felony and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than ten years, or both.

(B) It is unlawful for a person to discharge or cause to be discharged unlawfully firearms at or into any vehicle, aircraft, watercraft, or other conveyance, device, or equipment while it is occupied. A person who violates the provisions of this subsection is guilty of a felony and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than ten years, or both.

Based on staff's findings, we offer the modifications attached to the Draft Ordinance for the Commission's consideration. For ease of reference, new text is referenced in red/underlined font and deletions are referenced in ~~striketrough~~ font. The proposed language is found in Attachment 1.

OUTSIDE AGENCIES:

Lancaster County Sheriff's Office:

A copy of the proposed text amendment has been provided to the Lancaster County Sheriff's Office for their review and comment. Staff has not received any comments to date.

Existing Outdoor Ranges in Lancaster County:

Staff has attempted to identify and contact existing outdoor shooting ranges within Lancaster County in order to provide them with a copy of the proposed text amendment and obtain comments regarding said text amendment, if any. Staff has not received any comment to date.

FINDINGS AND CONCLUSIONS:

The proposed text amendment has been found to be consistent with the applicable provisions of the Comprehensive Plan as required by UDO Section 9.2.15.B.3, as well as with the applicable provisions of SC Code Title VI. The proposed text amendment will provide for an improved and more appropriate assortment of zoning districts for the Outdoor Shooting Range use, as well as for specific regulations that are clearer and more appropriate for the use. The amendment will also reintroduce Turkey Shoots as an allowable temporary use (it was previously allowed in the UDO prior to 2016).

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

ATTACHMENTS:

1. Application
2. Proposed Text Amendment
3. Repealed UDO Section 4.2.6

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net

Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

D. COMMERCIAL/ENTERTAINMENT	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Alcoholic Beverage Sales Store	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	P	-	
Amusements, Indoor	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	
Amusements, Outdoor	-	-	-	PR	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.5.1
Bar/Tavern/Brew Pub	-	-	-	CU	-	-	-	-	-	CU	PR	-	-	-	-	-	-	-	-	PR	-	5.5.2
Billiard/Pool Hall	-	-	-	CU	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	
Brewery	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	P	
Distillery	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	
Food Truck	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.5.3
General Commercial	-	-	-	PR	-	-	-	-	PR-	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.4
Night Club	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	
Outside Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.5
Outside Sales, Sidewalk Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.6
Pawnshops	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	-	5.5.7
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	5.5.8
Restaurant	-	-	-	PR	-	-	-	-	CU	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.9
Riding Stables	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Sexually Oriented Business/Adult Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.5.10
Shooting Range, Indoor	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.5.11
Shooting Range, Outdoor	SE	SE	SE	-	-	-	-	-	-	-	-	-	SE	SE	SE	-	-	-	-	-	-	5.5.12
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Theater, Outdoor (Amphitheater)	PR	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	PR	PR	5.5.13

5.5.12 SHOOTING RANGE, OUTDOOR [AR, RR, RN, OSP ~~L, H~~]

A. Applicability: This use ~~includes~~ may include the shooting of firearms, bows, and crossbows at, or in conjunction with, both for-profit and non-profit facilities. It does not include incidental target practice by individuals on private property.

1. In the AR and OSR Districts, the shooting of any firearms, bows and crossbows is allowable as a principal use pursuant to a Special Exception permit.
2. In the RR District, the shooting of only shotguns, bows and crossbows is allowable as a principal use pursuant to a Special Exception permit.
3. In the RN District, the shooting of only shotguns, bows and crossbows is allowable as an accessory use to an Event Venue/Banquet Hall use.

~~**B. Buffering:** A minimum 60-foot buffer, undisturbed except for fence installation and vegetative planting, must be provided around the entire perimeter of the subject property and be delineated on the site plan.~~

~~**C. Separation Requirement:** Outdoor shooting ranges shall be located no closer than 2,640 feet (or ½ mile) to all Residential uses, all Civic uses, and all Educational/Institutional uses per the Use Table in Section 2.5.3, measured from the security fence described below to the property line(s) of the aforementioned uses. In addition, the range, itself, may not cross or penetrate any public utility easement.~~

~~**B. Enhanced Setback Requirement:** The functional area of outdoor shooting ranges shall be located no closer than as described below as measured to the property lines of the subject property. In addition, the outdoor shooting range, itself, may not cross or penetrate any public utility easement.~~

1. Firearms: 2,640 feet (½ mile).
2. Bows and Crossbows: 900 feet.
3. Exceptions: The above enhanced setback requirements may be reduced by the Board of Zoning Appeals as part of the review of the Special Exception Permit when the Board finds that the applicant has met or exceeded any of the following criteria:
 - a. The outdoor shooting range has been designed by, or in consultation with an individual whom has completed the National Rifle Association (NRA) Range Development and Operations Course;
 - b. The applicant can provided indisputable evidence that the site geography or topography is such that the full enhanced setback is unnecessary;
 - c. The incorporation of improved design features over and above what is established in paragraph F, below, or the implementation of other substantial measures that would mitigate the reduced setback.

~~**DC. Noise Mitigation:** The facility shall be designed such that sound~~ Sound generated at the facility outdoor shooting range shall not exceed the following levels (in decibels) measured at ~~any off-site~~ the property line of the subject property relative to the adjacent use:

Use	Decibel Level
<u>Residential Use</u>	<u>55 db</u>
<u>Industrial Use</u>	<u>75 db</u>
<u>Commercial Use</u>	<u>65 db</u>
<u>Public Use</u>	<u>65 db</u>
<u>Public Right-of-Way</u>	<u>65 db</u>
<u>Institutional Use</u>	<u>55 db</u>
<u>Agriculture, Automotive, Industry/Wholesale/Storage and Infrastructure uses</u>	<u>75 db</u>
<u>Civic and Educational/Institutional uses</u>	<u>55 db</u>

<u>Commercial and Office/Service uses</u>	<u>65 db</u>
<u>Lodging and Residential uses</u>	<u>55 db</u>

ED. **Shot Containment:** ~~The range~~ All outdoor shooting ranges shall be designed to contain the bullets, shot, arrows, or other projectiles on the range facility in a manner consistent with the applicable standards set forth in the most recent edition of *The Range Source Book* as published by the National Rifle Association (NRA).

~~**F.** **Hours of Operation:** The Board of Zoning Appeals may regulate these as necessary as a condition of the Special Exception.~~

~~**E.** **Hours of Operation:** All outdoor shooting ranges shall open no earlier than 7:00 a.m. and close no later than 7:00 p.m.~~

~~**GF.** **Design:** The design of the facility shall be guided by the design standards recommended by the National Rifle Association (NRA) for the appropriate caliber firearm(s) or weapon(s) being used on the site as described in “The NRA Range Source Book,” published by the NRA, insofar as they do not conflict with any of the specific requirements contained in this section. Detailed plans for site layout, backstops, and baffles (when used for noise mitigation) shall be submitted with the application.~~

~~1. A site plan sealed by a South Carolina registered engineer must be submitted attesting that the proposed shooting range plan complies with all applicable safety and design standards for outdoor firing range provisions and live fire shoot houses set out in Section 4, Outdoor Range Design; Section 6, Live Fire Shoot House; and Attachments 1-2 through 120, of the Range Design Criteria (June 2012) as published by the U.S. Department of Energy’s Office of Health, Safety, and Security for the type of shooting range proposed; except that Section 4.b(10), the words “or administrative” in the first sentence of Section 4.c(7), the second sentence of Section 4.c(7), and Section 6.a(1) do not apply to outdoor shooting ranges under this ordinance.~~

~~1. The design of an outdoor shooting range shall be consistent with the applicable provisions of the most recent edition of the *Range Design Criteria* document published by the U.S. Department of Energy Office of Health, Safety and Security.~~

~~2. The design of an outdoor shooting range shall be consistent with the design standards set forth in the most recent edition of *The Range Source Book* published by the NRA, insofar as they do not conflict with any of the specific requirements contained in this section, or conflict with those provisions set forth in the most recent edition of the *Range Design Criteria* document published by the U.S. Department of Energy Office of Health, Safety and Security.~~

~~2. The detailed site plan must show the boundary of the subject property in its entirety and depict all discernible, existing uses and structures within 300 feet of the subject property’s boundary.~~

~~3. Surface danger zones must be located entirely on the subject property and must be designed to contain all projectiles and debris caused by the type of ammunition, targets, and activities to be used or to occur on the property. The layout of the proposed range with the accompanying safety fans must be delineated on the required site plan. All firing stations must be set back at least 180 feet from all boundaries of the subject property.~~

~~**HG.** **Security:** The facility outdoor shooting range shall be enclosed with ~~a minimum 6-foot high security fence with locking gates~~ fencing. A sign, at least 2 square feet in size but not greater than 6 square feet, warning that ~~a firing an outdoor shooting~~ range is inside the fence shall be posted every 50 feet along the fence. These signs shall not count against any sign allotment as provided in Chapter 7.~~

~~**H.** **Specific Submittal Requirements:**~~

~~1. A site plan, sealed by a South Carolina registered engineer, attesting that the proposed outdoor shooting range plan complies with all applicable safety and design standards as set forth in Section 4, Outdoor Range Design; Section 6, Live Fire Shoot House; and Attachments 1-2 through 120, of the *Range Design Criteria* published by the U.S. Department of Energy Office of Health, Safety, and Security, with the following exceptions that shall not apply to outdoor shooting ranges:~~

- a. Section 4.b(10);
- b. The words “or administrative” in the first sentence of Section 4.c(7);
- c. The second sentence of Section 4.c(7); and
- d. Section 6.a(1).

2. Detailed plans for site layout, backstops, and baffles (when used for noise mitigation) shall be submitted as part of the application.

I. **Expiration:** If there has been no shooting activity at an outdoor shooting range for a period of two years, then the resumption of shooting shall be considered the establishment of a new outdoor shooting range for purposes of this section, and require the approval of a new special exception.

5.12.3 TEMPORARY USES LIMITED TO SPECIFIC DISTRICTS

Use	Maximum Duration for Each Use or Event (per site)	Permitted Districts
Annual fairs, festivals, carnivals, or similar types of events	14 days – no renewal within 1 year	NB, GB, RB, INS, and MX
Special recreational or entertainment events	1 day – no renewal within 1 month	NB, GB, RB, INS, and MX
Outdoor bazaars and tent sales	3 days – no renewal within 6 months	NB, GB, RB, INS, and MX
Temporary food vendors on private property	90 days – no renewal within 1 month	NB, GB, RB, INS, and MX
Special sales or seasonal flea	5 days – no renewal within 6 months	NB, GB, RB, INS, and MX
Weekend flea markets**	Fridays, Saturdays, and Sundays only – annual renewal required	RB and LI only
<u>Turkey shoots</u>	<u>3 days – no renewal within 1 month</u>	<u>AR, RR, RN and OSP</u>

* *When conducted exclusively as part of the permanent business or industrial use on the same lot, a Temporary Use Permit is not required. See additional standards in Section 5.12.4.C.*

** *See additional standards in Section 5.12.4.C.*

5.12.4 TEMPORARY USES WITH SPECIFIC REQUIREMENTS

G. Turkey Shoots.

1. No turkey shoot shall be located within 2,640 feet (½ mile) of any Residential use, Educational/Institutional use, or Place of Assembly, except for those properties where such uses are on the same property as the turkey shoot.
2. The property where the turkey shoot is to be located must be fenced, posted, or otherwise restricted so that access to the site is controlled to ensure the safety of contestants, spectators and the public at large.
3. Turkey shoots shall be oriented away from inhabited areas.
4. The equivalent of two (2) off-street parking spaces per firing point must be provided.
5. The hours of operation for a turkey shoot shall be limited to the hours between sunrise and sunset.
6. The applicant shall notify by registered mail all adjacent property owners of the proposed temporary use at least 30 days in advance of the dates the use shall be operated. Evidence to sufficiently demonstrate that the applicant has complied with this notice provision shall be provided to Lancaster County prior to issuance of the Temporary Use Permit.

Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

D. COMMERCIAL/ENTERTAINMENT	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Alcoholic Beverage Sales Store	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	P	-	
Amusements, Indoor	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	
Amusements, Outdoor	-	-	-	PR	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.5.1
Bar/Tavern/Brew Pub	-	-	-	CU	-	-	-	-	-	CU	PR	-	-	-	-	-	-	-	-	PR	-	5.5.2
Billiard/Pool Hall	-	-	-	CU	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	
Brewery	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	P	
Distillery	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	
Food Truck	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.5.3
General Commercial	-	-	-	PR	-	-	-	-	PR-	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.4
Night Club	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	
Outside Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.5
Outside Sales, Sidewalk Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.6
Pawnshops	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	-	5.5.7
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	5.5.8
Restaurant	-	-	-	PR	-	-	-	-	CU	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.9
Riding Stables	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Sexually Oriented Business/Adult Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.5.10
Shooting Range, Indoor	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.5.11
Shooting Range, Outdoor	SE	SE	SE	-	-	-	-	-	-	-	-	-	SE	SE	SE	-	-	-	-	-	-	5.5.12
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Theater, Outdoor (Amphitheater)	PR	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	PR	PR	5.5.13

5.5.12 SHOOTING RANGE, OUTDOOR [AR, ~~RR, RN, OSP LI, HI~~]

A. Applicability: This use ~~includes~~ may include the shooting of firearms, bows, and crossbows at, or in conjunction with, both for-profit and non-profit facilities. It does not include incidental target practice by individuals on private property.

1. In the AR and OSR Districts, the shooting of any firearms, bows and crossbows is allowable as a principal use pursuant to a Special Exception permit.
2. In the RR District, the shooting of only shotguns, bows and crossbows is allowable as a principal use pursuant to a Special Exception permit.
3. In the RN District, the shooting of only shotguns, bows and crossbows is allowable as an accessory use to an Event Venue/Banquet Hall use.

~~**B. Buffering:** A minimum 60-foot buffer, undisturbed except for fence installation and vegetative planting, must be provided around the entire perimeter of the subject property and be delineated on the site plan.~~

~~**C. Separation Requirement:** Outdoor shooting ranges shall be located no closer than 2,640 feet (or ½ mile) to all Residential uses, all Civic uses, and all Educational/Institutional uses per the Use Table in Section 2.5.3, measured from the security fence described below to the property line(s) of the aforementioned uses. In addition, the range, itself, may not cross or penetrate any public utility easement.~~

~~**B. Enhanced Setback Requirement:** The functional area of outdoor shooting ranges shall be located no closer than as described below as measured to the property lines of the subject property. In addition, the outdoor shooting range, itself, may not cross or penetrate any public utility easement.~~

1. Firearms: 2,640 feet (½ mile).
2. Bows and Crossbows: 900 feet.
3. Exceptions: The above enhanced setback requirements may be reduced by the Board of Zoning Appeals as part of the review of the Special Exception Permit when the Board finds that the applicant has met or exceeded any of the following criteria:
 - a. The outdoor shooting range has been designed by, or in consultation with an individual whom has completed the National Rifle Association (NRA) Range Development and Operations Course;
 - b. The applicant can provided indisputable evidence that the site geography or topography is such that the full enhanced setback is unnecessary;
 - c. The incorporation of improved design features over and above what is established in paragraph F, below, or the implementation of other substantial measures that would mitigate the reduced setback.

~~**DC. Noise Mitigation:** The facility shall be designed such that sound~~ Sound generated at the facility outdoor shooting range shall not exceed the following levels (in decibels) measured at ~~any off-site~~ the property line of the subject property relative to the adjacent use:

Use	Decibel Level
Residential Use	55 db
Industrial Use	75 db
Commercial Use	65 db
Public Use	65 db
Public Right-of-Way	65 db
Institutional Use	55 db
<u>Agriculture, Automotive, Industry/Wholesale/Storage and Infrastructure uses</u>	<u>75 db</u>
<u>Civic and Educational/Institutional uses</u>	<u>55 db</u>

<u>Commercial and Office/Service uses</u>	<u>65 db</u>
<u>Lodging and Residential uses</u>	<u>55 db</u>

ED. **Shot Containment:** ~~The range~~ All outdoor shooting ranges shall be designed to contain the bullets, shot, arrows, or other projectiles on the range facility in a manner consistent with the applicable standards set forth in the most recent edition of *The Range Source Book* as published by the National Rifle Association (NRA).

~~**F.** **Hours of Operation:** The Board of Zoning Appeals may regulate these as necessary as a condition of the Special Exception.~~

~~**E.** **Hours of Operation:** All outdoor shooting ranges shall open no earlier than 7:00 a.m. and close no later than 7:00 p.m.~~

~~**GF.** **Design:** The design of the facility shall be guided by the design standards recommended by the National Rifle Association (NRA) for the appropriate caliber firearm(s) or weapon(s) being used on the site as described in “The NRA Range Source Book,” published by the NRA, insofar as they do not conflict with any of the specific requirements contained in this section. Detailed plans for site layout, backstops, and baffles (when used for noise mitigation) shall be submitted with the application.~~

~~1. A site plan sealed by a South Carolina registered engineer must be submitted attesting that the proposed shooting range plan complies with all applicable safety and design standards for outdoor firing range provisions and live fire shoot houses set out in Section 4, Outdoor Range Design; Section 6, Live Fire Shoot House; and Attachments 1-2 through 120, of the Range Design Criteria (June 2012) as published by the U.S. Department of Energy’s Office of Health, Safety, and Security for the type of shooting range proposed; except that Section 4.b(10), the words “or administrative” in the first sentence of Section 4.c(7), the second sentence of Section 4.c(7), and Section 6.a(1) do not apply to outdoor shooting ranges under this ordinance.~~

~~1. The design of an outdoor shooting range shall be consistent with the applicable provisions of the most recent edition of the *Range Design Criteria* document published by the U.S. Department of Energy Office of Health, Safety and Security.~~

~~2. The design of an outdoor shooting range shall be consistent with the design standards set forth in the most recent edition of *The Range Source Book* published by the NRA, insofar as they do not conflict with any of the specific requirements contained in this section, or conflict with those provisions set forth in the most recent edition of the *Range Design Criteria* document published by the U.S. Department of Energy Office of Health, Safety and Security.~~

~~2. The detailed site plan must show the boundary of the subject property in its entirety and depict all discernible, existing uses and structures within 300 feet of the subject property’s boundary.~~

~~3. Surface danger zones must be located entirely on the subject property and must be designed to contain all projectiles and debris caused by the type of ammunition, targets, and activities to be used or to occur on the property. The layout of the proposed range with the accompanying safety fans must be delineated on the required site plan. All firing stations must be set back at least 180 feet from all boundaries of the subject property.~~

~~**HG.** **Security:** The facility outdoor shooting range shall be enclosed with ~~a minimum 6-foot high security fence with locking gates~~ fencing. A sign, at least 2 square feet in size but not greater than 6 square feet, warning that ~~a firing an outdoor shooting~~ range is inside the fence shall be posted every 50 feet along the fence. These signs shall not count against any sign allotment as provided in Chapter 7.~~

~~**H.** **Specific Submittal Requirements:**~~

~~1. A site plan, sealed by a South Carolina registered engineer, attesting that the proposed outdoor shooting range plan complies with all applicable safety and design standards as set forth in Section 4, Outdoor Range Design; Section 6, Live Fire Shoot House; and Attachments 1-2 through 120, of the *Range Design Criteria* published by the U.S. Department of Energy Office of Health, Safety, and Security, with the following exceptions that shall not apply to outdoor shooting ranges:~~

- a. Section 4.b(10);
- b. The words “or administrative” in the first sentence of Section 4.c(7);
- c. The second sentence of Section 4.c(7); and
- d. Section 6.a(1).

2. Detailed plans for site layout, backstops, and baffles (when used for noise mitigation) shall be submitted as part of the application.

I. **Expiration:** If there has been no shooting activity at an outdoor shooting range for a period of two years, then the resumption of shooting shall be considered the establishment of a new outdoor shooting range for purposes of this section, and require the approval of a new special exception.

5.12.3 TEMPORARY USES LIMITED TO SPECIFIC DISTRICTS

Use	Maximum Duration for Each Use or Event (per site)	Permitted Districts
Annual fairs, festivals, carnivals, or similar types of events	14 days – no renewal within 1 year	NB, GB, RB, INS, and MX
Special recreational or entertainment events	1 day – no renewal within 1 month	NB, GB, RB, INS, and MX
Outdoor bazaars and tent sales	3 days – no renewal within 6 months	NB, GB, RB, INS, and MX
Temporary food vendors on private property	90 days – no renewal within 1 month	NB, GB, RB, INS, and MX
Special sales or seasonal flea	5 days – no renewal within 6 months	NB, GB, RB, INS, and MX
Weekend flea markets**	Fridays, Saturdays, and Sundays only – annual renewal required	RB and LI only
<u>Turkey shoots</u>	<u>N/A</u>	<u>All Districts other than PDD unless specifically allowed for as part of the PDD Ordinance or associated Development Agreement</u>

* *When conducted exclusively as part of the permanent business or industrial use on the same lot, a Temporary Use Permit is not required. See additional standards in Section 5.12.4.C.*

** *See additional standards in Section 5.12.4.C.*

5.12.4 TEMPORARY USES WITH SPECIFIC REQUIREMENTS

G. **Turkey Shoots:** Shall be subject to compliance with S.C. Code Section 16-23-440, as amended, regarding discharging firearms.

UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY

3. The site shall have direct access to either a collector or arterial street.

Section 4.2.6 Pistol, Rifle, Skeet Range or Turkey Shoot (Commercial or Fund Raiser).

All such uses shall meet the following requirements:

1. No such use shall be located within one (1) mile from any residential use, church, school or day care facility.
2. The use shall be oriented away from inhabited areas.
3. The site upon which the use is proposed shall be suitable in size and topography to insure the safety of area residents.
4. The range shall have a natural earth embankment a minimum of 10 feet in height placed behind all targets within the shooting range.
5. The hours of operation shall be as follows:

Monday through Saturday: 9:00 a.m. until sunset.

Sunday 1:30 p.m. until 6:00 p.m. or as stated on a request for a special event as outlined below.

Up to two times per calendar year, such businesses may be permitted to operate prior to 1:30 p.m. on Sundays for special events (i.e. state tournament). If such a business wants to hold a special event which would require the business to open before 1:30 p.m. on Sundays, the owner shall submit a written request to the Planning Director. This request shall include the name of the business, the business address, name of owner, what would be opening and closing time, and the date of the event. Additionally, the owner shall submit a list of all adjacent property owners so each can be sent a notice of which Sunday the business will open during hours other than between 1:30 p.m. and 6:00 p.m. Accompanying this list shall be an addressed, stamped envelope for each person on the list of adjacent property owners. Such businesses shall only be permitted to hold two special events per calendar year which require them to operate prior to 1:30 p.m. on Sunday.

The hours of operation listed in this subsection are the maximum hours such an operation shall be allowed to operate. During the special exception process, if the Board of Zoning Appeals determines the surrounding conditions warrant more restrictive hours of operation, the Board shall have the right to set such hours of operation. (Ord. # 323, 2/1/99)

6. Turkey shoots which are operated as a fund raiser for non-profit organizations shall be allowed two (2), thirty (30) day permits per calendar year.

Section 4.2.7 Sanitary Landfills.

Due to consideration for the public health and safety and potential pollution to the environment resulting from sanitary landfills, any such use shall meet the following requirements:

1. A letter of need shall be obtained from County Council prior to any other review of the proposal taking place. If the letter of need is not obtained the operation shall not be permitted.
2. A letter of consistency with the County's Solid Waste Management Plan shall be obtained from the County Council prior to any other review of the proposal taking place. If the letter of consistency is not obtained the operation shall not be permitted. As part of the process to obtain a letter of consistency the county shall:

Agenda Item Summary

Ordinance # / Resolution #: SD-2020-2137

Contact Person / Sponsor: Ashley Davis

Department: Planning

Date Requested to be on Agenda: 3/4/2021

Points to Consider:

A master plan amendment was recently approved, which makes this project (Bridlewood) consistent with the current master plan for the area of Edgewater controlled by Craft Homes (see Exhibit 3).

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 1: Application	3/3/2021	Exhibit
Exhibit 2: Preliminary Plat	3/3/2021	Exhibit
Exhibit 3: Master Plan	3/3/2021	Exhibit
Exhibit 4:Location Map	3/3/2021	Exhibit

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS, AND WHEN TO USE A DIFFERENT ONE

When to use this checklist:

If either or both of the following circumstances exist, use this checklist or subdivision that front existing streets that include 11 or more acres.

- Creating 5 or more lots for any type of development; or
- Creating new streets or alleys.

APPLICATION AND APPROVAL PROCESS

- **Required Pre-Application Conference:** Please call to schedule a Pre-Application Conference and Sketch Plan review prior to submitting a Preliminary Plat application. Sketch Plans are usually a one-sheet conceptual drawing. Refer to the **Sketch Plan Checklist** for additional information. Pre-Application Conferences will be used to provide an overview of applicable standards and the approval process, as well as feedback on your sketch, if submitted in advance.

Prepare the Preliminary Plat using this checklist and the UDO which is available on our website.

- Submit the following items for plan review.
 - ☐ Six (6) paper copies of Preliminary Plat and Supporting Data.
 - ☐ One (1) PDF copy of Preliminary Plat and Supporting Data.
- Plans will be reviewed by County staff and a notice of revision, if required, will be sent to the designated contact person. After, TRC approves the plat, submit the following items:
 - ☐ Ten (10) paper copies of Preliminary Plat and Supporting Data.
 - ☐ One (1) PDF copy of Preliminary Plat and Supporting Data.
- Most Preliminary Plats require Planning Commission approval, which meets on the 3rd Tuesday of each month. Subsequent to preliminary plat approval, please submit eight (8) plan-sets to the Lancaster County Planning Department to be stamped approved. You may submit additional plan-sets to be stamped approved for your use. Additionally we request that you provide the Planning Department a PDF file of the stamped, approved preliminary plan-set as soon as possible, upon receiving your hard copy set from Lancaster County.
- Plans and review fee must be submitted by 5pm of the first business day of the month. Prior to the Planning Commission meeting, staff will review the plan with the Technical Review Committee.

Upon the approval of a Preliminary Plat, detailed plans for street construction, utility line installations, and similar approvals shall be included in detailed **Civil Construction Plans**. The following will summarize the Preliminary Plat submittal and approval processes.

PROJECT INFORMATION

Project Address/Location: CATAWBA RIDGE BLVD. NEAR INTERSECTION WITH EDGEWATER PARKWAY

Tax Map ID/Parcel No. 0106-00-003.02

Project Description: 181 LOT SINGLE-FAMILY SUBDIVISION IN EDGEWATER COMMUNITY

Applicant Name: FRANCES YARBROUGH

Address: 1111 METROPOLITAN AVENUE, SUITE 1050, CHARLOTTE, NC 28204

Phone: 980-312-5450 Fax: _____ Email: FYARBROUGH@SEAMONWHITESIDE.COM

Property Owner Name: DEPENDABLE DEVELOPMENT (JOHNATHAN MCCALL)

Address: 2627 BREKONRIDGE CENTRE DRIVE, MONROE, NC 28110

Phone: 704-774-1964 Fax: _____ Email: JMCCALL@CAROLINA-DEVELOPMENT.COM

Other Project Contacts

Name: TRUE HOMES (KEITH FENN)

Address: 2649 BREKONRIDGE CENTRE DRIVE, MONROE, NC 28110

Phone: 980-269-6609 Fax: _____ Email: KFENN@TRUEHOMESUSA.COM

Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____


Applicant Signature

2/1/21

Date


Property Owner Signature

2/1/21

Date

PRELIMINARY PLAT CHECKLIST

The following identifies required information to be placed on Preliminary Plat drawings. A list of key requirements has also been provided, however, this checklist should not be used as a substitute to reviewing the UDO.

GENERAL PROJECT INFORMATION:

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

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

EXISTING CONDITIONS:

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

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

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

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

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

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

TREE RETENTION

- N/A 1. Identify tree canopy retention areas.
- N/A 2. Show trees that require protection.

LANDSCAPING

- ✓ • Show landscaping for required site landscaping areas.

OPEN SPACE

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

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

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

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

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

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

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

- N/A 6. Traffic Impact Analysis, refer to Chapter 6, Subdivision and Infrastructure Standards.

LOT DESIGN

Identify a lot configuration that complies with the following standards.

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

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

USE-SPECIFIC STANDARDS

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

OVERLAY DISTRICTS

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

N/A



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

Preliminary Plat of Phase 1 - Phase 3 BRIDLEWOOD AT EDGEWATER WEST PARCEL TMS# 0106-00-003.02 Lancaster County, SC

PROJECT CONTACTS

WATER AND SEWER
LANCASTER COUNTY WATER & SEWER DISTRICT
PHONE: (803) 285-6919
CONTACT: JAMES HAWTHORNE, PE

LANCASTER COUNTY
PLANNING DEPARTMENT
PHONE: (803) 285-6005
CONTACT: ROX BURHANS

ZONING DEPARTMENT
PHONE: (803) 416-9777
CONTACT: SHANNON CATOE

PUBLIC WORKS DEPARTMENT
PHONE: (803) 283-2101
CONTACT: JEFF CATOE

STORMWATER DEPARTMENT
PHONE: (803) 286-3607
CONTACT: SCOTT EDGAR

FIRE DEPARTMENT
PHONE: (803) 313-8056
CONTACT: MIKE MAGETTE

SCDHEC - BUREAU OF WATER, CONSTRUCTION PERMITTING
SOUTH CAROLINA DEPARTMENT OF HEALTH and ENVIRONMENTAL CONTROL
PHONE: (803) 898-4239
CONTACT: BRIDGET CLARKE

SCDHEC - BUREAU OF WATER, STORMWATER PERMITTING
SOUTH CAROLINA DEPARTMENT OF HEALTH and ENVIRONMENTAL CONTROL
PHONE: (803) 898-3678
CONTACT: PAUL QUATTLEBAUM

ELECTRIC
DUKE ENERGY
PHONE: (704) 604-8995
CONTACT: TIM BAKER

GAS
LANCASTER COUNTY NATURAL GAS AUTHORITY
PHONE: (803) 548-4777
CONTACT: LISA BONKOWSKI

TELEPHONE/CABLE
COMPORIUM
PHONE: (888) 403-2667

OWNER

CRAFT HOLDINGS, LLC
2627 BREKONRIDGE CENTRE DR #103
MONROE, NC 28110
PHONE: (980)-269-6609
CONTACT: KEITH FENN, PE
EMAIL: KFENN@TRUEHOMESUSA.COM

DEVELOPER

TRUE HOMES, LLC
2649 BREKONRIDGE CENTRE DRIVE, SUITE 104
MONROE, NORTH CAROLINA 28110
PHONE: (980)-269-6609
CONTACT: KEITH FENN, PE
EMAIL: KFENN@TRUEHOMESUSA.COM

CIVIL ENGINEER

SEAMON, WHITESIDE AND ASSOCIATES, INC.
1111 METROPOLITAN AVE., SUITE 1050
CHARLOTTE, NC 28204
PHONE: (980) 312-5450
CONTACT: FRANCES YARBROUGH, PE
EMAIL: FYARBROUGH@SEAMONWHITESIDE.COM

BRIDLEWOOD WEST PARCEL NOTES

TMS# 0106-00-003.02

WEST PARCEL PROJECT ACREAGE
77.99 ACRES

ZONING
Medium Density Residential per Planned Development District #356

FLOOD ZONES
Zone X
Zone A (No Base Flood Elevations determined)
FIRM Community panel
45057C0240D
Dated June 16, 2011

EXISTING LAND USE
Undeveloped
Wooded

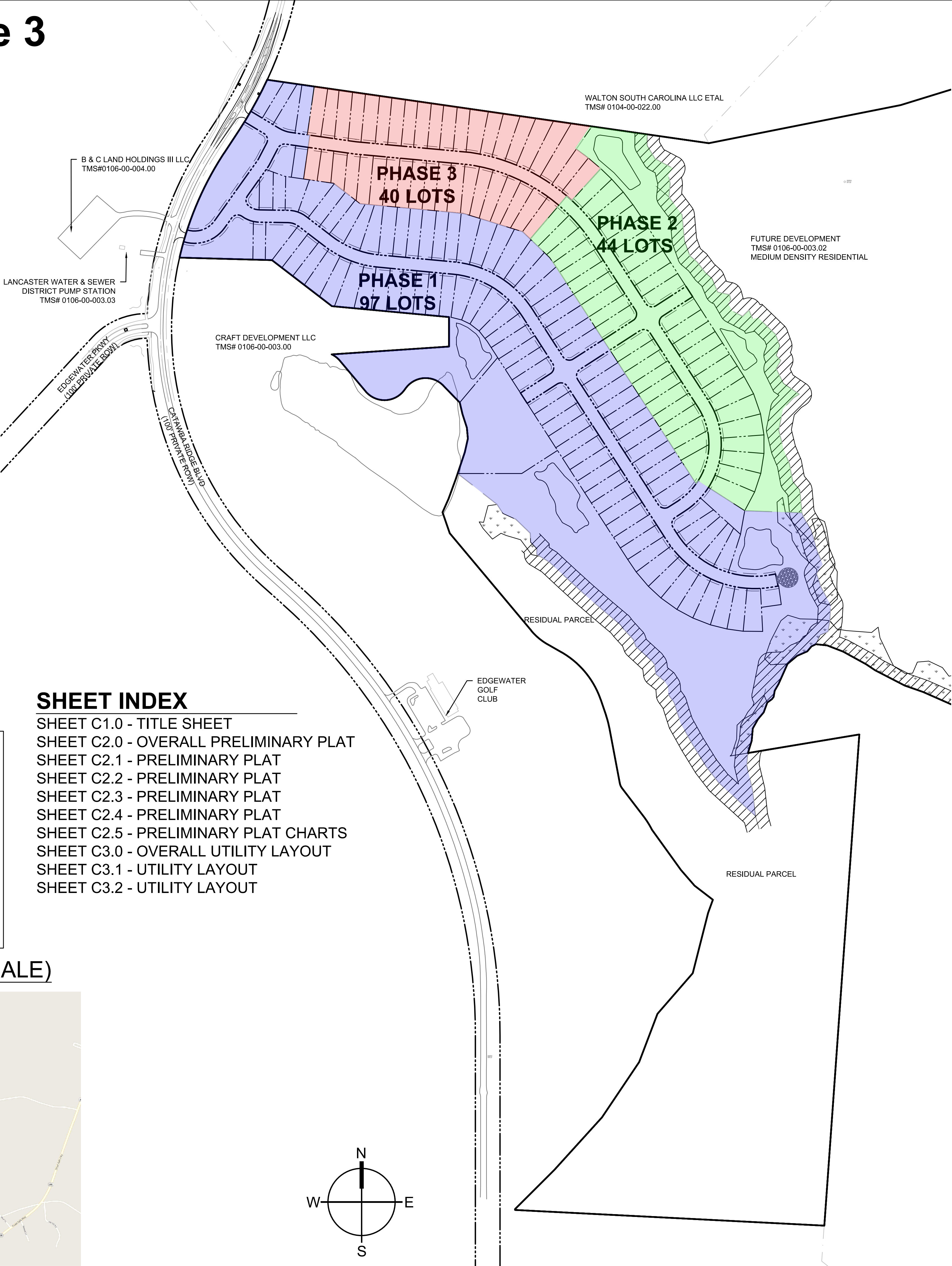
ADJACENT LAND USES
Single Family Residential
Woods
Wetlands

PROPOSED LAND USE
Single Family Residential
181 LOTS

WATER & SEWER
Sanitary sewer and water operation shall be provided by Lancaster County Water and Sewer District upon completion/acceptance of utility installation.

PEDESTRIAN ACCESS
Sidewalks will be provided throughout the development on one side of each roadway.

SITE LOCATION MAP (NOT TO SCALE)

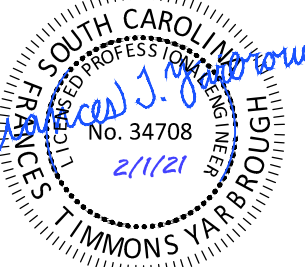


SHEET INDEX

SHEET C1.0 - TITLE SHEET
SHEET C2.0 - OVERALL PRELIMINARY PLAT
SHEET C2.1 - PRELIMINARY PLAT
SHEET C2.2 - PRELIMINARY PLAT
SHEET C2.3 - PRELIMINARY PLAT
SHEET C2.4 - PRELIMINARY PLAT
SHEET C2.5 - PRELIMINARY PLAT CHARTS
SHEET C3.0 - OVERALL UTILITY LAYOUT
SHEET C3.1 - UTILITY LAYOUT
SHEET C3.2 - UTILITY LAYOUT



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



**PRELIMINARY PLAT OF PHASE 1 - PHASE 3
BRIDLEWOOD AT EDGEWATER
WEST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC
TMS# 0106-00-003.02**

SW+ PROJECT: CL1116
DATE: 02/01/21
DRAWN BY: COF/TAP
CHECKED BY: FTY

REVISION HISTORY

NO.	DESCRIPTION	DATE

TITLE SHEET

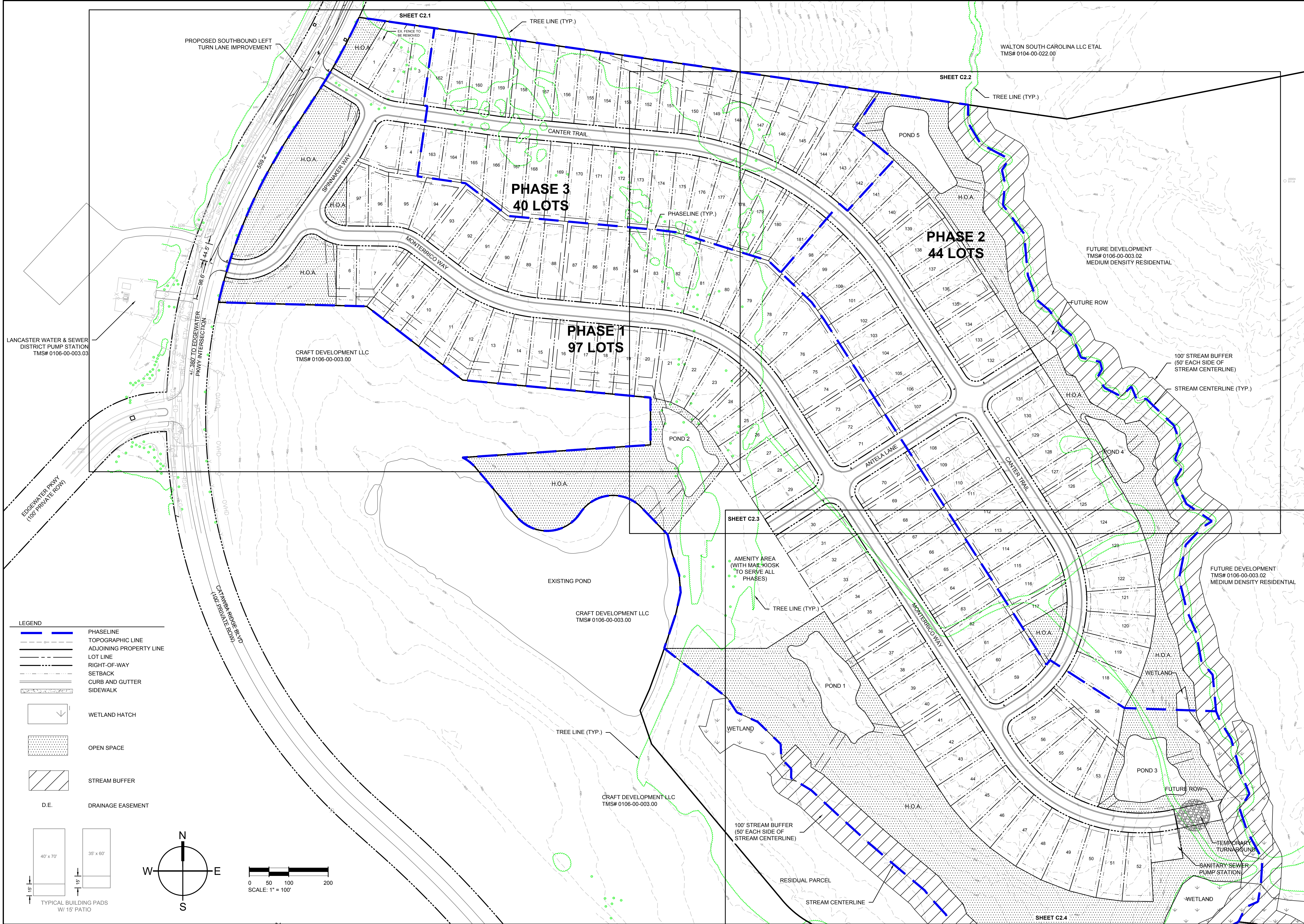
**PRELIMINARY PLAT OF PHASE 1 - PHASE 3
BRIDLEWOOD AT EDGEWATER**
WEST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC

SW+ PROJECT: CL111
DATE: 02/01/2
DRAWN BY: COF/TAM
CHECKED BY: FTY

REVISION HISTORY

OVERALL
PRELIMINARY
PLAT

C2.0





2021004341
DEED NO CHARGE
RECORDING FEES \$0.00
PRESENTED & RECORDED:
03-02-2021 12:55:06 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: CANDICE PHILLIPS
BK: DEED 1413
PG: 148 - 158

February 18, 2021

Johnathan McCall
Craft Holdings, LLC
CF Master Limited Partnership G. David Cuthbertson Revocable Trust
2649 Brekonridge Centre Drive
Monroe, North Carolina 28110

RE: PDD-2 EDGEWATER AMENDMENT REQUEST; APPROVAL

Dear Mr. McCall,

This is in response to your January 22, 2021 request to amend Planned Development District-2 (PDD-2) Edgewater (Ordinance #356 Recorded November 5, 1999 in the Register of Deeds Office). This proposed amendment reflects a comprehensive re-planning of the remaining undeveloped acreage under your control (approx. 1,000 acres of undeveloped, non-bond areas). The total intensity of the development would continue to be subject to the permitted uses and development intensities set forth in PDD-2.

Pursuant to Sections 7.2 and 7.3 of the approved PDD-2 Ordinance (Ordinance No. 356), please consider this letter to be an Administrative Approval of the aforementioned Amendment to the Edgewater Master Plan (attached) subject to the conditions of approval noted below. This amendment shall supersede the previously approved July 12, 2006 Administrative Approval to PDD-2. Please be aware all other terms and conditions associated with PDD-2 and other applicable ordinances, assumptions, and agreements shall remain in effect.

ADMINISTRATIVE AMENDMENT CONDITIONS OF APPROVAL

1. Catawba Ridge Boulevard:

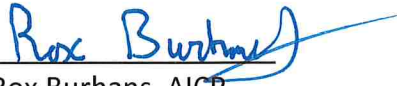
Craft Holdings shall submit complete civil construction plans for the extension of the existing Catawba Ridge Boulevard to Lancaster County and other applicable agencies. The plans shall be submitted prior to issuance of the Bridlewood West Civil Construction Plan approval by Lancaster County unless an alternative timeline is mutually agreed to in writing by Lancaster County and Craft Holdings. The road extension, as generally represented in the master plan exhibit, shall extend from the current terminus of Catawba Ridge Boulevard to the Craft Holdings Phase 2 boundary/Duke Power ROW.

The proposed road improvements shall be constructed and pass all County inspections prior to the first residential Certificate of Occupancy is approved for the proposed Bridlewood West subdivision unless an alternative timeline is mutually agreed to in writing by Lancaster County and Craft Holdings. Maintenance sureties shall also be provided in accordance with the UDO in effect for PDD-2. Please be advised any proposed dedication of Catawba Ridge Boulevard

to Lancaster County will require an assessment and potential repair of existing road and/or bridge improvements.

2. Water and Sewer Infrastructure Extension: Water and sewer will be extended per the terms of the Assignment and Assumption of Developer Obligations (Recorded on December 10, 2002 in Book 178, Page 259 in the Register of Deeds Office) unless a separate recordable instrument is needed. If a separate agreement is deemed necessary by the County Attorney such agreement will be in place prior to preliminary plat approval for Bridlewood.
3. Residential Entitlement: In light of the Craft Holdings master plan involving the property owned by Craft Holdings (approx. 1,900 acres) was developed independently from the remainder of the Edgewater PDD (total acreage of 6,261 acres), Lancaster County cannot at this time confirm Craft Holdings' entitlement in regards to maximum dwelling units.

We look forward to working with Craft Holdings to help ensure the Edgewater Community will enjoy lasting success. Please feel free to contact me at 803-416-9422 or rburhans@lancaster-sc.net should you have any questions regarding this amendment.


Rox Burhans, AICP,
Development Services Director


Witness

3-1-21
Date


Witness

3-1-21
Date

Sworn to before me this 1 day of March 2021
Notary Public for Rebecca E. Monts
My Commission Expires: 6-30-2027

ACKNOWLEDGEMENT

{#30-5-30-(C)}

I, Chelsea Gardner, a Notary Public do hereby certify that the within
(print Notary's name)

named Grantor(s) personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

WITNESS my hand and official seal this 2 day of March year of 21

Chelsea Gardner

Notary Public

My Commission Expires 01/13/2027

[Signature]

Johnathan McCall
Craft Holdings, LLC
CF Master Limited Partnership G. David Cuthbertson Revocable Trust

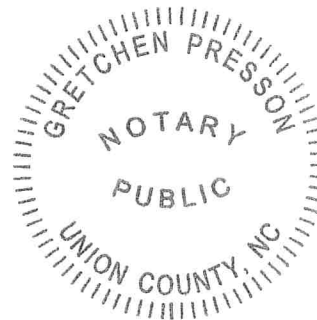
[Signature]
Witness

02/23/2021
Date

[Signature]
Witness

2/23/2021
Date

Sworn to before me this 23 day of February 2021
Notary Public for North Carolina
My Commission Expires: 3-29-2025
Gretchen Presson



C: Ashley Davis Planner
John Dubose, County Attorney
Steve Willis, Administrator
Walton South Carolina LLC, ETAL
Walnut Grove Ventures, LLC

Enc: Master Plan Amendment Request

.....End of Amendment Approval.....

ACKNOWLEDGEMENT

{#30-5-30-(C)}

I, Chelsea Gardner, a Notary Public do hereby certify that the within
(print Notary's name)

named Grantor(s) personally appeared before me this day and acknowledge the due execution of
the foregoing instrument.

WITNESS my hand and official seal this 2 day of March year of 21

Chelsea Gardner
Notary Public

My Commission Expires 01/13/2027

December 15, 2020

Mr. Rox Burhans
Lancaster County Planning Director
Lancaster, SC

Re: Request for administrative approval of Master Plan Update 2020 for the Edgewater Community

Dear Mr. Burhans,

We are writing to you as the property owner of a portion of the Edgewater Community. According to Section 7.2 Amendments to the Master Plan, of Ordinance #356, the property owner has the right to change the Master Plan "in response to changes in market conditions or other circumstances."

As you know, there have been many changes in market conditions since the Ordinance #356 was submitted and approved. These changes include, but are not limited to, changes in lifestyles, housing affordability, commuting patterns, leisure preferences, building materials and technology.

We are submitting the Edgewater Master Plan Update 2020, which is a holistic plan for the Edgewater Community and represents our current vision for the overall community. This plan preserves and builds upon many elements in the previously approved Master Plan in that it provides for a mix of lot types, amenities and neighborhood services, including bike paths and a new site for a volunteer fire station.

Please refer to the attached Edgewater Master Plan Update 2020 that encompasses the Lakeview and Cottages Communities, Phase 2 Bond Areas and outlines the remaining developable areas in Areas A, B, C, D. The Plan describes in detail the number of units, proposed uses and lot types as prescribed in the Ordinance #356. We anticipate development of Area B to begin in the Winter of 2021. Areas A, C and D will be developed as market demands.

There are 1903 +/- acres attributed to our portion of the Edgewater Community. Three units per acre are allowed for a maximum 5709 Units. Under the Phase 1 and 2 Bonds, there were 1790 units allocated, leaving a net of 3919 units. The Edgewater Master Plan Update 2020 includes 3919 units in addition to those already planned under the Phase 1 and 2 Bonds. The maximum number of units has been allocated within Areas A, B, C and D. All future development will meet the setback requirements described in Ordinance #356.

Also attached to this submittal is the Edgewater Catawba Boulevard Extension Exhibit. This exhibit outlines our commitment to the extension of Catawba Boulevard, per our meeting on 12/14/20.

Sincerely,



Johnathan McCall
Craft Holdings, LLC
CF Master Limited Partnership G David Cuthbertson Revocable Trust

Preliminary Development Summary for Edgewater Master Plan Update 2020

Overall Development Summary

Description	Acres	Proposed Units	Overall Density	Proposed Uses
Lakeview, Cottages and Bond Area's (Phase 2 Bond)	913.50	1790	2.0	Developed in Accordance with Recorded Bonds Phase 1 and 2; Medium and Low Density Single Family Residential and Two Family Residential
Area A	198.7	900	4.5	Medium Density - Bike Path Extension, Open Space, Existing Marina, Lake Club, Community Convenience Area, Commercial Retail Center, Maintenance and Dry Boat Storage, Attached and Detached Single Family Residential
Area B	247.50	840	3.4	Medium Density - Pool and Cabana Areas, Open Space, Golf Pavilion, Detached Single Family Residential, Multi-Family Residential
Area C	501.70	1803	3.6	Medium Density - Golf Course, Open Space, Bike Path Extension, Community Docks, Community Parks, Attached and Detached Single Family Residential, Multi-family Residential
Area D	47.60	376	7.9	High Density - Attached Single Family Residential and Multi-Family Residential, Commercial, Retail and Office
Totals	1903	5709	3.0	Low Density

Setbacks

All setback requirements described in Ordinance #356 will be met.

Area Details

Lakeview, Cottages and Phase 2 Bond Areas

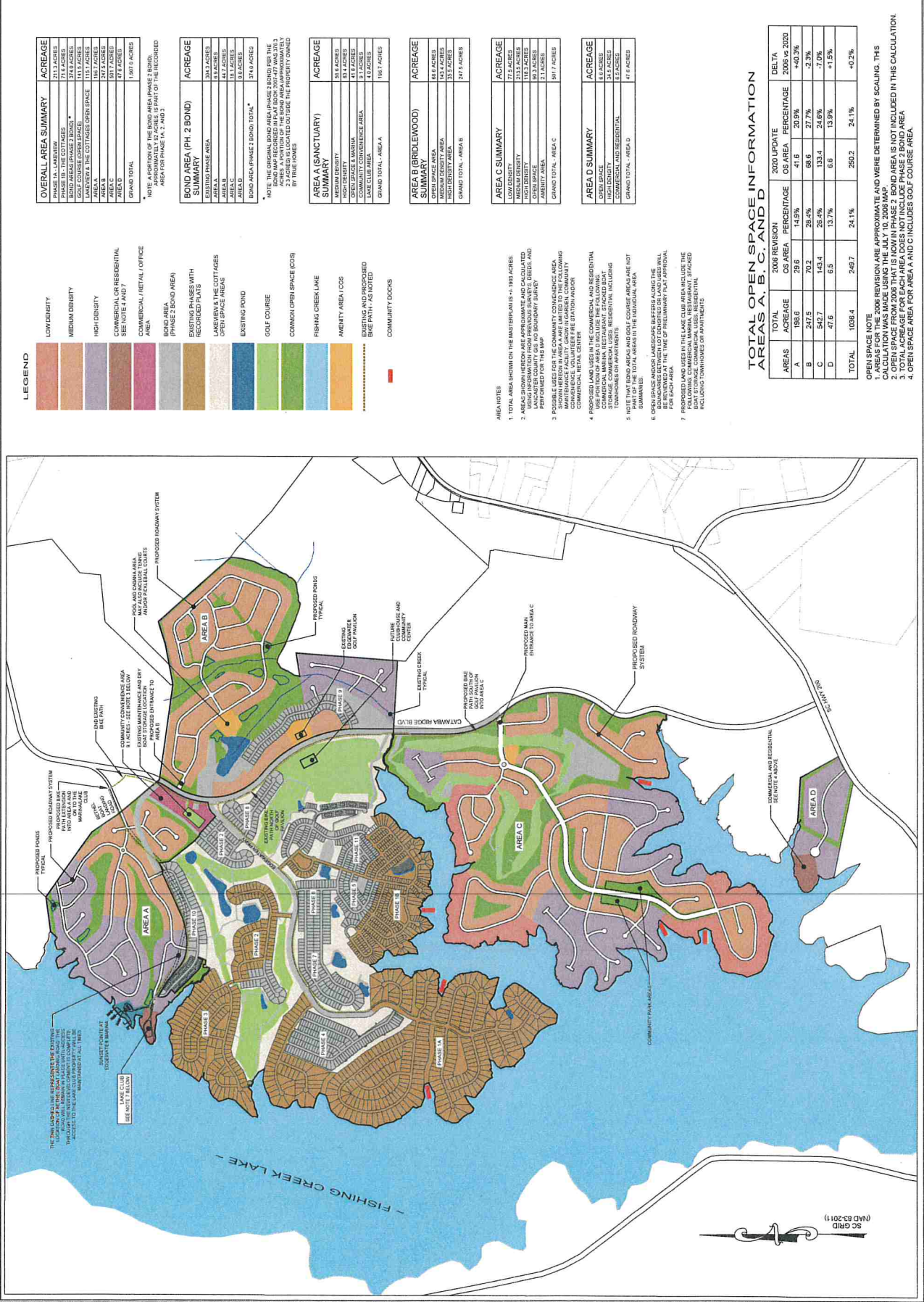
To be developed in accordance with Recorded Phase 1 and 2 Bonds.

<u>Area A</u>		
Description	Proposed Units	Lot Type & Permitted Uses
High Density	550	16' Wide Townhomes or 30' Wide Single Family Lots or Combination Thereof
Medium Density	350	50' Wide Single-Family Lots
Amenities / Open Space		Marina, Bike Path
Community Convenience		Maintenance Facility, Grow in Garden, Volunteer Fire Station, and/Community Retail Center
Total	900	Medium Density

<u>Area B</u>		
Description	Proposed Units	Lot Type & Permitted Uses
High Density	350	Multi-Family Apartments
Medium Density	490	50' Single Family Wide Lots
Amenities / Open Space		Golf Pavilion, Pool and Cabana, May also include Tennis and/or Pickleball Courts
Total	840	Medium Density

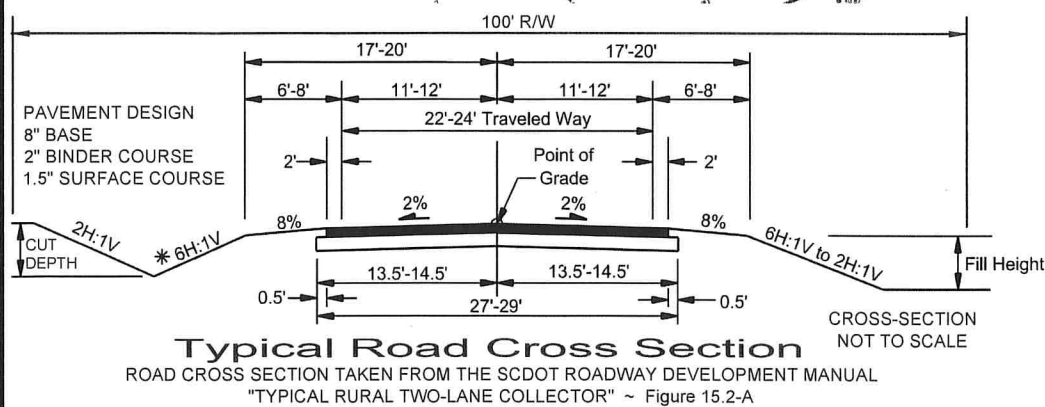
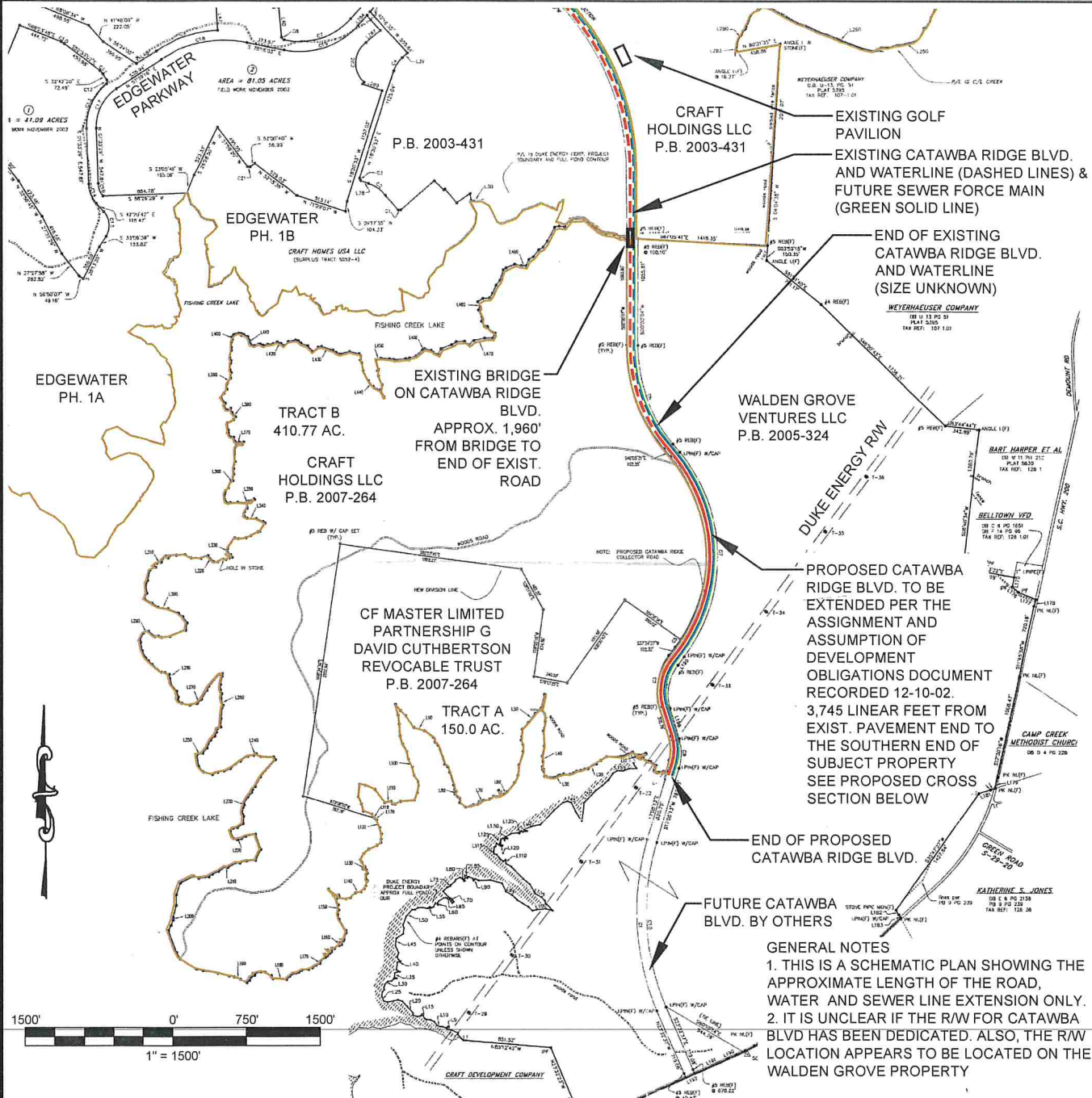
<u>Area C</u>		
Description	Proposed Units	Lot Type & Permitted Uses
Low Density	250	100' Wide Single-Family Lots
Medium Density	650	50' Wide Single-Family Lots
High Density	903	16' Wide Townhomes or 30' Wide Lots or Multi-Family Apartments or Combination Thereof
Amenities / Open Space		Pool / Cabana, Golf Course, Bike Path
Total	1803	Medium

<u>Area D</u>		
Description	Proposed Units	Lot Type & Permitted Uses
High Density	376	16' Wide Townhomes or 30' Wide Lots or Apartments or Combination thereof
Amenities / Open Space		Commercial Marina, Including Docks, Dry Storage, Marina Shop
Commercial/ Residential		Restaurant, Stacked Boat Storage, Residential, including Townhomes or apartments
Total	376	High



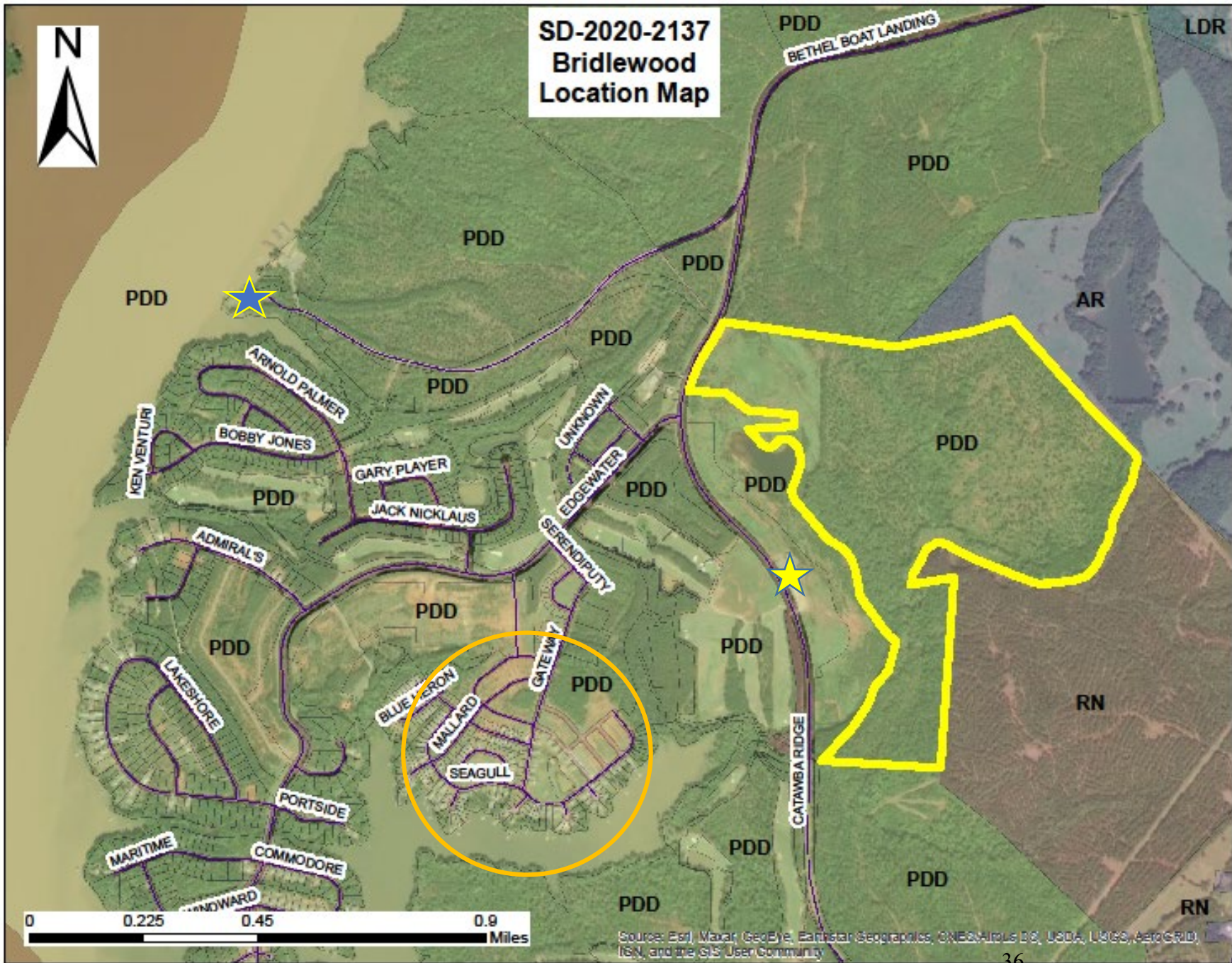
Edgewater Catawba Ridge Blvd. Extension Exhibit

Rev. January 22, 2021



WATER AND SEWER NOTES

1. WATER AND SEWER LINE EXTENSIONS SHOWN HEREON WILL BE DESIGNED BY OTHERS AND WILL BE DONE IN ACCORDANCE WITH ALL CURRENT LCWSD STANDARDS FOR GRADING AND UTILITY LINE SEPARATION.
2. WATER AND SEWER TO BE ON ONE SIDE OF THE ROAD.
3. ANY FUTURE UTILITY CROSSING WILL NEED TO BORE UNDER ROAD.

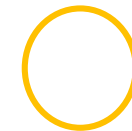


Proposal:
181 Single Family Homes

Legend:



Subject Property



The Cottages



Bethel Boat Landing



Edgewater Golf Club

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0261 Matthew Ellis

Contact Person / Sponsor: Katie See/Senior Planner

Department: Planning

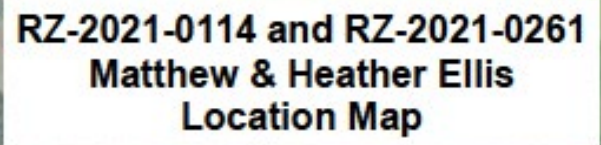
Date Requested to be on Agenda: 3/4/2021

Points to Consider:

Companion case to RZ-2021-0114. Intent is to open wedding venue.

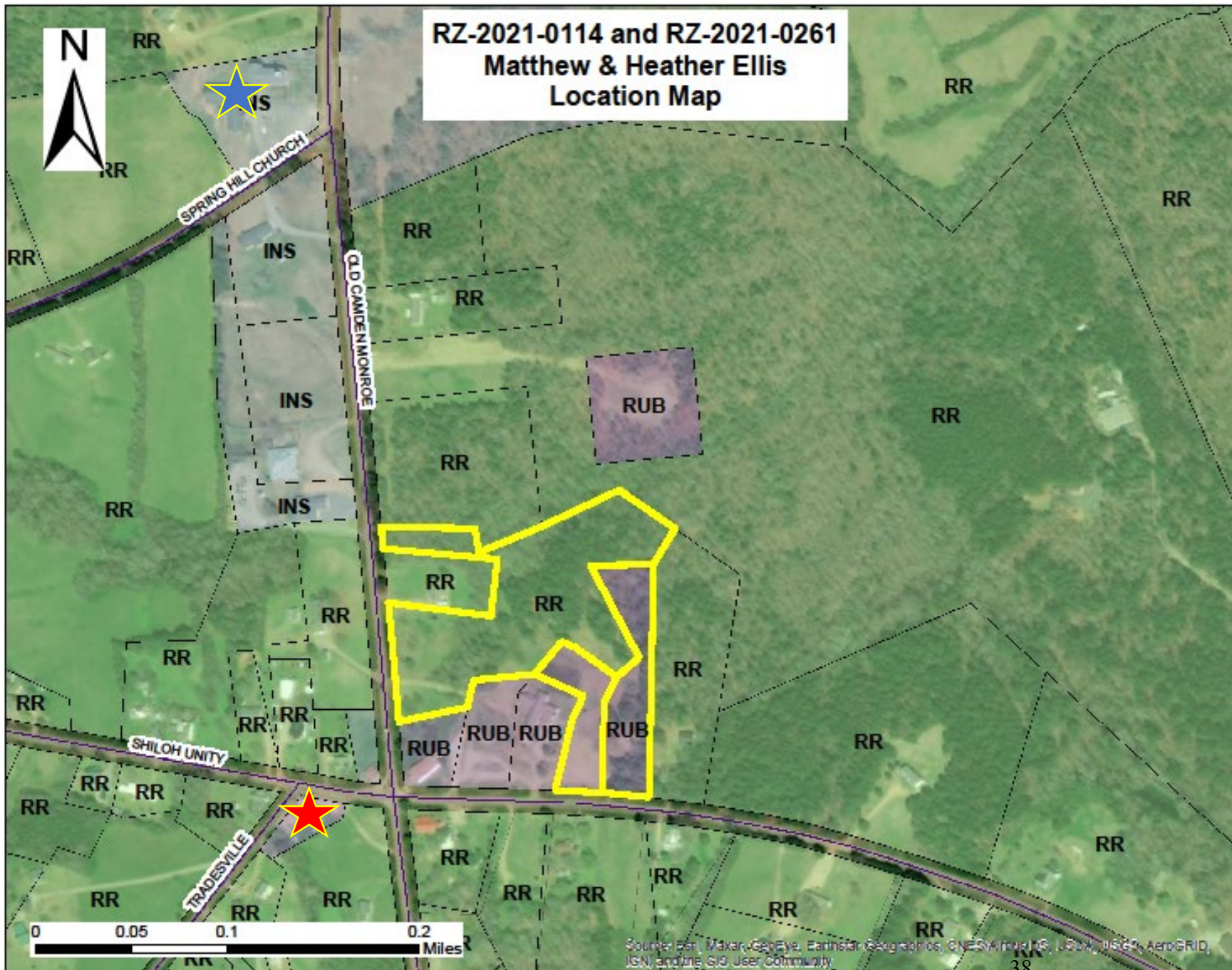
ATTACHMENTS:

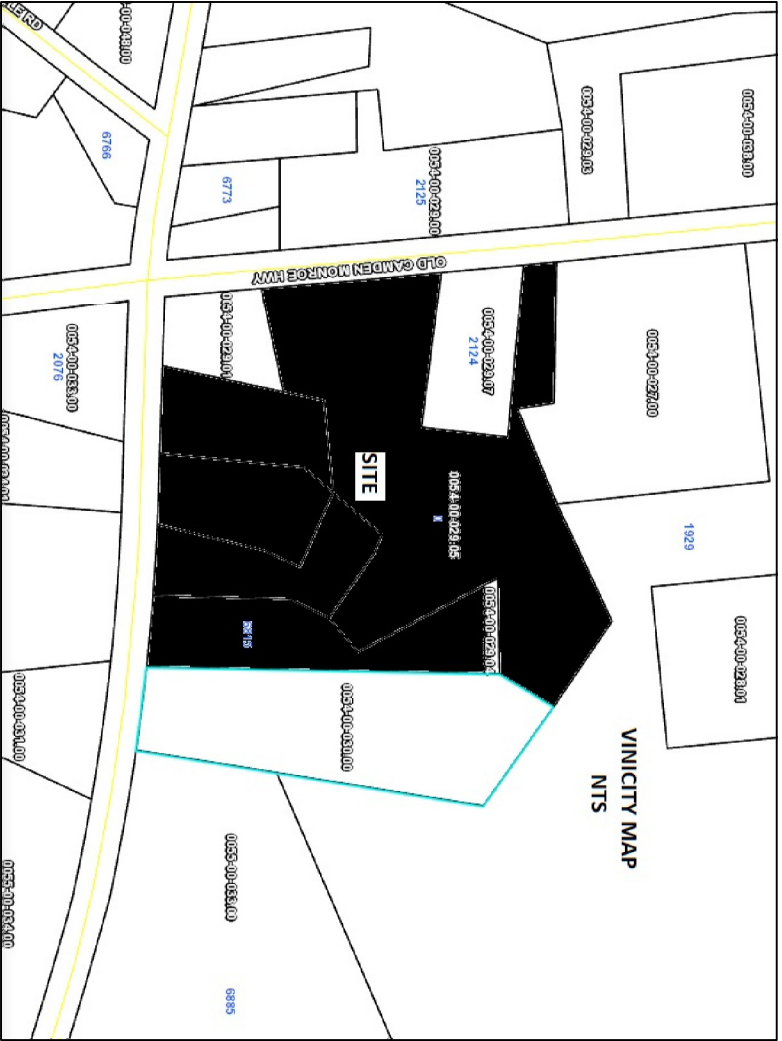
Description	Upload Date	Type
Location Map	2/25/2021	Exhibit
Proposed Rezoning Survey	3/3/2021	Exhibit



- Rezone a portion of TM #0054-00-029.05 from RUB to RR
- Rezone a portion TM # 0054-00-029.04 from RR to RUB

- Subject Properties
- Spring Hill Baptist Church
- Tradesville Grocery





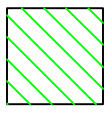
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIVE COVENANTS OF RECORD.

THIS PLAT IS TAKEN TWO EXISTING PARCELS AND RECONFIGURING THEM INTO TWO NEW PARCELS.

TRACT 1 HAS A TOTAL OF 5.012 AC.
IT HAS 2.844 AC ZONED RUB (RURAL BUSINESS) AND 2.168 ZONED RR (RURAL RESIDENTIAL).
THE 2.168 AC. NEED TO BE REZONED TO RUB (RURAL BUSINESS)

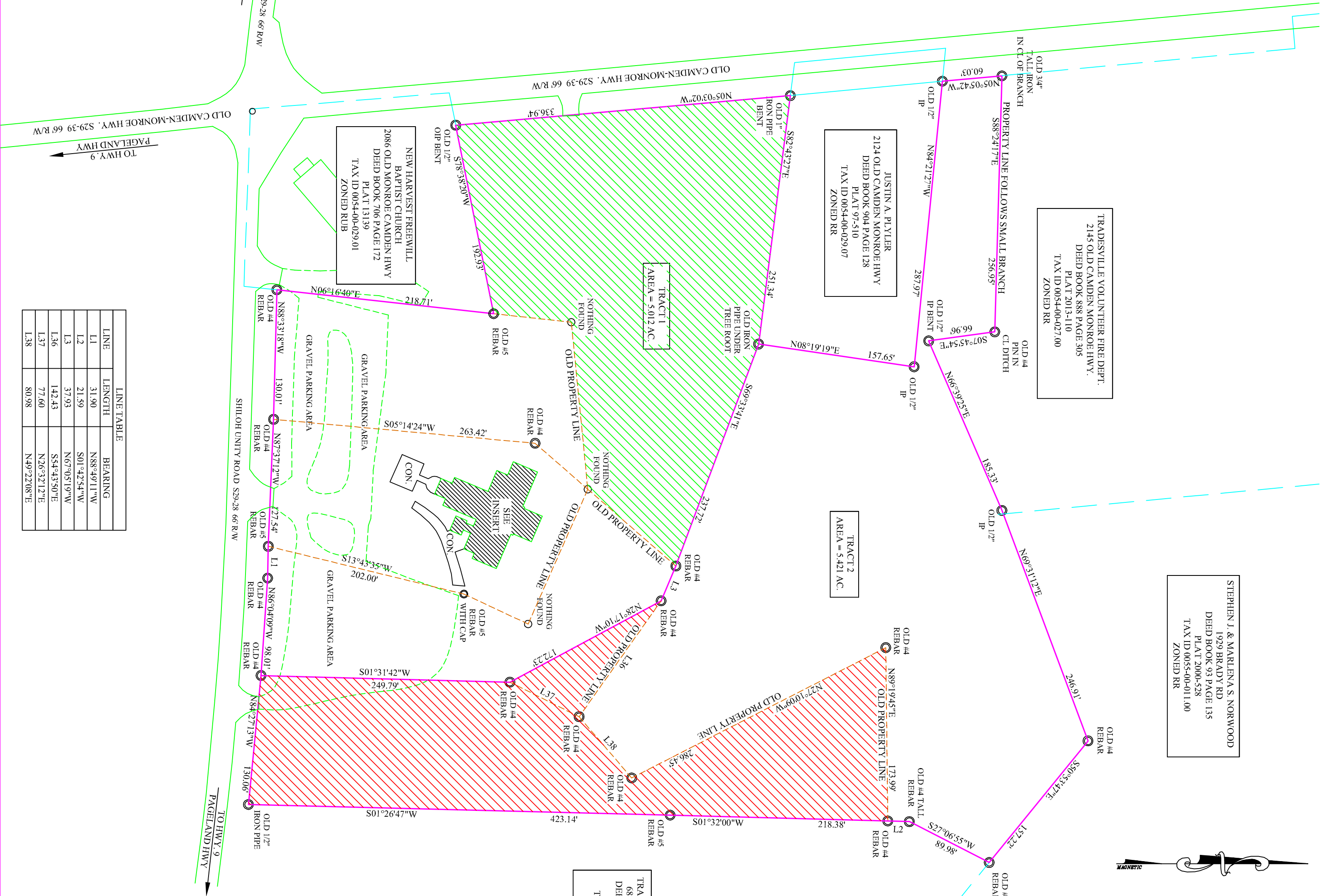
TRACT 2 HAS A TOTAL OF 5.421 AC.
IT HAS 3.655 AC ZONED RR (RURAL RESIDENTIAL) AND 1.766 AC ZONED RUB (RURAL BUSINESS)
THE 1.766 AC. NEED TO BE REZONED TO RR (RURAL RESIDENTIAL)

 = AREA TO BE REZONED FROM RUB (RURAL BUSINESS) TO RR (RURAL RESIDENTIAL)

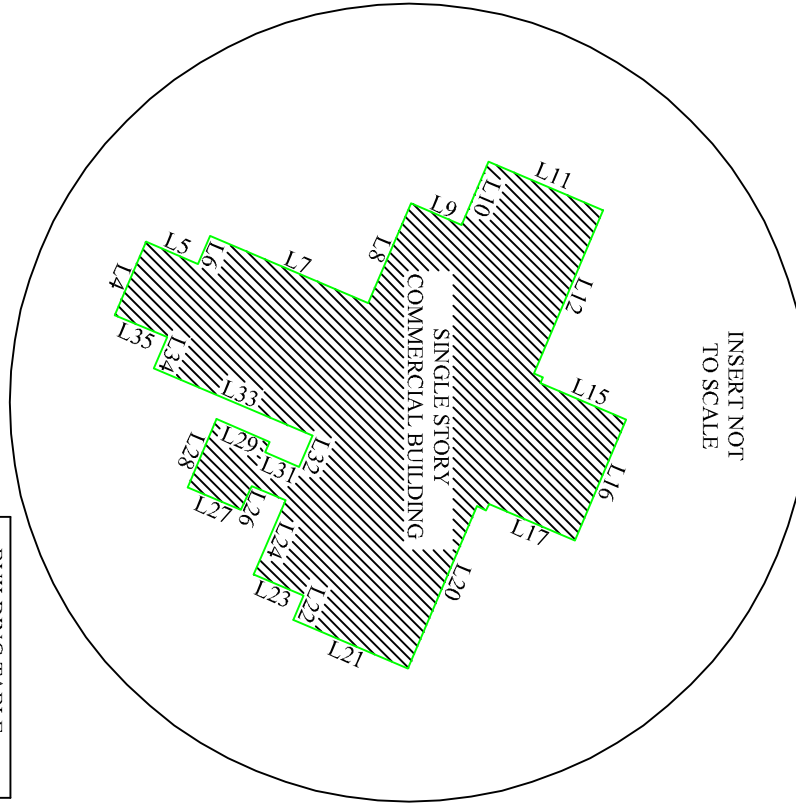
 = AREA TO BE REZONED FROM RR (RURAL RESIDENTIAL) TO RUB (RURAL BUSINESS)

"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 Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein."

DRAWN BY:	RKB	DATE:	01/05/2021
CHECKED BY:	JCC	TAX PARCELS	0054-00-029.04 & 0054-00-029.05
JOB NO.:	20-11-13	SHEET	1 OF 1



LINE	LENGTH	BEARING
L1	31.90	N88°49'11"W
L2	21.59	S01°42'54"W
L3	37.93	N67°05'19"W
L36	142.43	S54°43'50"E
L37	77.60	N26°32'12"E
L38	80.98	N49°22'08"E



STEPHEN J. & MARLENA S. NORWOOD
1929 BRADY RD
DEED BOOK 93 PAGE 135
PLAT 2000-528
TAX ID 0055-00-011.00
ZONED RR

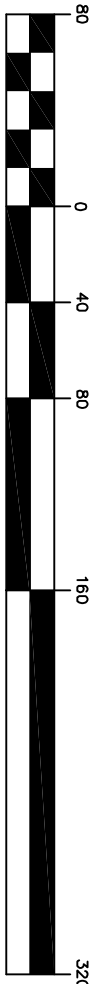
LINE	LENGTH
L4	16.86
L5	12.00
L6	6.44
L7	36.40
L8	23.00
L9	11.70
L10	14.50
L11	26.30
L12	37.45
L13	2.10
L14	1.40
L15	19.73
L16	27.78
L17	19.73
L18	1.40
L19	2.10
L20	37.32
L21	26.35
L22	5.50
L23	11.45
L24	17.10
L25	7.85
L26	5.55
L27	12.30
L28	15.65
L29	12.20
L30	2.45
L31	7.85
L32	7.20
L33	36.50
L34	7.10
L35	12.00

Plat Of Property Of
MATTHEW S. & HEATHER G. ELLIS

Located At
6815 Shiloh Unity Rd
Tradesville Community
Lancaster, South Carolina
Lancaster County

Scale 1" = 80' Date 01/05/2021

GRAPHIC SCALE



Survey By: J. C. Crumpler
S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
1-803-283-9818
Email: iselveyseuveyfng@gmail.com

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0114 Matthew Ellis

Contact Person / Sponsor: Katie See/Senior Planner

Department: Planning

Date Requested to be on Agenda: 3/4/2021

Points to Consider:

Companion case to RZ-2021-0261. Intent is to open wedding venue.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0289 Michael & Ashley Green

Contact Person / Sponsor: Katie See/Senior Planner

Department: Planning

Date Requested to be on Agenda: 3/4/2021

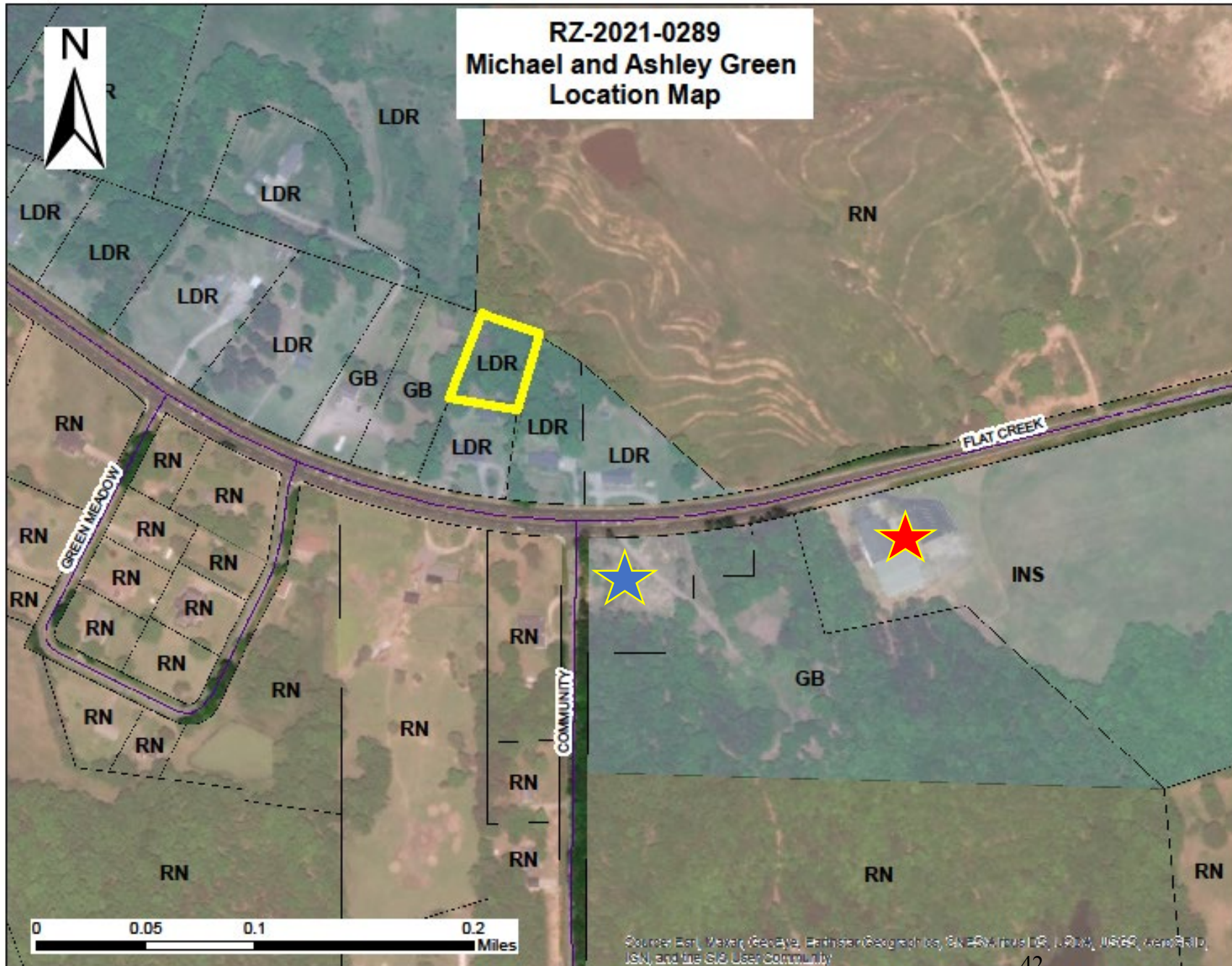
Points to Consider:

Intent is to install manufactured home on lot.

ATTACHMENTS:

Description	Upload Date	Type
Green Location Map	2/25/2021	Exhibit

RZ-2021-0289
Michael and Ashley Green
Location Map



Proposal:
Rezone property from
LDR to RN.

Legend:



Subject Property



Dollar General



Destiny Bible Church

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2021-0383

Contact Person / Sponsor: Ashley Davis

Department: Planning

Date Requested to be on Agenda: 3/4/2021

Points to Consider:

The proposed text amendment would decrease the Minimum Lot Size and Development Area from 1.5 acres to 10,000 Square Feet.

The following section of the UDO is proposed to be amended:

Section 2.4, Development Standards: Amend to decrease the Minimum Lot Size and Development Area from 1.5 acres to 10,000 Square Feet

ATTACHMENTS:

Description

Upload Date

Type

Exhibit 2: Proposed Change

3/3/2021

Exhibit

STANDARD	Institutional (INS)	Open Space Preservation (OSP)	Light Industrial (LI)	Heavy Industrial (HI)	Mining (M)
1. DEVELOPMENT STANDARDS					
A. District/Development Area (min)	4.5 acres 10,000 sf	n/a	2 acres*	6 acres	20 acres
B. Development/District Exterior Setback/Buffer	30 ft setback from adjacent AR, RR, RN, MH, LDR, MDR, HDR, OSP Districts. 10 ft setback from all other adjacent properties and adjacent streets.	n/a	25 ft setback from adjacent RB and GB Districts. 50 ft setback from all other adjacent properties and adjacent streets.	75 ft setback from adjacent RB and GB Districts. 150 ft setback from all other adjacent properties and adjacent streets. See Below (4)	75 ft setback from adjacent RB and GB Districts. 150 ft setback from all other adjacent properties and adjacent streets. See Below (4)
C. Density (max)	n/a	n/a	n/a	n/a	n/a
D. Open Space (min)	6%	n/a	n/a	n/a	n/a
E. Park Space (min)	n/a	n/a	n/a	n/a	n/a
2. LOT STANDARDS					
A. Lot Area (min)	4.5 acres 10,000 sf	n/a	n/a	n/a	n/a
B. Lot Width at Front Setback (min)	100 ft	n/a	n/a	n/a	n/a
C. Pervious Surface (min)	n/a	n/a	n/a	n/a	n/a
3. PRINCIPAL BUILDING					
A. Principal Front Setback (min)	40 ft (3)	n/a	40 ft (3)	50 ft (3)	50 ft (3)
B. Street Side/Secondary Front Setback (min)	35 ft	n/a	35 ft	35 ft	35 ft
C. Side (from adjacent lot) Setback (min)	35 ft	n/a	35 ft	35 ft	35 ft
D. Rear Setback (min)	35 ft	n/a	35 ft	35 ft	35 ft
E. Other Standards	See Below (3)	See Below (3)	See Below (3)	See Below (3)	See Below (3)
4. ACCESSORY STRUCTURE					
A. Side Setback	5 ft	n/a	5 ft	5 ft	5 ft
B. Rear Setback	5 ft	n/a	5 ft	5 ft	5 ft
C. Other Standards	See Below (1, 2)	See Below (1, 2)	See Below (1, 2)	See Below (1, 2)	See Below (1, 2)
5. PARKING CONFIGURATION					
A. Parking Location per Section 9.3	7.2.3		7.2.3	7.2.3	7.2.3
B. Parking in Exterior Setback/Buffer	n/a	n/a	n/a	n/a	n/a
6. BUILDING HEIGHT					
A. Principal Building (max)	50 ft	35 ft	50 ft	50 ft	60 ft
B. Accessory Structure (max)	35 ft	35 ft	35 ft	35 ft	35 ft
C. Additional Height Permitted with Additional Setback	1 ft additional height permitted with each 2 ft horizontal setback		1 ft additional height permitted with each 2 ft horizontal setback	1 ft additional height permitted with each 2 ft horizontal setback	1 ft additional height permitted with each 2 ft horizontal setback

1. Accessory structures over 600 sf must comply with principal setback requirement.
2. No accessory structures may be located on corner lots between the street and wall line of the principal structure.
3. For any nonresidential structure which is located immediately adjacent to a single family residential use or district, the lot boundary line minimum distance shall be determined as follows: For every foot building height, the developer shall provide setbacks equal to the height of the building. At no time shall the setback be less than what is indicated in the above table.
4. The Development/District Exterior Setback/Buffer shall not apply between adjacent LI and HI districts. A waiver of these requirements may be granted by the Administrator for LI and HI lots existing at the adoption date of this ordinance which do not meet the specified minimum District/Development Area. In such instances the building setback standards for the AR District shall apply. A waiver of these requirements may also be granted by the Administrator in order to permit access to an adjacent railroad right-of-way.

Agenda Item Summary

Ordinance # / Resolution #: Capital Improvement Program (CIP)

Contact Person / Sponsor: Kimberly Belk

Department: Planning

Date Requested to be on Agenda: 3/4/2021

Points to Consider: