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

County Attorney
Ginny L. Merck-Dupont

Clerk to Planning Commission
Jennifer Bryan

Development Services Director
Allison Hardin

February 20, 2024 | **6:00 PM** | **101 North Main Street, Lancaster, SC 29720**

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

AGENDA

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

2. **Approval of the Agenda**

3. **Citizen's Comments**

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

4. **Approve Minutes**

   a. January 16, 2024 Regular Minutes

   b. February 1, 2024 Workshop Minutes

5. **Public Items**

   a. TA-2024-0162 Asphalt Conditional Use

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

   b. RZ-2023-2125 Thompson

   Application by John Thompson to rezone approximately 3.82 acres at 1348 N. Rocky River Road (TM# 0058-00-064.00) from Rural Business (RUB) to General Business (GB), in order to allow development of a self-service storage facility.

c. SD-2023-1136 Asbury Site

Application by Landworks Design and Empire Communities for a Preliminary plat for approximately 90.7 acres located at Asbury Lane in Indian Land (TM#s 0007-00-022.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-022.05 & 0007-00-022.06) for a subdivision of 78 single-family lots.

d. SD-2023-0325 Jasmine Hills

Application by Mohamed Altwairgi/Rass Investments LLC for a Preliminary Plat for 34.14 acres straddling Pettus Road northwest of the intersection with Barberville Road (TM# 0003-00-058.00) for a subdivision of 75 single-family lots.

e. SD-2022-2205 The Sands at Kershaw f/k/a Little Dude

Application by Earl Coulston/Coulston Enterprises, for a Preliminary Plat for 38.02 acres located at the southeast corner of Fork Hill Road and Little Dude Avenue in Kershaw (TM #0141-00-024.00) for a single-family residential development of 74 lots.

f. Comprehensive Plan 2040

Reserved for discussion of Comprehensive Plan as needed, continued from Special Meeting of 2/15/2024.

6. New Business

a. NRN-2024-0155 Group Submittal- Site Plans

Group submittal of road names submitted as part of Preliminary Plat and Site Plan process.

b. Update on Conditional Approvals

SD-2023-1409 Pinnacle at Sunset Point (Edgewater):
Conditional Deadline February 19, 2024

SD-2023-0765 Cane Mill (Sienna Lane):
Conditional Deadline February 19, 2024

c. Overview of next month's Agenda

d. Other

7. Adjourn

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

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

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

Meetings are live streamed and can be found by using the following link:
https://mylancastersc.org/boards___commissions/planning_commission/planning_commission_meetings.php

Agenda Item Summary

Ordinance # / Resolution #: January 16, 2024 Regular Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 2/20/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
January 16, 2024 Regular Minutes	1/17/2024	Exhibit

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

MINUTES
Lancaster County Planning Commission
January 16, 2024 2023 6:00 p.m.

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

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

Commissioners Present:

T. Yokima Cureton	James Barnett	Judianna Tinklenberg
Sheila Hinson	Charles Keith Deese	Alan Patterson

Absent: Ben Levine has resigned from the Planning Commission.

Staff Present:

Allison Hardin, Interim Director — Clerk: Jennifer Bryan
Matthew Blaszyk, Planner

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

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

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.
Motion to Approve by James Barnett; 2nd by Sheila Hinson.
Called vote: 6:0. **Motion approved unanimously**.

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

Chairman Deese opened the floor to comments from the public. None signed in.
One email comment was received on 1/16/2024 and distributed to Planning Commissioners before the meeting. **John Kane**, opposed to Possum Hollow development [Asbury Site, item 5b on Agenda. See email attached.]

The Chairman closed the floor to general public comment.
[NOTE: Citizen's Comments was reopened later in the meeting See p. 3-4]

4. APPROVE MINUTES

a. December 14, 2023 Special Meeting: Comp Plan

Chairman Deese called for a motion to approve December 14, 2023 Special Meeting Minutes as written. Barnett, Patterson, Cureton & Tinklenberg present. Motion to Approve by James Barnett; 2nd by Judianna Tinklenberg.
Called vote: 4:0**. Motion approved.** (Deese and Hinson abstained)

b. December 19, 2023 Regular Minutes

Chairman Deese called for a motion to approve December 19, 2023 Regular Minutes as written. Ben Levine absent from meeting. Motion to Approve by Yokima Cureton; 2nd by James Barnett.
Called vote: 6:0**. Motion approved unanimously.**

c. January 4, 2024 Workshop Minutes

Chairman Deese called for a motion to approve December 7, 2023 Workshop Minutes as written. Alan Patterson, Sheila Hinson and Ben Levine absent from meeting.
Amend scrivener's error on showing Hinson present.
Motion to Approve by Yokima Cureton; 2nd by James Barnett.
Called vote: 4:0**. Motion approved.** Patterson and Hinson abstained**.**

5. PUBLIC ITEMS

a. SD-2023-0161 Edgewater Phase 11:

Application by True Homes LLC on behalf of owners Lancaster County Forfeited Land Commission and B &C Landholdings LLC, for a Preliminary Plat encompassing 47.08 acres at and adjacent to Edgewater Parkway and Gateway Drive (p/o TM #s 0106-00-003.02 and 0106-00-003.00) for the development of 104 detached single-family homes and 49 townhomes.

[Conditionally approved in June, 2023; resubmitted with revisions in November 2023]

Staff Presentation: Allison Hardin, Development Services Director, presented the application consistent with the staff report. Staff Recommendations: Approval, as all TRC comments have been resolved.

Questions to staff: None.

Comment from applicant(s): No additional comments.

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

Chairman Deese closed Public hearing and called for a motion on item SD-2023-0161.
Motion to approve by Alan Patterson; 2nd by James Barnett .

Discussion:
A. Patterson: Thanks the applicant for addressing all concerns raised in the previous conditional approval.

Called vote: 6:0. **Motion is approved unanimously**.
Planning Commission makes the final decision regarding Preliminary Plat approval.

b. SD-2023-1136 Asbury Site

Application by Landworks Design and Empire Communities for a Preliminary plat for approximately 90.7 acres located at Asbury Lane in Indian Land (TM#s 0007-00-022.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-022.05 & 0007-00-022.06) for a subdivision of 78 single-family lots.

APPLICANT HAS REQUESTED DEFERRAL TO FEBRUARY 2024

Chairman Deese called for a motion on the question of deferral for item SD-2023-1136
Motion to grant deferral by Alan Patterson; 2nd by James Barnett.

Discussion:

J. Tinklenberg: Will the people who came to speak be permitted to comment?
Chairman Deese: We are not holding a hearing, so they will have to return in February.
A. Hardin: Another option would be to reopen Citizens Comments to allow them to speak.
Chairman Deese : That would be a separate motion. Right now we are considering the vote to defer.

Called vote: 6:0. **Request for deferral is granted. Hearing will be held at the February 20, 2024 meeting.**

Motion to reopen Citizens' comments by Yokima Cureton; 2nd by Judianna Tinklenberg.
VOTE: 6:0. **Motion is approved unanimously**.

Chairman Deese called for Citizen's Comments: **[See sign-in sheet for Item 5b: Asbury Site]**

1. **Josh Brown** (Indian Land resident): Has lived in the area a number of years. Families have been using the land for generations, raising cattle, chickens and corn. Our traditions cannot stand against so many new residents. In a few years people will be here to complain there is nothing left for farming. Please think about us when you make decisions.

2. **Debbie Bosselman** (Bridgemill Resident): Has lived here since 2017, and there has been a great deal of development. Old Bailes and Possum Hollow cannot support the traffic of a development, or emergency services vehicles. Schools are also overcrowded already. This is disappointing. She doesn't see how the land can support required infrastructure and water runoff. Please come see the area .

6. NEW BUSINESS

a. Overview of Next Month's Agenda:

- Tonight's deferred item;
- Two other Preliminary Plats (Coulston projects)
- One rezoning

b. Other

- Discussion: Should Ben Levine continue as the Planning Commission representative on the Stakeholder Committee? Possibility of electing Judianna Tinklenberg as an Alternate. With only one Stakeholder meeting left, it was decided not to elect another representative. Mr. Levine has promised to attend the Stakeholder meeting on February 8th and report back to Planning Commission at their Special Meeting of February 15, 2024.
- Clerk will email another copy of the Comprehensive Plan meeting schedule to all Commissioners.

7. ADJOURN

Motion to adjourn by James Barnett; 2nd by Sheila Hinson. Motion approved by unanimous consent. Meeting adjourned at 6:20 p.m.

* * * *

The Regular meeting was followed by a Joint Meeting of County Council, Comprehensive Plan Stakeholders Committee, and Planning Commission to discuss the public review draft of the new Comprehensive Plan.

SIGN IN ONLY IF YOU WISH TO SPEAK

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

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, January 16, 2024

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

PLEASE PRINT

1.	ONE EMAIL COMMENT (ATTACHED)
2.	NOTE: CITIZENS' COMMENTS RE-OPENED
3.	See SIGN-IN SHEET FOR ITEM 5b: Asbury
4.	

Clerk

From: D K
To: Jennifer Bryan
Subject: Possum Hollow proposal
Date: Tuesday, January 16, 2024 2:40:43 PM

The System couldn't recognize this email as this is the first time you received an email from this sender jtkane2000@gmail.com

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

Hi Jennifer,

I will not be able to attend the meeting tonight but want my voice heard. The committee has a proposal to build hundreds of home across from Bridgemill on Possum Hollow. This is a terrible idea since the committe has approved too much commercial on 521 with little infrastructure work to reduce traffic and ensure we have safety for the residents. With the Costco and Target coming, Possum Hollow will be a cut through for fort mill residents and other in indian land. Adding additional traffic will not be support to the already over flowing traffic. Residents took notice when the speed limit went from 35 to 40. This helped the chances of a development as slow moving vehicles like golf carts are no longer permitted. We saw the writting on the wall that it was being groomed for development.

The county P&Z and council have not thought about the issues they are causing in indian and it seems like they don't care. We are a cash cow for the county in taxes and permit fees yet only get a fraction back. 521 has tons of needs (3 lanes of both sides with turning lanes, sidewalks, public transportation deal with NC /mecklenburg county for busses, New elementary and middle schools, more fire and police). If indian land incorporates, it will be due to the lack of infrastructure from the county and approving permits so carelessly.

P&Z and the council should vote no. Who votes yes will be recorded and I can assure we will not forget come elections including state reps who can be impacted by your county decision. Taxation without representation is theft. We have little voice in indian land but hold most of the cards. The table wil turn where we get more representation amd I am sure thr county doesn't want indian land acting the same as they did during the last 5 years. Imagine getting council control and allowing terrible permits to be approved in Lancaster. Ia sure residents of lancaster would be upset and feel the same..

Thank you
John Kane

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5a: SD-2023-0161 Edgewater Phase 11

Application by True Homes LLC on behalf of owners Lancaster County Forfeited Land Commission and B &C Landholdings LLC, for a Preliminary Plat encompassing 47.08 acres at and adjacent to Edgewater Parkway and Gateway Drive (p/o TM #s 0106-00-003.02 and 0106-00-003.00) for the development of 104 detached single-family homes and 49 townhomes.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, January 16, 2024

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

PLEASE PRINT

1.
2.
3.

J R Bryan
Clerk

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County
South Carolina

Deferred to 2nd meeting

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5b: SD-2023-21136 Asbury Site
Application by Landworks Design and Empire Communities for a Preliminary plat for approximately 90.7 acres located at Asbury Lane in Indian Land (TM#s 0007-00-022.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-022.05 & 0007-00-022.06) for a subdivision of 78 single-family lots. APPLICANT HAS REQUESTED A DEFERRAL TO FEBRUARY 2024

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, January 16, 2024

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

PLEASE PRINT

X	1. Josh Brown
X	2. Debby Bosselman
	3.

Agenda Item Summary

Ordinance # / Resolution #: February 1, 2024 Workshop Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 2/20/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
February 1, 2024 Workshop Minutes	2/13/2024	Exhibit

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

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION WORKSHOP MEETING

February 1, 2024 5:00 P.M.
MINUTES

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

1. Roll Call:
Members Present:
Jim Barnett Charles Deese Sheila Hinson
Yokima Cureton Judianna Tinklenberg

Absent: Alan Patterson

Others Present:
Allison Hardin, Development Services Dir. Clerk: Jennifer Bryan
Matthew Blaszyk, Planner;

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

2. New Business

a. RZ-2023-2125 Thompson

Application by John Thompson to rezone approximately 3.82 acres at 1348 N. Rocky River Road (TM# 0058-00-064.00) from Rural Business (RUB) to General Business (GB), in order to allow development of a self-service storage facility.

Staff Presentation: Matthew Blaszyk

Discussion topics:

- The intersection is all commercial Zoning
- There is a junkyard across the street

b. SD-2023-1136 Asbury Site

Application by Landworks Design and Empire Communities for a Preliminary plat for approximately 90.7 acres located at Asbury Lane in Indian Land (TM#s 0007-00-022.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-022.05 & 0007-00-022.06) for a subdivision of 78 single-family lots. Revised due to boundary adjustment.

Staff Presentation: Allison Hardin

Discussion topics:

- Waiting on a response from the State Historic Preservation office regarding Native American sites.
- Thales Academy project is responsible for building a roundabout at Old Bailes/ Possum Hollow intersection.

c. SD-2022-2205 The Sands, Kershaw

Application by Earl Coulston/Coulston Enterprises, for a Preliminary Plat for 38.02 acres located at the southeast corner of Fork Hill Road and Little Dude Avenue in Kershaw (TM #0141-00-024.00) for a single-family residential development of 71 lots.

Staff Presentation: Allison Hardin

Discussion topics:

- Progress on LCWSD & Kershaw agreement about water/sewer service to site.
- Design restrictions on second exit/fire access.

d. SD-2023-0325 Jasmine Hills

Application by Mohamed Altwairgi/Rass Investments LLC for a Preliminary Plat for 34.14 acres straddling Pettus Road northwest of the intersection with Barberville Road (TM# 0003-00-058.00) for a subdivision of 75 single-family lots.

Staff Presentation: Matthew Blaszyk

Discussion topics:

- Water/sewer access – no comments from LCWSD
- No confirmation of discussion with other developers about road widening.

e. **NRN-2024-0155 Group Submittal- Site Plans**
Group submittal of road names submitted as part of Preliminary Plat and Site Plan process.

Staff Presentation: Jennifer Bryan
Discussion topics: No comments.

3. **Other**:
   a. UDO Update: Modules /chapters will be delivered to Council and Planning Commission monthly starting in March.

   b. Comprehensive Plan Update: Last Stakeholder meeting 2/8/2024; Planning Commission Public Hearing 2/15/2024; Council Public Hearing 3/25/2024.

   c. Staffing Update: Jennifer Bryan has been promoted to Planning Technician. Planning Director and Administrative Assistant positions are being advertised; as applications//resumes are received, interviews will be conducted.

   d. Text Amendment for CU: Council has requested that Staff draft a Text Amendment to change the status of newly defined HI use from "Permitted with Review" to "Conditional Use."

   e. Review of UDO Administrative Processes: Areas of Responsibility [see attachment]

4. **Adjourn**
   Meeting was adjourned at **6:34 PM**

9.2.3 PERMIT/PROCESS TYPE TABLE

Permit/ Process Type	Section	Permit/ Process Type	Reviewing Agency	Public Notification	Approving Agency	Appeal Process	Permit Period	Permit Extension
Zoning Permit	9.2.7.A	Administrative	Admin	None	Admin	BZA	6 months	6 months
Temporary Use Permit	9.2.7.B	Administrative	Admin	None	Admin	BZA	See Chapter 5	n/a
Certificate of Occupancy	9.2.7.C	Administrative	Admin	None	Admin	BZA	n/a	n/a
Modification of Dimensional Standards	9.2.7.D	Administrative	Admin	None	Admin	BZA	n/a	n/a
Sedimentation & Erosion Control Plan/Grading Permit	9.2.8.A	Administrative	Admin	None	Admin	BZA, SCDHEC	3 years	Re-submit
Stormwater Management Permit	9.2.8.B	Administrative	Admin	None	Admin	BZA	1 year	1 year
Floodplain Development Permit	9.2.8.C	Administrative	Admin	None	Admin	BZA	1 year	Re-submit
Site Plan	9.2.9.A	Administrative	TRC	None	TRC	PC	1 year	1 year
Subdivision (Minor & Recombination)	9.2.10.A	Administrative	TRC	None	TRC	BZA	180 days to record Plat	n/a
Subdivision (Major) – Preliminary Plat	9.2.10.B	Administrative	TRC	Yes (1,2,3)	PC	CP	2 years to Final Plat	1 year
Subdivision (Major) – Final Plat	9.2.10.C	Administrative	TRC	None	TRC	BZA	60 days to record Plat	n/a
Street Names	9.2.11	Administration	PC	Yes (1,2,3)	PC	CP	n/a	n/a
Variances	9.2.12	Quasi-Judicial	BZA	Yes (1,2,3)	BZA	CP	30 days to Appeal	n/a
Special Exceptions	9.2.13	Quasi-Judicial	BZA	Yes (1,2,3)	BZA	CP	2 years	6 months
Appeal of Administrative Decisions	9.2.14	Quasi-Judicial	BZA and/or PC	Yes (1,2,3)	BZA	CP	30 days to Appeal	n/a
Text Amendments & Rezoning	9.2.15	Legislative	TRC, PC	Yes (1,2,3)	County Council	CP	n/a	n/a
Conditional Use	9.2.16	Legislative	PC	Yes (1,2,3)	County Council	CP	May be rescinded	n/a
Mixed-Use District/Master Development Plan	9.2.9.B	Legislative	PC	Yes (1,2,3)	County Council	CP	2 years	1 year
Vested Rights	9.2.17	Legislative	PC	Yes (1, 2)	County Council	None	2 years	5 years
Development Agreements	9.2.18	Legislative	TRC, PC	Yes (1,2)	County Council	CP	n/a	n/a

Admin – Administrator \ County Council | TRC – Technical Review Committee \ PC – Planning Commission \ BZA – Board of Zoning Appeals \ SCDHEC – South Carolina Department of Health and Environmental Control \ CP – Court of Common Pleas

NOTE: **Site Plans** are the only staff-approved project type whose appeal body is Planning Commission rather than BZA or Common Pleas

9.1.4 PLANNING COMMISSION

A. POWERS AND DUTIES

Lancaster County Planning Commission shall have the following powers and duties to be carried out in accordance with the terms of this ordinance.

1. To perform studies and surveys of the present conditions and probable future development of the County and its environs, including but not limited to, studies and surveys of land uses, population, traffic, parking, etc.
2. Study the resources and needs of the County and prepare maps and plans for the systematic future development and betterment of the County.
3. To formulate and recommend to the County Council the adoption and amendment of a Comprehensive Plan and other plans, as necessary.
4. **UDO Review:** The Planning Commission shall review and make recommendations regarding the following permit types:
   a. Text Amendments
   b. Map Amendments/Rezoning
   c. Conditional Uses
   d. Mixed-Use Districts/Master Development Plans
   e. Vested Rights
   f. Development Agreements
5. **UDO Decisions:** The Planning Commission shall render final decisions regarding the following permits types after proper referral and consideration of recommendations and requirements from appropriate Federal, State, and Local Agencies:
   a. Major Subdivision Preliminary Plats
   b. Street Name Changes
6. The Planning Commission shall also have any additional powers and duties as may be set forth in other laws and regulations or at the direction of the County Council.

6.11.3 ROAD NAME STANDARDS

A. The following shall specify the designation of road names. The road related definitions listed below shall apply to the development of street names, house or building numbers, and other addressing purposes. (Ord. No. 2019-1601, 9.23.19)

1. Any road in excess of 1,000 feet in length shall be designated as:

a. Avenue (Ave): Avenues are often broad streets or roads; usually running perpendicular to streets. They serve as connectors between neighborhoods and area centers. As such, they are used both in residential and commercial areas. Avenues may also circulate around squares or neighborhood parks.

b. Boulevard (Blvd): A broad, often landscaped, thoroughfare; usually a main artery. A median is usually in the middle. They provide multi-lane access to commercial and mixed-use developments and carry regional traffic throughout the County.

c. Circle (Cir): A curving side street; usually a small residential street whose shape is circular.

d. Drive (Dr): A long, winding road that has its route shaped by its environment, like a nearby lake or mountain.

e. Highway (Hwy): A public way; a main direct road that joins cities or towns together.

f. Road (Rd): A thoroughfare that runs in any direction.

g. Street (St): A thoroughfare, especially in a city, town, or village, which is wider than an alley or lane and usually includes sidewalks. Usually runs perpendicular to avenues.

2. Any road less than 1,000 feet in length or any road that is cul-de-sac or any road that begins and ends on the same road shall be designated as:

a. Alley (Aly): A narrow street; a thoroughfare through the middle of a block giving access to the rear of lots or buildings which are intended to provide indirect, limited access, but not accommodate through traffic. Utilities, either above ground or underground, and services such as garages, service doors, dumpsters, etc. may be located in alleyways to provide service connections to rear elevations.

b. Court (Ct): A wide alley with only one opening onto a street; a road or street that ends in a circle or loop usually referred to as a cul-de-sac.

c. Lane (Ln): Lanes are small traveled ways intended to provide direct access to the front of a limited number of single-family structures. Lanes are limited in the number of lots served. Generally, they are very short; often less than 400 feet. Items including, but not limited to, traffic carrying capacity, topography, and connectivity, shall be a consideration when permitting a lane in lieu of a street.

d. Place (Pl): A small street or court; usually a small residential street or a narrow street in a commercial district.

e. Terrace (Ter): A type of shorter, narrower road that follows the top of a slope.

f. Trail (Trl): A winding thoroughfare.

g. Way (Wy): A small side street off of a road.

B. Any previously unnamed road or new road with center line offsets at intersections of less than 100 feet shall be given the same name, except in a subdivision. The roads will be allowed 2 separate road names under the discretion of the approval of the Lancaster County Addressing Coordinator. Excluding roads within an approved subdivision or PDD.

C. Any continuous road shall have the same name over its entire length even though its direction may change.

D. No road name hereafter established, regardless of suffixes or directionals, shall duplicate either phonetically or by spelling, another road name in the unincorporated area of Lancaster County or a neighboring county. This is to ensure emergency personnel are directed to the proper location in the correct jurisdiction.

E. No road name hereafter established shall exceed 15 characters, including spaces and suffix abbreviations. If the subdivision provides their own signage, the character limit does not apply.

F. No special characters, such as hyphens, apostrophes, periods, or decimals, shall be used.

G. Areas of surrounding counties, which share Postal Service zip codes or multi-jurisdictional emergency services agreements with areas of Lancaster County, shall be considered when determining duplicates.

H. The E-911 addressing department will not allow use of words which in its opinion are overused, either in the immediate area or county-wide, as such overuse is likely to cause confusion.

I. Directional names (N, S, E, W or combination thereof) shall not be allowed.

J. Proposed road names, which are intentionally misspelled, obscene, derogatory or other offensive words shall not be permitted.

6.11.4 PROCEDURE FOR NAMING A NEW ROAD

A. Any person, firm, corporation, developer or right-of-way owner shall submit an application obtained from the Planning Department when requesting to name a new road. Such request shall include any descriptive/locational information required by the Planning Department; designate a spokesperson by name, address, and telephone number; provide first and second road name choices; and be accompanied by a petition, signed by 75 percent of the property owners with parcels having frontage on the affected road.

B. If the request is consistent with standards included the section entitled "Road Name Standards," above, the Planning Department shall approve said request giving written notice of that action within 60 days of the date of such request.

C. If the request is denied by the Planning Department, written notice including reasons for that action shall be provided within 60 days of the date of such request.

D. Decisions of the Planning Department, whether affirmative or negative, shall be final subject to written appeal to Lancaster County Planning Commission filed with the clerk to the commission within 15 calendar days of the notice date of the Planning Department's decision. Such appeal shall set out the specific grounds upon which the Planning Department's decision is questioned. The fifteen-day appeal period shall commence on the date of the Planning Department's written notice of decision, which shall be sent to the person signing the affected road name request.

E. A person laying out a street is guilty of a misdemeanor if he shows an unapproved street name on a plat, street marker or deed. If convicted, the court decides the punishment.

F. Naming a previously unnamed road or driveway does not change the maintenance responsibility; if it was privately maintained prior to its naming, it will remain privately maintained.

G. Any road or driveway, whether publicly or privately maintained that serves as the sole access for three (3) or more permanent residential or business structures must be named. (Ord. No. 2017-1485, 1.8.18)

Agenda Item Summary

Ordinance # / Resolution #: TA-2024-0162 Asphalt Conditional Use
Contact Person / Sponsor: A. Hardin
Department: Planning
Date Requested to be on Agenda: 2/20/2024

Issue for Consideration:

Points to Consider:
Council will discuss the Text Amendment again at the March 14 C.O.W., and will develop additional conditions. The amendment with new conditions will return to Planning Commission on the March 15 agenda.

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/14/2024	Exhibit
Application	2/5/2024	Exhibit
Exhibit 2: Proposed Change	2/13/2024	Exhibit

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

APPLICABLE CHAPTER(S): Use Table 2.5 and Section 5.9.17

APPLICANT: Planning Department on behalf of County Council

BACKGROUND:
In October 2023, KCH Real Estate (Kim Lineberger) petitioned for a text amendment to the UDO, and in January 2024, County Council approved Ordinance 2023-1879 that added 'Non-metallic Mineral Manufacture" as a "permitted with review" use under HI (Heavy Industrial) zoning, and adopted a set of requirements for the review. As a result of public input on the topic, Council discussed and eventually directed staff to prepare a second ordinance that would change the use from "permitted with review" to "conditional use."

REQUEST: To change the use status of the defined use "Non-metallic Mineral Manufacture" from "Permitted with Review" to "Conditional Use" status. This would require future applicants to submit a Conditional Use Application for review and referral by Planning Commission, and final approval by Council upon issuing a Resolution allowing the use.

RELEVANT CODE CITATIONS:

The purpose of the Conditional Use application is described in the UDO:

9.2.16 CONDITIONAL USE

The County Council may from time to time approve Conditional Use permits.

A. APPLICATION PROCEDURES

1. **Process Type:** Legislative.
2. **Applicants:** Conditional Use permits may be submitted by any of the following:

- Any owner of property within the land use jurisdiction of the County.

3. **Pre-Application Procedure:** Before filing a petition for a Conditional Use, an applicant shall meet with the Administrator to discuss the proposed Conditional Use request and to become more familiar with the applicable requirements and approval procedures of the County.
4. **Content of Application:** A petition for a Conditional Use shall be filed on a form provided by the Administrator. Such a petition shall contain all the information

required on the form and must be determined to be complete by the Administrator prior to advancing it through the review process.

5. **Determination of Completeness:** Staff shall review an application for a Conditional Use to determine if it is complete. If an application is complete, the Administrator shall schedule the matter for consideration at a meeting of the Planning Commission. The Administrator shall prepare a staff report and recommendation on the matter.

B. REVIEW BY PLANNING COMMISSION

1. **Public Notification (Prior to Planning Commission):** Levels 1, 2, and 3 are required for Conditional Use applications. **Neighborhood Meeting:** Optional.

2. **Consideration by Planning Commission:** The Planning Commission shall conduct a public hearing and receive public input on the proposed use and shall provide a written recommendation to the County Council regarding whether to approve or deny the proposed use within 35 days of its first consideration on the matter. The recommendation shall address consistency with Chapter 5 and the surrounding neighborhood and other matters deemed appropriate by the Commission. A recommendation for denial of the petition shall not preclude consideration or approval of the proposed use by the County Council.

C. CONSIDERATION BY COUNTY COUNCIL

1. **Public Notification (Prior to Planning Commission):** Level 1 and 2 are required for all conditional uses to the UDO. Level 3 is required for all amendments to the UDO that involve a specific parcel of land. Such actions include, but are not limited to Conditional Use.

2. **Consideration by the County Council:** Following receipt of a recommendation of a proposed amendment, the County Council may:

   a. Approve the proposed use.

   b. Approve the proposed use with restrictions.

   c. Reject the proposed use.

   d. Refer the proposed use back to the Planning Commission for further consideration.

(Ord. No. 2018-1521, 7.16.18)

D. WAITING PERIOD FOR SUBSEQUENT APPLICATIONS

When an application for a use has been approved or denied by the County Council, no application shall be considered on the same issue within the next 12 months after approval or denial.

The code adopted for Nonmetallic Mineral Manufacturing operations was adopted as follows:

CHAPTER 10.3 DEFINITIONS, USE TYPE

Nonmetallic Mineral Product Manufacturing: Uses as described in the North American Industry Classification System (NAICS) group 3200.

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

5.9.17 Nonmetallic Mineral Product Manufacturing [HI]

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

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

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

D. Required Setbacks

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

E. Screening

   A minimum 8ft. tall opaque buffer of no less than 50ft in width consisting of 18

trees and 36 shrubs per 100 linear feet will be placed between adjoining properties. Buffer can be placed within required setbacks.

F. Vehicular Access

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

G. Dust Reduction Measures

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

H. Outdoor Storage

1. All materials stored outdoors must follow the separation requirements in 5.9.17.C.
2. All materials must be contained within a defined area or structure and shall not be allowed to spill out into adjacent areas or the separation buffers.
3. All materials shall be stored and maintained so as to not create environmental hazards that may pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.

CHAPTER 2, SECTION 2.5.3.H USE TABLE - INDUSTRY/WHOLESALE/STORAGE – add "Nonmetallic Mineral Product Manufacturing" as a Use Permitted with Review (PR) in HI zones.

COUNCIL ACTION TO DATE, AND THE PENDING ORDINANCE DOCTRINE

During the conversations with the public, it became clear that while the majority of County Council approved of the proposed location for the Lineberger operation and that there were no Heavy Industrial (HI) zones north of Hwy 5, other members of Council wanted an option to prevent potential nonmetallic mineral manufacturing operations being located near Indian Land. This led to the Council instructing staff to look for ways to change the ordinance in such a way that would not leave a large window of time open during the legislative process.

Staff advised Council that there was a policy known in South Carolina as the "pending ordinance doctrine" that allowed local jurisdictions to essentially put an ordinance into effect after the first reading by the elected body, even though the ordinance wasn't officially adopted yet. It gives the local jurisdiction time to process the legislative steps for changing a law without the risk of an applicant slipping in a permit request for the thing the application is trying to change.

The pending ordinance doctrine was enacted by the South Carolina Supreme Court in a decision issued in 1979. In that decision, the Supreme Court held that a jurisdiction could properly refuse a building permit for a land use when such use was in direct violation to a pending and later enacted zoning ordinance. The Supreme Court held that in order for the pending ordinance doctrine to apply, the ordinance must be "pending" at the time of the permit application in order to be able to deny the permit.

There are two conditions to applying the pending ordinance doctrine: the meeting has been properly notified (public notice has been made), and some official action is undertaken. The Court was vague in defining what official action must be undertaken, which has led to several jurisdictions enacting ordinances which adopt the pending ordinance doctrine outright and applying it to any rezoning. Other jurisdictions, which have not codified the pending ordinance outright, include pending ordinance doctrine verbiage in any ordinance(s) they may be considering relative to rezoning matters. This can be met by stating the intent to invoke the doctrine at first reading.

With this advice, Council instructed staff to bring an ordinance that changed the nonmetallic mineral manufacturing use from "permitted with review" to "conditional use" and include language invoking the pending ordinance doctrine. Staff did this, and the Council gave the ordinance first reading. Council then instructed staff to continue with the legislative processes required for ordinances, including a public hearing and review with the Planning Commission. Staff advised the Council that the public hearing with the Planning Commission had been advertised and set for February 20, 2024.

Timeline Going Forward

During additional deliberations, some Council members expressed an interest in adding and/or amending the current conditions for the use. They set this discussion on the agenda for the March Committee of the Whole meeting, to be held on March 13, 2024. Staff advised the Council that the Planning Commission would not have that list at their February 20 hearing, and the hearing would need to be continued until the next Commission meeting (March 19, 2024). Staff further stated that, since the public hearing had already been legally noticed, the Commission would still need to allow public comment if anyone showed up. The hearing would need to be left open during after the February 20 meeting and picked back up at the March 19 meeting in order to allow the Planning Commission the ability to review the proposed conditions that Council outlines at their March COW meeting. Council accepted this information.

STAFF RECOMMENDATION:

1. Begin the text amendment review process on February 20, 2024 as usual, with staff presenting the information to the Planning Commission and public, and the Planning Commission asking staff questions.
2. Open the public hearing and allow for any public in attendance to present their comments (using the standard three minute limit).
3. Leave the public hearing open.
4. Allow the Planning Commission to discuss any recommendations for conditions that staff could convey to the Council during the March COW meeting.
5. Staff will update the report on March 13 and send to the Planning Commission on March 14 ahead of the March 19, 2024 meeting.
6. Planning Commission should re-open the public hearing at their March 19, 2024 meeting and proceed as usual.
7. Staff will convey the Planning Commission's recommendations to the Council at the next available meeting, where Council may proceed with 2nd reading.

STAFF CONTACT:
Allison Hardin, Development Services Director
ahardin@lancastercountysc.net

ATTACHMENTS:

- **Ordinance 2024-1893**
- **Map of HI Zones in Lancaster County**

Proposed changes highlighted and underlined.

CHAPTER 2, SECTION 2.5.3.H USE TABLE –

H. INDUSTRY/WHOLESALE/STORAGE	HI	REF
Non-metallic Mineral Manufacture	~~PR~~ CU	5.9.17

Lancaster County
South Carolina

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

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

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

Current Text

See attached text "Exhibit 1"

Proposed Text

See attached text "Exhibit 2"

Description of Need for Proposed Text

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

☑ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name _____

Address _____

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

APPLICATION CERTIFICATIONS

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

Alli Hall - for — 2/5/24

Applicant — Date

County Council — _____

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS

1. **Submit Application**

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

2. **Planning Commission**

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

3. **County Council**

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

PROPOSED AMENDMENT

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

[Text of 5.9.17 approved in Ordinance 2023-1879]

5.9.17 Nonmetallic Mineral Product Manufacturing [HI]

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

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

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

D. Required Setbacks

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

E. Screening

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

F. Vehicular Access

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

G. Dust Reduction Measures

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

H. Outdoor Storage

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

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

Agenda Item Summary

Ordinance # / Resolution #: RZ-2023-2125 Thompson
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 2/20/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/14/2024	Exhibit
Location Map	2/14/2024	Exhibit
Application	1/24/2024	Exhibit
Sketch Plan	1/24/2024	Exhibit
Sketch Plan Review Comments	1/24/2024	Exhibit

PROPOSAL:	Request to rezone 3.82 acres at
PROPERTY LOCATION:	1348 N. Rocky River Road (TM# 0058-00-064.00)
CURRENT ZONING DISTRICT:	Rural Business (RUB) District
PROPOSED ZONING DISTRICT:	General Business (GB)
APPLICANT:	John Thompson
COUNCIL DISTRICT:	District 3 Billy Mosteller
STATUTORY NOTICES:	Sign posted 2/02/2024 Hearing notice published 2/03/2024 in The Lancaster News Mailed notices 2/02/2023 Posted agenda in lobby 2/13/2024

OVERVIEW:

Proposal

The applicant has requested to rezone a 3.82-acre property at 1348 N. Rocky River Road. The intent is to develop a self-service mini-storage facility next to the existing car wash business.

Site Information

The 3.82-acre property has an established car wash business at one end of the property. The business that is located on the property is "Laser Wash". Access to the proposed business will be off North Rocky River Road. The immediate vicinity is commonly known as "Buford Crossroads."

Minor Subdivision Process

Staff suggests that the applicant goes through the Minor Subdivision Process prior to the rezonings approval to retain the current zoning for the property surrounding the existing car wash. If the parcel the car wash is located on is rezoned, any major changes to the site would cause the car wash to have to go through the Conditional Use Process. This would make the existing car wash a non-conforming use.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by Rural Business and Rural Residential zoned properties. On North Rocky River Road, there are commercially zoned parcels surrounding the Buford Crossroads which include an ABC store, gas station, restaurant, and tire shop. No General business parcel is directly adjacent to the parcel or located nearby.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RUB	Vacant Land
South	Lancaster County	RUB	Vacant Land
East	Lancaster County	RUB	Non-conforming residential house, Junkyard
West	Lancaster County	RR	Vacant Land

ANALYSIS & FINDINGS:

Zoning Districts

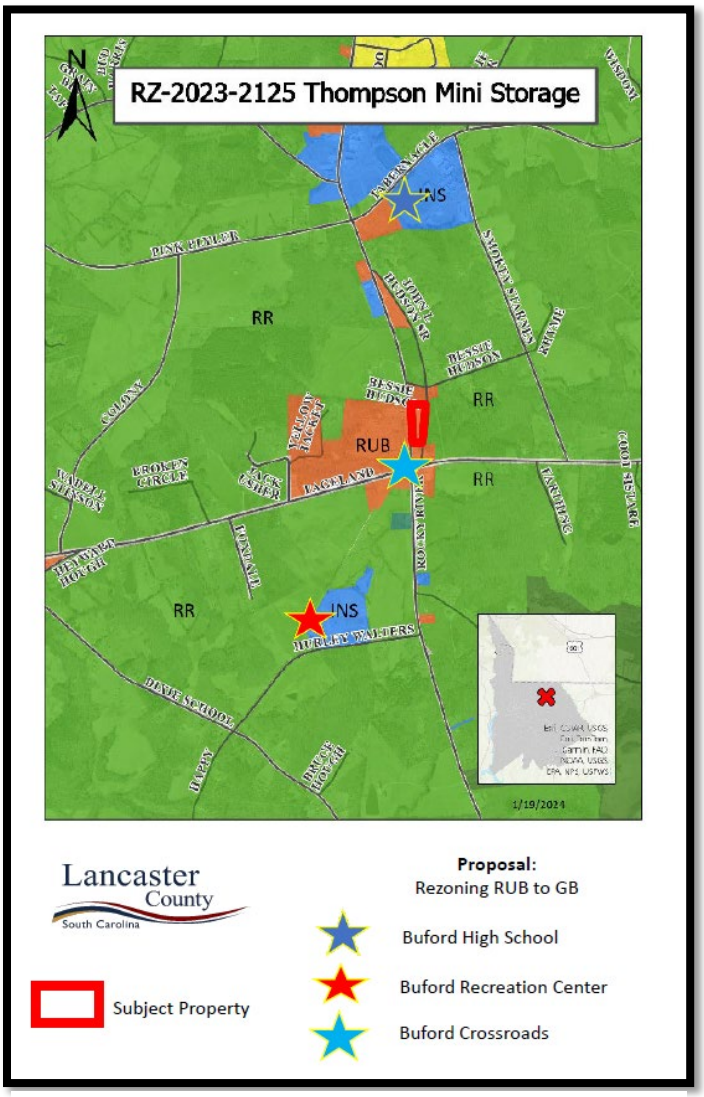
As previously noted, the subject property is currently in the RUB District. Pursuant to UDO Chapter 2.3, the RUB District is "*… established for rural crossroads that represent the small nodes of commercial activity along rural highways. This district will accommodate small-scale businesses, such as gas stations, convenience stores, or restaurants, and serve some daily needs of the surrounding rural population*."

Requested GB

UDO Chapter 2.3 describes the requested GB District *"… is generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally auto-dependent, community neighborhoods. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development while encouraging the transition to pedestrian-friendly, mixed-use areas that avoid strip commercial development."*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the Rural Business and Rural Residential Zoning Districts. The surrounding uses are primarily commercial in nature. Other nearby businesses include an ABC store, gas station, restaurant, and tire shop**.**



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

RELATIONSHIP TO PUBLIC PLANS

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

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

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

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

Rural Living w/ additional commercial uses		
Cultivated Farmland	Cultivated Farmland	Cultivated Farmland
Woodlands / Timber Harvesting	Woodlands / Timber Harvesting	Woodlands / Timber Harvesting
Livestock / Arable	Livestock / Arable	Livestock / Arable
Natural Area	Natural Area	Natural Area

The Rural Crossroads Special Center is located around the intersection of Rocky River Road and Pageland Highway and the intersection of Flat Creek Road and Rocky River Road. The Rural Crossroads Special Center and Rural Living w/ additional commercial uses Community Type are intended to be Synonyms.

The requested GB District is consistent with the Rural Crossroads Special Center and the Comprehensive Plan.

INFRASTRUCTURE CONSIDERATIONS

Public Utilities

The parcel does have access to water. The existing car wash on the parcel has a septic tank .

PHOTOS OF PROJECT AREA:



Aerial view of subject property



facing – proposed business site and existing car wash on Rocky River Road



Facing Subject Parcel, Looking Across Rocky River Road



Facing North on Rocky River Road



Facing South on Rocky River Road

STAFF RECOMMENDATION:

Staff recommends **conditional approval** of the request to rezone 3.82 1348 N. Rocky River Road (TM# 0058-00-064.00) from Rural Business (RUB) District to General Business (GB) District, pursuant to the following findings of fact:

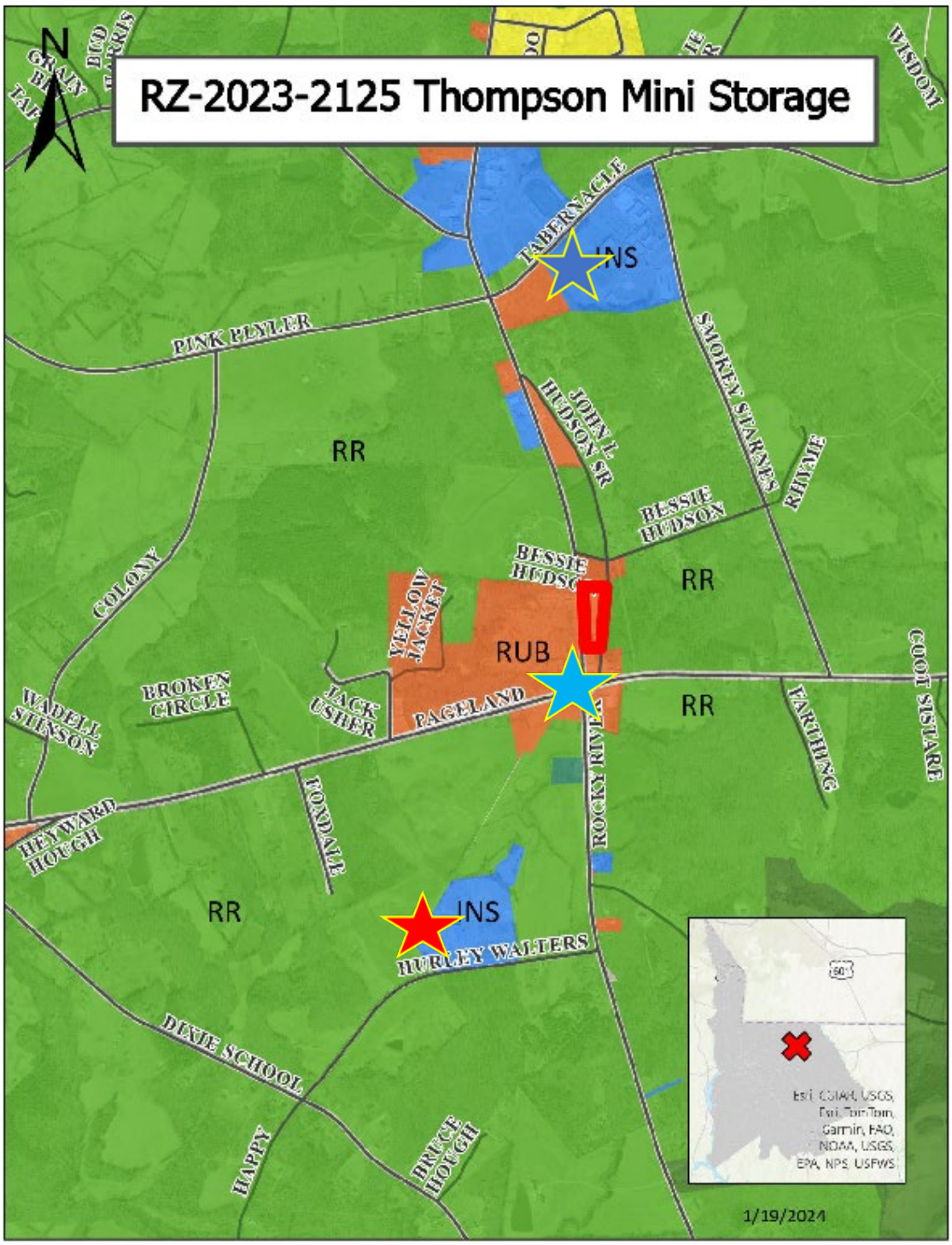
1. That the subject project consists of the following parcel: TM# 0058-00-064.00
2. That the subject property is currently zoned RUB District and proposed to be rezoned GB District;
3. That the subject property has a Future Land Use designation of Rural Living, and a Community Type of Rural Living; and
4. That the subject property has a Special Center designation of Rural Crossroads, and a Community Type of Rural Living w/ additional commercial uses; and
5. That the proposed GB District is similar in consistency with the surrounding area which is comprised of RR and RUB Districts.
6. The applicant completes the minor subdivision process prior to the final hearing by County Council to have the existing car wash stay within the RUB zoning district.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Sketch Plan
4. APA Spot Zoning Definition

STAFF CONTACT:

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



Lancaster County
South Carolina

Proposal:
Rezoning RUB to GB

Subject Property

Buford High School

Buford Recreation Center

Buford Crossroads

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 1438 N. Rocky River Rd.

City Lancaster State S.C. Zip 29720 Tax Parcel ID 0058-00-064.00

Current Zoning RUB Rural Business Current Use Automatic Car Wash + ATM

Proposed Zoning GB General Business Total Acres 3.82

Project Description Self Service Storage

Surrounding Property Description Exxon gas station, Restaurants car lot, Car washes, Mahaffey's Used Parts, ABC store, Dog Wash, Dollar General), Family Dollar Store

CONTACT INFORMATION

Applicant Name John Thompson

Address 2565 Pink Plyler Rd.

City Lancaster State S.C. Zip 29720 Phone 803-246-5108

Fax _____ Email thompsonscarwash@comporium.net

Property Owner Name John Thompson

Address 2565 Pink Plyler Rd.

City Lancaster State S.C. Zip 29720 Phone 803-246-5108

Fax _____ Email thompsonscarwash@comporium.net

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.

John Thompson — 10-31-23

Applicant — Date

John Thompson — 10-31-23

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.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- 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

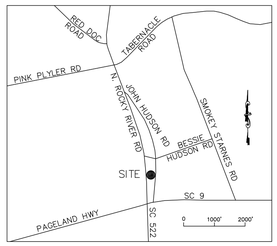
2. **Planning Commission**

- 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.

LOCATION MAP
LANCASTER COUNTY SC



ZONED RR
TAX MAP 0058-00-059.00

ZONED RUB
TAX MAP 0058-00-076.01

ZONED R45B

JOHN HUDSON ROAD
S29-748
66'R/W

N09°46'00"E
264.60'

N09°46'00"E
208.35'

N09°46'00"E
199.00'

33' R/W

15' BUILDING SETBACK

ZONED RUB
2.66 ACRES
PORTION OF TAX MAP 0058-00-064.00

ZONED RUB
.9 ACRES
PORTION OF TAX MAP 0058-00-064.00

S36°04'20"E
286.81'

S61°48'
261.88'

15' BUILDING SETBACK

50' BUILDING SETBACK

FUTURE DETENTION POND

S09°51'32"W
281.83'

S09°51'32"W
40.17'

S02°23'17"W
128.84'

N79°27'59"W
52.30'

215.41'

15' BUILDING SETBACK

N79°27'59"W
209.28'

EXISTING
CAR WASH

N28°10'41"E
196.69'

191.64'

EXISTING SAND FILTER
DETENTION POND

EXISTING FIRE HYDRANT.

ROCKY RIVER ROAD, SC 522

ZONED RUB
TAX MAP 0058-00-088.00

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REV.	DATE	DESCRIPTION

D H Hagins & Associates, LLC
Civil Consulting Engineers
2583 Kershaw Camden Hwy. Lancaster, SC 29720
Phone: (803) 286-4472

BUFORD CROSSROAD STORAGE

PRELIMINARY SITE PLAN

DATE: 11/30/23

SCALE: 1"=30'

JOB NO. 322.003

SHEET: 1

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

December 18, 2023

John Thompson

1438 N Rocky RIver Road
Lancaster, SC 29720

Project Number	20232125
Project Name	John Thompson Mini Storage
Location	1438 N Rocky RIver Road
Stage	Sketch Plan
Parcel(s)	0058-00-064.00
Status	Not Approved

Dear: John Thompson

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed in your next plan stage.

Sincerely,

Sincerely,

Plan Review Comments

Building - Darin Robinson - (803) 416-9399 — Conditional
drobinson@lancastersc.net

Review Comments:

- Need determination of whether any of such new buildings are staffed, for level of requirement for Accessible parking and bath facility
- Are such new proposed storage buildings to be conditioned space?
- Are such storage buildings intended to be transient Self-service storage facilities?
- An automatic sprinkler fire protection system required where any building exceeds 2,500 sq.ft, unless 3-hour fire barrier wall placed every 2500 sq.ft. or all such Self-service storage facilities maximum one-story with all storage spaces accessed directly from the exterior
- Required 5% but not less than 1 Accessible storage space(s) for total facility spaces up to 200 for each building. Accessible individual self-service spaces to be dispersed throughout the various classes/sizes of storage spaces provided.

- Required Building permit for any fencing over 7 ft. height

*** Further detailed review upon next stage Civil review submittal

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

Review Comments:

General Comments:
1. This project is within the SCDHEC storm sewer permitting area of Lancaster County.
a. Please coordinate with DHEC concerning Sediment and Erosion Control approval and provide a copy of approval prior to grading activities.
2. Most of our comments and questions will be at the Construction Document review of the civil plans. Below are some general observations from the sketch plan submitted.
3. On site erosion control measures will be required and will be evaluated during the civil plan review.
4. SCDOT encroachment permit will be needed for approval of the design and location of the access on Rocky River Road and any other work proposed on the SCDOT ROW.

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

Review Comments:

1. This is a sketch plan review only. A more detailed review will be competed at civil and building submission.
2. All buildings must be within 500 feet of a fire hydrant.
3. If buildings are sprinklered a fire hydrant will be required within 100 feet of an FDC.

Planning - Matthew Blaszyk - 803-285-6005 — Not Approved
mblaszyk@lancastersc.net

Review Comments:

UDO 5.9.11 STORAGE – SELF-SERVICE [GB, RB, LI, HI]
A. Permitted Commercial Activities: The owner or operator of any self-storage warehouse, or portion thereof, shall not conduct any type of commercial activity except for the following:

1. Leasing of the storage units;

2. Rental and/or sale of moving supplies;

3. Rental and/or sale of moving equipment (the rental or sale of any moving trailers, trucks, or other vehicles shall only be permitted in districts that also permit Vehicle Rental/Sales/Leasing); and

4. Auctions or other sales of property that occur on a strictly temporary basis.

B. Sale of Personal Goods: It shall be unlawful for a lessee of any self-storage warehouse, or portion thereof, to sell or offer for sale any item of personal property or to conduct any type of commercial activity of any kind whatsoever, except in auctions organized by the owner or operator of the facility that occur on a strictly temporary basis.

C. Buffering: Such facilities must be buffered from adjacent properties with a Type A buffer in accordance with Section 7.1.5.

D. Accessory Dwellings: One accessory dwelling unit for a resident manager or security personnel only shall be permitted on the premises in a detached structure. No portion of any self-storage warehouse shall be used, on a temporary or permanent basis, as a dwelling unit.

UDO 7.1.5 A- Type A Buffer

Option 1: 20ft, 1 Canopy Tree, 2 Understory Trees, 8 Evergreen Shrubs per 100 linear feet

Option 2: 10ft, 2 Canopy Trees, 2 Understory Trees, 12 Evergreen Shrubs Per 100 linear feet

Required Opacity: Semi-opaque (i.e., having only seasonal horizontal openings not exceeding 25% of the total width from the ground to a height of 6 feet within 2 years of planting)

Sidewalks to adjacent parcels are required in the GB zoning district. UDO 6.3

Please identify the adjacent land uses to the site.

A full lighting plan is required at the Civil Submittal. More information on the required lighting plan can be found in section 7.3 of the UDO.

A full signage plan is required at the Civil Submittal. This is a separate permit that is process through our Zoning Department. More information on signage requirements can be found in section 7.4 of the UDO.

For the outdoor storage yard use type, All gas and oil shall be drained from vehicles stored or placed in any outdoor storage yard. UDO section 5.9.10.D.2. This would be a different use type than the designated “Storage-Self Service Mini”.

Advisory Comments:

The proposed Zoning from RUB to General Business would be considered spot zoning which is illegal in the State of South Carolina. Staff would not be able to support this rezoning proposal.

The applicant would need to go through the Minor Subdivision Process to divide the portion of TM Number 0058-00-0064.00 from the car wash. The minor plat would be approved if the rezoning has been approved.

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

Review Comments:

One address will be issued for the site and each building will be issued a number. Addresses will be issued during Civil Phase. At that time please send a CAD file of the footprints of buildings.

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

Review Comments:

If water is needed for this site, a submittal will need to be made to LCWSD according to our Water and Wastewater Extension Policy.

LCWSD is a separate entity from the County. We have our own submittal requirements. Please check our website, www.lcwasd.org, under the Developers tab for our policies and procedures.

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

Approved

Review Comments:

This review is a general access location review only and does not include required driveway widths, radius returns, pavement design or any other details. A full review for compliance with the SCDOT ARMS manual will be conducted when the SCDOT permit is applied for.

Agenda Item Summary

Ordinance # / Resolution #: SD-2023-1136 Asbury Site
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 2/20/2024

Issue for Consideration:

Points to Consider:
TRC Review comments not yet available. They will be attached to the agenda for the regular meeting.

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/14/2024	Exhibit
Location Map	2/14/2024	Exhibit
Application	12/8/2023	Exhibit
Revised Preliminary Plat 2/1/2024	2/14/2024	Exhibit
TIA Review	1/9/2024	Exhibit

PROPOSAL:	Application for Preliminary Plat for ~~95.35~~ 91.8 ac (TM #s 0007-00-022.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-022.05 & 0007-00-022.06) for the development of 78 single-family lots.
PROPERTY LOCATION:	Asbury Lane at intersection of Possum Hollow and Old Bailes Road, Indian Land
CURRENT ZONING DISTRICT:	Low Density Residential (LDR)
APPLICANT:	Landworks Design (Engineering) Empire Communities (Developer) Potts, Sigwart, Hayes, Ennis, Moore, Jones et al owners (see application)
COUNTY COUNCIL DISTRICT:	District 4, Jose Luis
APPLICATION DATE:	12/11/2023 – Deferred at January 16, 2024 meeting
NOTICE:	Published hearing notice The Lancaster News 2/03/2024 Posted signs 2/02/2024 Mailed notices 2/02/2024 Agenda published 2/13/2024 and posted in Lobby

OVERVIEW & BACKGROUND:

Background

This property has been the subject of more than one petition in the past five years. Previous plans were submitted which would have required rezoning to Medium Density Residential (under file #s RZ-2022-1357 and RZ-2021-0847); in summary, neither of the rezoning requests were approved, and the plans did not go forward.

- *Spring 2021*: The County's Economic Development Department explored the feasibility of developing the site as a business park. The project's proximity to the exiting Old Bailes Business Park and access to SC 160 and US 521 made it a desirable site for this use. The County ultimately chose to not move forward with this concept considering the infrastructure investment that would be needed.

- *RZ-2021-0847, March 2021*: Proposal to develop 140.39 acres under MDR and Cluster Subdivision Overlay (CSO) to create 283 single-family residential units (2.02 dwelling units per acre). The application included a proposal for a development agreement (DA). The applicants withdrew the application after holding a community meeting in September 2021.

- *RZ-2022-1357, June 2022:* Proposal to develop 95.85 acres under MDR (leaving off the northwestern tract near Old Bailes Business Park) to create 196 single-family residential units (1.98 dwelling units per acre). The application received the Planning Commission's recommendation for approval but was ultimately denied by Council in November 2022.

Site Information & Existing Condition

The site is zoned Low Density Residential (LDR) District and located on the west side of the intersection of Old Bailes Road and Possum Hollow Road.

0007-00-022.00 – approximately 50 acres
0007-00-022.01 – approximately 2 acres
0007-00-022.02 – approximately 2.5 acres
0007-00-022.03 – approximately 6 acres
0007-00-022.04 – approximately 2.5 acres
0007-00-022.05 – approximately 1.25 acres
0007-00-022.06 – approximately 26 acres

Condition: There are at least six (6) single family residences involved in the petition, with only one (0007-00-023.06) being completely vacant of structures. ~~Approximately 3.5 acres of the largest tract (0007-00-022.00) is impacted by the AE regulatory floodplain, as a tributary of Sugar Creek serves as the property line.~~ Just prior to the January 16 meeting, the applicant discovered an error in the survey that included several acres of Sugar Creek and adjacent wetlands. The error has been corrected in the amended site plan and survey and removes most of the Sugar Creek wetland area from the development site.

Access: Access to all but one of the tracts is currently achieved from Asbury Ln, an existing road that is proposed to be removed. The remaining tract (0007-00-022.06) has approximately 450 linear feet of connection to Old Bailes Rd available.

Utilities - Water: Lancaster County Water & Sewer District (LCWSD) water lines that are and/or could serve the parcels are found along Asbury Ln, Possom Hollow Rd, and Old Bailes Rd.

Utilities - Sewer: There are LCWSD sewer lines located along Possom Hollow Rd and Old Bailes Rd which could be used to extend sewer service to the properties.

School Attendance Areas:

- *Elementary:* Harrisburg Elementary School
- *Middle:* Indian Land Middle School
- *High:* Indian Land High School

Public Safety:

- *Fire Department:* Indian Land (consolidated) Fire District
- *Lancaster County Sheriff's District:* LCSO District #1

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR, PDD-5	Residential/Agricultural; Light Industrial
South	Lancaster County	LDR	Large Lot Single-family Residential
East	Lancaster County	LDR; PDD-11	Large Lot Residential; Bridgemill (3 DU/Ac)
West	Lancaster County	LDR	Large Lot Single-Family/Undeveloped

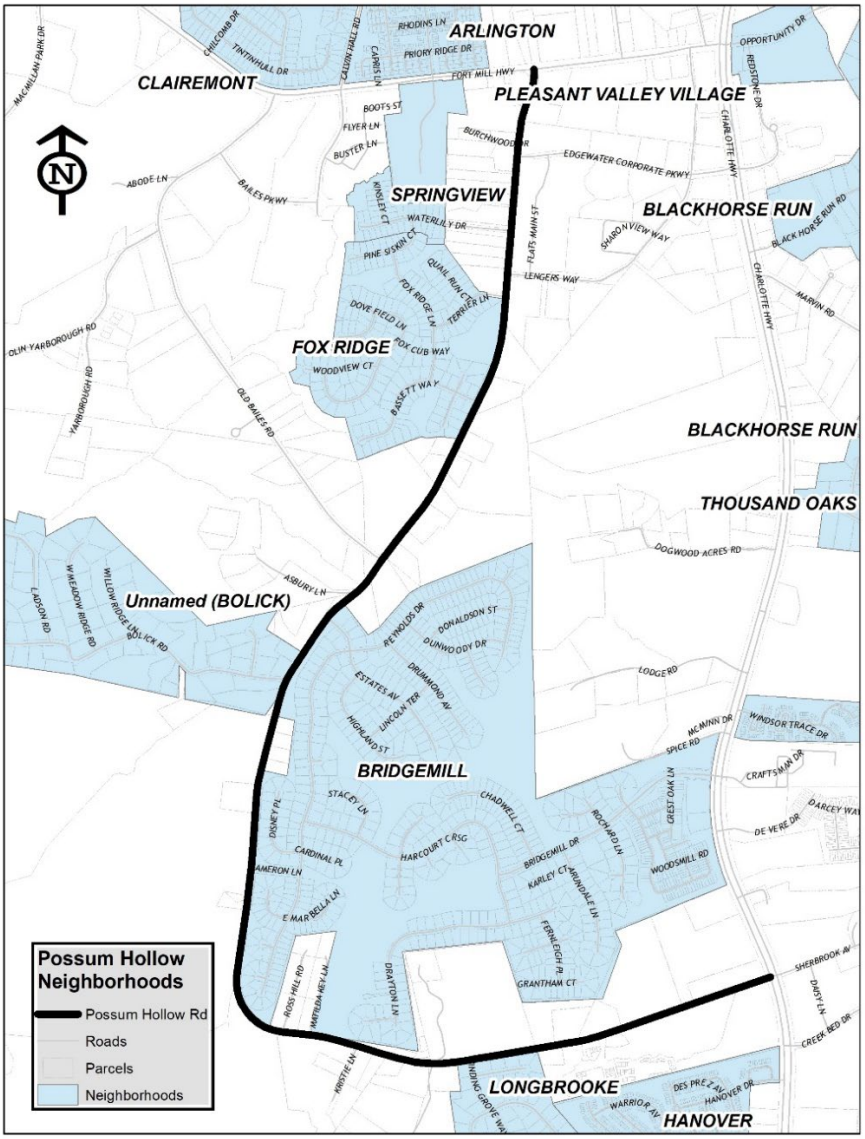
Zoning District – Subject Property

Pursuant to UDO Chapter 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.*

Comprehensive Plan

The site is categorized as Neighborhood Mixed Use in the 2014 – 2024 Comprehensive Plan.

POSSUM HOLLOW NEIGHBORHOODS (EXISTING):



DEVELOPMENT SUMMARY (of the Proposed Plat) :

Development Summary	
Site Acreage	**91.8 +/- acres** as amended
Proposed Lots (1.5 DU/Ac max)	**78 single-family lots** (0.85 DU/Ac Gross; 1.16 DU/Ac Net)
Project Overview	**LDR single-family residential**
Open Space (10% min required)	**19.93 ac** (21.86% of site)
Park Space (50% of OS required)	**6.41 ac** (70.27% of required OS; 32% of all OS provided)
Roads	To be privately maintained

Access: Two proposed access points are shown on the plan. Private Street 1 and Private Street 5 intersect with Old Bailes Rd, approximately 930 linear feet apart (centerline to centerline).

Traffic Impact Analysis: A TIA was completed in July 2021 for the first plat submission. The 2021 plan included access points at Possum Hollow Rd, Old Bailes Rd, and Olin Yarborough Rd. The information was re-reviewed by Design Resource Group (DRG) at the request of staff and adjusted for the density reduction. The new plan is estimated to generate less than half of the trips assumed in the 2021 TIA, and DRG recommended that staff continue to use the 2021 TIA. The engineers stated that the new plan "does not materially impact the approved analysis results or cause any additional concerns at the intersection of Possum Hollow Rd and Old Bailes Rd especially considering the reduction in density."

Compatibility with Surrounding Area

The subject parcels are predominately surrounded by other parcels zoned LDR and PDD. While the subject parcels are immediately adjacent to low density residential uses, they are near parcels zoned either Light Industrial/PDD (Bailes Ridge Corporate Park) or Residential PDD (Bridgemill). Bailes Ridge is largely defined by light industrial uses, as well as some office uses. Staff finds the proposed development be compatible with the surrounding area.

ADDITIONAL SITE DISCUSSION:

The week of January 2, 2024 a resident of Possum Hollow Rd across from Asbury Ln contacted the Planning Department to report his concerns that there may be a Native American site on the subject properties. His reasoning was based on Native American artifacts that were found on his property and later verified by Chris Judge, Assistant Director of Native American Studies with the University of South Carolina at Lancaster. Staff reached out to Professor Judge and to the SC State Historic Preservation Office (SHPO).

Robert Larsen, Archaeologist for the SC SHPO, replied and asked for information regarding the proposed development. Mr. Larsen indicated that the level of involvement for the SC SHPO would depend on the federal and/or state permitting required for the project. While there are no direct federal or state permits needed for this project, staff is still working with the SC Department of Health and

Environmental Control (DHEC) to determine if the stormwater permitting that is required in the Indian Land area under the Municipal Separate Storm Sewer Systems (MS4) program is viewed as a local adoption of state regulations or a local assistance in pursuit of a state regulation. This information is key to determining the level of involvement by the SHPO: assistance offered or required.

Update, February 2024:

The MS4 program is a local adoption of stormwater requirements and is reviewed by local staff. This does not rise to the level of a state or federal permit. Additionally, there are no artifacts that have been reported for this site from which to base a determination from. As such, the SHPO can recommend a Phase 1 archaeological survey of the property but not require it.

STAFF COMMENTS TO DATE

Stormwater/Engineering:

General Comments

1. The preliminary nature of this plan does not provide adequate detail to formally comment, but the following are items of note from the information given. Most of our comments will be in the Civil Plan review phase.

2. ~~TIA- Is under review separately.~~ Previous TIA accepted.

3. Old Bailes Road is a road maintained by Lancaster County. An encroachment permit for that access and any other work done on Old Bailes ROW will need to be processed and approved.

4. Stream and Wetland delineation studies will need to be conducted on this site to determine locations of those environmentally sensitive areas.

5. Permits from the Army Corp of Engineers will be necessary for any stream crossings and/or filling in the stream buffer areas for this project. This can be a lengthy process.

6. The LCWSD will need to provide a capability and capacity letter for the final proposal prior to a grading permit being issued.

7. We are a designated review authority for SC DHEC for the area where this project is located. As such, once all Lancaster County approvals are complete, we will submit the final NOI and a cover letter to SC DHEC. The owner will need to pay the SC DHEC permit fee and the permit will be processed by DHEC.

8. The topography of this site will be challenging and require careful planning, engineering, and construction practices to be successful while not harming the existing streams that are close by.

a. There are several proposed lots with natural draw areas running through them.

9. We suspect there are several wells at the house sites on the various parcels for this project. If the wells are to be closed, the SC DHEC regulations for properly closing wells will need to be followed. We suggest placing these regulations in the demolition plan sheet so the contractor has the information and understands our expectations.

10. All BMP ponds will need a minimum 10' wide access road for equipment to access for maintenance of the ponds during and after construction. This road must have no greater than 4:1 slope at any point.

11. The retaining wall parallel with Street 5 is a reverse wall (in a cut section). We highly recommend these to be 10' + 1.2 X height of the wall from a property line.

Advisory Comments:

1. We like the idea of aligning the new Asbury Lane with the existing Estates Avenue. Our concern is that the connection will never get built if it is not a part of this project. The adjacent parcels are not of sufficient size to support construction of a major subdivision. If developed as a single-family unit, Lancaster County has no recourse to require the future developer to complete this connection. It is likely this will never connect.

E-911:

~~1. Please submit a list of road names to be considered for this subdivision. They will need to be compared to roads names within Lancaster County along with surrounding counties. They cannot be similar in sound or spelling for 911 purposes. The names must go before the Planning Commission for final approval.~~

2. A CAD file, in the State Plane Coordinate System of 1983, needs to be submitted to addresser@lanc911.com during the Civil phase. Please send in a version around 2010 and no 3D.

3. Once approval is received for the Civil Plans, the subdivision name cannot be changed.

Planning:

~~1. Plat shows roads as "public streets." County will not accept streets. Re-label as "private."~~ Corrections made.

2. BMP and common area access points should be unique to the common area, not public easements on private property. This has been addressed on Lots 16/17, 31/32, 38/39 and behind Lots 24-25 and Lots 76-77 but not between Lots 34/35.

3. ~~Minimum lot area requirements apply to all lots, including open space. OS at Public Street 5 is less than 29,040 sq ft~~. Revised and addressed.

4. ~~Tree planting plan is too crowded. Live oaks need 30 - 40 feet between them alone, not in partnership with maples. Oak roots will take away water and nutrients from maples and maple growth being faster can shade out the oak. Maples are more susceptible to fire. Refer to https://www.scfc.gov/management/urban-forestry/urban-tree-species-guide-for-south-carolina/ for recommendations.~~ Revised tree species plan has been provided.

5. Ensure sidewalk width is 5' throughout subdivision. This includes around the cul-de-sacs.

SCDOT **-** No Review Done

Possum Hollow Rd Traffic Counts (Collected by Lancaster County Staff from Local DOT Engineer Office)

Year	Segment of Possum Hollow Rd	Average Daily Traffic Count
2022	From 160 to Old Bailes Rd	1,100
2022	From Old Bailes Rd to Cameron Dr	1,150
2022	From Cameron Drive to US 521/Charlotte Hwy	1,000
2021	From 160 to Old Bailes Rd	1,100
2021	From Old Bailes Rd to Cameron Dr	1,150
2021	From Cameron Drive to US 521/Charlotte Hwy	1,100
2019	From 160 to Old Bailes Rd	1,100
2019	From Old Bailes Rd to Cameron Dr	No data collected
2019	From Cameron Drive to US 521/Charlotte Hwy	No data collected

Impact Fees

This project is located in the Indian Land/Pleasant Valley Fire District and Indian Land Schools, the following impact fees apply:

- The Lancaster County Service Impact fee for each housing unit is $1,969.00.
- The Lancaster County School District impact fee is $9,441.00 per housing unit.

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

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

SC SHPO

[If artifacts are known and/or found] we would initially **recommend** conducting a Phase I archaeological survey of the area/property at 30-meter intervals … to ascertain the nature of the site. As part of the Phase I survey, our office would recommend the development of an archaeological probability model compliant with the Site Occurrence Probability Categories stipulated within the *South Carolina Standards and Guidelines for Archaeological Investigations*. Our office would also recommend providing a copy of the archaeological probability model to our office for review prior to the initiation of any Phase I intensive survey.

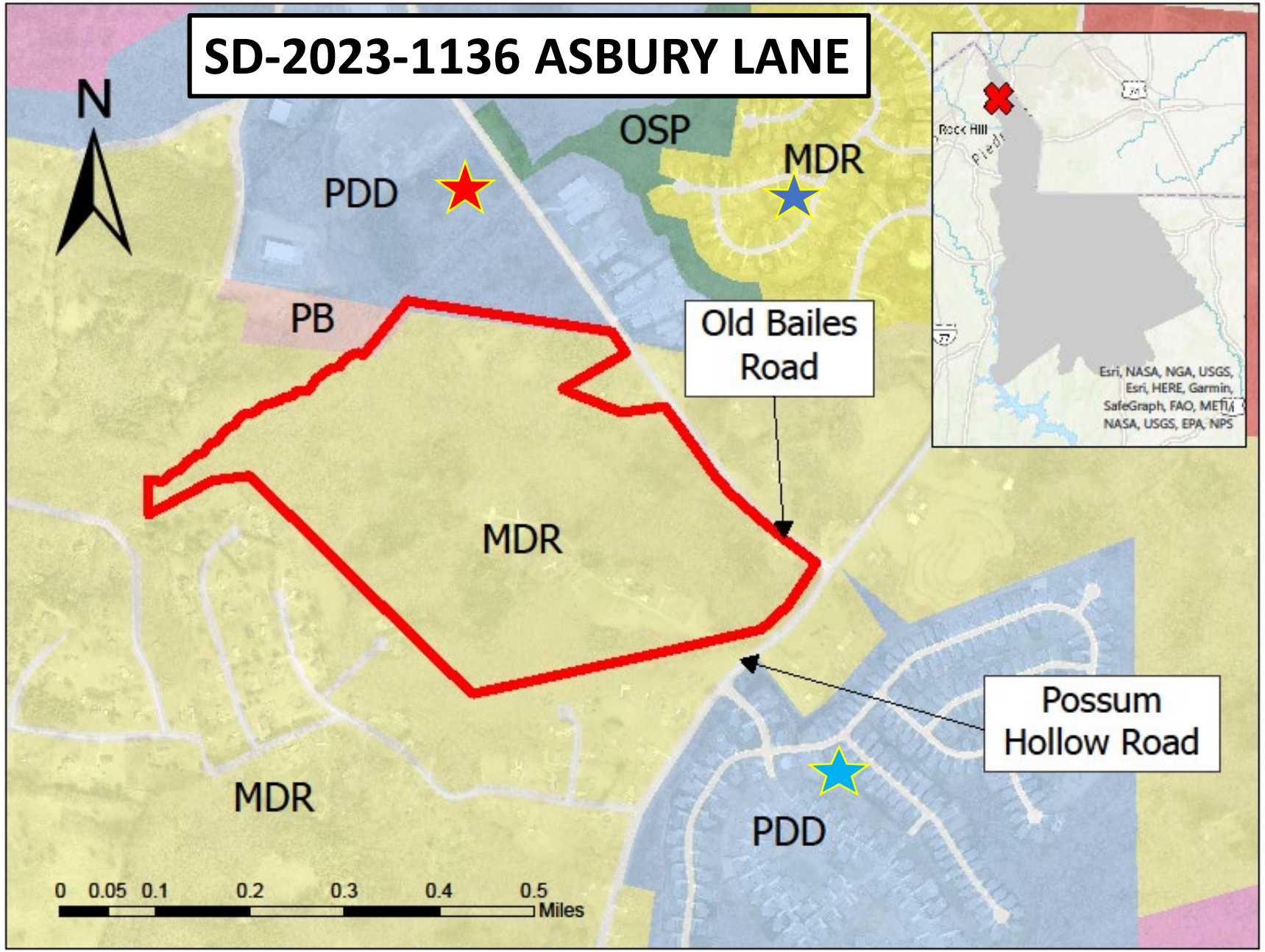
STAFF RECOMMENDATION: Staff recommends preliminary plat approval, conditioned upon any outstanding Technical Review Committee requirements being addressed.

ATTACHMENTS:

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. TIA Review, 12/20/23

STAFF CONTACT:

Allison Hardin, Development Services Director
ahardin@lancastersc.net



Lancaster County
South Carolina

Proposal:
Request to rezone from LDR to MDR

Legend:

- Subject Property
- Fox Ridge
- Bailes Ridge
- Bridgemill

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

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

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

APPLICATION AND APPROVAL PROCESS

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

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

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

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

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

PROJECT INFORMATION

Project Address/Location: _

Tax Map ID/Parcel No.: 0007-00-022.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-022.05, 0007-00-022.06

Project Description: 78 LOT SINGLE FAMILY SUBDIVISION

Applicant Name: LANDWORKS DESIGN GROUP, PA

Address: 1230 WEST MOREHEAD STREET, SUITE 304, CHARLOTTE, NC, 28208

Phone: 704-841-1604 X 717 Email: STUART.JOHNSON@LANDWORKSPA.COM

Property Owner Name: SEE ADDITIONAL SHEETS

Address: _

Phone: _____ Email: _____

Other Project Contacts

Name: EMPIRE COMMUNITIES

Address: 8008 CORPORATE CENTER DRIVE, CHARLOTTE, NC 28226

Phone: 704-602-3322 Email: DROBERTSON@EMPIRECOMMUNITIES.COM

Name: _____

Address: _

Phone: _____ Email: _____

Applicant Signature: _____ Date: 12-8-23

Owner Signature: SEE ADDITIONAL SHEETS Date: _____

Owner Signature: _____ Date: _____

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

PRELIMINARY PLAT CHECKLIST

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

GENERAL PROJECT INFORMATION:

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

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

EXISTING CONDITIONS:

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

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

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

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

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

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

TREE RETENTION

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

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

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

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

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

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

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

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

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

LOT DESIGN

Identify a lot configuration that complies with the following standards.

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

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

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

USE-SPECIFIC STANDARDS

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

OVERLAY DISTRICTS

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

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

PROPERTY OWNERS

PARCEL: 0007-00-022.00
PROPERTY OWNER: LAWRENCE TERRY POTTS JR., PERSONAL REPRESENTATIVE FOR THE ESTATE OF LAWRENCE TERRY POTTS SR.
ADDRESS: 9246 OLD BAILES RD, INDIAN LAND, SC 29707
PHONE: 704-841-9415 EMAIL: Lpotts_25@yahoo.com
SIGNATURE: [signature] DATE: June 8, 2023

PARCEL: 0007-00-022.01
PROPERTY OWNER: DONNA SIGWART MCAFEE, EXECUTRIX FOR THE ESTATE OF SARAH SIGWART
ADDRESS: 7001 VALLEY HAVEN DR, CHARLOTTE, NC 28211
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-022.02
PROPERTY OWNER: WILLIAM M HAYES
ADDRESS: 9284 ASBURY LN, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-022.03
PROPERTY OWNER: WILLIAM TROY & ANGELA P ENNIS
ADDRESS: 9280 ASBURY LN, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-022.04
PROPERTY OWNER: MARJORIE POTTS MOORE
ADDRESS: 9322 ASBURY LN, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-022.05
PROPERTY OWNER: CHARLES THOMAS MOORE
ADDRESS: 7518 KARLEY CT, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-023.06
PROPERTY OWNER: EDITH POTTS JONES & LAWRENCE TERRY POTTS JR.
ADDRESS: 6393 HWY 55, CLOVER, SC 29710
PHONE: 704-841-9415 EMAIL: Lpotts_25@yahoo.com
SIGNATURE: [signature] DATE: June 8, 2023

PROPERTY OWNERS

PARCEL: 0007-00-022.00
PROPERTY OWNER: LAWRENCE TERRY POTTS JR., PERSONAL REPRESENTATIVE FOR THE ESTATE OF LAWRENCE TERRY POTTS SR.
ADDRESS: 9246 OLD BAILES RD, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-022.01
PROPERTY OWNER: DONNA SIGWART MCAFEE, EXECUTRIX FOR THE ESTATE OF SARAH SIGWART
ADDRESS: 7001 VALLEY HAVEN DR, CHARLOTTE, NC 28211
PHONE: 704-366-5709 EMAIL: mcafee-donna@yahoo.com
SIGNATURE: Donna Sigwart McAfee DATE: June 7, 2023

PARCEL: 0007-00-022.02
PROPERTY OWNER: WILLIAM M HAYES
ADDRESS: 9284 ASBURY LN, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-022.03
PROPERTY OWNER: WILLIAM TROY & ANGELA P ENNIS
ADDRESS: 9280 ASBURY LN, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

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ADDRESS: 7001 VALLEY HAVEN DR, CHARLOTTE, NC 28211
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-022.02
PROPERTY OWNER: WILLIAM M HAYES
ADDRESS: 9284 ASBURY LN, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: William M. Hayes DATE: 6-8-23

PARCEL: 0007-00-022.03
PROPERTY OWNER: WILLIAM TROY & ANGELA P ENNIS
ADDRESS: 9280 ASBURY LN, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-022.04
PROPERTY OWNER: MARJORIE POTTS MOORE
ADDRESS: 9322 ASBURY LN, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

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ADDRESS: 7518 KARLEY CT, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-023.06
PROPERTY OWNER: EDITH POTTS JONES & LAWRENCE TERRY POTTS JR.
ADDRESS: 6393 HWY 55, CLOVER, SC 29710
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

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SIGNATURE: _____ DATE: _____

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SIGNATURE: _____ DATE: _____

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ADDRESS: 9284 ASBURY LN, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-022.03
PROPERTY OWNER: WILLIAM TROY & ANGELA P ENNIS
ADDRESS: 9280 ASBURY LN, INDIAN LAND, SC 29707
PHONE: 803-242-1375 EMAIL: pottsandpans@hotmail.com
SIGNATURE: William Troy Ennis / Angela P Ennis DATE: 6/8/23

PARCEL: 0007-00-022.04
PROPERTY OWNER: MARJORIE POTTS MOORE
ADDRESS: 9322 ASBURY LN, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-022.05
PROPERTY OWNER: CHARLES THOMAS MOORE
ADDRESS: 7518 KARLEY CT, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

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SIGNATURE: DATE:

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ADDRESS: 7001 VALLEY HAVEN DR, CHARLOTTE, NC 28211
PHONE: EMAIL:
SIGNATURE: DATE:

PARCEL: 0007-00-022.02
PROPERTY OWNER: WILLIAM M HAYES
ADDRESS: 9284 ASBURY LN, INDIAN LAND, SC 29707
PHONE: EMAIL:
SIGNATURE: DATE:

PARCEL: 0007-00-022.03
PROPERTY OWNER: WILLIAM TROY & ANGELA P ENNIS
ADDRESS: 9280 ASBURY LN, INDIAN LAND, SC 29707
PHONE: EMAIL:
SIGNATURE: DATE:

PARCEL: 0007-00-022.04
PROPERTY OWNER: MARJORIE POTTS MOORE
ADDRESS: 9322 ASBURY LN, INDIAN LAND, SC 29707
PHONE: 803-242-3378 EMAIL: margiepmoore@live.com
SIGNATURE: Marjorie Potts Moore DATE: 06/09/23

PARCEL: 0007-00-022.05
PROPERTY OWNER: CHARLES THOMAS MOORE
ADDRESS: 7518 KARLEY CT, INDIAN LAND, SC 29707
PHONE: EMAIL:
SIGNATURE: DATE:

PARCEL: 0007-00-023.06
PROPERTY OWNER: EDITH POTTS JONES & LAWRENCE TERRY POTTS JR.
ADDRESS: 6393 HWY 55, CLOVER, SC 29710
PHONE: EMAIL:
SIGNATURE: DATE:

ARCEL: 0007-00-022.00
ROPERTY OWNER: LAWRENCE TERRY POTTS JR., PERSONAL REPRESENTATIVE FOR THE ESTATE OF LAWRENCE TERRY POTTS SR.
DDRESS: 9246 OLD BAILES RD, INDIAN LAND, SC 29707
HONE: _____ EMAIL: _____
IGNATURE: _____ DATE: _____

ARCEL: 0007-00-022.01
ROPERTY OWNER: DONNA SIGWART MCAFEE, EXECUTRIX FOR THE ESTATE OF SARAH SIGWART
DDRESS: 7001 VALLEY HAVEN DR, CHARLOTTE, NC 28211
HONE: _____ EMAIL: _____
IGNATURE: _____ DATE: _____

ARCEL: 0007-00-022.02
ROPERTY OWNER: WILLIAM M HAYES
DDRESS: 9284 ASBURY LN, INDIAN LAND, SC 29707
HONE: _____ EMAIL: _____
IGNATURE: _____ DATE: _____

ARCEL: 0007-00-022.03
ROPERTY OWNER: WILLIAM TROY & ANGELA P ENNIS
DDRESS: 9280 ASBURY LN, INDIAN LAND, SC 29707
HONE: _____ EMAIL: _____
IGNATURE: _____ DATE: _____

ARCEL: 0007-00-022.04
ROPERTY OWNER: MARJORIE POTTS MOORE
DDRESS: 9322 ASBURY LN, INDIAN LAND, SC 29707
HONE: _____ EMAIL: _____
IGNATURE: _____ DATE: _____

ARCEL: 0007-00-022.05
ROPERTY OWNER: CHARLES THOMAS MOORE
DDRESS: 7518 KARLEY CT, INDIAN LAND, SC 29707
HONE: 704 841-9415 EMAIL: _____
IGNATURE: Charles Thomas Moore DATE: 6-13-2023

ARCEL: 0007-00-023.06
ROPERTY OWNER: EDITH POTTS JONES & LAWRENCE TERRY POTTS JR.
DDRESS: 6393 HWY 55, CLOVER, SC 29710
HONE: _____ EMAIL: _____
IGNATURE: _____ DATE: _____

PROPERTY OWNERS

PARCEL: 0007-00-022.00
PROPERTY OWNER: LAWRENCE TERRY POTTS JR., PERSONAL REPRESENTATIVE FOR THE ESTATE OF LAWRENCE TERRY POTTS SR.
ADDRESS: 9246 OLD BAILES RD, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-022.01
PROPERTY OWNER: DONNA SIGWART MCAFEE, EXECUTRIX FOR THE ESTATE OF SARAH SIGWART
ADDRESS: 7001 VALLEY HAVEN DR, CHARLOTTE, NC 28211
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-022.02
PROPERTY OWNER: WILLIAM M HAYES
ADDRESS: 9284 ASBURY LN, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-022.03
PROPERTY OWNER: WILLIAM TROY & ANGELA P ENNIS
ADDRESS: 9280 ASBURY LN, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

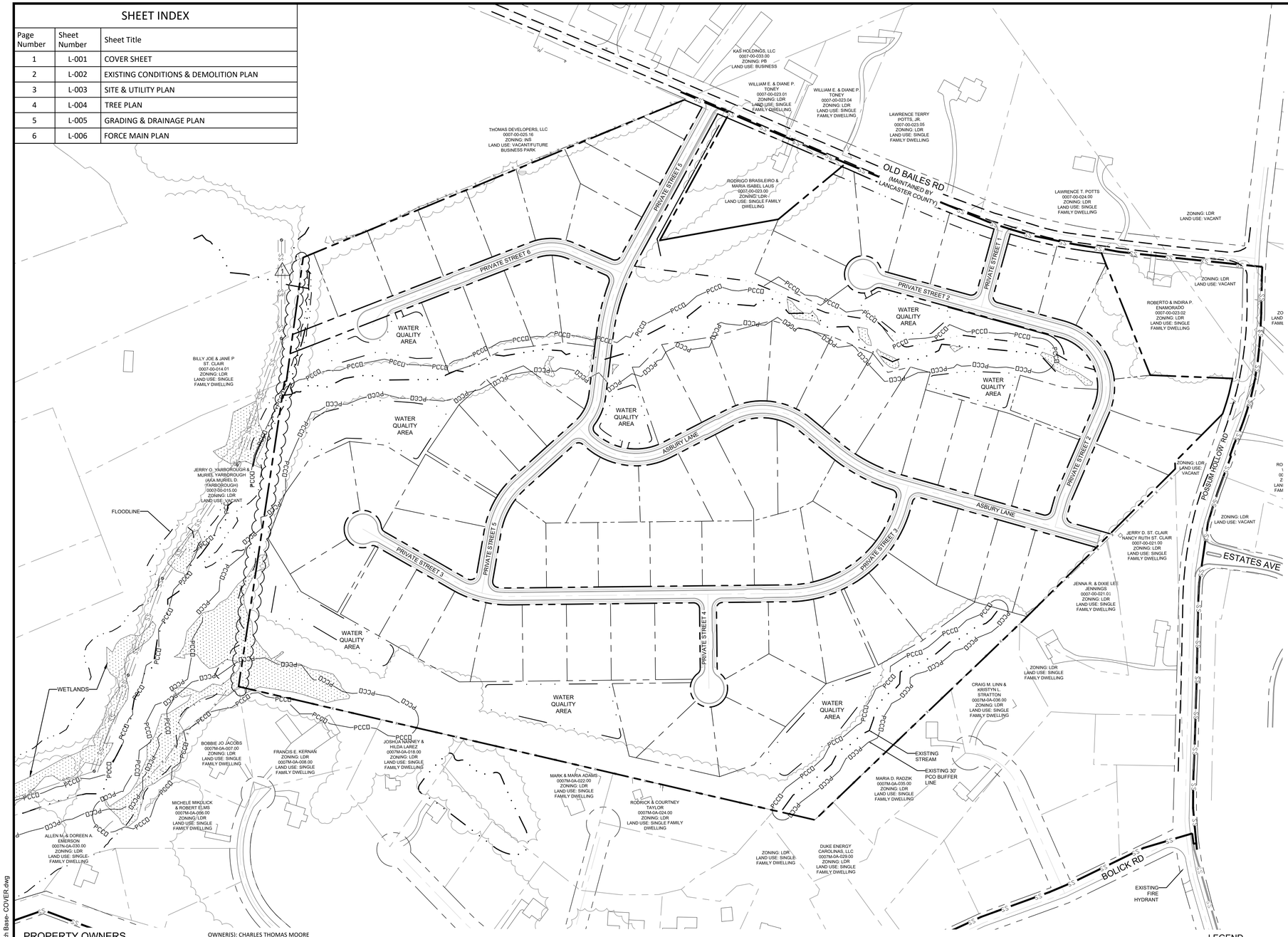
PARCEL: 0007-00-022.04
PROPERTY OWNER: MARJORIE POTTS MOORE
ADDRESS: 9322 ASBURY LN, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

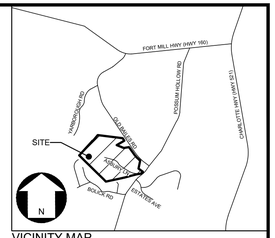
PARCEL: 0007-00-022.05
PROPERTY OWNER: CHARLES THOMAS MOORE
ADDRESS: 7518 KARLEY CT, INDIAN LAND, SC 29707
PHONE: _____ EMAIL: _____
SIGNATURE: _____ DATE: _____

PARCEL: 0007-00-023.06
PROPERTY OWNER: EDITH POTTS JONES & LAWRENCE TERRY POTTS JR.
Corrected ADDRESS: 6393 HWY 55, CLOVER, SC 29710 6393 Hwy 55 East, Clover, S.C. 29710
PHONE: 803-831-8200 EMAIL: Tonesedv@AOL.Com
SIGNATURE: Edith Potts Jones DATE: 6-7-2023

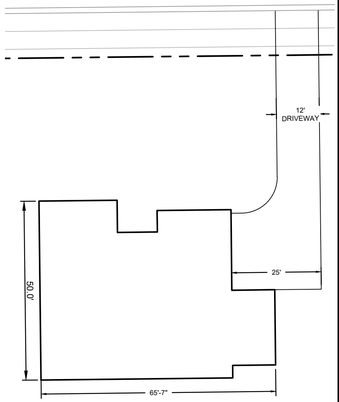
SHEET INDEX

Page Number	Sheet Number	Sheet Title
1	L-001	COVER SHEET
2	L-002	EXISTING CONDITIONS & DEMOLITION PLAN
3	L-003	SITE & UTILITY PLAN
4	L-004	TREE PLAN
5	L-005	GRADING & DRAINAGE PLAN
6	L-006	FORCE MAIN PLAN

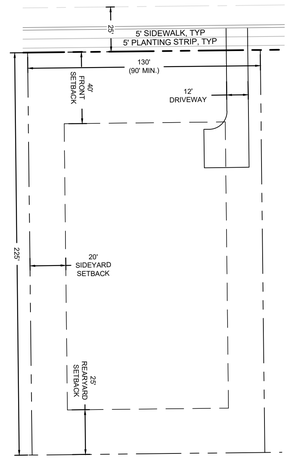




VICINITY MAP
NOT TO SCALE



TYPICAL BUILDING SIZE
SCALE: 1"=20'



TYPICAL LAYOUT
SCALE: 1"=40'

PROPERTY OWNERS

0007-00-022.00
OWNER(S):
LAWRENCE TERRY POTTS JR., INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF LAWRENCE TERRY POTTS SR.
ANGELA POTTS ENNIS, BENEFICIARY
MARJORIE POTTS MOORE

0007-00-023.06
OWNER(S):
LAWRENCE TERRY POTTS JR., INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF LAWRENCE TERRY POTTS SR.
EDITH POTTS JONES
ANGELA POTTS ENNIS
MARGIE POTTS MOORE

0007-00-022.03
OWNER(S):
WILLIAM TROY ENNIS
ANGELA POTTS ENNIS

0007-00-022.02
OWNER(S):
WILLIAM M. HAYES

0007-00-022.01
OWNER(S):
DONNA SIGWART MCAFEE AS EXECUTRIX FOR THE ESTATE OF SARAH SIGWART

0007-00-022.05
OWNER(S): CHARLES THOMAS MOORE

0007-00-022.04
OWNER(S):
MARJORIE POTTS MOORE

DEVELOPER

EMPIRE COMMUNITIES
8008 CORPORATE CENTER DRIVE, SUITE 300
CHARLOTTE, NC 28226
PHONE: 704-286-9154
CONTACT: DAN ROBERTSON
CONTACT EMAIL: DROBERTSON@EMPIRECOMMUNITIES.COM

CIVIL ENGINEER

STEVE WILSON, PE
LANDWORKS DESIGN GROUP, PA
1230 WEST MOREHEAD STREET, ST 304
CHARLOTTE, NC 28203
PHONE: 704-841-1604
CONTACT EMAIL: INFO@LANDWORKSPA.COM

LEGEND

- PROPERTY LINE
- PROPOSED ROW
- CONTOUR LINES
- EXISTING SEWER
- EXISTING WATER LINE
- EXISTING CREEK/STREAM
- TREELINE TO REMAIN
- PROPOSED SEWER
- PROPOSED WATER LINE
- PROPOSED LOT LINE
- PROPOSED WATER QUALITY AREA
- PC BUFFER LINE
- EXISTING FLOODPLAIN LINE

REVISIONS:

No.	Date	By	Description
1	01/8/24	SCJ	PROJECT BOUNDARY BY SURVEY

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
1230 West Morehead Street, Suite 304
Charlotte, NC 28208
tel: 704-841-1604
fax: 704-841-1604

ASBURY SITE
INDIAN LAND, SC
EMPIRE COMMUNITIES
CHARLOTTE, NC

COVER SHEET

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-253 LANDWORKS DESIGN GROUP, P.A.
SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1233 MATTHEW D. LANGSTON

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager:	MDL
Drawn By:	CAC
Checked By:	MDL
Date:	01/31/2023
Project Number:	23031

Sheet Number:

L-001

SHEET # 1 OF 6

P:\2023 Jobs\23031 - Asbury Lane Site - Empire\CAD\Sketch Planning\Asbury Sketch Base- COVER.dwg

THOMAS DEVELOPERS, LLC
0007-00-025.16
ZONING: INS
LAND USE: VACANT/FUTURE BUSINESS PARK

POTTS, JR.
0007-00-023.05
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

RODRIGO BRASILEIRO & MARIA ISABEL LAUS
0007-00-023.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

OLD BAILES RD

EXISTING 18" FORCE MAIN

LAWRENCE T. POTTS
0007-00-024.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

VICINITY MAP
NOT TO SCALE
FORT MILL HWY (HWY 160)
YARBOROUGH RD
BAILES RD
SITE
POSSUM HOLLOW RD
CHARLOTTE HWY (HWY 160)
WOLFDEN RD
BALFOUR WAY
N

STORMWATER INFLOW

EXISTING SANITARY SEWER

PARCEL 2
EDITH POTTS JONES & LAWRENCE TERRY POTTS
0007-00-023.06
DB 671, PG 90
PB 2012, PG 240

STORMWATER INFLOW

ZONING: LDR
LAND USE: VACANT

ROBERTO & INDIRA P. ENAMORADO
0007-00-023.02
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

BILLY JOE & JANE P ST. CLAIR
0007-00-014.01
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

WETLANDS

EXISTING STREAM

PC BUFFER 50' FROM CL

LINE NOT SURVEYED SHOWN PER PB 2013, PG 240

PROPERTY LINES TO BE REMOVED

PARCEL 3
TRACT C
W A POTTS
0007-00-022.03
DB 86, PG 4966
PB P, PG 1817

PARCEL 3
TRACT B
WILLIAM TROY & ANGELA P. ENNIS
0007-00-022.03
DB X11, PG 336
PB P, PG 2394

EXIST. 6" WATER LINE

JERRY O. YARBOROUGH & MURIEL YARBOROUGH (AKA MURIEL D. YARBOROUGH)
0007-00-015.00
ZONING: LDR
LAND USE: VACANT

WETLANDS

ELEV. 522.00

PARCEL 7
MARJORIE POTTS MOORE
0007-00-022.04
DB 733, PG 120
PB 2013, PG 265

PARCEL 3
TRACT A
WILLIAM TROY & ANGELA P. ENNIS
0007-00-022.03
DB X11, PG 20
PB P, PG 1425

ZONING: LDR
LAND USE: VACANT

POSSUM HOLLOW RD

ASBURY LN

PARCEL 1
ASBURY POTTS
0007-00-022.00
DB M4, PG 456

PARCEL 6
CHARLES THOMAS MOORE
0007-00-022.05
DB 733, PG 116
PB 2013, PG 264

STRUCTURE TO BE REMOVED (TYP)

PARCEL 5
SARAH P SIGWART
0007-00-022.01
DB 316, PG 60
PB P, PG 2361

EXISTING ROAD TO BE REMOVED

JERRY D. ST. CLAIR
NANCY RUTH ST. CLAIR
0007-00-021.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

ZONING:
LAND USE: V

ESTATES AVE

EXIST. TREELINE TO BE REMOVED

STORMWATER INFLOW

DRAINAGE PATH

PARCEL 4
WILLIAM M. HAYES
0007-00-022.02
DB 1160, PG 340
PB P, PG 4923

ANNA R. & DIXIE LEE JENNINGS
0007-00-021.01
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

FLOODLINE
FEMA FIRM PANEL: 45057C0060D

EXISTING TREELINE TO BE CLEARED

PC BUFFER 50' FROM CL

ZONING: LDR
LAND USE: SING
FAMILY DWELLI

PC BUFFER 30' FROM CL

CRAIG M. LINN & KRISTYN L. STRATTON
0007M-0A-036.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

FRANCIS E. KERNAN
ZONING: LDR
0007M-0A-008.00
LAND USE: SINGLE FAMILY DWELLING

BOBBIE JO JACOBS
0007M-0A-007.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

JOSHUA NANNEY & HILDA LAREZ
0007M-0A-018.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

STORMWATER OUTFLOW

60' DUKE ENERGY EASEMENT DB 1552, PG 162

MARK & MARIA ADAMS
0007M-0A-022.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

RODRICK & COURTNEY TAYLOR
0007M-0A-024.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

EXISTING HOME (TYP)

PROJECT BOUNDARY

EXISTING STREAM

MARIA D. RADZIK
0007M-0A-035.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

MICHELE MIKULICK & ROBERT ELMS
0007M-0A-006.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

STORMWATER OUTFLOW

ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

DUKE ENERGY CAROLINAS, LLC
0007M-0A-029.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

LEGEND
- PROPERTY LINE
- PROPOSED ROW
- EXISTING PROPERTY LINE
- BUILDING TO BE REMOVED
- EXISTING WETLANDS
- 550 MAJOR CONTOUR LINES
- 549 MINOR CONTOUR LINES
- SS EXISTING SEWER
- EXISTING SEWER EASEMENT
- W EXISTING WATER LINE
- EXISTING CREEK/STREAM
- EXISTING TREELINE
- EXISTING TREELINE TO BE CLEARED
- DRAINAGE PATHS
- PCCD PC BUFFER LINE
- EXISTING FLOODPLAIN LINE

N

0 100' 200' 400'

SCALE: 1"=100'

REVISIONS:

No.	Date	By	Description
1	01/8/24	SCJ	PROJECT BOUNDARY BY SURVEY

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
1230 West Morehead Street, Suite 304
Charlotte, NC 28208
tel: 704-841-1604
fax: 704-841-1604

ASBURY SITE
INDIAN LAND, SC
EMPIRE COMMUNITIES
CHARLOTTE, NC

EXISTING CONDITIONS

NORTH CAROLINA LANDSCAPE ARCHITECTURE C-253 LANDWORKS DESIGN GROUP, P.A.

SOUTH CAROLINA LANDSCAPE ARCHITECTURE 1233 LANDWORKS DESIGN GROUP, P.A.

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL
Drawn By: SCJ
Checked By: MDL
Date: 01/31/2024
Project Number: 23031

Sheet Number:

L-002

SHEET # 2 OF 6

P:\2023 Jobs\23031 - Asbury Lane Site - Empire\CAD\Sketch Planning\Asbury Sketch Base.dwg

SITE DATA:

TAX PARCEL ID:	0007-00-022.00, 0007-00-022.01,-00-022.02, 0007-00-022.03,0007-00-022.04,0007-00-022.05, 0007-00-023.06
ACREAGE:	±91.18 AC (3,971,819.7 S.F.)
EXISTING ZONING:	LDR
EXISTING USE:	SINGLE FAMILY RESIDENTAIL & VACANT
PROPOSED USE:	SINGLE-FAMILY DETACHED DWELLINGS
LOTS PROPOSED:	78 LOTS
PROPOSED DENSITY:	1.16 DUA (1.5 DUA MAX)
MIN. LOT WIDTH:	90' (W/ PUBLIC SEWER)
MIN. LOT AREA:	29,040 S.F
FRONT SETBACK:	40' FROM R/W
SIDE YARD:	20'
CORNER YARD:	20'
REAR YARD:	25'
OPEN SPACE REQUIRED:	10% OF SITE (397,181 S.F. OR 9.11 AC)
OPEN SPACE PROVIDED:	21.86% OF SITE (±868,556 S.F. OR ±19.93 AC)
PARK LAND REQUIRED:	50% OF OPEN SPACE REQ'D (± 198,590.5 S.F.)
PARK LAND PROVIDED:	± 70.26 % OF REQ'D OPEN SPACE (± 279,094 S.F.)
LINK/NODE RATIO:	1.33
PROPOSED SANITARY SEWER MANHOLES:	31'
PROPOSED SANITARY SEWER LINE:	7,671'
PROPOSED 12" WATER LINE:	2,522'
PROPOSED 8" WATER LINE:	7,856'

1

KAS HOLDINGS, LLC
0007-00-033.00
ZONING: PB
LAND USE: BUSINESS

PROPOSED 12" WATER LINE TO CONNECT AT END OF EXISTING 12" WATER LINE ± 750' NORTHBOUND FROM SITE ENTRANCE

PROPOSED 6" WATER TO 12" TAP

WILLIAM E. & DIANE P. TONEY
0007-00-023.01
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

WILLIAM E. & DIANE P. TONEY
0007-00-023.04
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

EXISTING SANITARY SEWER

LAWRENCE TERRY POTTS, JR.
0007-00-023.05
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

THOMAS DEVELOPERS, LLC
0007-00-025.16
ZONING: INS
LAND USE: VACANT/FUTURE BUSINESS PARK

SITE ACCESS

PROPOSED 12" WATER LINE TO END AT POSSUM HOLLOW RD

PROPOSED 50' BUFFER

OLD BAILES RD (MAINTAINED BY LANCASTER COUNTY)

LAWRENCE T. POTTS
0007-00-024.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

ZONING: LDR
LAND USE: VACANT

RODRIGO BRASILEIRO & MARIA ISABEL LAUS
0007-00-023.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

PROPOSED SITE WALL

PRIVATE STREET 5

PRIVATE STREET 6

PRIVATE STREET 1

PRIVATE STREET 2

PRIVATE STREET 3

PRIVATE STREET 4

ASBURY LANE

PROP. 40' SSWR ESMT

PARK IN OPEN SPACE W/ WALKING TRAIL (± 6.40 AC)

WALKING TRAIL

PROPOSED 6" WATER TO 12" TAP

SITE ACCESS

PROPOSED 2.5" WATER SERVICE LINE

PROP. FH

PROP. 20' BMP ACCESS ESMT

WATER QUALITY (±0.45 AC-FT)

WETLANDS

PROPOSED SITE WALL

OPEN SPACE (± 0.73 AC-FT)

EXIST. WATER LINE

ROBERTO & INDIRA P. ENAMORADO
0007-00-023.02
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

ZONING: LDR
LAND USE: VACANT

BILLY JOE & JANE P ST. CLAIR
0007-00-014.01
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

OPEN SPACE (± 0.40 AC-FT)

CUL DE SAC TO BE REMOVED FOR FUTURE CONNECTION WHEN ADJACENT PROPERTY IS DEVELOPED

EXISTING SANITARY SEWER LINE

50' PCO BUFFER FROM STREAM CL

WATER QUALITY (±0.54 AC-FT)

PROP. 20' BMP ACCESS ESMT

PROPOSED FUTURE SSWR CONNECTION

WETLANDS

FLOOD ZONE

OPEN SPACE

WATER QUALITY (±1.0 AC-FT)

WATER QUALITY (±0.39 AC-FT)

PROPOSED 8" WATER LINE TO SERVICE DEVELOPMENT

WATER QUALITY (±0.41 AC-FT)

JERRY O. YARBOROUGH & MURIEL YARBOROUGH (AKA MURIEL D. YARBOROUGH)
0007-00-015.00
ZONING: LDR
LAND USE: VACANT

PROPOSED FUTURE SSWR CONNECTION

PROP. 20' BMP ACCESS ESMT

PROP. 10' BMP ACCESS ESMT

PROPOSED 2.5" WATER SERVICE LINE

6" TO 2.5" REDUCER (TYP)

WATER QUALITY (±0.64 AC-FT)

5' SIDEWALK, TYP

5' PLANTING STRIP, TYP

6" WL

PROP. 10' BMP ACCESS

OPEN SPACE (±12.80 AC-FT)

EXISTING POWER LINE

EXISTING POWER LINE EASEMENT

WATER QUALITY (±1.0 AC-FT)

PROP. 10' BMP ACCESS ESMT

PROPOSED 2.5" WATER SERVICE LINE

WATER QUALITY (±0.85 AC-FT)

35' PCO BUFFER FROM STREAM CL

BOBBIE JO JACOBS
0007M-0A-007.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

FRANCIS E. KERNAN
ZONING: LDR
0007M-0A-008.00
LAND USE: SINGLE FAMILY DWELLING

JOSHUA NANNEY & HILDA LAREZ
0007M-0A-018.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

MARK & MARIA ADAMS
0007M-0A-022.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

RODRICK & COURTNEY TAYLOR
0007M-0A-024.00

CRAIG M. LINN & KRISTYN L. STRATTON
0007M-0A-036.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

MARIA D. RADZIK
0007M-0A-035.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

JENNA R. & DIXIE LEE JENNINGS
0007-00-021.01
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

JERRY D. ST. CLAIR
NANCY RUTH ST. CLAIR
0007-00-021.00
ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

STREET STUB ALIGNED WITH ESTATES AVE FOR POTENTIAL FUTURE CONNECTION TO POSSUM HOLLOW RD IF ADJACENT PROPERTY IS DEVELOPED

ESTATES AVE

POSSUM HOLLOW RD

PROPOSED 18" SS LINE TO EXTEND 2,200 LF

ZONING: LDR
LAND USE: VACANT

ZONING: LDR
LAND USE: SINGLE FAMILY DWELLING

1	33268 SF	31	29250 SF
2	43559 SF	32	29419 SF
3	29096 SF	33	29374 SF
4	29128 SF	34	29786 SF
5	29149 SF	35	30420 SF
6	29041 SF	36	34656 SF
7	29081 SF	37	34303 SF
8	45915 SF	38	32218 SF
9	30964 SF	39	29133 SF
10	43799 SF	40	31579 SF
11	29080 SF	41	30633 SF
12	29049 SF	42	29428 SF
13	29457 SF	43	29232 SF
14	29988 SF	44	29224 SF
15	33746 SF	45	34644 SF
16	29363 SF	46	33205 SF
17	29203 SF	47	32285 SF
18	29201 SF	48	31542 SF
19	29349 SF	49	34323 SF
20	35895 SF	50	29170 SF
21	30081 SF	51	29948 SF
22	29836 SF	52	29335 SF
23	33078 SF	53	30299 SF
24	29331 SF	54	31810 SF
25	29250 SF	55	29070 SF
26	29250 SF	56	29070 SF
27	29250 SF	57	29070 SF
28	29840 SF	58	29070 SF
29	31237 SF	59	32573 SF
30	29539 SF	60	29318 SF
		61	30987 SF
		62	30042 SF
		63	36102 SF
		64	30729 SF
		65	30628 SF
		66	29640 SF
		67	30061 SF
		68	29511 SF
		69	30658 SF
		70	31254 SF
		71	29202 SF
		72	30430 SF
		73	32335 SF
		74	29099 SF
		75	29120 SF
		76	29110 SF
		77	30689 SF
		78	29464 SF

LEGEND

- PROPERTY LINE
- PROPOSED ROW
- 550 CONTOUR LINES
- SS EXISTING SEWER
- W EXISTING WATER LINE
- EXISTING CREEK/STREAM
- SS PROPOSED SEWER
- 6W PROPOSED 6" WATER LINE
- 2W PROPOSED 2.5" WATER LINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED WATER QUALITY AREA
- PROPOSED UTILITY EASEMENT
- OE EXISTING OVERHEAD POWER LINE
- EXISTING CREEK/STREAM
- PCCO PC BUFFER LINE
- EXISTING FLOODPLAIN LINE
- EXISTING WETLANDS

REVISIONS:

No.	Date	By	Description
1	01/8/24	SCJ	PROJECT BOUNDARY BY SURVEY

0 100' 200' 400'

SCALE: 1"=100'

VICINITY MAP
NOT TO SCALE

FORT MILL HWY (HWY 160)
NANKIN CHURCH RD
CHAMBERLAIN RD
POSSUM HOLLOW RD
SITE
ROBLOCK RD
SUTHERLAND RD
CHARLOTTE HWY (HWY 521)
N

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
1230 West Morehead Street, Suite 304 Charlotte, NC 28208
tel: 704-841-1604 fax: 704-841-1604

ASBURY SITE
INDIAN LAND, SC
EMPIRE COMMUNITIES
CHARLOTTE, NC

SITE & UTILITY PLAN

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION C-253 LANDWORKS DESIGN GROUP, P.A.

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION 1233

CORPORATE CERTIFICATIONS
NC PE : C--2930 NC LA : C--253
SC ENG : NO. 3589 SC LA : NO. 211

Project Manager:	MDL
Drawn By:	SCJ
Checked By:	MDL
Date:	01/31/2024
Project Number:	23031

Sheet Number:

L-003

SHEET # 3 OF 6

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STREET TREE CALCULATIONS

PUBLIC STREET 1 = 382 LF TOTAL FRONTAGE
TREES REQUIRED: 382 / 40 LF = 9.55 = 10 LARGE MATURING TREES
TREES PROVIDED: 10 LARGE MATURING TREES

PUBLIC STREET 2 = 2,720 LF TOTAL FRONTAGE
TREES REQUIRED: 2,720 / 40 LF = 68 LARGE MATURING TREES
TREES PROVIDED: 68 LARGE MATURING TREES

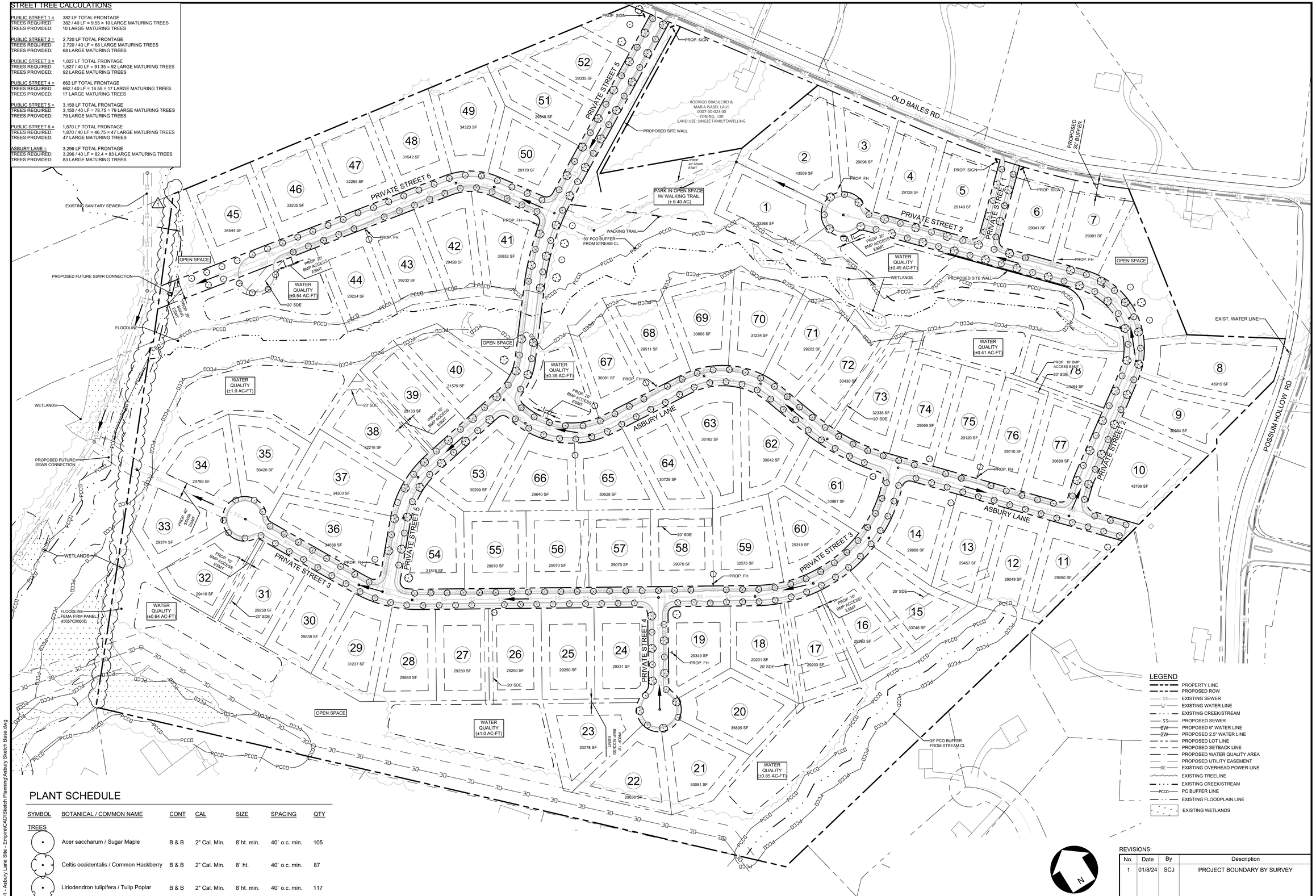
PUBLIC STREET 3 = 1,827 LF TOTAL FRONTAGE
TREES REQUIRED: 1,827 / 40 LF = 91.35 = 92 LARGE MATURING TREES
TREES PROVIDED: 92 LARGE MATURING TREES

PUBLIC STREET 4 = 662 LF TOTAL FRONTAGE
TREES REQUIRED: 662 / 40 LF = 16.55 = 17 LARGE MATURING TREES
TREES PROVIDED: 17 LARGE MATURING TREES

PUBLIC STREET 5 = 3,150 LF TOTAL FRONTAGE
TREES REQUIRED: 3,150 / 40 LF = 78.75 = 79 LARGE MATURING TREES
TREES PROVIDED: 79 LARGE MATURING TREES

PUBLIC STREET 6 = 1,870 LF TOTAL FRONTAGE
TREES REQUIRED: 1,870 / 40 LF = 46.75 = 47 LARGE MATURING TREES
TREES PROVIDED: 47 LARGE MATURING TREES

ASBURY LANE = 3,296 LF TOTAL FRONTAGE
TREES REQUIRED: 3,296 / 40 LF = 82.4 = 83 LARGE MATURING TREES
TREES PROVIDED: 83 LARGE MATURING TREES



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPACING	QTY
TREES						
	Acer saccharum / Sugar Maple	B & B	2" Cal. Min.	8`ht. min.	40` o.c. min.	105
	Celtis occidentalis / Common Hackberry	B & B	2" Cal. Min.	8` ht.	40` o.c. min.	87
	Liriodendron tulipifera / Tulip Poplar	B & B	2" Cal. Min.	8`ht. min.	40` o.c. min.	117
	Ulmus parvifolia / Lacebark Elm	B & B	2" Cal. Min.	8`ht. min.	40` o.c. min.	87

0 100' 200' 400'
SCALE: 1"=100'

LEGEND
- PROPERTY LINE
- PROPOSED ROW
- SS EXISTING SEWER
- W EXISTING WATER LINE
- EXISTING CREEK/STREAM
- SS PROPOSED SEWER
- 6W PROPOSED 6" WATER LINE
- 2W PROPOSED 2.5" WATER LINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED WATER QUALITY AREA
- PROPOSED UTILITY EASEMENT
- OE EXISTING OVERHEAD POWER LINE
- EXISTING TREELINE
- EXISTING CREEK/STREAM
- PCCD PC BUFFER LINE
- EXISTING FLOODPLAIN LINE
- EXISTING WETLANDS

REVISIONS:

No.	Date	By	Description
1	01/8/24	SCJ	PROJECT BOUNDARY BY SURVEY

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
1230 West Morehead Street, Suite 304
Charlotte, NC 28208
tel: 704-841-1604
fax: 704-841-1604

ASBURY SITE
INDIAN LAND, SC
EMPIRE COMMUNITIES
CHARLOTTE, NC

STREET TREE PLAN

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-253 LANDWORKS DESIGN GROUP
SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1233 MATTHEW D. LANGSTON

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL
Drawn By: SCJ
Checked By: MDL
Date: 01/31/2024
Project Number: 23031

Sheet Number:

L-004

SHEET # 4 OF 6

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CREATING SPACES TO LIVE, WORK AND PLAY
1230 West Morehead Street, Suite 304
Charlotte, NC 28208
tel: 704-841-1604
fax: 704-841-1604

ASBURY SITE
INDIAN LAND, SC
EMPIRE COMMUNITIES
CHARLOTTE, NC

GRADING & DRAINAGE PLAN

LEGEND

- PROPERTY LINE
- PROPOSED ROW
- SS — EXISTING SEWER
- W — EXISTING WATER LINE
- 550 — MAJOR EXISTING CONTOUR LINES
- 549 — MINOR EXISTING CONTOUR LINES
- MAJOR PROPOSED CONTOUR LINES
- MINOR PROPOSED CONTOUR LINES
- EXISTING CREEK/STREAM
- SS — PROPOSED SEWER
- 6"W — PROPOSED 6" WATER LINE
- 2"W — PROPOSED 2.5" WATER LINE
- PROPOSED LOT LINE
- PROPOSED WATER QUALITY AREA
- PROPOSED UTILITY EASEMENT
- OE — EXISTING OVERHEAD POWER LINE
- EXISTING TREELINE
- EXISTING CREEK/STREAM
- PCCD — PC BUFFER LINE
- EXISTING FLOODPLAIN LINE
- EXISTING WETLANDS

This Plan Is A Preliminary Design. NOT Released For Construction.

0 100' 200' 400'
SCALE: 1"=100'

REVISIONS:

No.	Date	By	Description
1	01/8/24	SCJ	PROJECT BOUNDARY BY SURVEY

NORTH CAROLINA C-253 LANDWORKS DESIGN GROUP P.A.

SOUTH CAROLINA 1233 MATTHEW D. LANGSTON

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

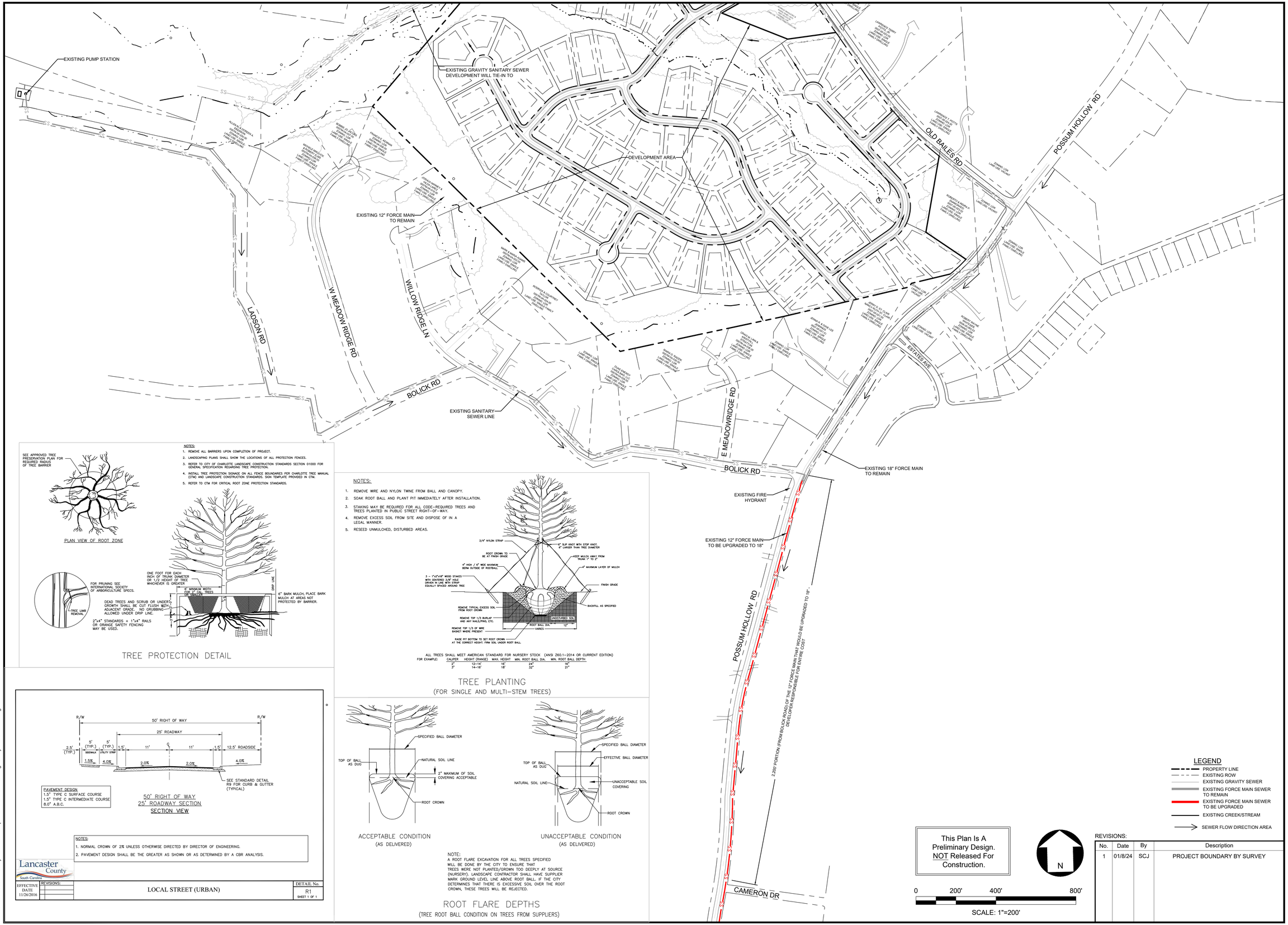
Project Manager:	MDL
Drawn By:	SCJ
Checked By:	MDL
Date:	01/31/2024
Project Number:	23031

Sheet Number:

L-005

SHEET # 5 OF 6

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SEE APPROVED TREE PRESERVATION PLAN FOR REQUIRED RADIUS OF TREE BARRIER

PLAN VIEW OF ROOT ZONE

NOTES:
1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
2. LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL PROTECTION FENCES.
3. REFER TO CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 01000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.
4. INSTALL TREE PROTECTION SIGNAGE ON ALL FENCE BOUNDARIES PER CHARLOTTE TREE MANUAL (CTM) AND LANDSCAPE CONSTRUCTION STANDARDS. SIGN TEMPLATE PROVIDED IN CTM.
5. REFER TO CTM FOR CRITICAL ROOT ZONE PROTECTION STANDARDS.

TREE PROTECTION DETAIL

NOTES:
1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING MAY BE REQUIRED FOR ALL CODE-REQUIRED TREES AND TREES PLANTED IN PUBLIC STREET RIGHT-OF-WAY.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.

ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR CURRENT EDITION)

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12'-14'	16'	24"	16"
	3"	14'-16'	18'	32"	21"

TREE PLANTING
(FOR SINGLE AND MULTI-STEM TREES)

ACCEPTABLE CONDITION
(AS DELIVERED)

UNACCEPTABLE CONDITION
(AS DELIVERED)

NOTE:
A ROOT FLARE EXCAVATION FOR ALL TREES SPECIFIED WILL BE DONE BY THE CITY TO ENSURE THAT TREES WERE NOT PLANTED/GROWN TOO DEEPLY AT SOURCE (NURSERY). LANDSCAPE CONTRACTOR SHALL HAVE SUPPLIER MARK GROUND LEVEL LINE ABOVE ROOT BALL. IF THE CITY DETERMINES THAT THERE IS EXCESSIVE SOIL OVER THE ROOT CROWN, THESE TREES WILL BE REJECTED.

ROOT FLARE DEPTHS
(TREE ROOT BALL CONDITION ON TREES FROM SUPPLIERS)

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

50' RIGHT OF WAY
25' ROADWAY SECTION
SECTION VIEW

NOTES:
1. NORMAL CROWN OF 2% UNLESS OTHERWISE DIRECTED BY DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE THE GREATER AS SHOWN OR AS DETERMINED BY A CBR ANALYSIS.

Lancaster County, South Carolina

EFFECTIVE DATE: 11/26/2016	REVISIONS:	LOCAL STREET (URBAN)	DETAIL No. R1 SHEET 1 OF 1

LEGEND
- PROPERTY LINE
- EXISTING ROW
- EXISTING GRAVITY SEWER
- EXISTING FORCE MAIN SEWER TO REMAIN
- EXISTING FORCE MAIN SEWER TO BE UPGRADED
- EXISTING CREEK/STREAM
- SEWER FLOW DIRECTION AREA

This Plan Is A Preliminary Design. NOT Released For Construction.

N

0 200' 400' 800'

SCALE: 1"=200'

REVISIONS:

No.	Date	By	Description
1	01/8/24	SCJ	PROJECT BOUNDARY BY SURVEY

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
1230 West Morehead Street, Suite 304
Charlotte, NC 28208
tel: 704-841-1604
fax: 704-841-1604

ASBURY SITE
INDIAN LAND, SC
EMPIRE COMMUNITIES
CHARLOTTE, NC

EXHIBIT: SEWER FORCE MAIN UPGRADES

NORTH CAROLINA LANDSCAPE ARCHITECTURE C-253 LANDWORKS DESIGN GROUP, P.A.

SOUTH CAROLINA LANDSCAPE ARCHITECTURE 1233 MATTHEW D. LANGSTON

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3589 SC LA : NO. 211

Project Manager: MDL
Drawn By: SCJ
Checked By: MDL
Date: 01/31/2024
Project Number: 23031

Sheet Number:

L-006

SHEET # 6 OF 6

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DESIGN RESOURCE GROUP

TRANSPORTATION TECHNICAL MEMORANDUM (TTM)



Date: December 20, 2023

To: Stephen Blackwelder
Environmental Compliance Manager
Lancaster County Government

From: Michael Wickline, PE
Principal
Design Resource Group, PA (COA-2370)

Subject: **Asbury Lane Site – Updated Site Plan and Traffic Evaluation (972-002)**

Summary

Per the request of Lancaster County Staff, the purpose of this memorandum is to provide a traffic evaluation for the updated Asbury Lane site to address the change in access, reduction in density, and validate the Asbury Lane Traffic Impact Analysis that was previously completed by BGE and approved by SCDOT and Lancaster County staff.

Original and Updated Proposed Access

According to the rezoning plan included in the approved TIA (See RZ-1), access to the development was expected to occur via three access locations:

- Proposed Access "A" (Full Movement) – unsignalized access located on Old Bailes Road approximately 740feet west of Possum Hollow Road
- Proposed Access "B" (Full Movement) – unsignalized access located on Old Bailes Road approximately 1,675 feet west of Possum Hollow Road
- Asbury Lane/Proposed Access "C" (Full Movement) – unsignalized access on Possum Hollow Road located at existing Asbury Lane

According to the updated site/sketch plan (See L-003), access to the development is expected to occur via two access locations:

- Proposed Access "A" (Full Movement) – unsignalized access located on Old Bailes Road approximately 600 feet west of Possum Hollow Road
- Proposed Access "B" (Full Movement) – unsignalized access located on Old Bailes Road approximately 1,600 feet west of Possum Hollow Road

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w www.drgrp.com

Based on feedback and requests from Lancaster County Staff, the existing Asbury Lane has been shifted internally on site to stub at the property line and align opposite Estate Avenue for desired future connectivity.

Original and Updated Proposed Development Projected Traffic

The daily and peak-hour trip generation data for the site is presented in the table below for the original and updated single family development. Values derived for the anticipated trips generated by the site are obtained from the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition, 2021.

Trip Generation Table

Land Use [ITE Code]			Weekday Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Original Plan/Approved TIA									
Single Family Homes [210]	170	DUs	1644	31	90	121	103	61	164
Updated Plan									
Single Family Homes [210]	78	DUs	803	15	44	59	50	29	79

Reference:
Trip Generation, 11th Edition, Institute of Transportation Engineers, Washington, DC. 2021.

The approved TIA was completed with the assumption of 170 total single-family homes and estimated peak hour trip generations for the AM (121 total trips) and PM (164 total trips) peak hours were analyzed across the required study area.

The updated plan is now only proposing 78 single family homes for development which is anticipated to generate 59 AM peak and 79 PM peak hour trips, which is a reduction of 62 trips in the AM peak hour and 85 trips in the PM peak hour.

BGE's approved TIA provided analysis results for seven existing intersections as well as the three proposed access locations (see Figure 1 Project Location exhibit from BGE's TIA). Per the results and recommendations, the only suggested improvement required for the development was a westbound right turn lane on Possum Hollow Road at US 521 with 100 feet of storage.

Based on this approved analysis and the anticipated decrease in site trips, the analysis recommendations should still be considered acceptable for all intersections previously studied. In coordination with Lancaster County staff, an agreement has been made to organize a proportionate monetary contribution from the development to be used in the county in lieu of this specific improvement, since this intersection is already set to be significantly improved by offsite developments in the area.

It is our professional opinion that the approved TIA should still be considered acceptable, and an updated TIA should not be required for the development due to the significant reduction in density. In coordination with Lancaster County staff, agreement to the validity of the approved TIA for use in the development of the updated site has been confirmed.

Lancaster County staff's only concern was understanding the potential impacts associated with the removal of the site access to Possum Hollow Road specifically to the intersection of Possum Hollow Road and Old Bailes Road, due all of the proposed site traffic now using Old Bailes Road instead of the additional distribution of traffic the Possum Hollow Road access (Asbury Lane) provided.

To address this concern, the above estimated trip generation for the updated site plan was assigned to the network to show the anticipated trips expected to travel to/from and through the Possum Hollow Road and Old Bailes Road intersection.

The overall directional distribution from the approved traffic study was used to determine the appropriate expectation of travel options available. Both the distribution from the approved TIA as well as the updated distribution are shown on Figure 1 for comparison.

The estimated trip generation was assigned to the intersection using the percentages shown on Figure 1. Figure 2 shows the approved TIA's estimated site trip assignment that was used in the traffic analysis as well as the updated developments anticipated site trip assignment.

Based on the analysis and the comparison shown on Figure 2, the following total traffic by direction is shown below:

<u>Eastbound Old Bailes Road:</u>

Original TIA

- 41 AM peak trips
- 27 PM peak trips

Updated Site Plan

- 28 AM peak trips
- 19 PM peak trips

<u>Northbound Possum Hollow Road:</u>

Original TIA

- 8 AM peak trips
- 13 PM peak trips

Updated Site Plan

- 4 AM peak trips
- 13 PM peak trips

Southbound Possum Hollow Road:

Original TIA

- 13 AM peak trips
- 41 PM peak trips

Updated Site Plan

- 6 AM peak trips
- 20 PM peak trips

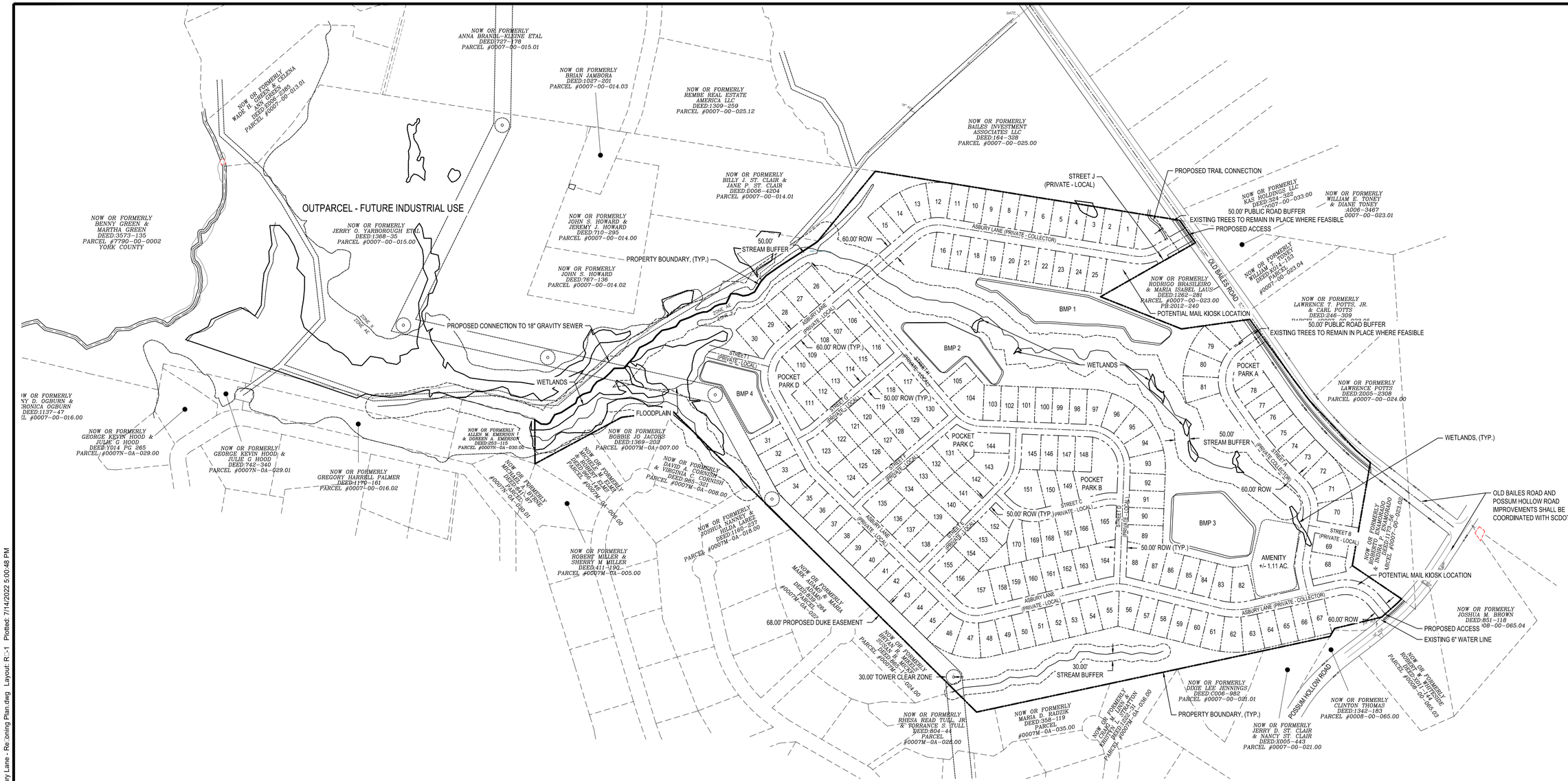
Conclusion

It is our professional opinion that the approved TIA should still be considered acceptable, and an updated TIA should not be required for the development due to the significant reduction in density. Based on the traffic analysis and site trip assignment comparison, the removal of the Possum Hollow Road Access does not materially impact the approved analysis results or cause any additional concerns at the intersection of Possum Hollow Road and Old Bailes Road especially considering the reduction in density.

Please contact us should you have any questions or need any additional information.

Attachments: RZ-1 – Original Rezoning Plan (from TIA)
L-003 – Updated Sketch Plan
Figure 1 - Project Location Exhibit (from TIA)
Figure 1 – Site Directional Distribution Comparison
Figure 2 – Site Trip Assignment Comparison

cc: File



SITE DATA

TOTAL ACREAGE:	± 95.85 AC
TAX PARCEL NUMBERS:	0007-00-015.00, 0007-00-22.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-023.06
EXISTING ZONING:	LDR, LOW DENSITY RESIDENTIAL
PROPOSED ZONING:	MDR, MED. DENSITY RESIDENTIAL
EXISTING USES:	VACANT / SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
MAXIMUM DENSITY:	2.50 DUA
PROPOSED DENSITY:	1.79 DUA
MAXIMUM BUILDING HEIGHT:	35'
PROPOSED DWELLING UNITS:	170 UNITS
MINIMUM LOT AREA:	10,000 SF
MINIMUM LOT WIDTHS:	70' WIDTH
TYPICAL LOT SIZE:	70' X 143'

OPEN SPACE

REQUIRED OPEN SPACE:	20% (19.17 AC)
PROVIDED OPEN SPACE:	19.17 AC MINIMUM (20%)

BUFFERS

PUBLIC STREET BUFFER:	50'
STREAM BUFFER 20 AC - 1 SQ MILE:	30'
STREAM BUFFER > 1 SQ MILE:	50'
WATER QUALITY BUFFER 1 AC - 2.5 AC:	30'
WATER QUALITY BUFFER > 2.5 AC:	50'

SETBACKS

FRONT SETBACK:	30'
REAR YARD:	25'
SIDE YARD:	10'
STREET SIDE YARD:	15'

IMPERVIOUS AREA

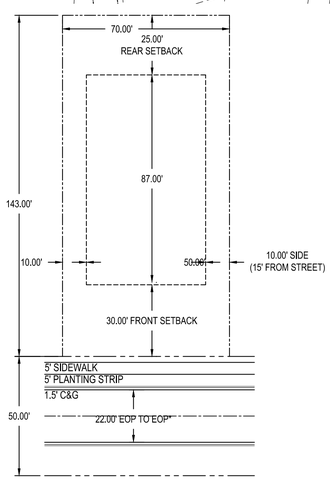
MAX. IMPERVIOUS AREA:	55% (52.71 AC)

PARKING

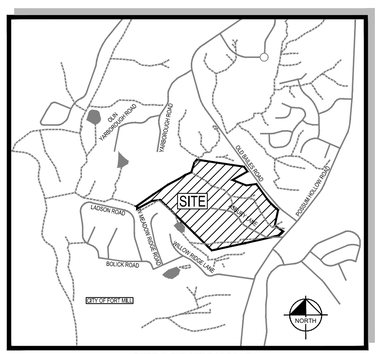
SPACES REQUIRED:	170 SPACES (170 UNITS x 1 SPACES/UNIT)
SPACES PROPOSED:	680 SPACES
GARAGE SPACES:	340 SPACES
DRIVEWAY SPACES:	340 SPACES

SITE NOTES

1. SITE PLAN IS SCHEMATIC IN NATURE, SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.
2. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT) AND LANCASTER COUNTY PUBLIC WORKS.
3. INTERNAL ROAD DESIGN BASED ON LANCASTER COUNTY RESIDENTIAL STREET STANDARDS.
4. ALL HOMES SHALL BE SERVED BY LANCASTER COUNTY WATER AND SEWER DISTRICT.
5. THIS DEVELOPMENT MAY BE CONSTRUCTED IN PHASES.
6. TREE PRESERVATION AREAS SHALL BE PROVIDED WHEREVER POSSIBLE ON SITE. AT THE DEVELOPER'S DISCRETION, TREE SAVE AREAS SHALL MEET THE GUIDELINES OF COUNTY UDO SECTION 7.1.2.
7. TO THE EXTENT PRACTICAL, DEVELOPER WILL MAINTAIN EXISTING VEGETATION WITHIN THE 50' BUFFER ADJACENT TO EXISTING OLD BAILES ROAD AND POSSUM HOLLOW ROAD. WHERE THE BUFFER IS DISTURBED, DEVELOPER WILL INSTALL MITIGATION TREES PER THE UDO.
8. EROSION CONTROL AND STORMWATER MEASURES, THROUGH THE USE OF BEST MANAGEMENT PRACTICES, SHALL BE DESIGNED AND MAINTAINED TO MEET AND/OR EXCEED LOCAL, STATE, AND FEDERAL RULES AND REQUIREMENTS. THE DESIGN OF THESE STRUCTURES SHALL BE SUCH THAT ADJACENT STREAMS, CHANNELS, AND DRAINAGE WAYS ARE PROTECTED AS REQUIRED BY THESE REGULATIONS. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL.
9. ASBURY LANE FROM OLD BAILES TO STREET H, STREET A, AND ASBURY LANE FROM POSSUM HALLOW TO STREET D HAVE 24' PAVEMENT



TYPICAL LOT LAYOUT
SCALE: 1" = 30'



SITE LOCATION MAP
NOT TO SCALE

N

0 100' 200' 400'
SCALE: 1" = 200'

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

REV	DATE	DESCRIPTION

DESIGNED BY: AH
DRAWN BY: AH
REVIEWED BY:

BGE
1111 METROPOLITAN AVE, SUITE 250
CHARLOTTE, NC 28204
WWW.BGEINC.COM
NC LICENSE #C-4397

D·R·HORTON America's Builder
8001 ARROWRIDGE BLVD.
CHARLOTTE, NC 28273

ASBURY LANE
LANCASTER COUNTY / NC / 29707

REZONING PLAN

NOT FOR CONSTRUCTION

FILE NUMBER: 7734-05

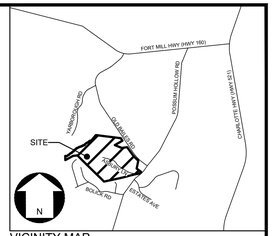
DATE: 07/14/2022

R□-1

G:\NCA\Projects\DR Horton\7734-05 - DR Horton - Asbury Lane\03 - DWG\PlanSheets\Rezoning\2022-0714 - Asbury Lane - Rezoning Plan.dwg Layout: R□-1 Plotted: 7/14/2022 5:00:48 PM

SITE DATA:

TAX PARCEL ID:	007-00-022.00, 0007-00-022.01, -00-022.02, 0007-00-022.03,0007-00-022.04, 07-00-022.05, 0007-00-023.06
ACREAGE:	±95.35 AC (4,153,450 S.F.)
EXISTING ZONING:	LDR
EXISTING USE:	SINGLE FAMILY RESIDENTAIL & VACANT
PROPOSED USE:	SINGLE-FAMILY DETACHED DWELLINGS
LOTS PROPOSED:	78 LOTS
PROPOSED DENSITY:	0.82 DUA (1.5 DUA MAX)
MIN. LOT WIDTH:	90' (W/ PUBLIC SEWER)
MIN. LOT AREA:	29,040 S.F
FRONT SETBACK:	40' FROM R/W
SIDE YARD:	20'
CORNER YARD:	20'
REAR YARD:	25'
OPEN SPACE REQUIRED:	10% OF SITE (415,345 S.F. OR 9.54 AC)
OPEN SPACE PROVIDED:	1,332,730 SF - 231,403 (STORM PONDS) = 26.51% OF SITE (±1,101327 S.F. OR ±25.28 AC)
PARK LAND REQUIRED:	50% OF OPEN SPACE REQ'D (207,672.5 S.F.)
PARK LAND PROVIDED:	50% OF OPEN SPACE (± 550,663.5 S.F.)
PROPOSED SANITARY SEWER MANHOLES:	31'
PROPOSED SANITARY SEWER LINE:	7,671'
PROPOSED 12" WATER LINE:	2,522'
PROPOSED 8" WATER LINE:	7,856'



VICINITY MAP
NOT TO SCALE

ASBURY SITE
INDIAN LAND, SC
EMPIRE COMMUNITIES
CHARLOTTE, NC

SITE & UTILITY PLAN

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager:	MDL
Drawn By:	CAC
Checked By:	MDL
Date:	12/08/2023
Project Number:	23031

Sheet Number:

L-003

SHEET # 3 OF 6

REVISIONS:

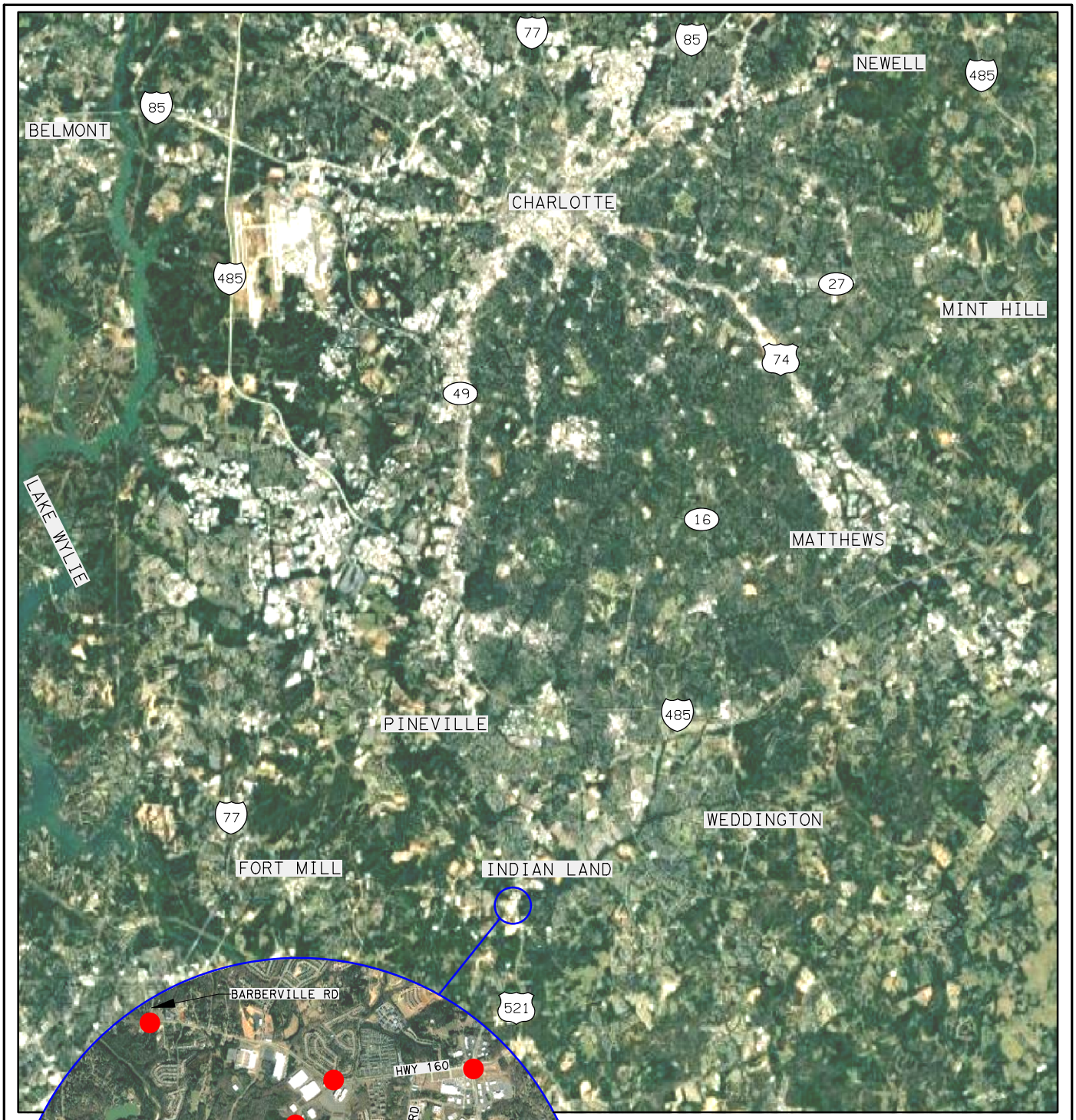
No.	Date	By	Description

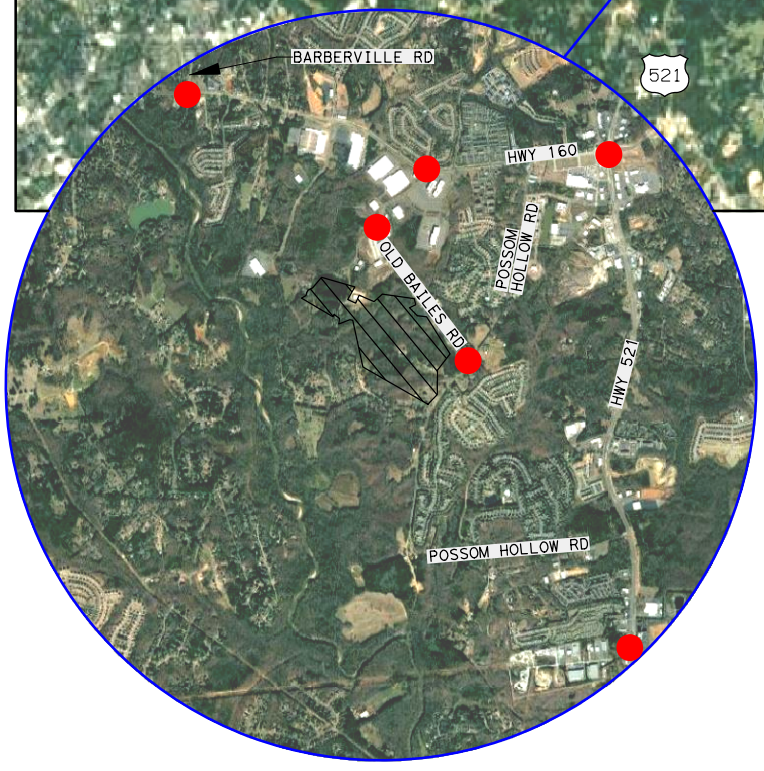
LEGEND
- PROPERTY LINE
- PROPOSED ROW
- 550 CONTOUR LINES
- SS EXISTING SEWER
- W EXISTING WATER LINE
- EXISTING CREEK/STREAM
- SS PROPOSED SEWER
- 6W PROPOSED 6" WATER LINE
- 2W PROPOSED 2.5" WATER LINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED WATER QUALITY AREA
- PROPOSED UTILITY EASEMENT
- OE EXISTING OVERHEAD POWER LINE
- EXISTING CREEK/STREAM
- PCCO PC BUFFER LINE
- EXISTING FLOODPLAIN LINE
- EXISTING WETLANDS

0 100' 200' 400'
SCALE: 1"=100'

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
1230 West Morehead Street, Suite 304
Charlotte, NC 28208
tel: 704-841-1604
fax: 704-841-1604

P:\2023 Jobs\23031 - Asbury Lane Site - Empire\CAD\Sketch Planning\Asbury Sketch Base_ 10.9.23.dwg





LEGEND

STUDY INTERSECTION

PROJECT LOCATION

N

N. T. S.

Brown & Gay Engineers, Inc.
1111 Metropolitan Ave., Suite 250, Charlotte, NC 28204
Tel: 980-220-2322 • www.bgeinc.com
SC License #C-5630

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PROJECT LOCATION

ASBURY LANE TIA
FORT MILL, SC

DATE:	FIGURE:	PAGE:
JUNE2021	1	3

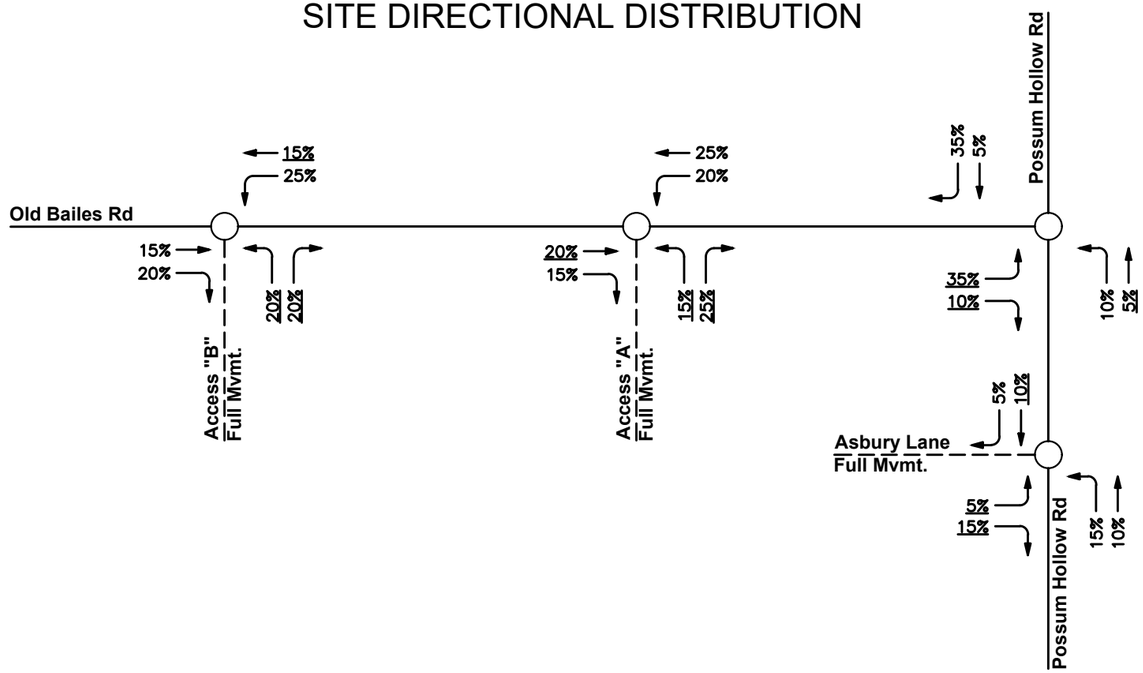
...\CADD\Project Location Map.dgn 7/13/2021 2:58:41 PM bmartinez

LEGEND

- Stop Sign Control
- Directional Movement

xx%/xx% Enter/Exit Distribution Percentage

ORGINAL TIA
SITE DIRECTIONAL DISTRIBUTION

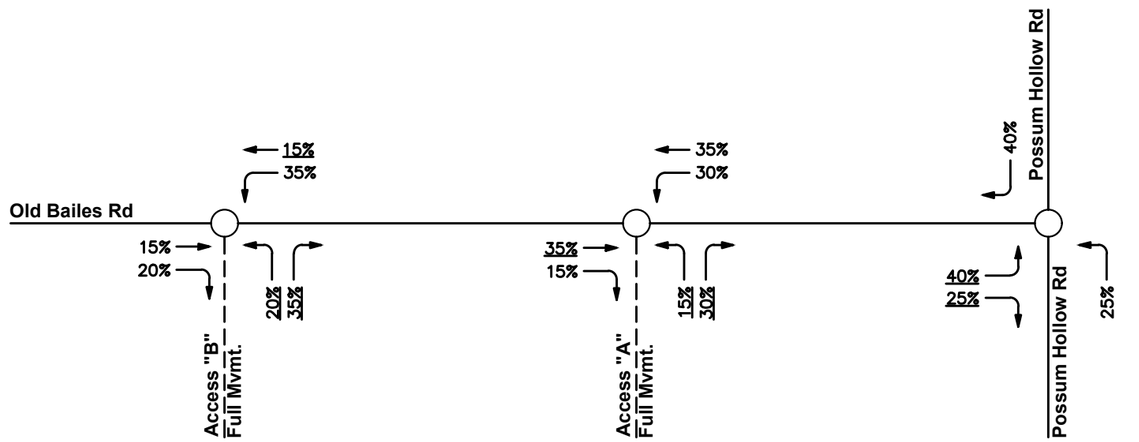


LEGEND

- Stop Sign Control
- Directional Movement

xx%/xx% Enter/Exit Distribution Percentage

UPDATED SITE PLAN
SITE DIRECTIONAL DISTRIBUTION



DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com

ASBURY LANE TES
FORT MILL, SC

D.R. HORTON
8001 ARROWRIDGE BOULEVARD
CHARLOTTE, NC 28273

SITE DIRECTIONAL DISTRIBUTION

0 XX' XX' N
SCALE: NTS

PROJECT #: 972-002
DRAWN BY: PAH
CHECKED BY: MWW

DECEMBER 2023

REVISIONS:
1.

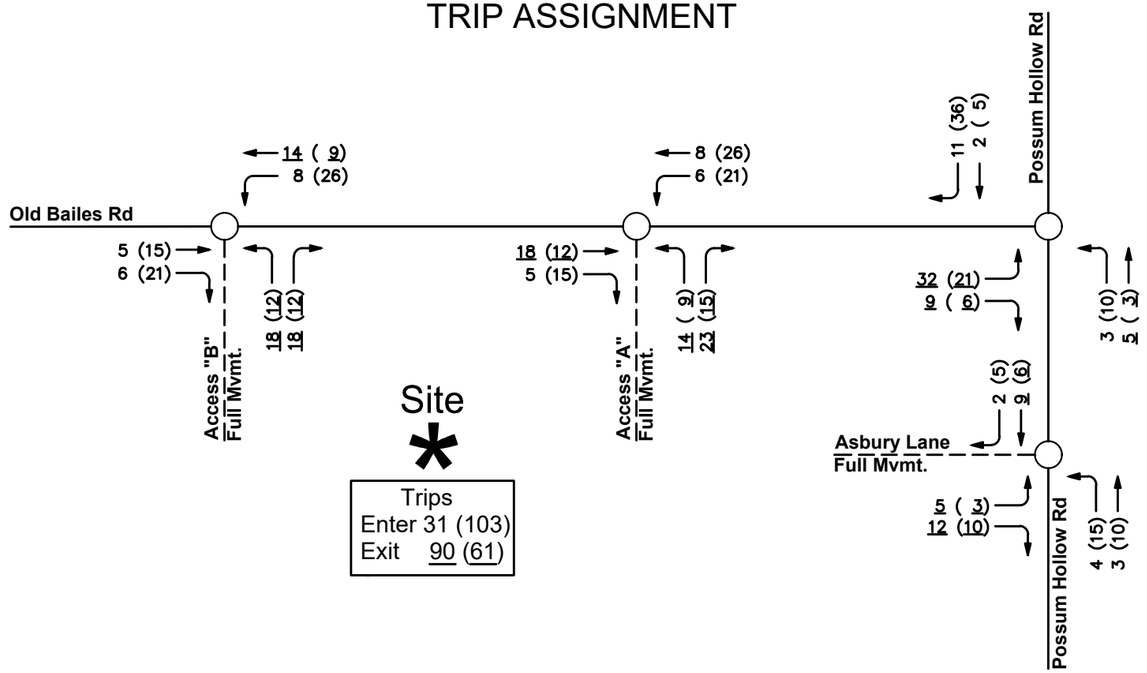
Figure 1

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LEGEND

- Stop Sign Control
- Directional Movement
- VOLUMES: AM (PM)

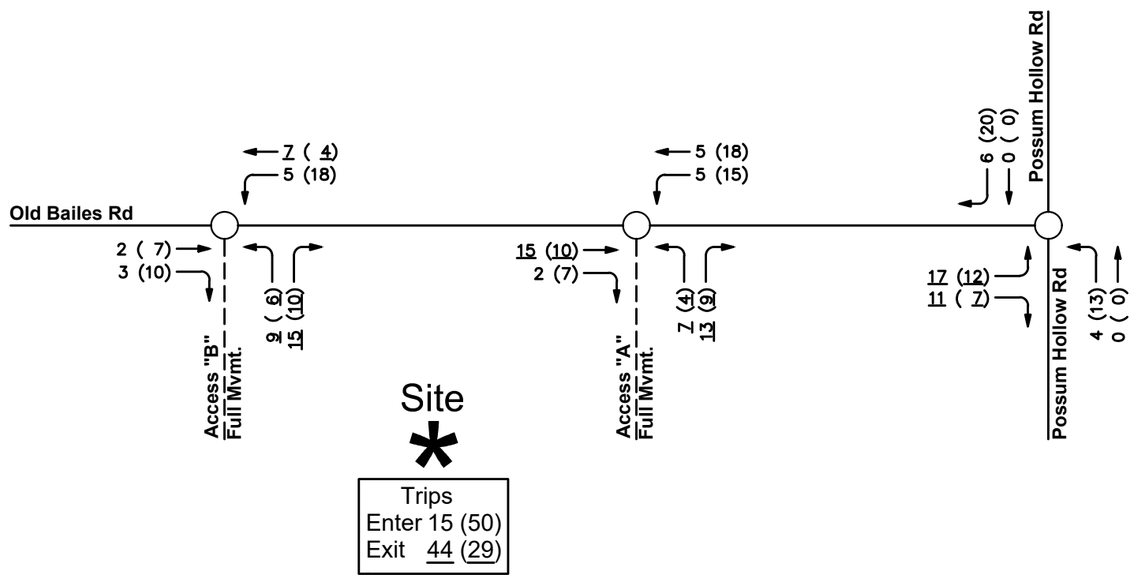
ORIGINAL TIA TRIP ASSIGNMENT



LEGEND

- Stop Sign Control
- Directional Movement
- VOLUMES: AM (PM)

UPDATED SITE PLAN TRIP ASSIGNMENT



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ASBURY LANE TES

FORT MILL, SC

D.R. HORTON
8001 ARROWRIDGE BOULEVARD
CHARLOTTE, NC 28273

TRIP ASSIGNMENT

0 XX' XX' N
SCALE: NTS

PROJECT #: 972-002
DRAWN BY: PAH
CHECKED BY: MWW

DECEMBER 2023

REVISIONS:
1.

Figure 2

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Agenda Item Summary

Ordinance # / Resolution #: SD-2023-0325 Jasmine Hills
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 2/20/2024

Issue for Consideration:

Points to Consider:
New TRC comments for revised plat have not yet been completed; they will be provided with the 2/20/24 meeting agenda.

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/14/2024	Exhibit
Application	12/4/2023	Exhibit
Location Map	12/4/2023	Exhibit
TRC Comments 12/5/23	1/31/2024	Exhibit
Applicant response to TRC Comments	1/31/2024	Exhibit
Revised Plat	1/31/2024	Exhibit
ICE/TRC Review of TIA	2/13/2024	Exhibit

PROPOSAL:	Major Preliminary Plat for 34.14 acres straddling for a subdivision of 75 single-family lots.
PROPERTY LOCATION:	Pettus Road northwest of the intersection with Barberville Road (TM# 0003-00-058.00)
CURRENT ZONING DISTRICT:	Medium Density Residential (MDR)
APPLICANT:	Mohamed Altwairgi/Rass Investments LLC
COUNTY COUNCIL DISTRICT:	District 4, Jose Luis
NOTICE:	Published hearing notice The Lancaster News 2/3/2024 Posted signs 2/2/2024 Mailed notices 2/3/2024 Agenda published 2/13/2024 and posted in Lobby

OVERVIEW & BACKGROUND:

Site Information & Existing Condition

This property is currently an undeveloped parcel located off Barberville Road and is dissected by Pettus Road. The parcel is located directly adjacent to the existing Barber Rock Development. The applicants started the review process with the County in February of 2023 via the Sketch Plan Process.

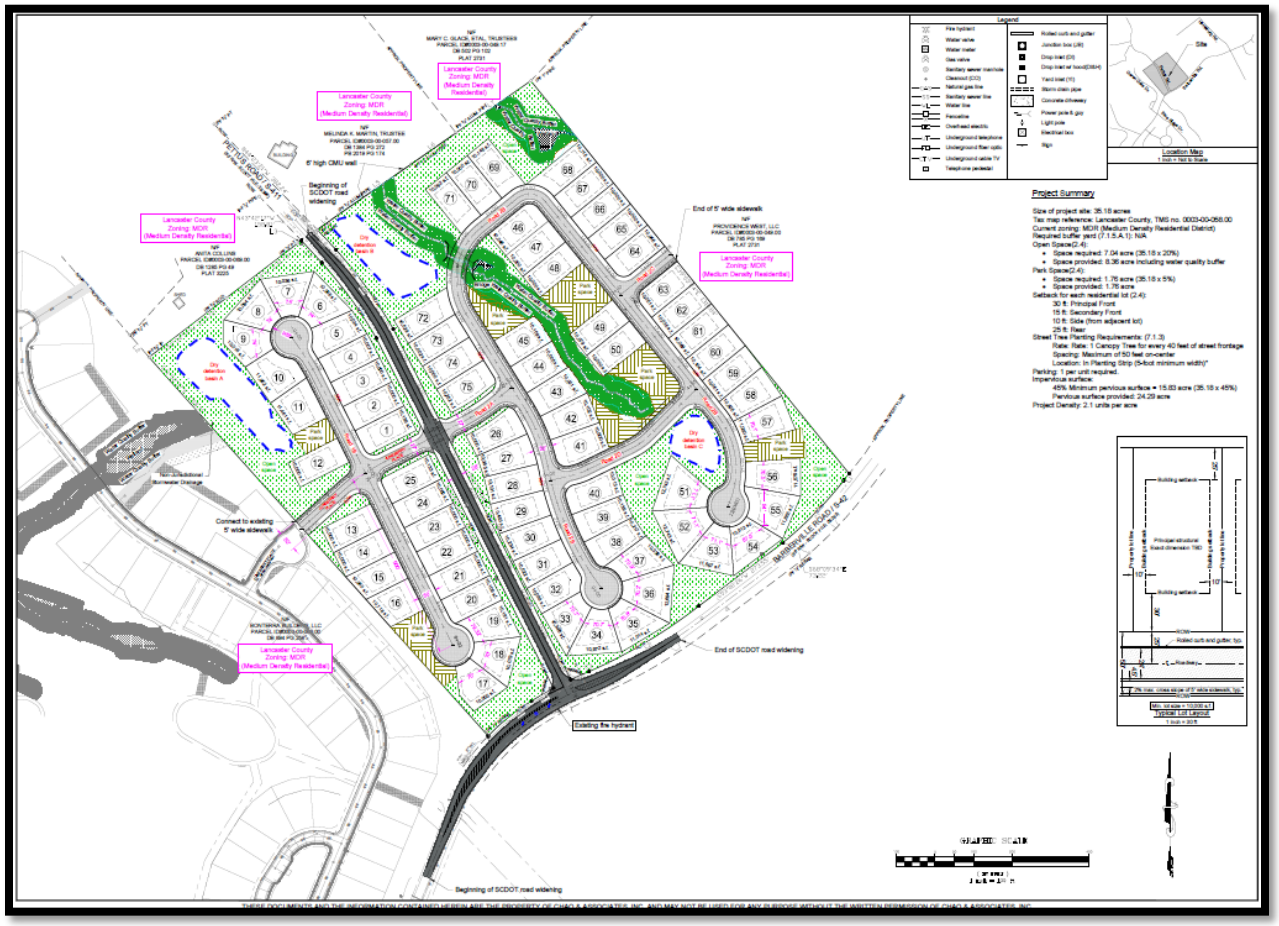
Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MDR	Undeveloped (formerly Patterson Preserve project) Pettus Farm project
South	Lancaster County	LDR	Residential
East	Lancaster County	MDR	Undeveloped (formerly Patterson Preserve project)
West	Lancaster County	MDR	Barber Rock developments; Pettus Farm project

Zoning

The proposed development is zoned Medium Density Residential. *The MDR The Medium Density Residential 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.*

Proposed Preliminary Plat:



DEVELOPMENT SUMMARY:

Development Summary	
Site Acreage	34.14
Proposed Lots	75
Project Overview	Single Family Residential Subdivision
Open Space	7.04 required; 8.36 proposed (including water quality buffer)
Internal Streets	Will be privately maintained.
Connectivity Index	1.33

Guiding Development Standards

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

TRC Comments Include:

Traffic Impact Analysis (TIA)

A Traffic Impact Analysis has been submitted to review for the County. The TIA has been reviewed by the County's on-call traffic consultant ICE. ICE did not approve the proposed TIA due to the TIA lacking an executive summary, no other improvements were added to the study or given to be added to Background, Sight distance was noted to be verified by site engineer for access, and Analysis for Build year and not Build plus 1 year. The documents which have been reviewed by ICE and have their comments for the applicant noted on them have been attached to the report.

Water and Sewer (LCWSD): At this time the downstream infrastructure required for this project has not been completed. Pursuant to a LCWSD policy update issued on March 9, 2021, LCWSD will not formally review plans or issue willingness and capability letters until downstream infrastructure is operational. *"The District is hereby ensuring that there are adequate downstream facilities in operation (rather than planned) before the District accepts any submittals from a Developer that could lead to an availability letter or a capacity commitment from the District in accordance with this policy."*

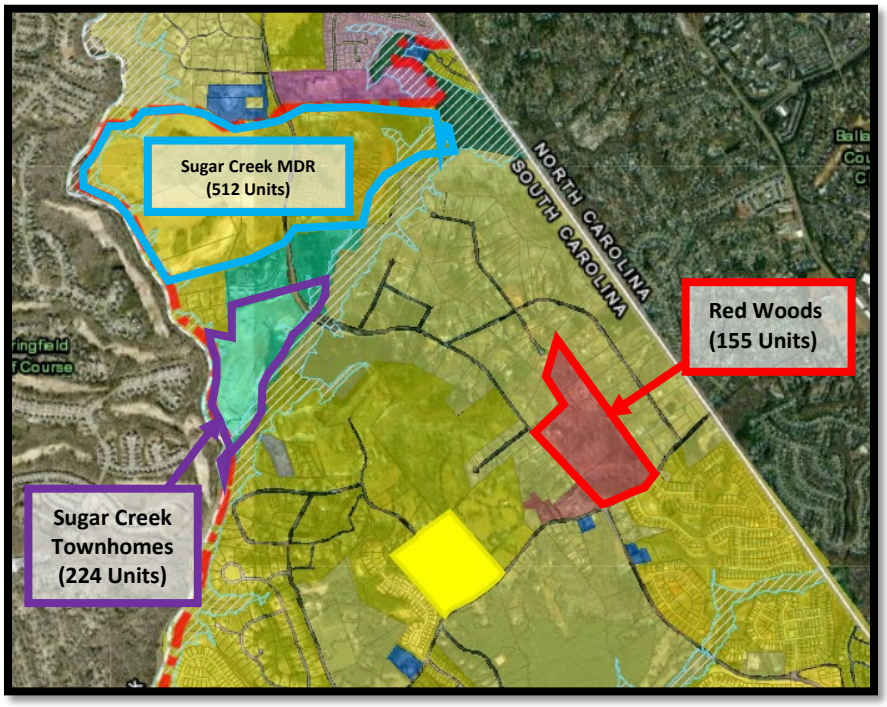
School District Input:
The Lancaster County School District (LCSD) has not provided any comments regarding the proposed development at this time. The schools that would be impacted by this development include Harrisburg Elementary, Indian Land Middle, and Indian Land High School. With that said, it is important to remember that this development is not requesting a rezoning to a higher density and that this request is consistent with the zoning which is currently in place on these parcels. Should the Planning Commission feel the need to take action on the information provided by LCSD, the Planning Commission may make a recommendation to County Council to consider assessing a moratorium within the relevant attendance zones.

SCDOT Input:

Widen Pettus Farm Rd to include 10' lanes and 2' paved shoulders.

Coordination with adjacent developers should be made so construction only has to be done one time on Pettus and Barberville.

ACTIVE DEVLOPMENTS IN THE PROJECT AREA:



The Sugar Creek projects, and their associated infrastructure improvements are actively under construction and have entered the vertical construction phase.

Redwoods was approved in 2021 and has not yet submitted any form of civil plans to the county for review. Redwoods is a party to a 5-year Development Agreement with Lancaster County.

PHOTOS OF THE PROJECT AREA:



Aerial View of Subject Parcel



Intersection of Barberville Road and Pettus Road

STAFF RECOMMENDATION:

Staff recommends (**denial**) of this Major Preliminary Subdivision Plat subject to the following conditions:

1. Resolution of TRC outstanding comments (SCDOT and Engineering) within 60 days of this meeting;
2. Confirmation of potential access to water and sewer service from LCWSD within 60 days of this meeting;
3. Confirmation of meeting with adjacent developer(s) to discuss widening per SCDOT recommendation, and report back on whether the developers are able to work together.

ATTACHMENTS:

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. TIA summary
5. TIA Consultant documents
6. TRC/Evolve Comments

STAFF CONTACT:

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

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

APPLICATION AND APPROVAL PROCESS

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

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

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

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

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

PROJECT INFORMATION

Project Address/Location: Barberville Rd. Both sides of Pettus Rd.

Tax Map ID/Parcel No.: 0003-00-058.00

Project Description: Residential subdivision

Applicant Name: Rass Investments, LLC.

Address: 2545 Kennedy Drive, Corona, CA 92879

Phone: (909) 379-3889 Email: m.altwairgi@gmail.com

Property Owner Name: Rass Investments, LLC.

Address: 2545 Kennedy Drive, Corona, CA 92879

Phone: (909) 379-3889 Email: Hakim@rassinvt.com

Other Project Contacts

Name: Mohammed Fahad Altwairgi

Address:

Phone: Email: m.altwairgi@gmail.com

Name:

Address:

Phone: Email:

Applicant Signature: Date: 10/25/2023

Owner Signature: Date: 10/25/2023

Owner Signature: Date:

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

PRELIMINARY PLAT CHECKLIST

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

GENERAL PROJECT INFORMATION:

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

✓ **1.** Proposed name of project.

✓ **2.** Name, mailing address, email address, and phone number of the owner and/or developer and designer of the site plan.

✓ **3.** Map scale using appropriate engineer's scale, north arrow, and date.

✓ **4.** Vicinity map (1" = 1 mile min. scale).

✓ **5.** Total acreage to be developed.

✓ **6.** Boundaries of the tract to be developed with all bearings and distances. ~~At least two points of the survey must be tied to SC geodetic control points [See State Plane Coordinate Checklist]~~ Horizontal coordinates (NAD 83) based on SC VRS network.

✓ **7.** Proposed use of all lots to be used. See "zoning considerations" section above. Be sure to designate any lots proposed to be used for uses other than single−family residential.

✓ **8.** Tax map number.

✓ **9.** Zoning district classification and, if applicable, overlay zone(s).

✓ **10.** Land use, zoning district classification, and tax map number of adjacent properties, names of adjacent developments, and owners of adjoining parcels.

✓ **11.** Total number of lots and layout of all lots, including building setback lines, scaled dimensions, area in square feet, lot numbers (if multiple lots), and utility easements with width and use.

12. Location and dimensions of all proposed buildings including number of stories and total square footage by use.

✓ **13.** Building setbacks and proposed impervious surface calculation.

14. In case of re−subdivision, submit a copy of existing plat.

EXISTING CONDITIONS:

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

✓ **1.** Topography by contours at vertical intervals of not more than five feet. All elevations shall refer to Mean Sea Level Datum (if available).

✓ **2.** Show location and right−of−way of existing streets, curb cuts, and driveways within 300 feet of the site.

✓ **3.** Show location and footprint of existing buildings on adjacent parcels.

✓ **4.** Show location of railroads and utility lines either on or adjacent to the property to be developed. Specify whether utility lines are in easements or rights−of−way and show location of poles/towers.

✓ **5.** Size and location of existing sewers, water mains, storm drains, culverts or other underground facilities within the street or within the right−of−way of streets or roads

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

✓ **6.** Location, size, and use of any existing structures on the subject property that will remain on the site

✓ **7.** Location of city limit lines, if adjacent to subject property.

8. Show location of nearest hydrant. Spacing should be 500 feet single−family residential (this distance is measured in the direction of fire truck travel).

✓ **9.** The Fire Department will need access to within 150 feet of all points of the building.

✓ **10.** Location of land subject to flooding and nearest 100−year flood zone and elevation.

✓ **11.** Location of existing or planned public parks, schools, greenways, trails, or other major public amenity located within ½ mile of the development site. See sheet PAA1.0

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

✓ **1.** Depict any water resources subject to the UDO Chapter 8, Natural Resources Protection, and comply with all requirements laid out in the aforementioned section.

✓ **2.** Depict any prohibitive/severe steep slope areas (greater than or equal to 3H:1V) and take into account the limitations on disturbance when designing the project.

✓ **3.** Depict stormwater management areas.

TREE RETENTION

1. Identify tree canopy retention areas.

2. Show trees that require protection. All trees within limit of disturbance area to be removed.

LANDSCAPING

✓ • Show landscaping for required site landscaping areas. See sheet L1.0 and L1.1

OPEN SPACE

✓ **1.** Indicate if all or a portion of the site has been designated as an Open Space.

✓ **2.** Calculate required common open space acreage.

3. Show any trails and greenways on the Lancaster County Carolina Thread Trail Master Plan that developer is required to construct. N/A

✓ **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. Park space shown on C2.0

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

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

✓ **1.** Preliminary plan for sanitary sewers showing the location of manholes and points of discharge. Indicate direction of flow.

✓ **2.** Preliminary plan for storm sewer system showing the location of outlets and direction of flow.

✓ **3.** Preliminary plan of water supply system

✓ **4.** All proposed easements.

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

✓ **6.** Proposed major contour changes in areas where substantial cut and/or fill is to be done.

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

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

✓ **1.** Connectivity is required within the neighborhood, and between the neighborhood and adjacent neighborhoods or other lands. Additionally, a second entrance is required for more than 100 units.

✓ **2.** Traffic calming measures such as minimum street widths, short block lengths, on−street parking, controlled intersections, and roundabouts should be used per the UDO.

✓ **3.** Sidewalks are required both internally, and in some cases, externally to the development and must be at least five feet wide.

4. Street trees are required to be planted in accordance with the UDO.

5. See Chapter 6: Subdivision and Infrastructure Standards and Appendix C – Manual of Specifications and Standard Details (MSSD), generally for road specifications, cross sections, and other important information. For example:

✓ **a.** Cul−de−sacs should be avoided except as described in the UDO.

✓ **b.** Gated communities have additional requirements as laid out in the UDO.

c. Curb and gutter requirements are applicable in some districts as designated in the UDO.

✓ **6.** Traffic Impact Analysis, refer to Chapter 6, Subdivision and Infrastructure Standards.

LOT DESIGN

Identify a lot configuration that complies with the following standards.

✓ **1.** Lot designed to comply with the UDO design requirements

✓ **a.** Lots cannot be divided by City limit lines or zoning districts.

✓ **b.** Through lots are prohibited.

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

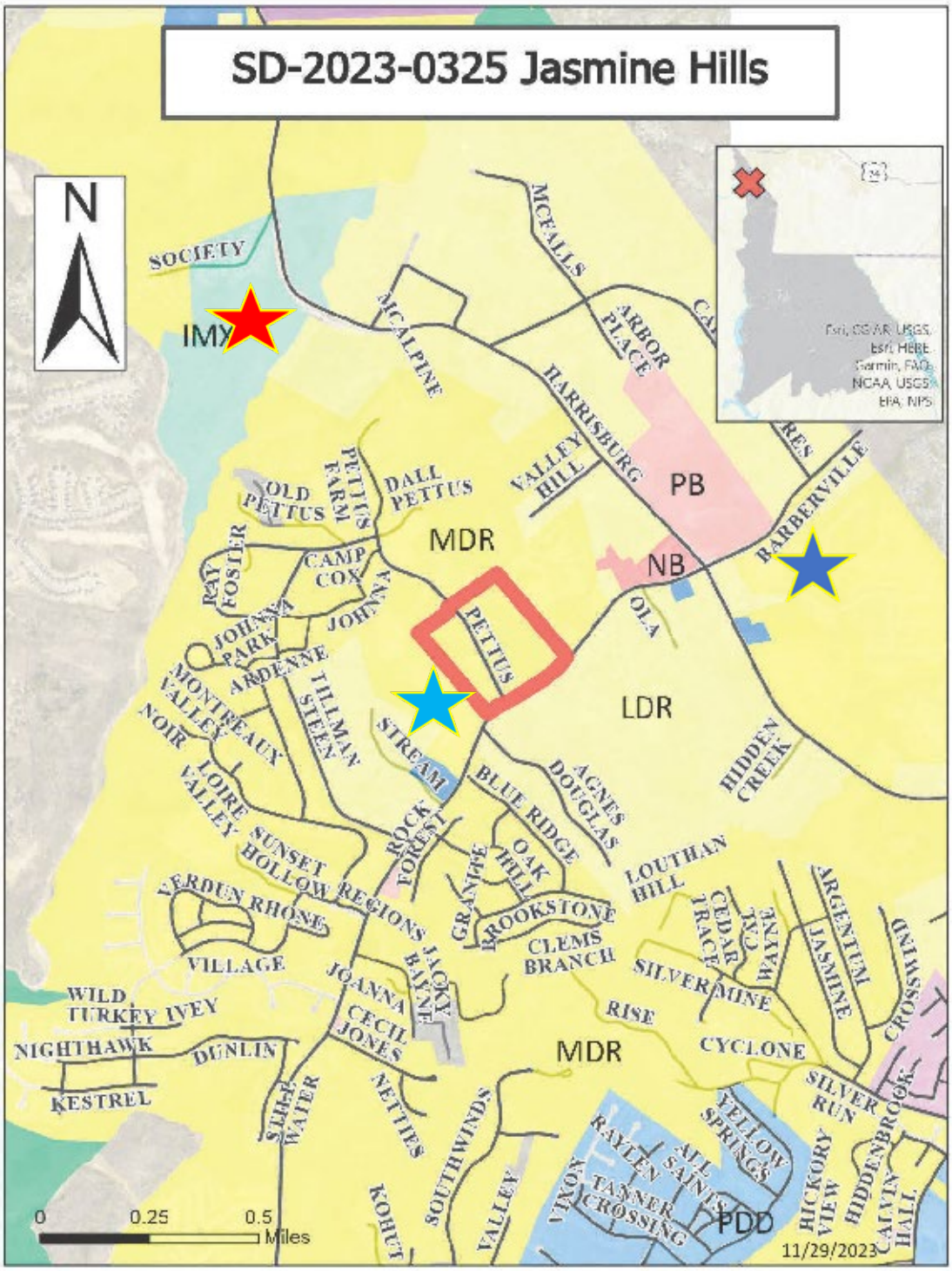
USE-SPECIFIC STANDARDS

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

OVERLAY DISTRICTS

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

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



Lancaster County
South Carolina

Proposal:
Preliminary Plat: 75 lots

Subject Property

Covington North

Sugar Creek Development

Preserve at Barber Rock

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

December 05, 2023

Hao-Ming Chen
Chao & Associates, Inc.
7 Clusters Court
Columbia, SC 29210

Project Number	20230325
Project Name	Jasmine Hills Subdivision
Location	Barberville Road
Stage	Preliminary Plat
Parcel(s)	
Status	Conditional

Dear: Hao-Ming Chen

This letter is to confirm CONDITIONAL APPROVAL of your Preliminary Plat plans by the Lancaster County Technical Review Committee (TRC).

Sincerely,

Chanda Kirkland

Chanda Kirkland, Development Service Coordinator
Lancaster County Government
101 N Main St
Lancaster, SC 29720
P: (803) 416-9390

Plan Review Comments

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

Approved

Review Comments:

General Comments:
1. More detailed comments can be provided once the construction documents are developed. The preliminary nature of this plan does not provide adequate detail to formally comment, but the following are items of note from the information given and a visit to the site to determine existing conditions.
2. A Traffic Impact Analysis (TIA) is in Evolve. We will begin the process for the review by our third party traffic engineer (ICE). Stephen will get a price for their review and forward that amount through Evolve to the development team. Once the review fee is paid, ICE will conduct the review. This typically takes 3 weeks, but may be a bit delayed if this occurs over the holidays.
a. Any improvements agreed upon as a result of the final TIA will need to be included in the civil plan set. Coordination of these improvements with the Pettus Pond development may be needed as the two projects develop.
3. There appears to be one stream crossing in the latest proposed plan. Any impacts to wetlands and/or stream crossings will need to be permitted through the US Army Corp of Engineers. This can be a lengthy process.
4. A survey to determine the stream and wetlands will need to be conducted to locate and categorize the potential stream on this parcel.
5. Per Lancaster County Water and Sewer District policy- this subdivision cannot be approved for construction until downstream sewer infrastructure is in place and the notice of capability and capacity from the LCWSD is obtained. It is our understanding that significant upgrades to a sewer pump station are needed to gain the sewer capacity needed for this proposed project. If you have a letter from LCSWD stating there is capability and capacity, please upload to Evolve.
6. Sheet PAA1.0- we have never seen this type of sheet before- what is its purpose?

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

Conditional

Review Comments:

Please note location of mail Kiosk(s)
Submit road names for consideration to addresser@lanc911.com
Will road 1B be named Juneberry Pl if it is connecting into the Preserve at Barber Rock?
Jasmine Hill is acceptable as a subdivision name
A CAD file, in a 2010 version, showing lot lines and roadways, will need to be sent to addresser@lanc911.com at Civil Phase.

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

Approved

Review Comments:

1. The locations of the fire hydrants in the cul de sacs are not typical. Generally they are in the beginning of the bulb, not the end of the cul de sac. If changes are made to the water plans we will need to look at the plan again.

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

Conditional

Review Comments:

LCWSD is a separate entity from the County. We have our own submittal requirements. Please check our website, www.lcwasd.org, under the Developers tab for our policies and procedures.

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

*Waterlines not allowed outside the road RoW.

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

Review Comments:

- The internal landscaping plan is missing. UDO section 7.1.3 requires- 1 Canopy Tree for every 40 feet of street frontage. Spacing: Maximum of 50 feet on-center. Location: In Planting Strip (5-foot minimum width)*

o * Understory Trees may be substituted for Canopy Trees in existing development with planting strips less than 5 feet wide or tree wells less than 25 square feet.

- Please clarify what the “Public Amenity Area” is entailing on page PAA1.0 of the submitted plans.

o This is more commonly seen in public parks, attractions, not developments.

- Add a block length diagram to the provided plans. One was provided on the recent sketch plan submittals but not included in the preliminary plat.

- Label the lot area for the proposed lots on the plan.

- Please show the existing overhead electrical easements on the existing conditions portion of the plan.

LC School District - David Small - (803) 286-6972 **No Review Done**
David.Small@lcsd.k12.sc.us

Review Comments:

The school district did not input any comments. -Chanda

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

Review Comments:

Widen Pettus Farm Road to include 10’ lanes and 2’ paved shoulders.

A TIA will be required to determine if any turn lanes are needed for this subdivision.

Coordination with the adjacent developer should be made so construction only has to be done one time on Pettus and Barberville.

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

Review Comments:

This project is located in the Indian Land Fire District service area and Lancaster County School District, the following impact fees apply:

The Lancaster County Service Impact fee for each housing unit is $2,109.00.

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

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

CHAO
AND ASSOCIATES, INC.
CONSULTING ENGINEERS

LETTER OF TRANSMITTAL

ATTN: Mr. Matthew Blaszyk
Planner Planning

Lancaster County Planning Department
101 N. Main Street
Lancaster, SC 29720
TO: mblaszyk@lancastersc.net
803-285-6005

DATE: January 16, 2024

C&A Project No.: 707909B-22
County Project No.: 20230325

RE: Jasmine Hills Subdivision in Lancaster County, SC
Preliminary Plat Resubmittal

WE ARE SENDING YOU [X] Attached [ ] Under Separate Cover Via: _____

The Following Items: [ ] Shop Drawing [ ] Prints [ ] Samples [ ] Copy of Letter
[ ] Specifications [X] Plans [X] Other: Response letters

COPIES	DESCRIPTION
1	Responses for Conditional Approval Letter, dated 12/5/2023
1	Responses for Staff Report to Planning Commission Letter, dated 12/19/2023
1	Supplemental Jurisdictional Determination Report
1	Major Subdivision Preliminary Plat

THESE ARE TRANSMITTED AS CHECKED BELOW:

[ ] For Distribution [ ] For Your Use [ ] As Requested [X] For Review & Comment

Matthew,

The responses are provided on Conditional Approval Letter and Staff Report to Planning Commission Letter to address each individual item.

Attached Supplemental Jurisdictional Determination Report was submitted to U.S. Army Corps of Engineers and is currently under review.

Thank you,

Hao-Ming Chen
haoming@chaoinc.com

Hao-Ming Chen

Copy of Letter to:

Signed:_____

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

December 05, 2023

Hao-Ming Chen
Chao & Associates, Inc.
7 Clusters Court
Columbia, SC 29210

Project Number	20230325
Project Name	Jasmine Hills Subdivision
Location	Barberville Road
Stage	Preliminary Plat
Parcel(s)	
Status	Conditional

Dear: Hao-Ming Chen

This letter is to confirm CONDITIONAL APPROVAL of your Preliminary Plat plans by the Lancaster County Technical Review Committee (TRC).

Sincerely,

Chanda Kirkland

Chanda Kirkland, Development Service Coordinator
Lancaster County Government
101 N Main St
Lancaster, SC 29720
P: (803) 416-9390

Plan Review Comments

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

Review Comments:

General Comments:
1. More detailed comments can be provided once the construction documents are developed. The preliminary nature of this plan does not provide adequate detail to formally comment, but the following are items of note from the information given and a visit to the site to determine existing conditions. Knowledged.
2. A Traffic Impact Analysis (TIA) is in Evolve. We will begin the process for the review by our third party traffic engineer (ICE). Stephen will get a price for their review and forward that amount through Evolve to the development team. Once the review fee is paid, ICE will conduct the review. This typically takes 3 weeks, but may be a bit delayed if this occurs over the holidays. Knowledged.
   a. Any improvements agreed upon as a result of the final TIA will need to be included in the civil plan set. Coordination of these improvements with the Pettus Pond development may be needed as the two projects develop. Knowledged.
3. There appears to be one stream crossing in the latest proposed plan. Any impacts to wetlands and/or stream crossings will need to be permitted through the US Army Corp of Engineers. This can be a lengthy process. A proposed bridge will cross the wetland to avoid Nationwide permit.
4. A survey to determine the stream and wetlands will need to be conducted to locate and categorize the potential stream on this parcel. The stream and wetland delineation were provided by S&ME. The documents submitted to US Army Corp of Engineers is provided.
5. Per Lancaster County Water and Sewer District policy- this subdivision cannot be approved for construction until downstream sewer infrastructure is in place and the notice of capability and capacity from the LCWSD is obtained. It is our understanding that significant upgrades to a sewer pump station are needed to gain the sewer capacity needed for this proposed project. If you have a letter from LCSWD stating there is capability and capacity, please upload to Evolve. Will provide.
6. Sheet PAA1.0- we have never seen this type of sheet before- what is its purpose?
   For Location of existing or planned public parks, schools, greenways, trails, or other major public amenity located within ½ mile of the development site.

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

Review Comments:

Please note location of mail Kiosk(s) Pending. Currently verifying with USPS.
Submit road names for consideration to addresser@lanc911.com Submitted and under review.
Will road 1B be named Juneberry Pl if it is connecting into the Preserve at Barber Rock? Yes. road 1A will be named Juneberry Pl.
Jasmine Hill is acceptable as a subdivision name Knowledged.
A CAD file, in a 2010 version, showing lot lines and roadways, will need to be sent to addresser@lanc911.com at Civil Phase. Provided

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

Review Comments:

1. The locations of the fire hydrants in the cul de sacs are not typical. Generally they are in the beginning of the bulb, not the end of the cul de sac. If changes are made to the water plans we will need to look at the plan again. Locations of the fire hydrant updated.

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

Review Comments:

LCWSD is a separate entity from the County. We have our own submittal requirements. Please check our website, www.lcwasd.org, under the Developers tab for our policies and procedures.

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

*Waterlines not allowed outside the road RoW. Waterlines updated. All waterlines are within road ROW.

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

Review Comments:

- The internal landscaping plan is missing. UDO section 7.1.3 requires- 1 Canopy Tree for every 40 feet of street frontage. Spacing: Maximum of 50 feet on-center. Location: In Planting Strip (5-foot minimum width)* Internal landscaping plans are provided. See L1.0 and L2.0.

o * Understory Trees may be substituted for Canopy Trees in existing development with planting strips less than 5 feet wide or tree wells less than 25 square feet.

- Please clarify what the "Public Amenity Area" is entailing on page PAA1.0 of the submitted plans.
  This sheet is for Location of existing or planned public parks, schools, greenways, trails, or other major public amenity located within ½ mile of the development site per checklist.
- o This is more commonly seen in public parks, attractions, not developments.
  No public parks, attractions within ½ mile of the development site.
- Add a block length diagram to the provided plans. One was provided on the recent sketch plan submittals but not included in the preliminary plat. A block length diagram is provided.

- Label the lot area for the proposed lots on the plan.
  Lables are provided on C2.0.
- Please show the existing overhead electrical easements on the existing conditions portion of the plan. Pending. Currently verifying with Duke Energy.

LC School District - David Small - (803) 286-6972 — No Review Done
David.Small@lcsd.k12.sc.us

Review Comments:

The school district did not input any comments. -Chanda N/A

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

Review Comments:

Widen Pettus ~~Farm~~ Road to include 10' lanes and 2' paved shoulders.
Pettus Road (S-411) and Barberville Road (S-42) will be widened per SCDOT requirement.
A TIA will be required to determine if any turn lanes are needed for this subdivision.
The SCDOT has recommended to widen Pettus Rd to 10-ft lanes and two ft shoulders in each direction, no turning lanes. The report identifies no turning lanes needed anywhere.
Coordination with the adjacent developer should be made so construction only has to be done one time on Pettus and Barberville. Per email from SCDOT, David Gamble, this comment can be ignored for now.

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

Review Comments:

This project is located in the Indian Land Fire District service area and Lancaster County School District, the following impact fees apply:

The Lancaster County Service Impact fee for each housing unit is $2,109.00. Knowledged.

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

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

TRC Comments Include:

Traffic Impact Analysis (TIA)

A Traffic Impact Analysis has been submitted to review for the County. Currently, the TIA has not been reviewed by the County's on-call traffic consultant due to the TIA not being paid by the applicant. The fee was paid on 12/9/2023.

The submitted TIA does not call for any improvements to occur due to this proposed development. For more information, please reference the attached TIA summary. Knowledged and TIA is under review.

The development is expected to generate 57 AM peak hour trips (14 in and 43 out) and 76 PM peak hour trips (48 in and 28out). It would generate 774 weekday daily (24-hour) trips. Knowledged.

There appears to be one stream crossing in the latest proposed plan. Any impacts to wetlands and/or stream crossings will need to be permitted through the US Army Corp of Engineers.
A proposed bridge will cross the wetland to avoid Nationwide permit.

Water and Sewer (LCWSD): At this time the downstream infrastructure required for this project has not been completed. Pursuant to a LCWSD policy update issued on March 9, 2021, LCWSD will not formally review plans or issue willingness and capability letters until downstream infrastructure is operational. *"The District is hereby ensuring that there are adequate downstream facilities in operation (rather than planned) before the District accepts any submittals from a Developer that could lead to an availability letter or a capacity commitment from the District in accordance with this policy."* Knowledged.

School District Input:
The Lancaster County School District (LCSD) has not provided any comments regarding the proposed development at this time. The schools that would be impacted by this development include Harrisburg Elementary, Indian Land Middle, and Indian Land High School. With that said, it is important to remember that this development is not requesting a rezoning to a higher density and that this request is consistent with the zoning which is currently in place on these parcels. Should the Planning Commission feel the need to take action on the information provided by LCSD, the Planning Commission may make a recommendation to County Council to consider assessing a moratorium within the relevant attendance zones. N/A

Planning Input: Internal landscaping plan is missing; UDO section 7.1.3 A requires the rate of "1 Canopy Tree for every 40 feet of street frontage Spacing: Maximum of 50 feet on-center Location: In Planting Strip (5-foot minimum width)". Internal landscaping plans are provided. See L1.0 and L2.0.
Per Allison Hardin's email, dated 1/8/2024. The number of trees is counted based on 1 per every 40 ft. The spacing is not required to be every 40 ft, so we also have the rule that you must have a maximum of 50 ft separation. This keeps designs from putting two trees 10 ft apart then 70 ft of no trees.

SCDOT Input:

Widen Pettus Farm Rd to include 10' lanes and 2' paved shoulders.
Pettus Road (S-411) and Barberville Road (S-42) will be widened per SCDOT requirement.

Coordination with adjacent developers should be made so construction only has to be done one time on Pettus and Barberville. Per email from SCDOT, David Gamble, this comment can be ignored for now.

June 21, 2023

U.S. Army Corps of Engineers
Northwest Branch/Columbia Office
Charleston District Regulatory Division
1835 Assembly Street, Rm 865 B-1
Columbia, SC 29201

submitted via email to:
Rebecca.m.Downey@usace.army.mil

Attention: Rebecca Downey
Project Manager - Biologist

Reference: **Supplemental Jurisdictional Determination Report**
37.57-Acre Barberville Road Site
Indian Land, Lancaster County, South Carolina
S&ME Project No. 218989
Action IDs: SAC-2021-01871 and SAC-2021-01872

Dear Ms. Downey:

On behalf of Rass Investments, LLC, S&ME, Inc. (S&ME) is submitting this Supplemental Jurisdictional Determination report for the above-referenced project; a proposed 37.57-acre residential subdivision generally located north of Barberville Road and east and west of Pettus Road in Indian Land, Lancaster County, South Carolina. This report supplements our Approved Jurisdictional Determination (AJD) Package submitted to United States Army Corps of Engineers (USACE) on November 3, 2021 as well as the results of our subsequent March 8, 2023 site visit. The USACE assigned the portion of the subject property east of Pettus Road to Action Identification (ID) Number SAC-2021-01872 and the portion of the subject property west of Pettus Road to Action ID Number SAC-2021-01871.

A site visit of the subject property was initially conducted by S&ME on October 11, 2021. The subject property is currently undeveloped former agricultural fields and is illustrated on Vicinity Map (**Figure 1**), United States Geological Survey (USGS) Topographic Map (**Figure 2**) a Site Map/Approximate Waters Map (**Figure 3**), and a United States Department of Agriculture (USDA) Soil Survey (**Figure 4**) as well as Site Photographs included in **Attachment I**.

Ms. Suzanne Knudsen with S&ME met Ms. Rebecca Downey and Ms. Laura Boos with the USACE on March 8, 2023 to assess aquatic and non-aquatic resources at the subject property. The following jurisdictional aquatic and non-aquatic resources were assessed by S&ME on May 23, 2023 and are illustrated on **Figure 3**. Stream Identification Forms and representative Wetland/Upland Data Forms are included in **Attachment II**.

Action ID Number SAC-2021-01872

The following aquatic resources were delineated within the eastern portion of the subject property:

Aquatic Resources

- Stream S1 is an intermittently flowing channel that extends approximately 143 linear feet (LF) within the northeastern portion of the subject property.
- Stream S2 is an intermittently flowing tributary of Stream S1 that extends approximately 18 LF before its confluence with Stream S1
- Stream S3 is a perennially flowing channel that extends approximately 990 LF within the central portion of the subject property.
- Wetland WA is an approximately 0.003-acre riparian, sparsely vegetated wetland abutting Stream S1.
- Wetland WB is an approximately 0.065-acre emergent wetland abutting the headwaters of Stream S1 and Stream S2.
- Wetland WC is an approximately 0.017-acre riparian wetland abutting Stream S3.

Non-Aquatic Resources

The following non-aquatic resources were assessed within the eastern portion of the subject property:

- Data Point UP-P is a non-aquatic resource lacking in hydric soils. The feature was a pond dug in Appling sandy clay loam, 10 to 15 percent slopes, severely eroded soils (**Figure 4**) which, according to the Natural Resources Conversation Service (NRCS) Hydric Soils List, are non-hydric soils. During the initial October 2021 site visit, it was observed that the dam was breached, and was a non-aquatic feature. However, during the March 8, 2023 site visit with the USACE, the pond was holding water and was determined to be an isolated aquatic resource. It was discussed that the dam could be further breached to drain the pond. This activity occurred in April 2023 and it was discovered that the pond had two malfunctioning outlet drains installed from previous draining attempts. One outlet drain was clogged with debris and the other was situated above the waterline. During a June 16, 2023 site visit, it was observed that the pond successfully drained, is not subject to ponding and now exhibits early successional upland vegetation growth. This feature meets the characteristics of a non-aquatic resource (**Photo 1**).
- Data Point Non-J3 is a stormwater ephemeral channel at the headwaters of Stream S3 and did not exhibit an Ordinary High-Water Mark (OHWM) or base flow (**Photo 8**).

Action ID Number SAC-2021-01871

No aquatic resources were delineated within the western portion of the subject property. The following non-aquatic resources were assessed within the western portion of the subject property:

Non-Aquatic Resources

- Data Points Non-J1 Upstream and Downstream is a stormwater channel located within the northwestern corner of the subject property. It lacked an OHWM, base flow and exhibited upland vegetation within the channel bed.
- Data Point DP-1 is located east of Data Point Non-J1 and was saturated during the March 8, 2023 site visit with the USACE, however during the initial site visit on October 11, 2021 and again on May 23, 2023, this area lacked wetland hydrology, hydrophytic vegetation and hydric soils.

Impacts to aquatic resources associated with site development are not anticipated. Thank you for your assistance regarding this project. If you have questions or require additional information, please contact Suzanne Knudsen, contact information below, at your convenience.

Sincerely,

S&ME, Inc.

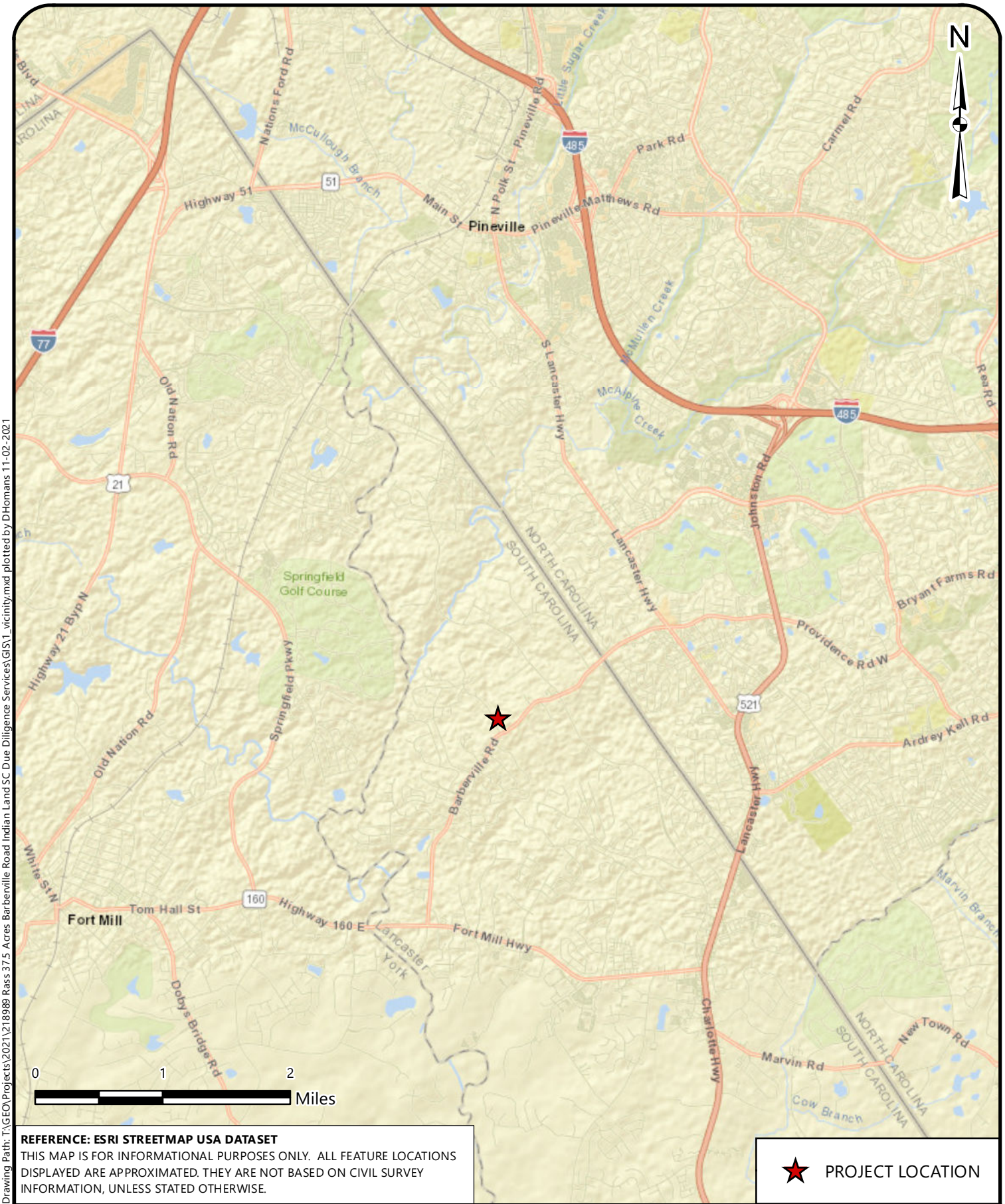
Suzanne L. Knudsen
Natural Resources Project Manager
sknudsen@smeinc.com
704-231-3800 (c)

Kristen Hill, P.G., P.E.
Vice President/Senior Reviewer
khill@smeinc.com
803-561-9024 (c)

Attachments

cc Laura Boos, USACE
Mr. Mohammed Fahed Altwairgi

Attachment I – Figures and Site Photographs



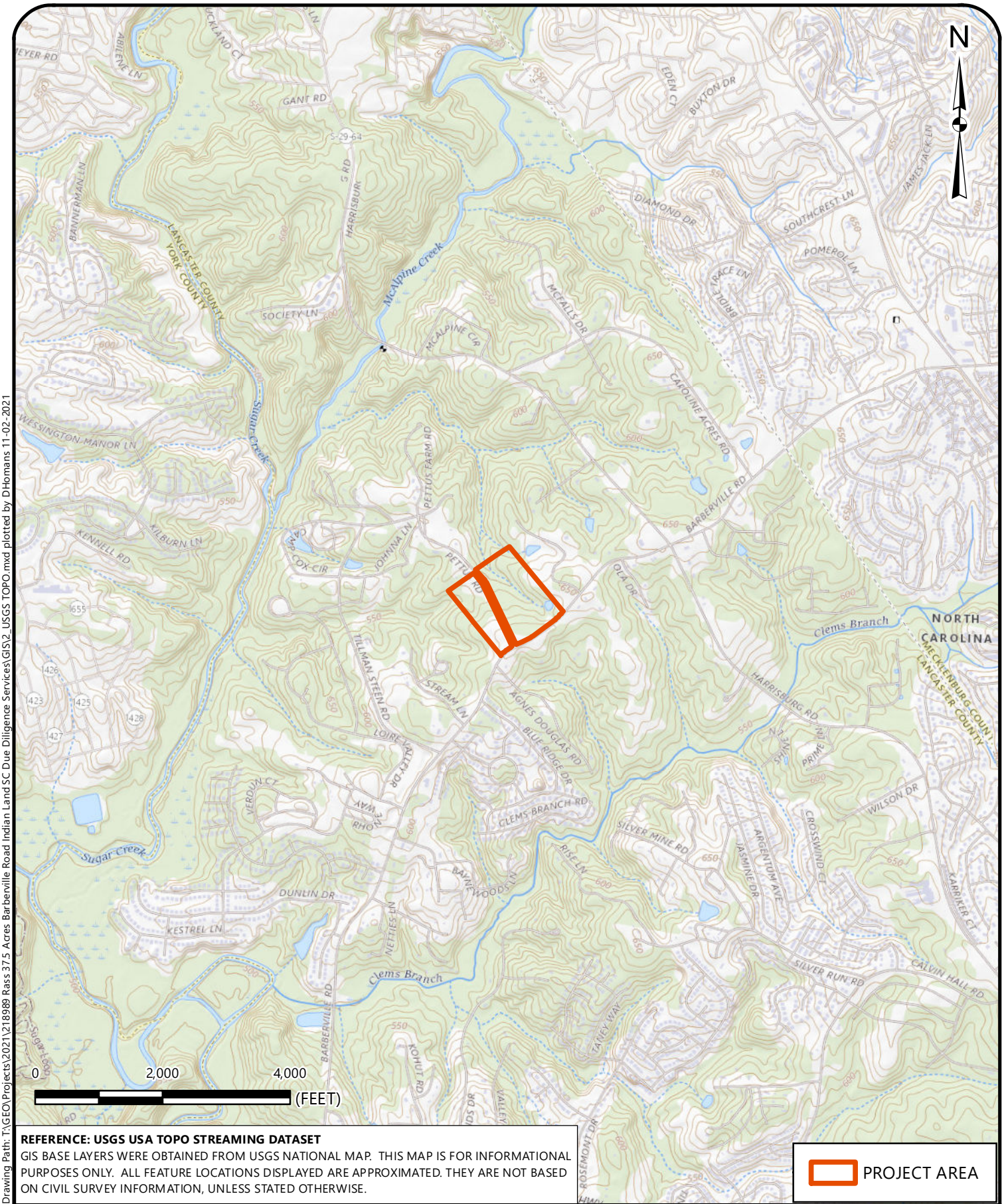
REFERENCE: ESRI STREETMAP USA DATASET
THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

Drawing Path: T:\GEO\Projects\2021\218989 Rass 37.5 Acres Barberville Road Indian Land SC Due Diligence Services\GIS\1_vicinity.mxd plotted by DHomans 11-02-2021

VICINITY MAP

BARBERVILLE ROAD SITE
BARBERVILLE ROAD AND PETTUS ROAD
INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA

SCALE:	FIGURE NO.
1 " = 1.0 miles	1
DATE: 11-2-21	
PROJECT NUMBER 218989	



REFERENCE: USGS USA TOPO STREAMING DATASET
GIS BASE LAYERS WERE OBTAINED FROM USGS NATIONAL MAP. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

Drawing Path: T:\GEO\Projects\2021\218989 Rass 37.5 Acres Barberville Road Indian Land SC Due Diligence Services\GIS\2_USGS TOPO.mxd plotted by DHomans 11-02-2021

USGS TOPOGRAPHIC MAP

BARBERVILLE ROAD SITE
BARBERVILLE ROAD AND PETTUS ROAD
INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA

SCALE:	FIGURE NO.
1 " = 2,000 '	2
DATE: 11-2-21	
PROJECT NUMBER 218989	

Non-Wetland Water Stream S2
Approx. 18 LF

Wetland B
Approx. 0.065 Acres

Wetland A
Approx. 0.003 Acres

Breached Dam

S2

Wetland B

UP-B

S1

Wetland A

UP-A

UP-P

Non-Wetland Water Stream S1
Approx. 143 LF

Non-J3

Wetland C
Approx. 0.017 Acres

S3 (upstream)

Non-Wetland Water Stream S3
Approx. 990 LF

S3 (downstream)

PETTUS RD

UP-1

Gullies

Non-J1
upstream

Non-J1
downstream

UPLAND
Approx. 37.50 Acres

GARDEN GATE DR

REFERENCE: OCTOBER 2022 AERIAL PHOTOGRAPH
GIS BASE LAYERS WERE OBTAINED FROM LANCASTER COUNTY AND DURHAM COUNTY / NEARMAP. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

0 150 300 (FEET)

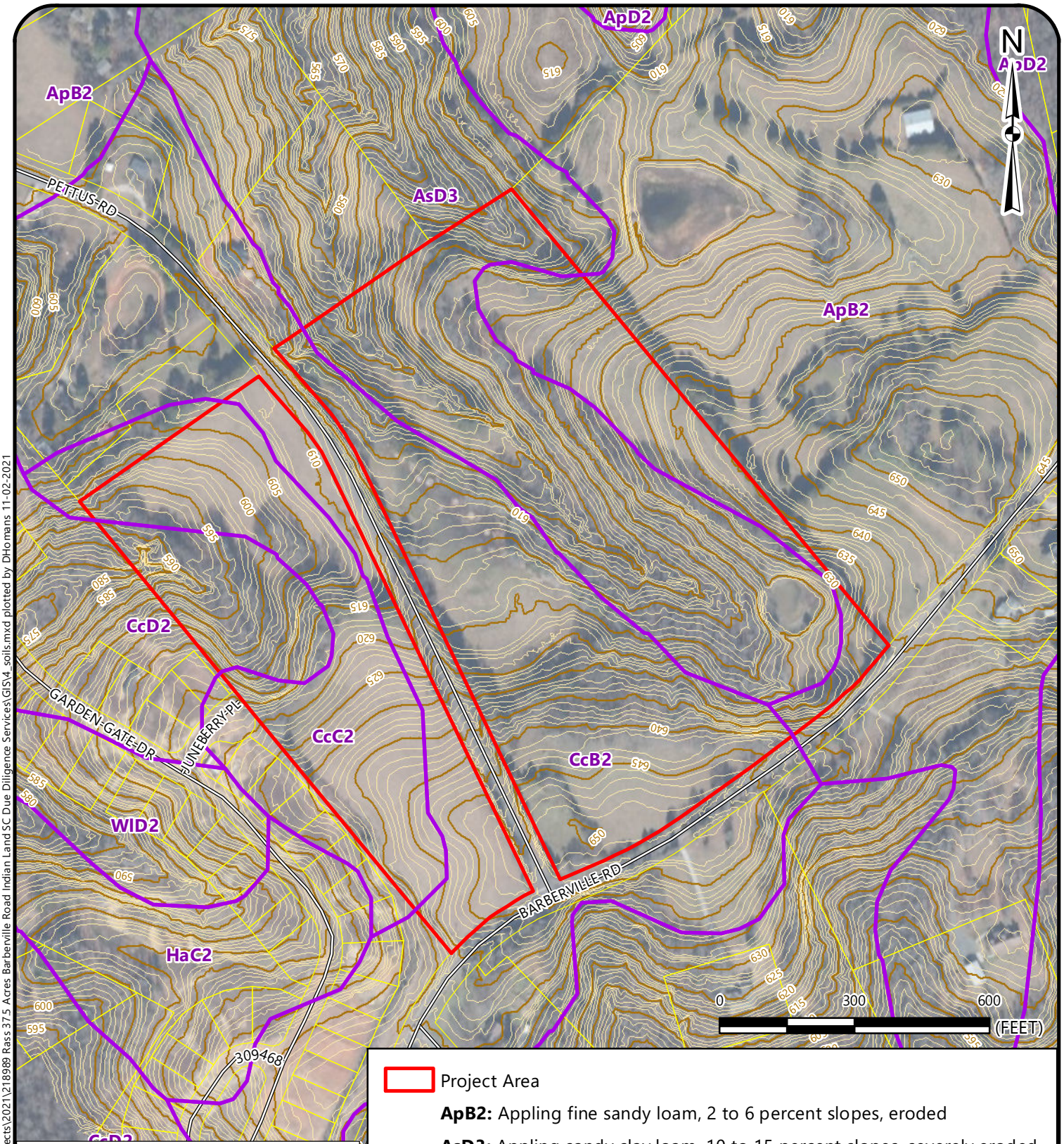
LEGEND
- PROJECT AREA (~37.57 AC.)
- WETLANDS
- NON-WETLAND WATERS (TRIBUTARIES)
- STREAM DATA FORMS
- UPLAND DATA FORMS
- WETLAND DATA FORMS
- PHOTO LOCATION

SITE MAP / APPROXIMATE WATERS OF THE U.S. MAP

BARBERVILLE ROAD SITE
BARBERVILLE ROAD AND PETTUS ROAD
INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA

SCALE: 1 " = 150 '
DATE: 6-20-23
PROJECT NUMBER: 218989
FIGURE NO.: 3

Drawing Path: T:\Charlotte-1350\Projects\2021\218989_Rass 37.5 Acres Barberville Road Indian Land SC Due Diligence Services\GIS\3_waters.mxd plotted by DHomans 06-20-2023



Drawing Path: T:\GEO\Projects\2021\218989 Rass 37.5 Acres Barberville Road Indian Land SC Due Diligence Services\GIS\4_soils.mxd plotted by DHomans 11-02-2021

REFERENCE: USDA SOIL SURVEY GEOGRAPHIC (SSURGO) DATASET
SOIL MAPPING OBTAINED FROM USDA WEB SOIL SURVEY ON 10/7/2021. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED

Project Area

ApB2: Appling fine sandy loam, 2 to 6 percent slopes, eroded

AsD3: Appling sandy clay loam, 10 to 15 percent slopes, severely eroded

CcB2: Cecil fine sandy loam, 2 to 6 percent slopes, eroded

CcC2: Cecil fine sandy loam, 6 to 10 percent slopes, eroded

CcD2: Cecil fine sandy loam, 10 to 15 percent slopes, eroded

USDA SOIL SURVEY

BARBERVILLE ROAD SITE
BARBERVILLE ROAD AND PETTUS ROAD
INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA

SCALE: 1 " = 300 '
DATE: 11-2-21
PROJECT NUMBER 218989

FIGURE NO. 4



Date: 6/16/2023

Photographer: Suzanne Knudsen

1	**Location / Orientation**	Facing south
	Remarks	Early sucessional growth at Data Point UP-P.



Date: 5/23/2023

Photographer: Suzanne Knudsen

2	**Location / Orientation**	Facing north
	Remarks	South of Data Point UP-P.



no

Date: 5/23/2023

Photographer: Suzanne Knudsen

3	**Location / Orientation**	Facing southeast
	Remarks	Upstream of Stream S1.



Date: 5/23/2023

Photographer: Suzanne Knudsen

4	**Location / Orientation**	Facing east
	Remarks	Wetland WA.



Date: 5/23/2023

Photographer: Suzanne Knudsen

5	**Location / Orientation**	Facing south
	Remarks	Wetland WB.



Date: 5/23/2023

Photographer: Suzanne Knudsen

6	**Location / Orientation**	Facing north
	Remarks	Downstream of Stream S3.



Photographer: Suzanne Knudsen | Date: 5/23/2023

7	**Location / Orientation**	Facing south
	Remarks	Upstream of Stream S3.



Photographer: Suzanne Knudsen | Date: 5/23/2023

8	**Location / Orientation**	Facing north
	Remarks	Data Point Non J-3.



Date: 5/23/2023

Photographer: Suzanne Knudsen

9	**Location / Orientation**	Facing northwest
	Remarks	Upland Data Point UP-1.



Date: 5/23/2023

Photographer: Suzanne Knudsen

10	**Location / Orientation**	Facing northwest
	Remarks	Data Point Non J-1 downstream.



Date: 5/23/2023

Photographer: Suzanne Knudsen

11	**Location / Orientation**	Facing southeast
	Remarks	Data Point Non J-1 upstream

Attachment II – Data Forms

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 37.5-Acre Barberville Road Site City/County: Indian Land/Lancaster Sampling Date: 5/23/2023

Applicant/Owner: Rass Investments, LLC State: SC Sampling Point: WA

Investigator(s): Suzanne Knudsen - S&ME, Inc. Section, Township, Range:

Landform (hillside, terrace, etc.): terrace Local relief (concave, convex, none): flat Slope (%):

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 35.032211 Long: -80.885078 Datum:

Soil Map Unit Name: Appling sandy clay loam, 10 to 15 percent slopes, severely eroded NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No	**within a Wetland?** **Yes** X **No**
Wetland Hydrology Present?	Yes X	No	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- X Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	No X	Depth (inches):
Water Table Present?	Yes X	No	Depth (inches): 5
Saturation Present? (includes capillary fringe)	Yes X	No	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: WA

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Ligustrum sinense*	5	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
	5 =Total Cover		
50% of total cover: 3	20% of total cover: 1		
Herb Stratum (Plot size: 5)			
1. *Microstegium vimineum*	30	Yes	FAC
2. *Campsis radicans*	20	Yes	FAC
3. *Parthenocissus quinquefolia*	10	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	60 =Total Cover		
50% of total cover: 30	20% of total cover: 12		
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	50	x 3 =	150
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	65 (A)		210 (B)

Prevalence Index = B/A = 3.23

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WA

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/1	70	7.5YR 3/4	30	C	PL	Loamy/Clayey	Prominent redox concentrations
10-12	7.5YR 3/4	90	10YR 4/1	10	D	M	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- X Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 37.5-Acre Barberville Road Site City/County: Indian Land/Lancaster Sampling Date: 5/23/2023

Applicant/Owner: Rass Investments, LLC State: SC Sampling Point: UP-A

Investigator(s): Suzanne Knudsen - S&ME, Inc. Section, Township, Range:

Landform (hillside, terrace, etc.): terrace Local relief (concave, convex, none): flat Slope (%):

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 35.032814 Long: -80.885140 Datum:

Soil Map Unit Name: Appling sandy clay loam, 10 to 15 percent slopes, severely eroded NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: UP-A

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Liquidambar styraciflua*	5	Yes	FAC
2. *Juniperus virginiana*	5	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	10 =Total Cover		
50% of total cover: 5	20% of total cover: 2		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Ligustrum sinense*	5	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
	5 =Total Cover		
50% of total cover: 3	20% of total cover: 1		
Herb Stratum (Plot size: 5)			
1. *Microstegium vimineum*	10	Yes	FAC
2. *Lonicera japonica*	10	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	20 =Total Cover		
50% of total cover: 10	20% of total cover: 4		
Woody Vine Stratum (Plot size: 30)			
1. *Vitis rotundifolia*	5	Yes	FAC
2.			
3.			
4.			
5.			
	5 =Total Cover		
50% of total cover: 3	20% of total cover: 1		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	20	x 3 =	60
FACU species	20	x 4 =	80
UPL species	0	x 5 =	0
Column Totals:	40 (A)		140 (B)

Prevalence Index = B/A = 3.50

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 3/2	100					Loamy/Clayey	
2-12	10YR 4/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 37.5-Acre Barberville Road Site City/County: Indian Land/Lancaster Sampling Date: 5/23/2023

Applicant/Owner: Rass Investments, LLC State: SC Sampling Point: WB

Investigator(s): Suzanne Knudsen - S&ME, Inc. Section, Township, Range:

Landform (hillside, terrace, etc.): terrce Local relief (concave, convex, none): flat Slope (%):

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 35.031968 Long: -80.884665 Datum:

Soil Map Unit Name: Appling sandy clay loam, 10 to 15 percent slopes, severely eroded NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No	**within a Wetland?** **Yes** X **No**
Wetland Hydrology Present?	Yes X	No	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes X	No ____	Depth (inches): 12
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: WB

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Liquidambar styraciflua*	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
	10 =Total Cover		
50% of total cover: 5	20% of total cover:	2	
Herb Stratum (Plot size: 5)			
1. *Ranunculus bulbosus*	10	Yes	FAC
2. *Carex lurida*	10	Yes	OBL
3. *Carex vulpinoidea*	10	Yes	OBL
4. *Juncus effusus*	10	Yes	FACW
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	40 =Total Cover		
50% of total cover: 20	20% of total cover:	8	
Woody Vine Stratum (Plot size: 30)			
1. *Vitis rotundifolia*	5	Yes	FAC
2.			
3.			
4.			
5.			
	5 =Total Cover		
50% of total cover: 3	20% of total cover:	1	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	20	x 1 =	20
FACW species	10	x 2 =	20
FAC species	25	x 3 =	75
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	55 (A)		115 (B)

Prevalence Index = B/A = 2.09

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WB

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 3/2	100					Loamy/Clayey	
2-12	10YR 5/1	95	7.5YR 4/6	5	C	PL	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 37.5-Acre Barberville Road Site City/County: Indian Land/Lancaster Sampling Date: 5/23/2023

Applicant/Owner: Rass Investments, LLC State: SC Sampling Point: UP-B

Investigator(s): Suzanne Knudsen - S&ME, Inc. Section, Township, Range:

Landform (hillside, terrace, etc.): terrce Local relief (concave, convex, none): flat Slope (%):

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 35.031821 Long: -80.884616 Datum:

Soil Map Unit Name: Appling sandy clay loam, 10 to 15 percent slopes, severely eroded NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: UP-B

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Juniperus virginiana*	5	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	5 =Total Cover		
50% of total cover: 3	20% of total cover: 1		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Ligustrum sinense*	5	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
	5 =Total Cover		
50% of total cover: 3	20% of total cover: 1		
Herb Stratum (Plot size: 5)			
1. *Lonicera japonica*	10	Yes	FACU
2. *Parthenocissus quinquefolia*	10	Yes	FACU
3. *Elephantopus tomentosus*	10	Yes	UPL
4. *Asplenium platyneuron*	10	Yes	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	40 =Total Cover		
50% of total cover: 20	20% of total cover: 8		
Woody Vine Stratum (Plot size: 30)			
1. *Vitis rotundifolia*	5	Yes	FAC
2.			
3.			
4.			
5.			
	5 =Total Cover		
50% of total cover: 3	20% of total cover: 1		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 14.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	5	x 3 =	15
FACU species	40	x 4 =	160
UPL species	10	x 5 =	50
Column Totals:	55 (A)		225 (B)

Prevalence Index = B/A = 4.09

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 4/3	100					Loamy/Clayey	
6-12	10YR 5/4	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 37.5-Acre Barberville Road Site City/County: Indian Land/Lancaster Sampling Date: 5/23/2023

Applicant/Owner: Rass Investments, LLC State: SC Sampling Point: UP-1

Investigator(s): Suzanne Knudsen - S&ME, Inc. Section, Township, Range:

Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): flat Slope (%):

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 35.030178 Long: -80.886651 Datum:

Soil Map Unit Name: Cecil fine sandy loam, 6 to 10 percent slopes, eroded NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Saturation at 14+ inches

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: UP-1

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus falcata*	10	Yes	FACU
2. *Quercus rubra*	5	Yes	FACU
3. *Quercus nigra*	5	Yes	FAC
4. *Acer rubrum*	5	Yes	FAC
5. *Juniperus virginiana*	5	Yes	FACU
6. *Platanus occidentalis*	5	Yes	FACW
7. *Liquidambar styraciflua*	5	Yes	FAC
	40	=Total Cover	
50% of total cover: 20		20% of total cover:	8
Sapling/Shrub Stratum (Plot size: 15)			
1. *Ligustrum sinense*	10	Yes	FACU
2. *Juniperus virginiana*	5	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
	15	=Total Cover	
50% of total cover: 8		20% of total cover:	3
Herb Stratum (Plot size: 5)			
1. *Toxicodendron radicans*	5	Yes	FAC
2. *Parthenocissus quinquefolia*	5	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	10	=Total Cover	
50% of total cover: 5		20% of total cover:	2
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
50% of total cover:		20% of total cover:	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 11 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 45.5% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	20	x 3 =	60
FACU species	40	x 4 =	160
UPL species	0	x 5 =	0
Column Totals:	65 (A)		230 (B)

Prevalence Index = B/A = 3.54

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/2	100					Loamy/Clayey	
4-12	10YR 5/3	95	10YR 4/6	5	C	M	Sandy	Distinct redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region** See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R	***Requirement Control Symbol EXEMPT (Authority: AR 335-15, paragraph 5-2a)***

Project/Site: 37.57-Acre Barberville Road City/County: Indian Land/Lancaster Sampling Date: 6/16/2023

Applicant/Owner: Rass Investments, LLC State: SC Sampling Point: UP-P

Investigator(s): Suzanne L. Knudsen - S&ME, Inc. Section, Township, Range:

Landform (hillside, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%):

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 35.029861 Long: -80.882900 Datum:

Soil Map Unit Name: Appling sandy clay loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No x

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area**
Hydric Soil Present?	Yes	No X	**within a Wetland?** **Yes** **No** X
Wetland Hydrology Present?	Yes X	No	

Remarks:
Drained pond, dam breached

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- X Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres on Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Sparsely Vegetated Concave Surface (B8)
- Drainage Patterns (B10)
- Moss Trim Lines (B16)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	No x	Depth (inches):
Water Table Present?	Yes	No x	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes X	No	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
no hydrology

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: UP-P

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Herb Stratum (Plot size: 5)			
1. *Ludwigia alternifolia*	5	Yes	FACW
2. *Polygonum pensylvanicum*	5	Yes	FACW
3. *Juncus effusus*	5	Yes	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	15 =Total Cover		
50% of total cover: 8	20% of total cover: 3		
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	15	x 2 =	30
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	15 (A)		30 (B)

Prevalence Index = B/A = 2.00

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
early successional growth of common turf grasses (see Picture 1)

SOIL

Sampling Point: UP-P

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	7.5YR 3/4	70	2.5YR 3/1	30	D	M	Loamy/Clayey	
2-12	10YR 5/3	60	10YR 4/6	40	C	PL	Sandy	Distinct redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

NC DWQ Stream Identification Form Version 4.11

Date: 5/23/2023	**Project/Site**: 37.5-Acre Barberville Road	**Latitude:** 35.029999
Evaluator: Suzanne Knudsen - SM&E	**County:** Lancaster	**Longitude:** -80.887386
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 13.5	**Stream Determination (circle one)** **Ephemeral**	**Other** *e.g. Quad Name*: Non-J1 downstream

A. Geomorphology (Subtotal = 4.5)	Absent	Weak	Moderate	Strong
1[a]. Continuity of channel bed and bank	0 ○	1 ○	2 ◉	3 ○
2. Sinuosity of channel along thalweg	0 ◉	1 ○	2 ○	3 ○
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0 ◉	1 ○	2 ○	3 ○
4. Particle size of stream substrate	0 ◉	1 ○	2 ○	3 ○
5. Active/relict floodplain	0 ○	1 ◉	2 ○	3 ○
6. Depositional bars or benches	0 ◉	1 ○	2 ○	3 ○
7. Recent alluvial deposits	0 ○	1 ◉	2 ○	3 ○
8. Headcuts	0 ◉	1 ○	2 ○	3 ○
9. Grade control	0 ◉	0.5 ○	1 ○	1.5 ○
10. Natural valley	0 ○	0.5 ◉	1 ○	1.5 ○
11. Second or greater order channel	No = 0 ◉		Yes = 3 ○	

[a] artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 5)				
12. Presence of Baseflow	0 ◉	1 ○	2 ○	3 ○
13. Iron oxidizing bacteria	0 ◉	1 ○	2 ○	3 ○
14. Leaf litter	1.5 ○	1 ◉	0.5 ○	0 ○
15. Sediment on plants or debris	0 ◉	0.5 ○	1 ○	1.5 ○
16. Organic debris lines or piles	0 ○	0.5 ○	1 ◉	1.5 ○
17. Soil-based evidence of high water table?	No = 0 ○		Yes = 3 ◉	

C. Biology (Subtotal = 4)				
18. Fibrous roots in streambed	3 ○	2 ◉	1 ○	0 ○
19. Rooted upland plants in streambed	3 ○	2 ◉	1 ○	0 ○
20. Macrobenthos (note diversity and abundance)	0 ◉	1 ○	2 ○	3 ○
21. Aquatic Mollusks	0 ◉	1 ○	2 ○	3 ○
22. Fish	0 ◉	0.5 ○	1 ○	1.5 ○
23. Crayfish	0 ◉	0.5 ○	1 ○	1.5 ○
24. Amphibians	0 ◉	0.5 ○	1 ○	1.5 ○
25. Algae	0 ◉	0.5 ○	1 ○	1.5 ○
26. Wetland plants in streambed	○ FACW = 0.75 ○ OBL = 1.5 ○ Other = 0 ◉			

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch: See attached figures. Sweet gum (Liquidambar styraciflua) and muscadine (Vitis rotundifolia) in stream bed.

NC DWQ Stream Identification Form Version 4.11

Date: 5/23/2023	**Project/Site**: 37.5-Acre Barberville Road	**Latitude:** 35.029912
Evaluator: Suzanne Knudsen - SM&E	**County:** Lancaster	**Longitude:** -80.887192
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 17	**Stream Determination (circle one)** **Ephemeral**	**Other** *e.g. Quad Name*: Non-J1 upstream

A. Geomorphology (Subtotal = 7.5)	Absent	Weak	Moderate	Strong
1[a]. Continuity of channel bed and bank	0 ○	1 ○	2 ○	3 ◉
2. Sinuosity of channel along thalweg	0 ○	1 ◉	2 ○	3 ○
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0 ◉	1 ○	2 ○	3 ○
4. Particle size of stream substrate	0 ◉	1 ○	2 ○	3 ○
5. Active/relict floodplain	0 ○	1 ◉	2 ○	3 ○
6. Depositional bars or benches	0 ○	1 ◉	2 ○	3 ○
7. Recent alluvial deposits	0 ○	1 ◉	2 ○	3 ○
8. Headcuts	0 ◉	1 ○	2 ○	3 ○
9. Grade control	0 ◉	0.5 ○	1 ○	1.5 ○
10. Natural valley	0 ○	0.5 ◉	1 ○	1.5 ○
11. Second or greater order channel	No = 0 ◉		Yes = 3 ○	

[a] artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 5.5)				
12. Presence of Baseflow	0 ◉	1 ○	2 ○	3 ○
13. Iron oxidizing bacteria	0 ◉	1 ○	2 ○	3 ○
14. Leaf litter	1.5 ○	1 ◉	0.5 ○	0 ○
15. Sediment on plants or debris	0 ○	0.5 ◉	1 ○	1.5 ○
16. Organic debris lines or piles	0 ○	0.5 ○	1 ◉	1.5 ○
17. Soil-based evidence of high water table?	No = 0 ○		Yes = 3 ◉	

C. Biology (Subtotal = 4)				
18. Fibrous roots in streambed	3 ○	2 ◉	1 ○	0 ○
19. Rooted upland plants in streambed	3 ○	2 ◉	1 ○	0 ○
20. Macrobenthos (note diversity and abundance)	0 ◉	1 ○	2 ○	3 ○
21. Aquatic Mollusks	0 ◉	1 ○	2 ○	3 ○
22. Fish	0 ◉	0.5 ○	1 ○	1.5 ○
23. Crayfish	0 ◉	0.5 ○	1 ○	1.5 ○
24. Amphibians	0 ◉	0.5 ○	1 ○	1.5 ○
25. Algae	0 ◉	0.5 ○	1 ○	1.5 ○
26. Wetland plants in streambed	○ FACW = 0.75 ○ OBL = 1.5 ○ Other = 0 ◉			

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch: See attached figures. Surface water flow. Eastern red cedar saplings (Juniperus virginiana), greenbrier (Smilax rotundifolia), muscadine (Vitis rotundifolia), and Virginia creeper (Parthenocissus quinquefolia) in stream bed.

NC DWQ Stream Identification Form Version 4.11

Date: 5/23/2023	**Project/Site**: 37.5-Acre Barberville Road	**Latitude:** 35.029903
Evaluator: Suzanne L Knudsen	**County:** Lancaster	**Longitude:** -80.883523
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 16	**Stream Determination (circle one)** **Ephemeral**	**Other** *e.g. Quad Name*: Non-J3

A. Geomorphology (Subtotal = 9)	Absent	Weak	Moderate	Strong
1[a]. Continuity of channel bed and bank	0 ○	1 ○	2 ○	3 ◉
2. Sinuosity of channel along thalweg	0 ○	1 ○	2 ◉	3 ○
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0 ◉	1 ○	2 ○	3 ○
4. Particle size of stream substrate	0 ◉	1 ○	2 ○	3 ○
5. Active/relict floodplain	0 ○	1 ◉	2 ○	3 ○
6. Depositional bars or benches	0 ◉	1 ○	2 ○	3 ○
7. Recent alluvial deposits	0 ◉	1 ○	2 ○	3 ○
8. Headcuts	0 ○	1 ○	2 ◉	3 ○
9. Grade control	0 ◉	0.5 ○	1 ○	1.5 ○
10. Natural valley	0 ○	0.5 ○	1 ◉	1.5 ○
11. Second or greater order channel	No = 0 ◉		Yes = 3 ○	

[a] artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 1)				
12. Presence of Baseflow	0 ◉	1 ○	2 ○	3 ○
13. Iron oxidizing bacteria	0 ◉	1 ○	2 ○	3 ○
14. Leaf litter	1.5 ○	1 ○	0.5 ◉	0 ○
15. Sediment on plants or debris	0 ○	0.5 ◉	1 ○	1.5 ○
16. Organic debris lines or piles	0 ◉	0.5 ○	1 ○	1.5 ○
17. Soil-based evidence of high water table?	No = 0 ◉		Yes = 3 ○	

C. Biology (Subtotal = 6)				
18. Fibrous roots in streambed	3 ◉	2 ○	1 ○	0 ○
19. Rooted upland plants in streambed	3 ◉	2 ○	1 ○	0 ○
20. Macrobenthos (note diversity and abundance)	0 ◉	1 ○	2 ○	3 ○
21. Aquatic Mollusks	0 ◉	1 ○	2 ○	3 ○
22. Fish	0 ◉	0.5 ○	1 ○	1.5 ○
23. Crayfish	0 ◉	0.5 ○	1 ○	1.5 ○
24. Amphibians	0 ◉	0.5 ○	1 ○	1.5 ○
25. Algae	0 ◉	0.5 ○	1 ○	1.5 ○
26. Wetland plants in streambed	◉ FACW = 0.75 ○	OBL = 1.5 ○	Other = 0 ○	

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes: downstream of breached dam

Sketch: See attached figures

NC DWQ Stream Identification Form Version 4.11

Date: 5/23/2023	**Project/Site**: 37.5-Acre Barberville Road	**Latitude:** 35.032234
Evaluator: Suzanne Knudsen - SM&E	**County:** Lancaster	**Longitude:** -80.885085
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 28.5	**Stream Determination (circle one)** **Intermittent**	**Other** *e.g. Quad Name*: Stream S1

A. Geomorphology (Subtotal = 15.5)	Absent	Weak	Moderate	Strong
1[a]. Continuity of channel bed and bank	0 ○	1 ○	2 ○	3 ◉
2. Sinuosity of channel along thalweg	0 ○	1 ◉	2 ○	3 ○
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0 ○	1 ◉	2 ○	3 ○
4. Particle size of stream substrate	0 ○	1 ○	2 ◉	3 ○
5. Active/relict floodplain	0 ○	1 ◉	2 ○	3 ○
6. Depositional bars or benches	0 ○	1 ◉	2 ○	3 ○
7. Recent alluvial deposits	0 ○	1 ◉	2 ○	3 ○
8. Headcuts	0 ○	1 ◉	2 ○	3 ○
9. Grade control	0 ○	0.5 ◉	1 ○	1.5 ○
10. Natural valley	0 ○	0.5 ○	1 ◉	1.5 ○
11. Second or greater order channel	No = 0 ○		Yes = 3 ◉	

[a] artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 8)				
12. Presence of Baseflow	0 ○	1 ◉	2 ○	3 ○
13. Iron oxidizing bacteria	0 ○	1 ○	2 ◉	3 ○
14. Leaf litter	1.5 ◉	1 ○	0.5 ○	0 ○
15. Sediment on plants or debris	0 ○	0.5 ◉	1 ○	1.5 ○
16. Organic debris lines or piles	0 ◉	0.5 ○	1 ○	1.5 ○
17. Soil-based evidence of high water table?	No = 0 ○		Yes = 3 ◉	

C. Biology (Subtotal = 5)				
18. Fibrous roots in streambed	3 ○	2 ◉	1 ○	0 ○
19. Rooted upland plants in streambed	3 ◉	2 ○	1 ○	0 ○
20. Macrobenthos (note diversity and abundance)	0 ◉	1 ○	2 ○	3 ○
21. Aquatic Mollusks	0 ◉	1 ○	2 ○	3 ○
22. Fish	0 ◉	0.5 ○	1 ○	1.5 ○
23. Crayfish	0 ◉	0.5 ○	1 ○	1.5 ○
24. Amphibians	0 ◉	0.5 ○	1 ○	1.5 ○
25. Algae	0 ◉	0.5 ○	1 ○	1.5 ○
26. Wetland plants in streambed	◉	FACW = 0.75 ○ OBL = 1.5 ○ Other = 0 ○		

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch: See attached figures

NC DWQ Stream Identification Form Version 4.11

Date: 5/23/2023	**Project/Site**: 37.5-Acre Barberville Road	**Latitude:** 35.032072
Evaluator: Suzanne Knudsen - SM&E	**County:** Lancaster	**Longitude:** -80.884733
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 19	**Stream Determination (circle one)** **Intermittent**	**Other** *e.g. Quad Name*: Stream S2

A. Geomorphology (Subtotal = 8.5)	Absent	Weak	Moderate	Strong
1[a]. Continuity of channel bed and bank	0 ○	1 ○	2 ○	3 ◉
2. Sinuosity of channel along thalweg	0 ◉	1 ○	2 ○	3 ○
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0 ○	1 ◉	2 ○	3 ○
4. Particle size of stream substrate	0 ○	1 ○	2 ◉	3 ○
5. Active/relict floodplain	0 ○	1 ◉	2 ○	3 ○
6. Depositional bars or benches	0 ◉	1 ○	2 ○	3 ○
7. Recent alluvial deposits	0 ◉	1 ○	2 ○	3 ○
8. Headcuts	0 ◉	1 ○	2 ○	3 ○
9. Grade control	0 ○	0.5 ◉	1 ○	1.5 ○
10. Natural valley	0 ○	0.5 ○	1 ◉	1.5 ○
11. Second or greater order channel	No = 0 ◉		Yes = 3 ○	

[a] artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 5.5)				
12. Presence of Baseflow	0 ○	1 ◉	2 ○	3 ○
13. Iron oxidizing bacteria	0 ◉	1 ○	2 ○	3 ○
14. Leaf litter	1.5 ◉	1 ○	0.5 ○	0 ○
15. Sediment on plants or debris	0 ◉	0.5 ○	1 ○	1.5 ○
16. Organic debris lines or piles	0 ◉	0.5 ○	1 ○	1.5 ○
17. Soil-based evidence of high water table?	No = 0 ○		Yes = 3 ◉	

C. Biology (Subtotal = 5)				
18. Fibrous roots in streambed	3 ○	2 ◉	1 ○	0 ○
19. Rooted upland plants in streambed	3 ◉	2 ○	1 ○	0 ○
20. Macrobenthos (note diversity and abundance)	0 ◉	1 ○	2 ○	3 ○
21. Aquatic Mollusks	0 ◉	1 ○	2 ○	3 ○
22. Fish	0 ◉	0.5 ○	1 ○	1.5 ○
23. Crayfish	0 ◉	0.5 ○	1 ○	1.5 ○
24. Amphibians	0 ◉	0.5 ○	1 ○	1.5 ○
25. Algae	0 ◉	0.5 ○	1 ○	1.5 ○
26. Wetland plants in streambed	◉ FACW = 0.75 ○ OBL = 1.5 ○ Other = 0 ○			

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch: See attached figures

NC DWQ Stream Identification Form Version 4.11

Date: 5/23/2023	**Project/Site**: 37.5-Acre Barberville Road	**Latitude:** 35.031425
Evaluator: Suzanne Knudsen - S&ME, Inc. Charlotte, NC	**County:** Lancaster	**Longitude:** -80.885943
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 33	**Stream Determination (circle one)** **Perennial**	**Other** *e.g. Quad Name*: Stream S3 DS

A. Geomorphology (Subtotal = 18)	Absent	Weak	Moderate	Strong
1[a]. Continuity of channel bed and bank	0 ○	1 ○	2 ○	3 ◉
2. Sinuosity of channel along thalweg	0 ○	1 ◉	2 ○	3 ○
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0 ○	1 ◉	2 ○	3 ○
4. Particle size of stream substrate	0 ○	1 ○	2 ○	3 ◉
5. Active/relict floodplain	0 ○	1 ◉	2 ○	3 ○
6. Depositional bars or benches	0 ○	1 ○	2 ○	3 ◉
7. Recent alluvial deposits	0 ○	1 ○	2 ○	3 ◉
8. Headcuts	0 ○	1 ◉	2 ○	3 ○
9. Grade control	0 ○	0.5 ◉	1 ○	1.5 ○
10. Natural valley	0 ○	0.5 ○	1 ○	1.5 ◉
11. Second or greater order channel	No = 0 ◉		Yes = 3 ○	

[a] artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 9)				
12. Presence of Baseflow	0 ○	1 ◉	2 ○	3 ○
13. Iron oxidizing bacteria	0 ○	1 ○	2 ○	3 ◉
14. Leaf litter	1.5 ◉	1 ○	0.5 ○	0 ○
15. Sediment on plants or debris	0 ◉	0.5 ○	1 ○	1.5 ○
16. Organic debris lines or piles	0 ○	0.5 ◉	1 ○	1.5 ○
17. Soil-based evidence of high water table?	No = 0 ○		Yes = 3 ◉	

C. Biology (Subtotal = 6)				
18. Fibrous roots in streambed	3 ◉	2 ○	1 ○	0 ○
19. Rooted upland plants in streambed	3 ◉	2 ○	1 ○	0 ○
20. Macrobenthos (note diversity and abundance)	0 ◉	1 ○	2 ○	3 ○
21. Aquatic Mollusks	0 ◉	1 ○	2 ○	3 ○
22. Fish	0 ◉	0.5 ○	1 ○	1.5 ○
23. Crayfish	0 ◉	0.5 ○	1 ○	1.5 ○
24. Amphibians	0 ◉	0.5 ○	1 ○	1.5 ○
25. Algae	0 ◉	0.5 ○	1 ○	1.5 ○
26. Wetland plants in streambed	◉ FACW = 0.75 ○ OBL = 1.5 ○ Other = 0 ○			

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes: Boulders and bedrock

Sketch: See attached figures

NC DWQ Stream Identification Form Version 4.11

Date: 5/23/2023	**Project/Site**: 37.5-Acre Barberville Road	**Latitude:** 35.030809
Evaluator: Suzanne Knudsen - S&ME, Inc. Charlotte, NC	**County:** Lancaster	**Longitude:** -80.884805
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 31	**Stream Determination (circle one)** **Perennial**	**Other** *e.g. Quad Name*: Stream S3 US

A. Geomorphology (Subtotal = 17)	Absent	Weak	Moderate	Strong
1[a]. Continuity of channel bed and bank	0 ○	1 ○	2 ○	3 ◉
2. Sinuosity of channel along thalweg	0 ○	1 ◉	2 ○	3 ○
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0 ○	1 ○	2 ◉	3 ○
4. Particle size of stream substrate	0 ○	1 ○	2 ◉	3 ○
5. Active/relict floodplain	0 ○	1 ◉	2 ○	3 ○
6. Depositional bars or benches	0 ○	1 ○	2 ○	3 ◉
7. Recent alluvial deposits	0 ○	1 ○	2 ◉	3 ○
8. Headcuts	0 ○	1 ◉	2 ○	3 ○
9. Grade control	0 ○	0.5 ◉	1 ○	1.5 ○
10. Natural valley	0 ○	0.5 ○	1 ○	1.5 ◉
11. Second or greater order channel	No = 0 ◉		Yes = 3 ○	

[a] artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 8.5)				
12. Presence of Baseflow	0 ○	1 ◉	2 ○	3 ○
13. Iron oxidizing bacteria	0 ○	1 ○	2 ◉	3 ○
14. Leaf litter	1.5 ◉	1 ○	0.5 ○	0 ○
15. Sediment on plants or debris	0 ◉	0.5 ○	1 ○	1.5 ○
16. Organic debris lines or piles	0 ○	0.5 ○	1 ◉	1.5 ○
17. Soil-based evidence of high water table?	No = 0 ○		Yes = 3 ◉	

C. Biology (Subtotal = 5.5)				
18. Fibrous roots in streambed	3 ○	2 ◉	1 ○	0 ○
19. Rooted upland plants in streambed	3 ◉	2 ○	1 ○	0 ○
20. Macrobenthos (note diversity and abundance)	0 ◉	1 ○	2 ○	3 ○
21. Aquatic Mollusks	0 ◉	1 ○	2 ○	3 ○
22. Fish	0 ◉	0.5 ○	1 ○	1.5 ○
23. Crayfish	0 ◉	0.5 ○	1 ○	1.5 ○
24. Amphibians	0 ○	0.5 ◉	1 ○	1.5 ○
25. Algae	0 ◉	0.5 ○	1 ○	1.5 ○
26. Wetland plants in streambed	◉ FACW = 0.75 ○ OBL = 1.5 ○ Other = 0 ○			

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch: See attached figures

Major Subdivision Preliminary Plat

For

Jasmine Hills Subdivision

Near Indian Land, in Lancaster County, SC 29707

Rass Investments, LLC.

2545 Kennedy Drive, Corona, CA 92879

Tel: (909) 379-3889

Email: m.altwairgi@gmail.com

Contact: Mr. Abdulhakim BenSufia

by:

Chao Engineering, Inc.

Consulting Engineers

C & A #: 707909B-22

Utility Provider

Water and sewer Provider:
Lancaster County Water and Sewer District (LCWSD)
PO Box 1009
Lancaster, SC 29721
(803) 285-6919

Storm Drainage Provider:
Lancaster County
8451 Charlotte Highway
Indian Land, SC 29707
(803) 286-3607

Electric Provider:
Duck Energy
P.O. Box 1090
Charlotte, NC 28201
(800) 653-5307

Gas Provider:
Lancaster County Natural Gas
1010 Kershaw Camden Highway
Lancaster, SC 29720
(803) 285-2045

Communication Provider:
Charter Communications
3140 W. Arrowood Rd
Charlotte, NC 28273
(704) 378-2267

Comporium
P.O. BOX 470
Rock Hill, SC 29731
(888) 403-2667

Chao Engineering, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION CHAO ENGINEERING, INC. No. C06325

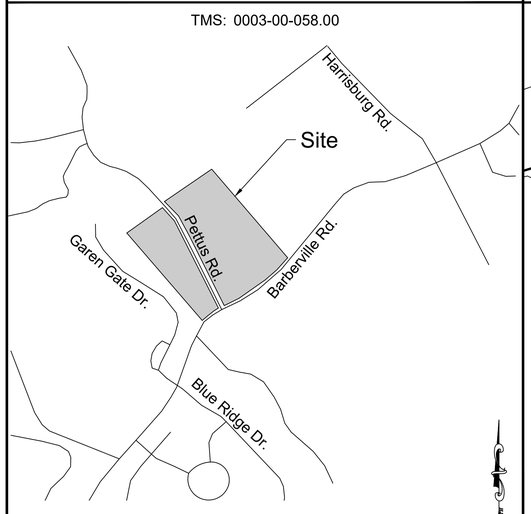
REGISTERED PROFESSIONAL ENGINEER SOUTH CAROLINA No. 21629 DONALD A. LEGGETT

Drawing Index

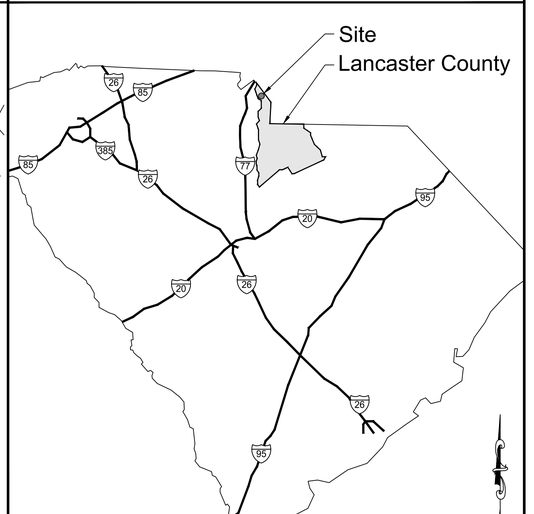
C1.0	- Overall Existing Site Plan
C1.1	- Tree Removal & Demolition Plan
C2.0	- Overall Site Layout Plan
C2.3	- Block Length & Typical Lot Diagram
C2.4	- Easement Plan
C3.0	- Overall Grading and Drainage Plan
C5.0	- Overall Water Connection Plan
C6.0	- Overall Sanitary Sewer Connection Plan
C6.3, C6.4, C6.5	- Sanitary Sewer Profiles
PAA1.0	- Public Amenity Area
L1.0, L1.1	- Landscaping Plan

Location Map

Counties of Lancaster
Scale: Not to Scale

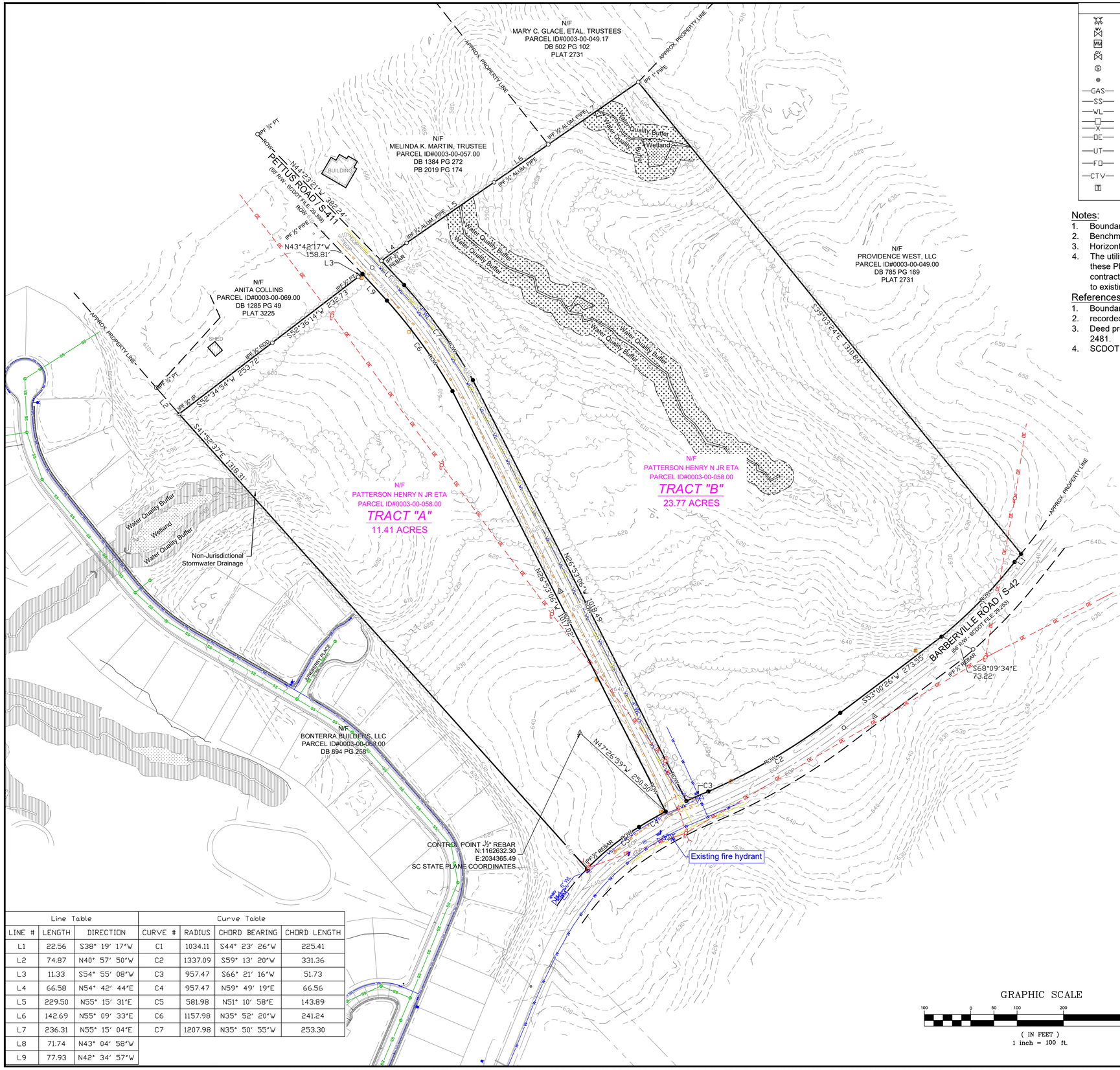


State of South Carolina
Scale: 1" = 30 miles



Drawing file: 707909C.dwg Plotted: Jan 15, 2024 - 11:22am

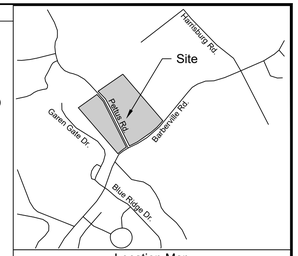
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Line Table			Curve Table			
LINE #	LENGTH	DIRECTION	CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH
L1	22.56	S38° 19' 17"W	C1	1034.11	S44° 23' 26"W	225.41
L2	74.87	N40° 57' 50"W	C2	1337.09	S59° 13' 20"W	331.36
L3	11.33	S54° 55' 08"W	C3	957.47	S66° 21' 16"W	51.73
L4	66.58	N54° 42' 44"E	C4	957.47	N59° 49' 19"E	66.56
L5	229.50	N55° 15' 31"E	C5	581.98	N51° 10' 58"E	143.89
L6	142.69	N55° 09' 33"E	C6	1157.98	N35° 52' 20"W	241.24
L7	236.31	N55° 15' 04"E	C7	1207.98	N35° 50' 55"W	253.30
L8	71.74	N43° 04' 58"W				
L9	77.93	N42° 34' 57"W				

Legend

Fire hydrant	Rolled curb and gutter
Water valve	Junction box (JB)
Water meter	Drop inlet (DI)
Gas valve	Drop inlet w/ hood(DI&H)
Sanitary sewer manhole	Yard inlet (YI)
Cleanout (CO)	Storm drain pipe
Natural gas line	Concrete driveway
Sanitary sewer line	Power pole & guy
Water line	Light pole
Fenceline	Electrical box
Overhead electric	Sign
Underground telephone	
Underground fiber optic	
Underground cable TV	
Telephone pedestal	



Location Map
1 inch = Not to Scale

Notes:
1. Boundary & topographic information furnished by Chao and Associates, Inc., dated 6/17/2022.
2. Benchmark is based on mean sea level datum.
3. Horizontal coordinates (NAD 83) based on SC VRS network.
4. The utilities are shown for the contractor's convenience only. There may be other utilities not shown on these Plans. The Engineer assumes no responsibility to verify the locations shown and it shall be the contractor's responsibility to verify the locations of all utilities within the limits of the work. All damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.

References:
1. Boundary survey prepared for Henry N. Patterson by WM. D. Enfinger & Asso. dated August 2, 1978
2. recorded on plat 4040.
3. Deed prepared for Henry N. Patterson, JR. dated March 19, 1979. Recorded in Deed book D006 Page 2481.
4. SCDOT File 29.253 & 29.398.

CHAO ENGINEERING
CONSULTING ENGINEERS & LAND SURVEYORS

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Chao Engineering, Inc.
Civil - Structural - Survey
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Columbia, SC 29210
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Fax: (803) 772-9120
Email: consult@chaoinc.com

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11/1/2023

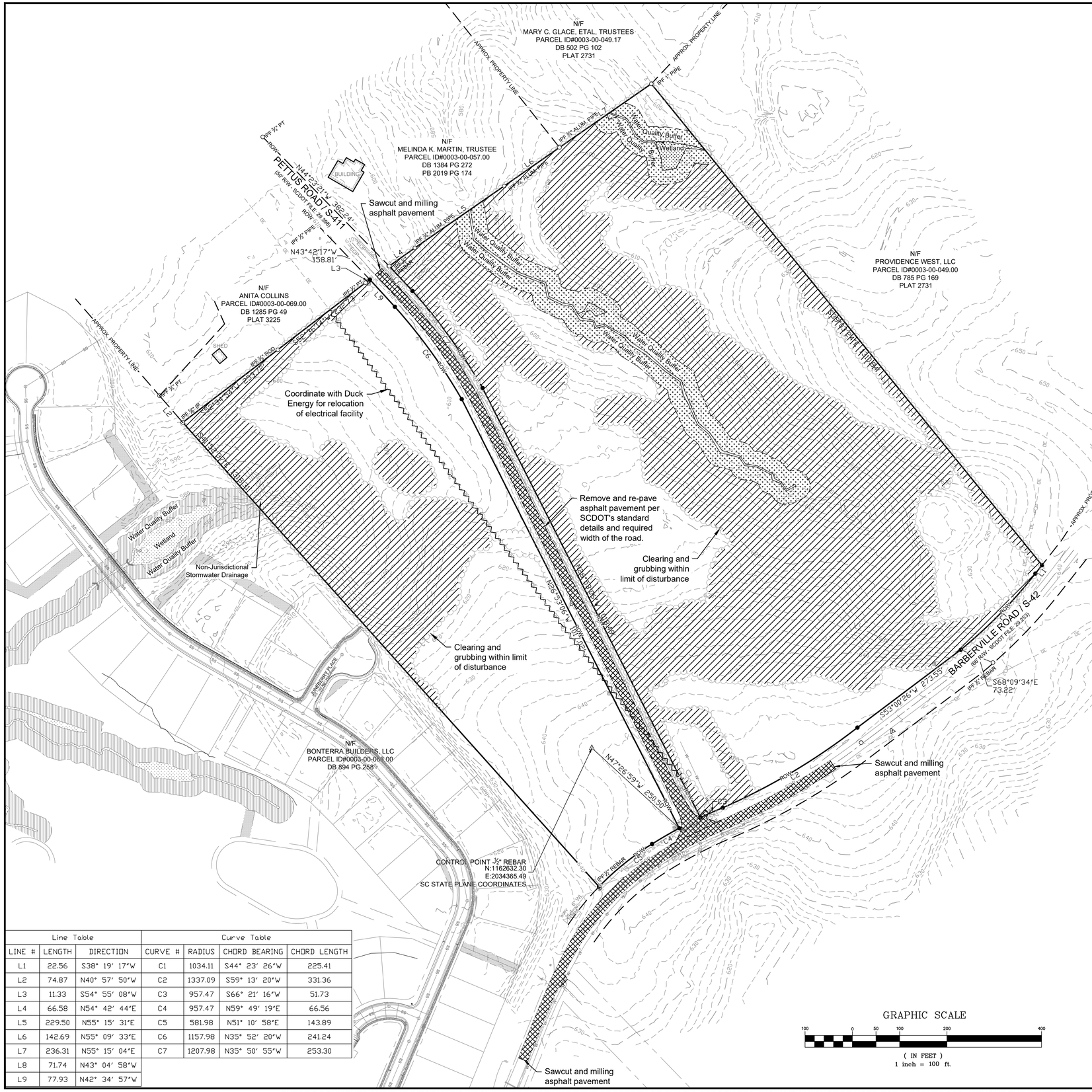
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION CHAO ENGINEERING, INC. No. C06325

Overall Existing Site Plan
Jasmine Hills Subdivision
Prepared For:
Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:
⚠ 7/26/2023 Revised wetlands based on wetlands survey
File: 707909C.dwg Project No.: 707909B

C1.0
Sheet Number
November 1, 2023
Date

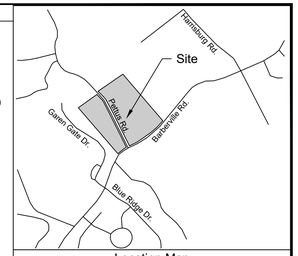
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Legend

Fire hydrant	Rolled curb and gutter
Water valve	Junction box (JB)
Water meter	Drop inlet (DI)
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Underground telephone	
Underground fiber optic	
Underground cable TV	
Telephone pedestal	



Location Map
1 inch = Not to Scale

Notes:
1. Boundary & topographic information furnished by Chao and Associates, Inc., dated 6/17/2022.
2. Benchmark is based on mean sea level datum.
3. Horizontal coordinates (NAD 83) based on SC VRS network
4. The utilities are shown for the contractor's convenience only. There may be other utilities not shown on these Plans. The Engineer assumes no responsibility to verify the locations shown and it shall be the contractor's responsibility to verify the locations of all utilities within the limits of the work. All damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.

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2. Deed prepared for Henry N. Patterson, JR. dated March 19, 1979. Recorded in Deed book D006 Page 2481.
3. SCDOT File 29.253 & 29.398.

Construction Notes:
1. Proposed contours & proposed spot elevations represent finished grade. Contractor shall establish all finished grades.
2. All elevations are referenced to mean sea level (MSL) datum.
3. All pavement dimensions are referenced to the face of curb where applicable.
4. Contractor is cautioned that the location and/or elevation of existing utilities shown herein are based on records provided by the utility company and information obtained from the field. Contractor shall verify all existing field conditions and utilities prior to beginning work and notify the engineer if any differing site conditions are noted.
5. Contractor is required to contact Utility Protection Service (811) three days prior to any digging or commencing construction.
6. The construction of all streets and drainage facilities within the right-of-way shall be governed by SCDOT standard specifications.
7. All work within public right of way shall be constructed in accordance with the approved encroachment permit, as applicable.
8. The contractor shall maintain copies of all approved encroachment permits on site during all work within public right-of-ways.
9. Provide silt fence and other erosion control devices, as may be required, to control soil erosion during construction. All disturbed areas shall be cleaned, graded and stabilized with grassing immediately after completion of construction in the area.
10. Hydroseed shall be installed in all areas disturbed by construction that are not intended to be covered by impervious material, unless otherwise indicated.
11. All areas to be seeded, sodded, or landscaped shall be brought to finish grade using minimum of 4" of topsoil. Contractor shall furnish additional topsoil as required to achieve minimum depth.
12. Contractor shall take necessary action to minimize the tracking of mud onto the paved roadway from construction areas. Contractor to daily remove mud/soil from pavement as required.
13. All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during construction in order to control erosion and/or offsite sedimentation. All temporary control devices shall be removed only after construction is complete and the site is stabilized to the satisfaction of Lancaster County and SCDHEC.
14. Contractor shall abide by all provisions of the applicable county storm drainage and erosion control ordinances as well as the South Carolina Sediment Reduction Act.
15. All construction staking shall be provided at the contractor's expense.
16. Contractor to clear existing culverts/pipes, catch basins and ditches along frontage and downstream as necessary to achieve positive drainage.
17. Contractor to saw cut existing asphalt for smooth joint not aligned with wheel path.

Certification Statement

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.

Flood Certification

I hereby certify that I have consulted the national Flood Insurance Program, "Flood Insurance Rate Map", Map Number 45057C0017L and 45057C0020L, Panel Numbers 17 and 20 of 650, Effective Date: 05/16/2017. I have determine that the above site lies within an unshaded zone "X".

Gerald A. Lee, P.E.
SC Reg. Professional Engineer #21629

CHAO ENGINEERING
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Fax: (803) 772-9120
Email: consult@chaoinc.com

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 21629 REGISTERED
11/1/2023

SOUTH CAROLINA CHAO ENGINEERING, INC. No. C06325 CERTIFICATE OF AUTHORIZATION

Tree Removal & Demolition Plan
Jasmine Hills Subdivision
Prepared For:
Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:
⚠ 7/26/2023 Revised wetlands based on wetlands survey
File: 707909C.dwg Project No.: 707909B

C1.1
Sheet Number
November 1, 2023
Date

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Legend

Fire hydrant	Rolled curb and gutter
Water valve	Junction box (JB)
Water meter	Drop inlet (DI)
Gas valve	Drop inlet w/ hood(DI&H)
Sanitary sewer manhole	Yard inlet (YI)
Cleanout (CO)	Storm drain pipe
Natural gas line	Concrete driveway
Sanitary sewer line	Power pole & guy
Water line	Light pole
Fenceline	Electrical box
Overhead electric	Sign
Underground telephone	
Underground fiber optic	
Underground cable TV	
Telephone pedestal	

Location Map
1 inch = Not to Scale

Project Summary

Size of project site: 35.18 acres
Tax map reference: Lancaster County, TMS no. 0003-00-058.00
Current zoning: MDR (Medium Density Residential District)
Required buffer yard (7.1.5.A.1): N/A
Open Space(2.4):
- Space required: 7.04 acre (35.18 x 20%)
- Space provided: 8.36 acre including water quality buffer

Park Space(2.4):
- Space required: 1.76 acre (35.18 x 5%)
- Space provided: 1.76 acre

Setback for each residential lot (2.4):
30 ft: Principal Front
15 ft: Secondary Front
10 ft: Side (from adjacent lot)
25 ft: Rear

Street Tree Planting Requirements: (7.1.3)
Rate: Rate: 1 Canopy Tree for every 40 feet of street frontage
Spacing: Maximum of 50 feet on-center
Location: In Planting Strip (5-foot minimum width)*

Parking: 1 per unit required.
Impervious surface:
45% Minimum pervious surface = 15.83 acre (35.18 x 45%)
Pervious surface provided: 24.29 acre
Project Density: 2.1 units per acre

Typical Lot Layout
1 inch = 30 ft

CHAO ENGINEERING, INC.
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Email: consult@chaoinc.com

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 21629 CHAO
11/1/2023

SOUTH CAROLINA CHAO ENGINEERING, INC. No. C06325 CERTIFICATE OF AUTHORIZATION

Schematic Site Layout Plan
Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

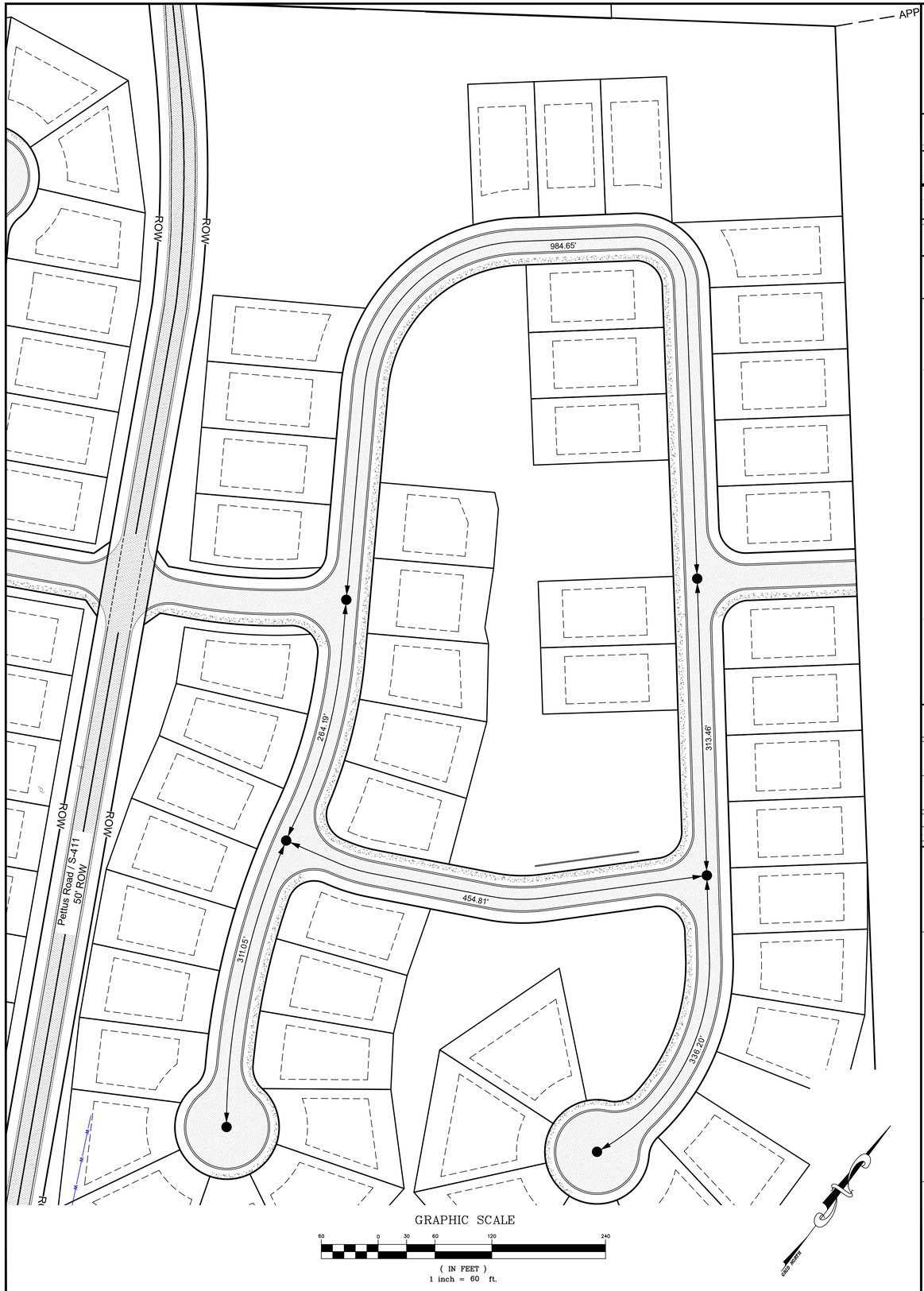
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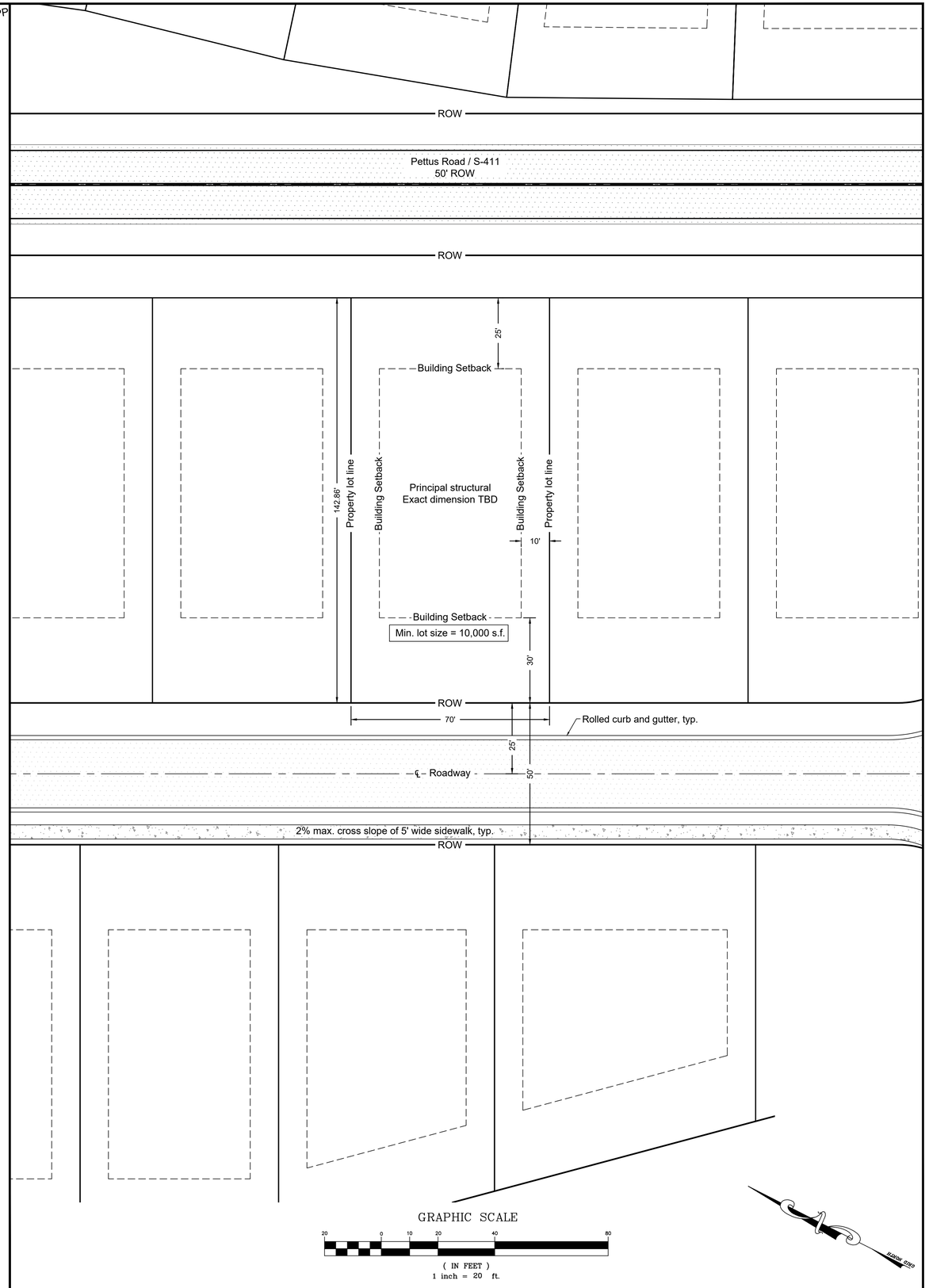
Revised:
07/26/2023 Revised per County's comments
11/01/2023 Revised per County's comments
12/19/2023 Revised per County's comments

File: 707909C.dwg Project No.: 707909B

C2.0
Sheet Number
November 1, 2023
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Email: consult@chaoinc.com

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 21629 Gail A. Letendre
11/1/2023

SOUTH CAROLINA CHAO ENGINEERING, INC. No. C06325 CERTIFICATE OF AUTHORIZATION

Block Length & Typical Lot Diagram

Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL

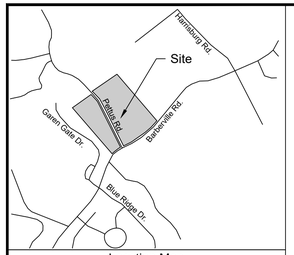
Revised:
1. 07/26/2023 Revised per County's comments
2. 11/01/2023 Revised per County's comments

File: 707909C.dwg Project No.: 707909B

C2.3
Sheet Number
November 1, 2023
Date

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N/F
MARY C. GLACE, ETAL, TRUSTEES
PARCEL ID#0003-00-049.17
DB 502 PG 102
PLAT 2731
N/F
MELINDA K. MARTIN, TRUSTEE
PARCEL ID#0003-00-057.00
DB 1384 PG 272
PB 2019 PG 174
N/F
PROVIDENCE WEST, LLC
PARCEL ID#0003-00-049.00
DB 785 PG 169
PLAT 2731
N/F
ANITA COLLINS
PARCEL ID#0003-00-069.00
DB 1285 PG 49
PLAT 3225
N/F
BONTERRA BUILDERS, LLC
PARCEL ID#0003-00-062.00
DB 894 PG 258
APPROX. PROPERTY LINE
PETTUS ROAD / S-411
(66' R/W - SCDOT FILE: 29.39B)
BARBERVILLE ROAD / S-42
(66' R/W - SCDOT FILE: 29.25I)
N44°23'21"W 282.24'
N43°42'17"W 158.81'
S32°36'44"W 232.73'
S32°34'54"W 253.72'
S41°52'37"E 1318.31'
N26°53'05"W 1809.12'
S53°00'25"W 273.55'
S68°09'34"E 73.22'
S39°03'44"E 1314.64'
BUILDING
SHED
Dry detention basin A
Dry detention basin B
Dry detention basin C
15' storm drainage easement
LCWSD 30' sewer easement
Water Quality Buffer
Wetland
Non-Jurisdictional Stormwater Drainage
Existing fire hydrant
IPF ½" REBAR
IPF ½" PIPE
IPF ½" ALUM. PIPE
IPF ½" PT
IPF ½" RBOD
IPF ½" IP
IPF ½" CTP
IPF ¾" PIPE
IPF ¾" PT
IPF ¾" REBAR
IPF ¾" ALUM. PIPE
IPF ¾" PT
IPF ¾" PIPE
IPF ¾" ALUM. PIPE
IPF ¾" PT
IPF ¾" RBOD
IPF ¾" IP
IPF ¾" PT
IPF ¾" REBAR
IPF ½" REBAR
IPF ½" REBAR
IPF ½



Location Map
1 inch = Not to Scale

N/F
MARY C. GLACE, ETAL, TRUSTEES
PARCEL ID#0003-00-049.17
DB 502 PG 102
PLAT 2731

N/F
MELINDA K. MARTIN, TRUSTEE
PARCEL ID#0003-00-057.00
DB 1384 PG 272
PB 2019 PG 174

N/F
ANITA COLLINS
PARCEL ID#0003-00-069.00
DB 1285 PG 49
PLAT 3225

N/F
PROVIDENCE WEST, LLC
PARCEL ID#0003-00-049.00
DB 785 PG 169
PLAT 2731

N/F
BONTERRA BUILDERS, LLC
PARCEL ID#0003-00-068.00
DB 894 PG 258

PETTUS ROAD / S-411
(50' R/W - SCDOT FILE # 29.38R)

BARBERVILLE ROAD / S-42
(66' R/W - SCDOT FILE # 29.25S)

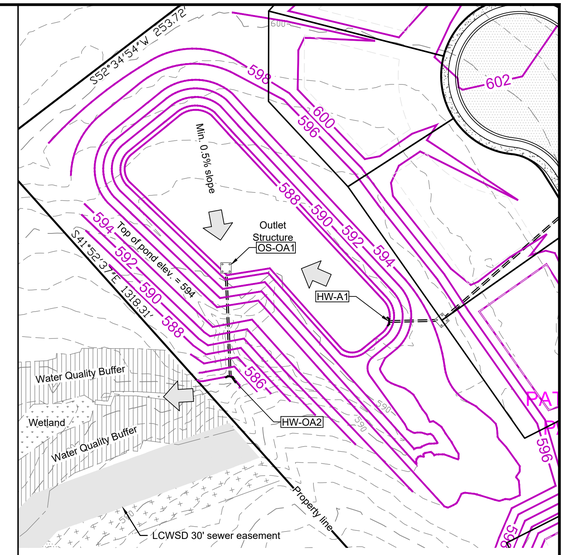
Dry detention basin A
Dry detention basin B
Dry detention basin C
Water Quality Buffer
Wetland
Non-Jurisdictional Stormwater Drainage
15' storm drainage easement
Bridge
Existing fire hydrant
HW-OB1
HW-OB2
OS-OA1
HW-A1
HW-OA2
HW-B1
HW-OC1
OS-OC2
HW-C1

Legend

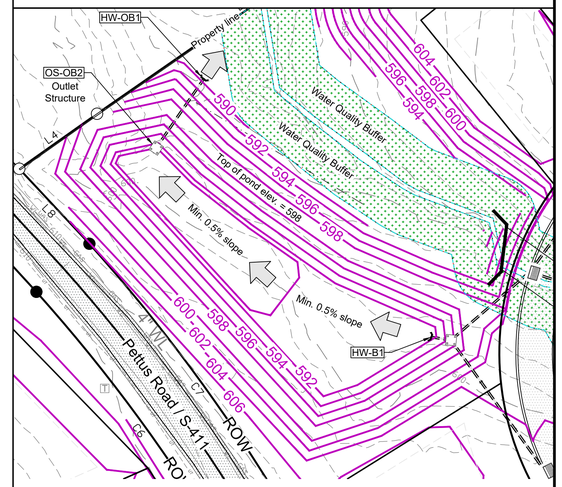
Fire hydrant	Rolled curb and gutter
Water valve	Junction box (JB)
Water meter	Drop inlet (DI)
Gas valve	Drop inlet w/ hood(DI&H)
Sanitary sewer manhole	Yard inlet (YI)
Cleanout (CO)	Storm drain pipe
Natural gas line	Concrete driveway
Sanitary sewer line	Power pole & guy
Water line	Light pole
Fenceline	Electrical box
Overhead electric	Sign
Underground telephone	
Underground fiber optic	
Underground cable TV	
Telephone pedestal	

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

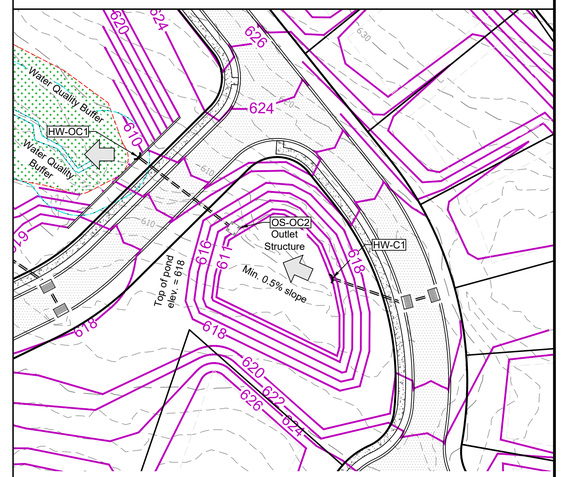
GRID NORTH



Dry Detention Basin A
(Scale: 1"=50')



Dry Detention Basin B
(Scale: 1"=50')



Dry Detention Basin C
(Scale: 1"=50')

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CHAO ENGINEERING
CONSULTING ENGINEERS & LAND SURVEYORS

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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 21629
GARY A. LETSINGER
11/1/2023

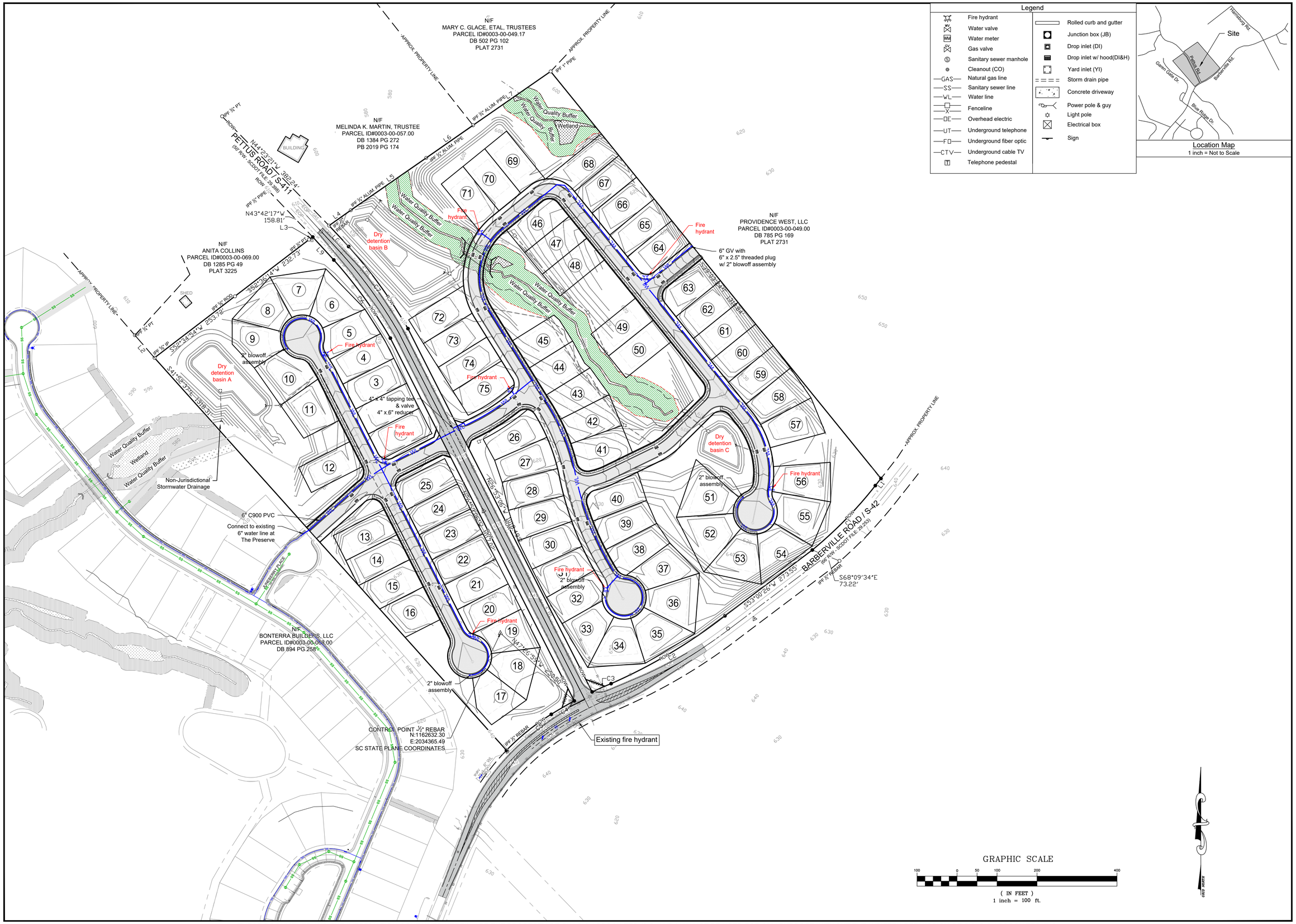
SOUTH CAROLINA
CHAO ENGINEERING, INC.
No. C06325
CERTIFICATE OF AUTHORIZATION

Overall Grading and Drainage Plan
Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC
Checked: GAL
Revised:
7/26/2023 Revised per County's comments
File: 707909C.dwg
Project No.: 707909B

C3.0
Sheet Number
November 1, 2023
Date



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CONSULTING ENGINEERS & LAND SURVEYORS

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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 21629 CHRISTOPHER A. LEWIS
11/1/2023

SOUTH CAROLINA CHAO ENGINEERING, INC. No. C06325 CERTIFICATE OF AUTHORIZATION

Overall Water Connection Plan

Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL

Revised:
1 07/26/2023 Revised per County's comments
2 11/01/2023 Revised per County's comments
3 12/19/2023 Revised per County's comments

File: 707909C.dwg Project No.: 707909B

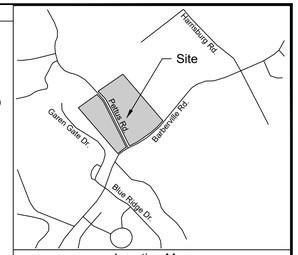
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Legend

Fire hydrant	Rolled curb and gutter
Water valve	Junction box (JB)
Water meter	Drop inlet (DI)
Gas valve	Drop inlet w/ hood(DI&H)
Sanitary sewer manhole	Yard inlet (YI)
Cleanout (CO)	Storm drain pipe
Natural gas line	Concrete driveway
Sanitary sewer line	Power pole & guy
Water line	Light pole
Fenceline	Electrical box
Overhead electric	Sign
Underground telephone	
Underground fiber optic	
Underground cable TV	
Telephone pedestal	



Location Map
1 inch = Not to Scale

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Fax: (803) 772-9120
Email: consult@chaoinc.com

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 21629 REGISTERED
11/1/2023

CHAO ENGINEERING, INC. No. C06325 CERTIFICATE OF AUTHORIZATION SOUTH CAROLINA

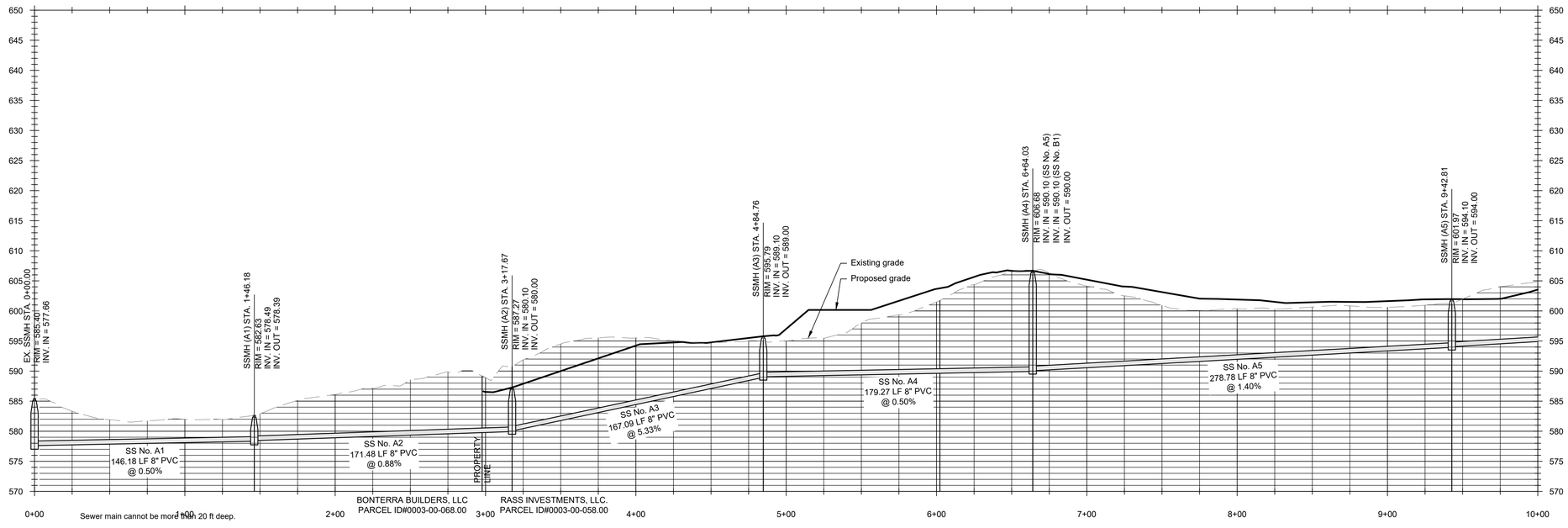
Overall Sanitary Sewer Connection Plan
Jasmine Hills Subdivision - Revision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

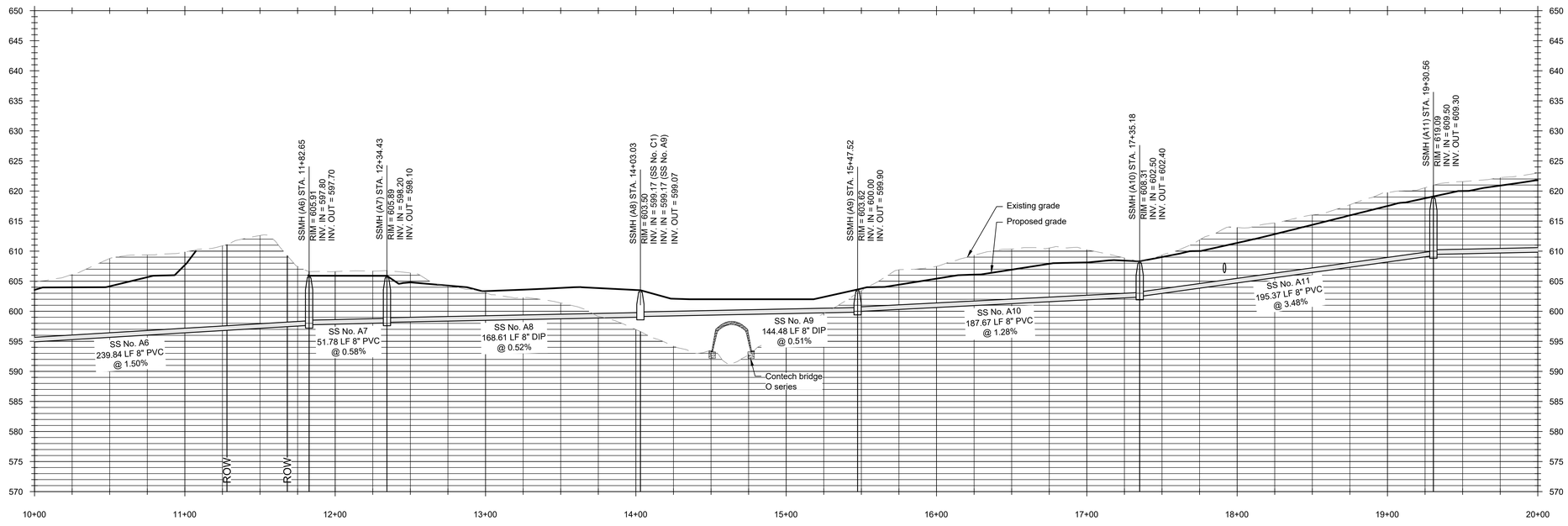
Drawn: HMC Checked: GAL
Revised:
File: 707909C.dwg Project No.: 707909B

C6.0
Sheet Number
November 1, 2023
Date

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Profile View of SS LINE A



Profile View of SS LINE A

VERTICAL SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

HORIZONTAL SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 21629 GARRETT A. LETHEM

11/1/2023

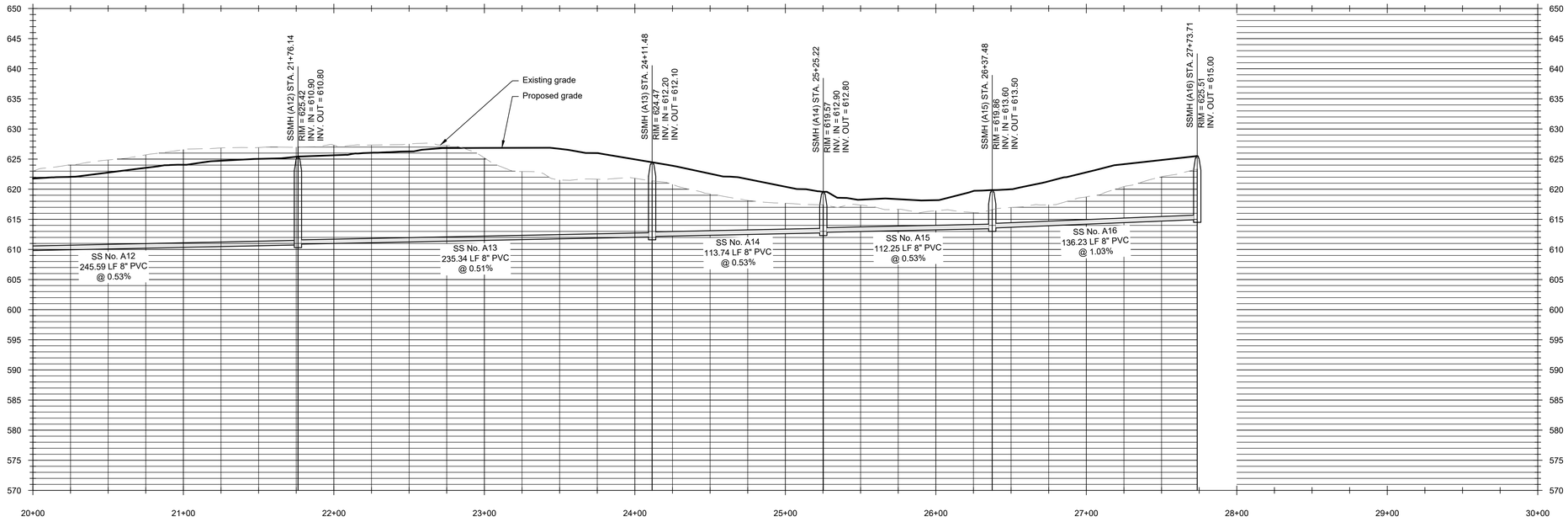
SOUTH CAROLINA CHAO ENGINEERING, INC. No. C06325 CERTIFICATE OF AUTHORIZATION

Sanitary Sewer Profiles
Jasmine Hills Subdivision

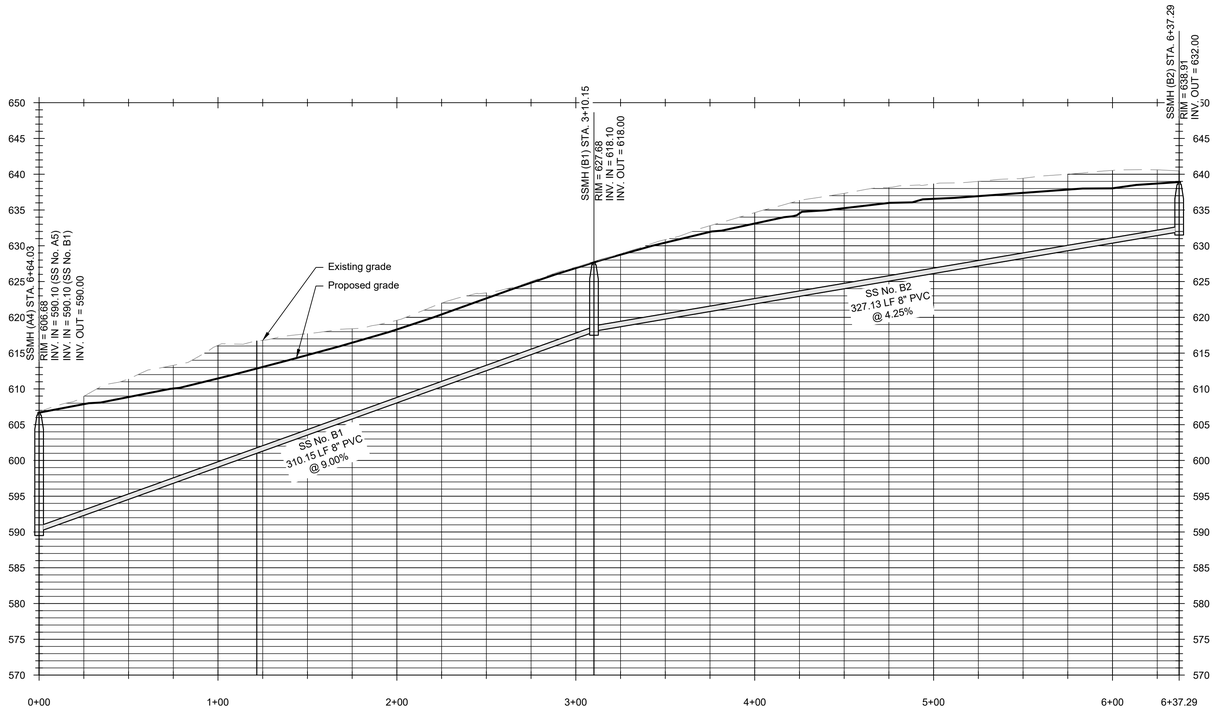
Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:
File: 707909C.dwg Project No.: 707909B

C6.3
Sheet Number
November 1, 2023
Date



Profile View of SS LINE A



Profile View of SS LINE B

VERTICAL SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

HORIZONTAL SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CHAO ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

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Fax: (803) 772-9120
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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 21629 GAL LETHEM

11/1/2023

SOUTH CAROLINA CHAO ENGINEERING, INC. No. C06325 CERTIFICATE OF AUTHORIZATION

Sanitary Sewer Profiles
Jasmine Hills Subdivision

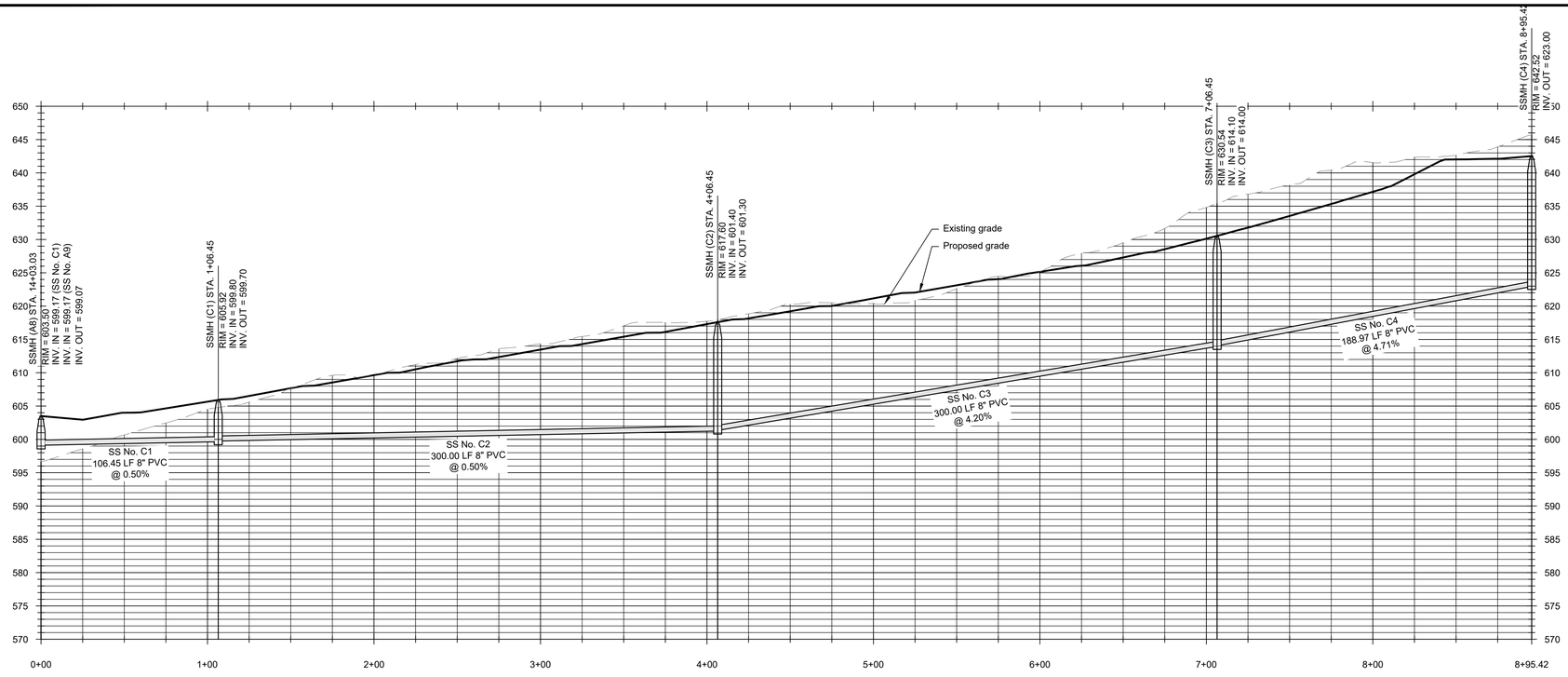
Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:

File: 707909C.dwg Project No.: 707909B

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Sheet Number
November 1, 2023
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Profile View of SS LINE C

VERTICAL SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

HORIZONTAL SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CHAO & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

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Civil - Structural - Survey
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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 21629 GARRETT A. LEVENE

11/1/2023

SOUTH CAROLINA CHAO ENGINEERING, INC. No. C06325 CERTIFICATE OF AUTHORIZATION

Sanitary Sewer Profiles
Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:

File: 707909C.dwg Project No.: 707909B

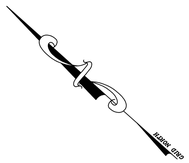
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Sheet Number
November 1, 2023
Date

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GRAPHIC SCALE

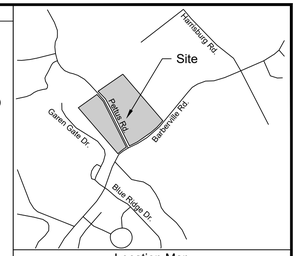
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



LEGEND

Fire hydrant	Curb & gutter
Water valve	Junction box (JB)
Water meter	Drop inlet (DI)
Gas valve	Hood & grate inlet (H&G)
Sanitary sewer manhole	Yard inlet (YI)
Cleanout (CO)	Storm drain pipe
Natural gas line	Concrete sidewalk
Sanitary sewer line	Power pole & guy
Water line	Light pole
Fenceline	Electrical box
Overhead electric	Sign
Underground telephone	Limits of disturbance
Underground fiber optic	
Underground cable TV	
Telephone pedestal	



Location Map
1 inch = Not to Scale

JASMINE HILLS SUBDIVISION / PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	MINIMUM CALIPER	MINIMUM SPREAD	MINIMUM HEIGHT	MINIMUM BALL DIA.	MINIMUM NO. CANES	COMMENTS	QTY.	BUFFER TYPE A
TREES										
QUER P	QUERCUS PHELLOS	WILLOW OAK	2"	6'	10'	32"	1	MATCHING, SPECIMEN	45	
QUER S	QUERCUS SHUMARDII	SHUMARD OAK	2"	6'	10'	32"	1	MATCHING, SPECIMEN	244	
PLAT	PLATANUS OCCIDENTALIS	SYCAMORE	2"	6'	10'	32"	1	MATCHING, SPECIMEN	46	
SOD	EREMOCHLOA OPHIUROIDES	CENTIPEDE GRASS						WELL ROOTED		
SEED	SEE GRASSING SCHEDULE									

NOTE: PROPOSED PLANTING REQUIRES INSTALLATION OF MECHANICAL IRRIGATION SYSTEM.
AREA TAKE OFFS AND QUANTITIES ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY AND ALERT LANDSCAPE ARCHITECT TO ALL DISCREPANCIES.
PROPOSED PLANTING HEIGHT TAKES PRECEDENT OVER CONTAINER SIZE.

MATCH LINE SHEET L1.1

PETTUS ROAD / S-411
(50' R/W - SCDOT FILE: 29.398)
ROW
EOP
EOP
ROW

PLAT, TYP.

N/F
ANITA COLLINS
PARCEL ID#0003-00-069.00
DB 1285 PG 49
PLAT 3225

QUER P TYP.

Park space

QUER S TYP.
MAX. 50' ON-CENTER

QUER P TYP.

PLAT, TYP.

MATCH LINE SHEET L1.1

APPROX. PROPERTY LINE

N/F
BONTERRA BUILDERS, LLC
PARCEL ID#0003-00-068.00
DB 894 PG 258

JUNEBERRY PLACE
(50' R/W - PUBLIC R/W)

CHAO ENGINEERING, INC
CONSULTING ENGINEERS & LAND SURVEYORS

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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 21629 Gerald A. Chao
11/1/2023

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION CHAO ENGINEERING, INC. No. C06325

Landscaping Plan
Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:
1 12/19/2023 Revised per County's comments

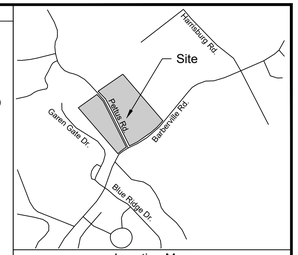
File: Landscaping and Public Improvements.dwg

L1.0
Sheet Number
November 1, 2023
Date

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LEGEND

Fire hydrant	Curb & gutter
Water valve	Junction box (JB)
Water meter	Drop inlet (DI)
Gas valve	Hood & grate inlet (H&G)
Sanitary sewer manhole	Yard inlet (YI)
Cleanout (CO)	Storm drain pipe
—GAS— Natural gas line	Concrete sidewalk
—SS— Sanitary sewer line	Power pole & guy
—WL— Water line	Light pole
—X— Fenceline	Electrical box
—OE— Overhead electric	Sign
—UT— Underground telephone	Limits of disturbance
—FO— Underground fiber optic	
—CTV— Underground cable TV	
Telephone pedestal	



Location Map
1 inch = Not to Scale

N/F
PROVIDENCE WEST, LLC
PARCEL ID#0003-00-049.00
DB 785 PG 169
PLAT 2731

N/F
MARY C. GLACE, ETAL, TRUSTEES
PARCEL ID#0003-00-049.17
DB 502 PG 102
PLAT 2731

N/F
MELINDA K. MARTIN, TRUSTEE
PARCEL ID#0003-00-057.00
DB 1384 PG 272
PB 2019 PG 174

APPROX. PROPERTY LINE

APPROX. PROPERTY LINE

BARBERVILLE ROAD / S-42
(66' R/W - SCDOT FILE: 29,253)

PETTUS ROAD / S-411
(50' R/W - SCDOT FILE: 29,398)

Park space

QUER P TYP.

PLAT, TYP.

QUER S TYP.
MAX. 50' ON-CENTER

ROW

EOP

MATCH LINE SHEET L1.0

MATCH LINE SHEET L1.0

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

CHAO ENGINEERING, INC
CONSULTING ENGINEERS & LAND SURVEYORS

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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 21629 CHARLES A. LEE, JR.
11/1/2023

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION CHAO ENGINEERING, INC. No. C06325

Landscaping Plan
Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:
12/19/2023 Revised per County's comments
File: Landscaping and Public Improvements.dwg

L1.1
Sheet Number
November 1, 2023
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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 21629
11/1/2023

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
CHAO ENGINEERING, INC.
No. C06325

Public Amenity Area
Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:
File: Landscaping and Public Amenity Area.dwg

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Sheet Number
November 1, 2023
Date

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

February 06, 2024

Hao-Ming Chen
Chao & Associates, Inc.
7 Clusters Court
Columbia, SC 29210

Project Number	20230325
Project Name	Jasmine Hills Subdivision
Location	Barberville Road
Stage	Traffic Impact Analysis
Parcel(s)	
Status	Not Approved

Dear: Hao-Ming Chen

We have completed our review. The comments listed on the attached report must be addressed with a response letter.

Once revised plans are received, they will be submitted to staff for review.
Please be aware that plans will not be routed for review without a response letter

Sincerely,

Chanda Kirkland

Chanda Kirkland, Development Service Coordinator
Lancaster County Government
101 N Main St
Lancaster, SC 29720
P: (803) 416-9390

Plan Review Comments

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

Not Approved

Review Comments:

See attached documents from Eric Dillon with ICE.

1. Overview of Traffic Impact Analysis (TIA) Report

EPC submitted a traffic impact analysis report for a subdivision (Jasimine Hills) situated on both sides of Pettus Road just north of Barberville Road in Lancaster County. Todd Salvagin signed the report and David Brewer is the Engineer on Record (EOR) for verifying this traffic study. One intersection was analyzed for impacts – Barberville Road at Pettus Road (T-type intersection). Access to the subdivision will be two driveways across from each other on Pettus Road approximately 750 feet north of Barberville Road as the subdivision will be on both sides of Pettus Road. The report contained existing, no-build, and build traffic volumes for all study locations and with good distribution among all points. There was not Background development traffic added. The Build year was estimated to be 2025 and the analysis conducted was 2025 and not 2026 (Lancaster County UDO Section 6.8 – Build plus 1 year analysis).

2. Items of Interest in the TIA Report

The TIA document was redlined with marks highlighting discrepancies/interest items below (pages noted below reflect pdf pages and not report pages):

- Page 1 – No executive summary
- Page 2 – Analysis year 2025 same as Build completion year of subdivision. Lancaster County UDO 6.8 shows that the Build year plus 1 should be analyzed for No-Build and Build conditions which would be 2026.
- Page 6 – Based on the Harmelink graphs used by SCDOT – a left turn lane on Barberville Road is shown to be needed during the PM Peak hour.

3. Checklist Comments

Attached is a TIA checklist that reviews all submitted information for proper TIA submittal. Main items are the analysis year not being a Build plus 1 year and verify sight distance for both driveways.

4. Recommendations/Action Items

Action items are as follows:

- **Consider an eastbound left turn lane on Barberville Road as the Build threshold meets during the PM Peak hour.**
- **Verify sight distance for the access points.**
- **Verify sight distance for Pettus Road onto Barberville Road due to the vegetation in the horizontal curves on both sides of the intersection. The developer controls the vegetation to the north and will need to show the sight distance triangle along the property to verify no obstruction will be placed and vegetation cleared. If turn lane is considered on Barberville Road, then the sight distance to the south could be enhanced by removing vegetation due to widening (sight distance triangle needs to be drawn on the existing geometry to show what is needed if obscured).**

Project Name: **Jasmine Hills Subdivision**

TIA Checklist

N/A	Yes	No	
☐	☒	☐	South Carolina PE Stamp and Signature on TIA/Plans
☐	☒	☒	Introduction and Executive Summary *
☐	☒	☐	Study Area Descriptions and Roadway Classifications
☐	☒	☐	Analysis Period Correct
☐	☒	☐	Existing Traffic Operations
☐	☒	☒	Other projected transportation improvements in the study area **
☐	☒	☐	Trip Generation Summary
☐	☒	☐	Trip Distribution and traffic assignment
☐	☒	☐	LOS Analysis: Background traffic growth and site build out
☐	☐	☒	Analysis of Sight Distance at Access Points ***
☐	☒	☐	Identify need for Turn Lanes, Capacity and Storage Length
☒	☐	☐	Identify need for Signalization
☐	☒	☐	Identify Measures to Mitigate LOS deficiencies
☐	☒	☐	Vicinity Map
☐	☒	☐	Site Plan and Proposed Land Use
☐	☒	☐	Existing Peak hour volumes (counts conducted within the last 12 months)
☐	☒	☐	Projected Background Peak Hour Volumes -
☐	☒	☐	Trip Distribution % Including Added Project Peak Hour Volumes
☐	☒	☐	Project Build-Out Volumes
☐	☒	☐	Existing and Recommended Lane Configurations
☐	☒	☐	Intersection LOS (existing, background, build, mitigated)
☐	☒	☐	Unified Development Ordinance Section 6.8 ****

Comments:

* **No executive summary shown in the report**
** **No other improvements were added to the study or given to be added to Background**
*** **Sight distance was noted to be verified by site engineer for access**
**** **Analysis for Build year and not Build plus 1 year.**

EPC, LLC
1144 Woodtrail Drive
Gaston, SC 29053

September 20, 2023

Mr. Abdulhakim BenSufia
Rass Investments, LLC
2545 Kennedy Drive
Corona, CA 92879

Email: Hakim@rassinvt.com

RE: Traffic Impact and Access Study
Jasmine Hills Residential
Lancaster County, SC

Dear Mr. BenSufia:

As requested, Encroachment Permit Clearinghouse (EPC) has completed this assessment of the traffic impacts associated with the development of a new sub-division which is located on both sides of Pettus Road near Barberville Road in Lancaster County, SC. The following provides a summary of this study's findings.

PROJECT DESCRIPTION

The project site is generally located north of Barberville Road (S-42) on both sides of Pettus Road (S-411). The project site(s) total approximately 35.18-acres and is identified as Tax ID #0003-00-058.00. The section to the west of Pettus Road has 25 lots, with the remaining 50 lots on the east of Pettus. As planned, the total 75 single-family detached units are to have access to/from Pettus Road at a single point each, creating a cross-type/four-legged intersection approximately 750-feet to the north of Barberville Road.

As scheduled, this development is planned to be constructed and occupied by 2025. **Figure 1** depicts the site location in relation to the regional roadway system. **Figure 2** depicts the proposed development plan.

EXISTING CONDITIONS

A comprehensive field inventory of the project study area was conducted in September 2023 while schools were in session. The field inventory included a collection of geometric data, traffic volumes and traffic control within the study area. The following sections detail the current traffic conditions and include a description of roadways/intersections serving the site and traffic flow in close proximity to the project.

Study Area Intersection/Roadway

As identified by Lancaster County staff, the unsignalized intersection of Barberville Road and Pettus Road and the planned site access drive to/from Pettus Road are to be analyzed in order to determine project impact on the surrounding roadway network.

Barberville Road is a two-lane facility with one lane in each direction, with directional flow separated by a double-yellow centerline. There are white edge lines with a 1-foot paved shoulder and a grass clear zone. The speed limit is posted for 40 mph.

Figure 3 illustrates the existing geometrics and traffic control for the study area intersection and surrounding roadways.

Traffic Volumes

In order to determine the existing traffic volume flow patterns within the study area, manual turning movement counts were performed. Weekday morning (7:00-9:00 AM) and evening (4:00-6:00 PM) peak period turning movement specific counts were conducted for the above referenced intersection.

Summarized count sheets for the study area intersection are included in the Appendix of this report. **Figure 4** graphically depicts the respective 2023 Existing AM and PM peak-hour traffic volumes at the study area intersections to be used for analytical purposes.

FUTURE CONDITIONS

2026 should be analysis year UDO Section 6.8 - Build plus 1 year

Traffic analyses for future conditions have been conducted for two separate scenarios: first, 2025 No-Build conditions, which include an annual normal growth in traffic, all pertinent background development traffic, and any pertinent planned roadway/intersection improvements; and secondly, 2025 Build conditions, which account for all No-Build conditions PLUS traffic generated by the proposed development.

Future No-Build Traffic Conditions

Background Development/Planned Roadway Improvements

At this time there appear to be no scheduled roadway improvements nor development by others in the study area prior to the development year of this project.

Annual Growth Rate

Review of SCDOT count information, station #29-0195 located on Barberville Road just west of Pettus Road has been reviewed resulting in a 2-percent annual growth rate. This 2-percent annual growth, which will account for all unspecified traffic growth, was applied to the Existing peak-hour traffic volumes.

The anticipated 2025 No-Build AM and PM peak-hour traffic volumes, which reflect the 2-percent annual growth rate are shown in **Figure 5**.

Site-Generated Traffic

Traffic volumes expected to be generated by the proposed project were forecasted using the Eleventh Edition of the ITE *Trip Generation* manual, as published by the Institute of Transportation Engineers. As planned, 75 new single-family units are being developed. **Table 1** depicts the anticipated site-generated traffic.

Table 1
TRIP GENERATION SUMMARY[1]
Jasmine Hills Sub-Division

Time Period	75 Single-Family Units
Weekday Daily	774
AM Peak-Hour	
Enter	14
Exit	43
Total	57
PM Peak-Hour	
Enter	48
Exit	28
Total	76

1. ITE *TRIP GENERATION* 11th Ed. LUC 210.

used Peak adjacent street traffic

As shown, the proposed development can be expected to generate 774 two-way daily trips of which a total of 57 trips (714 entering and 43 exiting) are expected during the AM peak-hour. During the PM peak-hour, a total of 76 trips (48 entering, 28 exiting) are expected.

Distribution Pattern

The directional distribution of site-generated traffic on the study area roadways has been based on an evaluation of existing travel patterns in the study area. The anticipated pattern is shown in **Table 2**. This distribution pattern has been applied to the site-generated traffic volumes from Table 1 to develop the site-generated specific volumes for the study area intersections illustrated in **Figure 6**.

Table 2
TRIP DISTRIBUTION PATTERN
Jasmine Hills Sub-Division

Roadway	Direction To/From	Percent of Trips Enter/Exit
S-42 Barberville Road	East	65
	West	35
	Total	**100**

Note: Based on the existing traffic patterns during both peak hours

Future Build Traffic Conditions

The site-generated traffic, as depicted in Figure 6 has been added to the respective 2025 No-Build traffic volumes shown in Figure 5. This results in the peak-hour 2025 Build traffic volumes, which are graphically depicted in **Figure 7.** These volumes were used as the basis to determine potential improvement measures necessary to mitigate traffic impacts caused by the project.

TRAFFIC OPERATIONS

Analysis Methodology

A primary result of capacity analysis is the assignment of Level-of-Service (LOS) to traffic facilities under various traffic flow conditions. The concept of Level-of-Service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A Level-of-Service designation provides an index to the quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels-of-Service are defined for each type of facility (signalized and unsignalized intersections). They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst.

Since the Level-of-Service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of Levels-of-Service depending on the time of day, day of week, or period of a year.

Analysis Results

As part of this TIAS, capacity analyses have been performed at the study area intersections under both Existing and Future (No-Build & Build) conditions. The results of these analyses are summarized in **Table 3**.

Table 3
LEVEL-OF-SERVICE SUMMARY[1]
Jasmine Hills Sub-Division

Unsignalized Intersection	Time Period	Critical Movement	2023 EXISTING Delay	2023 EXISTING LOS	2025 NO-BUILD Delay	2025 NO-BUILD LOS	2025 BUILD Delay	2025 BUILD LOS
Barberville Road (S-42) at Pettus Road (S-411)	A	EB Major Left-Turn	8.0	A	8.0	A	8.0	A
	M	SB Minor Left-Turn	15.1	C	15.6	C	20.1	C
	P	EB Major Left-Turn	9.2	A	9.3	A	9.5	A
	M	SB Minor Left-Turn	20.7	C	21.7	C	25.9	D

GENERAL NOTES:

1. Calculations completed using the HCM 6th Ed methodology.
2. Delay in seconds-per-vehicle.
3. LOS = Level-of-Service.

As shown in Table 3, under Existing conditions, the unsignalized study area intersection of Barberville Road at Pettus Road operates with over-all acceptable service levels during the AM and PM peak hours. Detailed review of the individual approaches also indicates acceptable service levels during both time periods.

Under future 2025 No-Build conditions, which assumes the annual regional growth, again all operations for the approaches and the over-all intersection are acceptable during both the AM and PM peak hours.

Build 2025 conditions which reflect the addition of project generated traffic continues to result in good service levels during both peak hours, with a small increase (4.2 sec/veh) in the side-street delay.

Operations for the site access drive on Pettus Road were not analyzed in detail as the existing traffic on Pettus Road is minimal during both peak-hours.

Barberville Road (S-42)

The existing two-lane cross-section of Barberville Road provides a theoretical daily capacity of 11,524 two-way vehicle trips (vpd) which defines a level-of service (LOS) E. *Ref. Maximum ADT by Level of Service for Urban Facilities for SCDOT Travel Demand Models: Collector: 2-Lane*. A LOS D has a threshold of 9,890 vpd and a LOS A threshold of 4,214 vpd.

A review of SCDOT Count Station #29-0195, located on Barberville Road approximately 0.8 mile west of Pettus Road, indicates a 2022 average daily traffic (ADT) of 7,900 vehicles, with 12 percent (K-factor) occurring during the afternoon peak hour. The 2023 peak hour volume recorded was 1122 vehicles, corresponding to an adjusted 2025 peak hour of 1169 vehicles with the 4% growth factor. Using the 12 percent K-factor, this results in a 2025 projected ADT of 9,742 vehicles.

In comparing the daily traffic volumes currently utilizing Barberville Road, adding in the daily site-generated traffic volumes and comparing this to the SCDOT capacities, you obtain the results depicted in **Table 4**.

Table 4
LEVEL-OF-SERVICE SUMMARY[1]
Jasmine Hills Residential
Barberville Road
Lancaster County, SC

Roadway Segment	Existing Daily Vol. (vpd)[1] (a)	Daily Volume (vpd)[2] (b)	Total Volume (a+b)	SCDOT Roadway Capacity (vpd) (LOS E)	Resultant Service Level
Barberville Road (S-29-42)	9,742	774	10,516	9,890	E

Reference: Maximum ADT by Level of Service for Urban Facilities for SCDOT Travel Demand Models: Collector: 2-Lane.

1. vpd= Vehicles-per-day.

2. Site-generated traffic (project residential) ref. Table 1 daily two-way volume.

As shown by Table 4, the expected daily volumes on Barberville Road under the Build condition are anticipated to be in the magnitude of 10,516 two-way daily vehicles which result in a LOS E when compared to the available roadway capacity.

MITIGATION

The final phase of the analysis process is to identify mitigating measures which may either minimize the impact of the project on the transportation system or tend to alleviate poor service levels not caused by the project. The following describes measures necessary to mitigate the project's impact.

Site Access Drive

This new access will be located on Pettus Road approximately 750-feet north of Barberville Road. The following geometrics are recommended for this access:

- ***Eastbound (Site Access) Approach:*** Construct site access to provide a two-lane approach with one lane entering the site and one lane exiting designated as a shared left/right-turn;
- ***Westbound (Site Access) Approach:*** Construct site access to provide a two-lane approach with one lane entering the site and one lane exiting designated as a shared left/right-turn;
- ***Northbound (Pettus Road) Approach:*** Based on projected peak-hour volumes, a right-turn lane entering the site access is not required based on *Fig. 9.5-A of the SCDOT Design Manual*;
- ***Southbound (Pettus Road) Approach:*** Based on projected peak-hour volumes, a left-turn lane entering the site access is not required based on *Fig. 9.5-G of the SCDOT Design Manual;* and
- ***Traffic Control:*** Place intersection under STOP sign control where traffic exiting the respective sides of the site (eastbound and westbound) must stop prior to entering the intersection.

Sight Distance Considerations

The access drive intersection should be designed/constructed to meet current applicable SCDOT standards and/or guidelines in terms of sight distance. It is assumed that this will be the responsibility of the project's civil engineer and will be depicted by the site plan/submittal information. Based on *SCDOT ARMs Manual, Table 7-12*, a sight distance of 335-feet is required for a 30-mph roadway.

Off-Site Study Area Intersection

As shown in Table 3, the off-site study area intersection of Barberville Road at Pettus Road will operate with good service levels under Build conditions during both the AM and PM peak hours. All individual approach service levels are also acceptable during both peak hours. Based on the results of these analyses and a review of the need for separate turning lanes, the project causes a very minimal increase in intersection delays, as such no improvements are recommended at this time.

The following geometrics are recommended for this intersection:

left turn lane is shown to be needed during PM Peak

- ***Eastbound (Barberville Road) Approach:*** Based on projected peak-hour volumes, a left-turn lane entering the site access is not required based on *Fig. 9.5-G of the SCDOT Design Manual;*
- ***Westbound (Barberville Road) Approach:*** Based on projected peak-hour volumes, a right-turn lane entering the site access is not required based on *Fig. 9.5-A of the SCDOT Design Manual*;

- ***Southbound (Pettus Road) Approach:*** Based on projected peak-hour volumes, the existing single lane approach is sufficient*;* and

- ***Traffic Control:*** Intersection to remain under STOP sign control where traffic exiting Pettus Road must stop prior to entering the intersection.

SUMMARY

EPC has completed a Traffic Impact and Access Study relative to the Jasmine Hills residential sub-division which is located along Pettus Road, just to the north of Barberville Road in Lancaster County, SC. This site is expected to be developed as a 75 single-family unit subdivision with a completion date of 2025. Access for this over-all project will be provided via one access to/from Pettus Road approximately 750-feet north of Barberville Road.

Detailed analyses have been conducted for the adjacent off-site unsignalized intersection of Barberville Road at Pettus Road. These analyses indicated that the intersection will continue to operate at acceptable service levels during all conditions and time periods studied.

Recommendations have been made for the proposed site access drives along Pettus Road which include cross-section of the access approach, traffic control and required sight distance.

If you have any questions, please contact me at 803 361 3265.

Todd E. Salvagin
EPC, LLC

SOUTH CAROLINA ENCROACHMENT PERMIT CLEARINGHOUSE, LLC No. 5755 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 15225 DAVID D. BREWER

Attachments

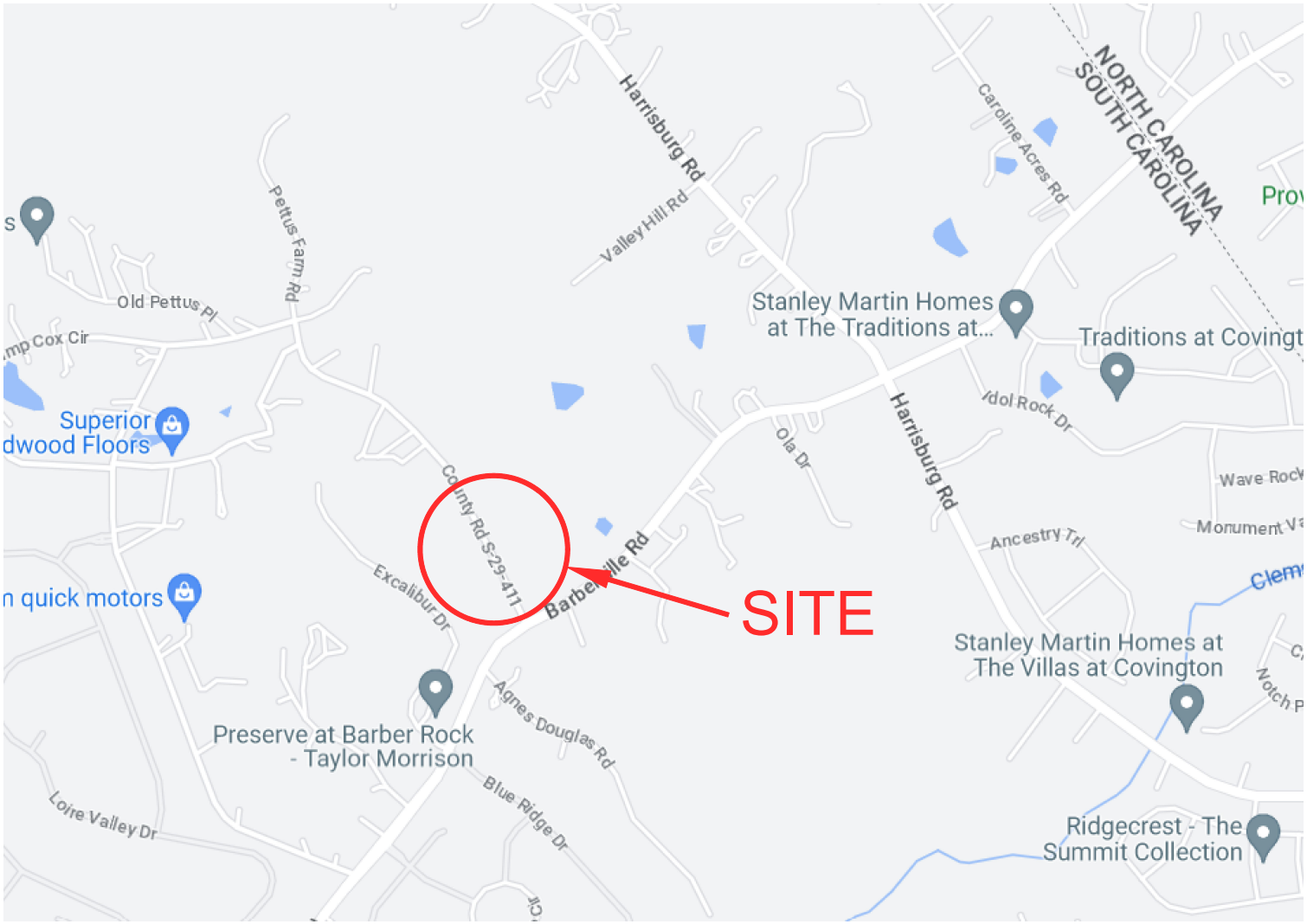


Figure 1

SITE LOCATION MAP

Jasmine Hills Subdivision

Lancaster County, S.C.

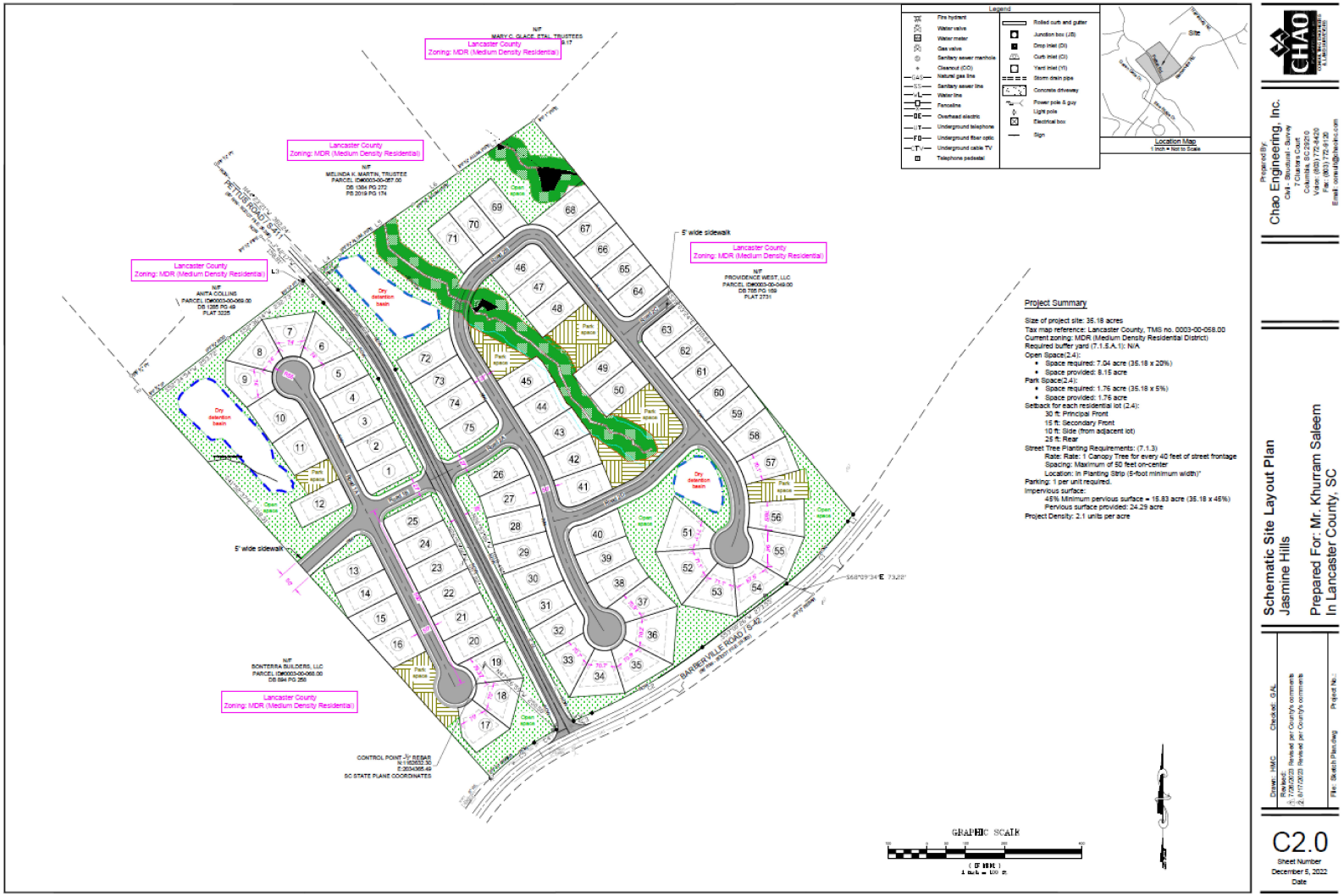


Figure 2

SITE PLAN

Jasmine Hills Subdivision

Lancaster County, S.C.

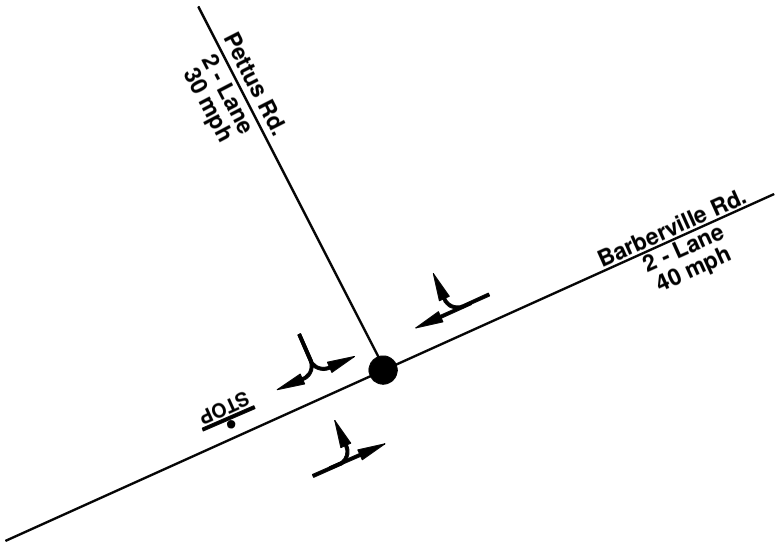


Figure 3

EXISTING GEOMETRICS & TRAFFIC CONTROL

Jasmine Hills Subdivision

Lancaster County, S.C.

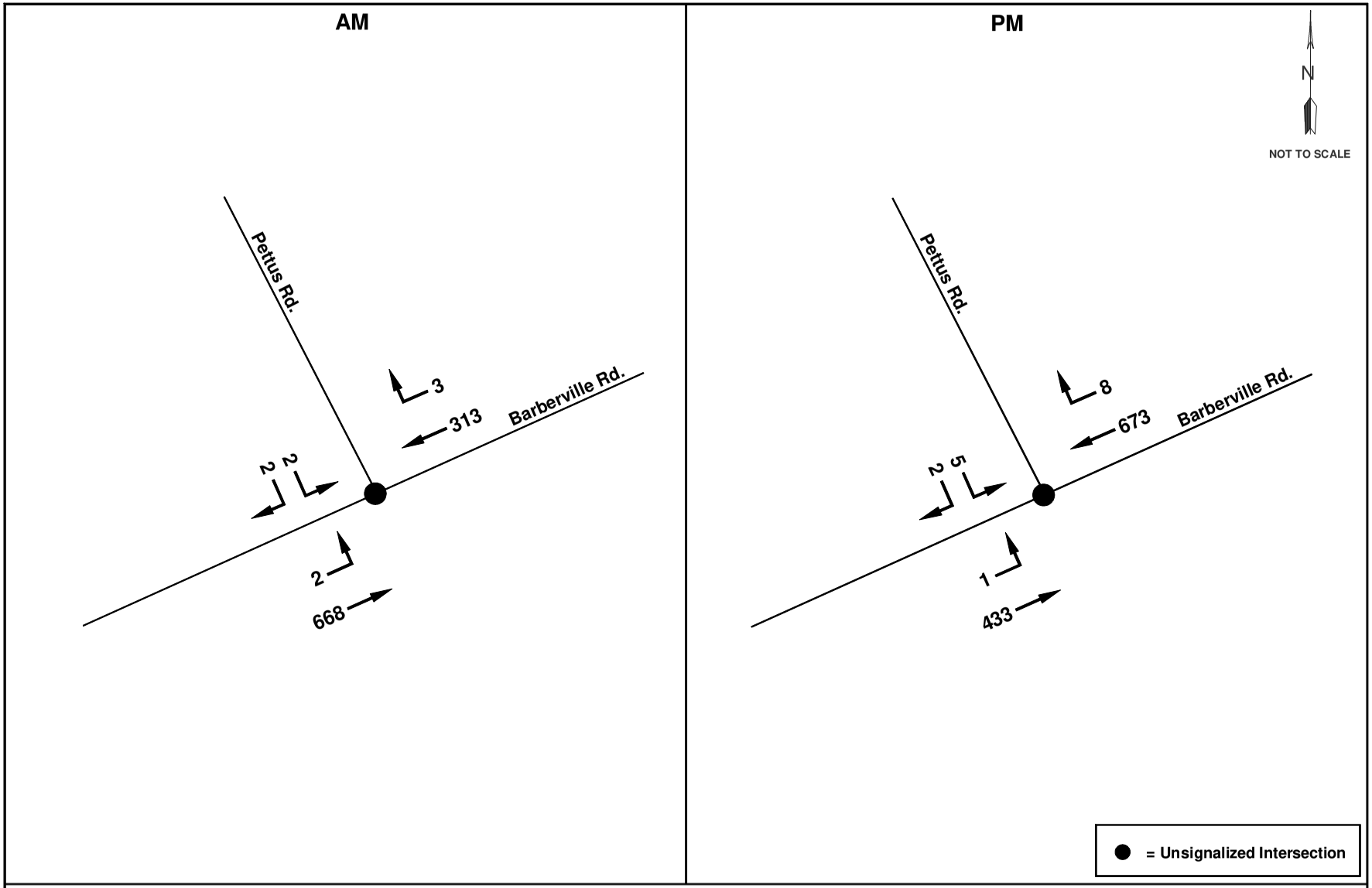


Figure 4

2023 EXISTING TRAFFIC VOLUMES
AM & PM PEAK HOUR

Jasmine Hills Subdivision

Lancaster County, S.C.

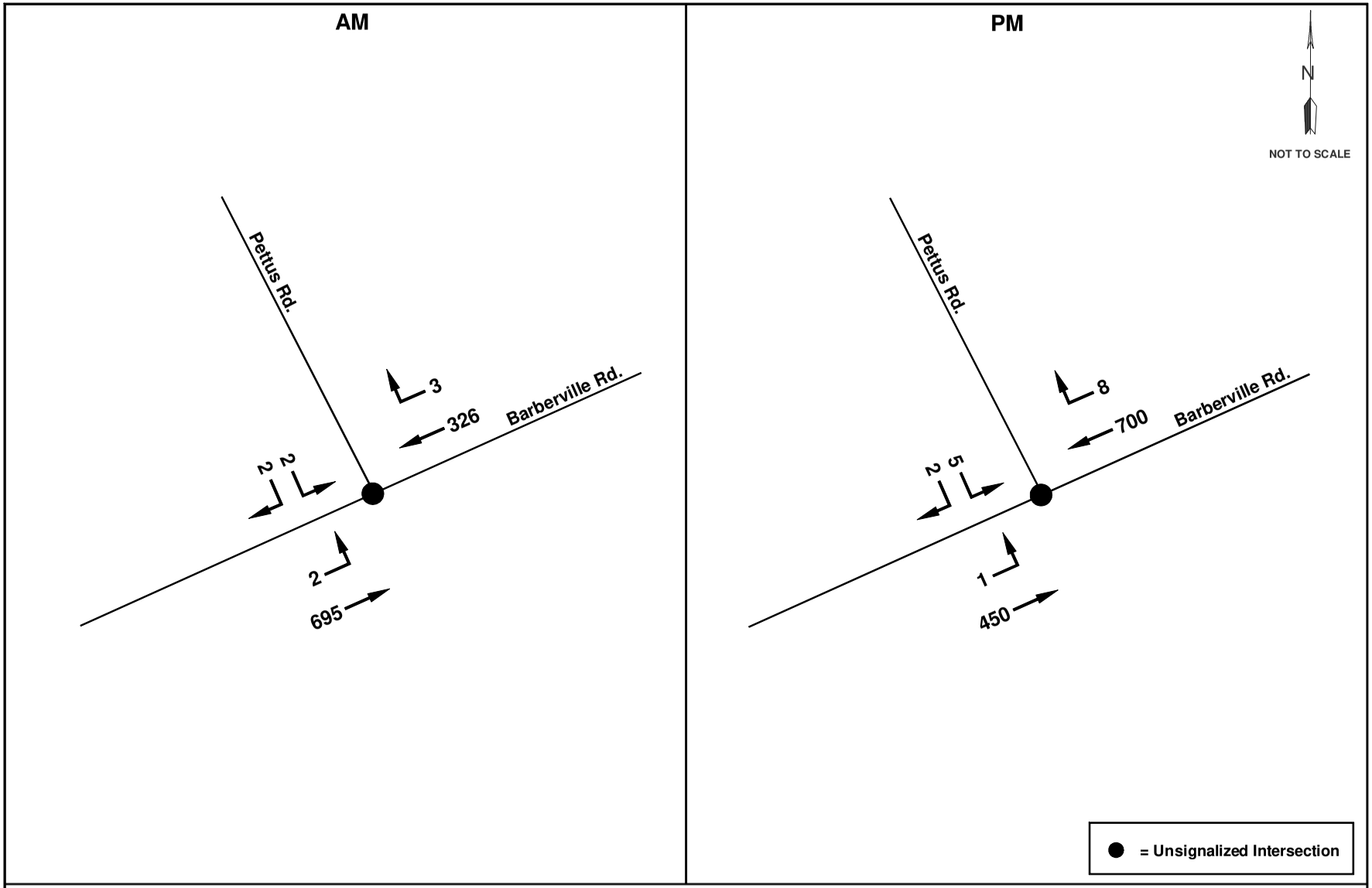


Figure 5

2025 NO BUILD TRAFFIC VOLUMES
AM & PM PEAK HOUR

Jasmine Hills Subdivision
Lancaster County, S.C.

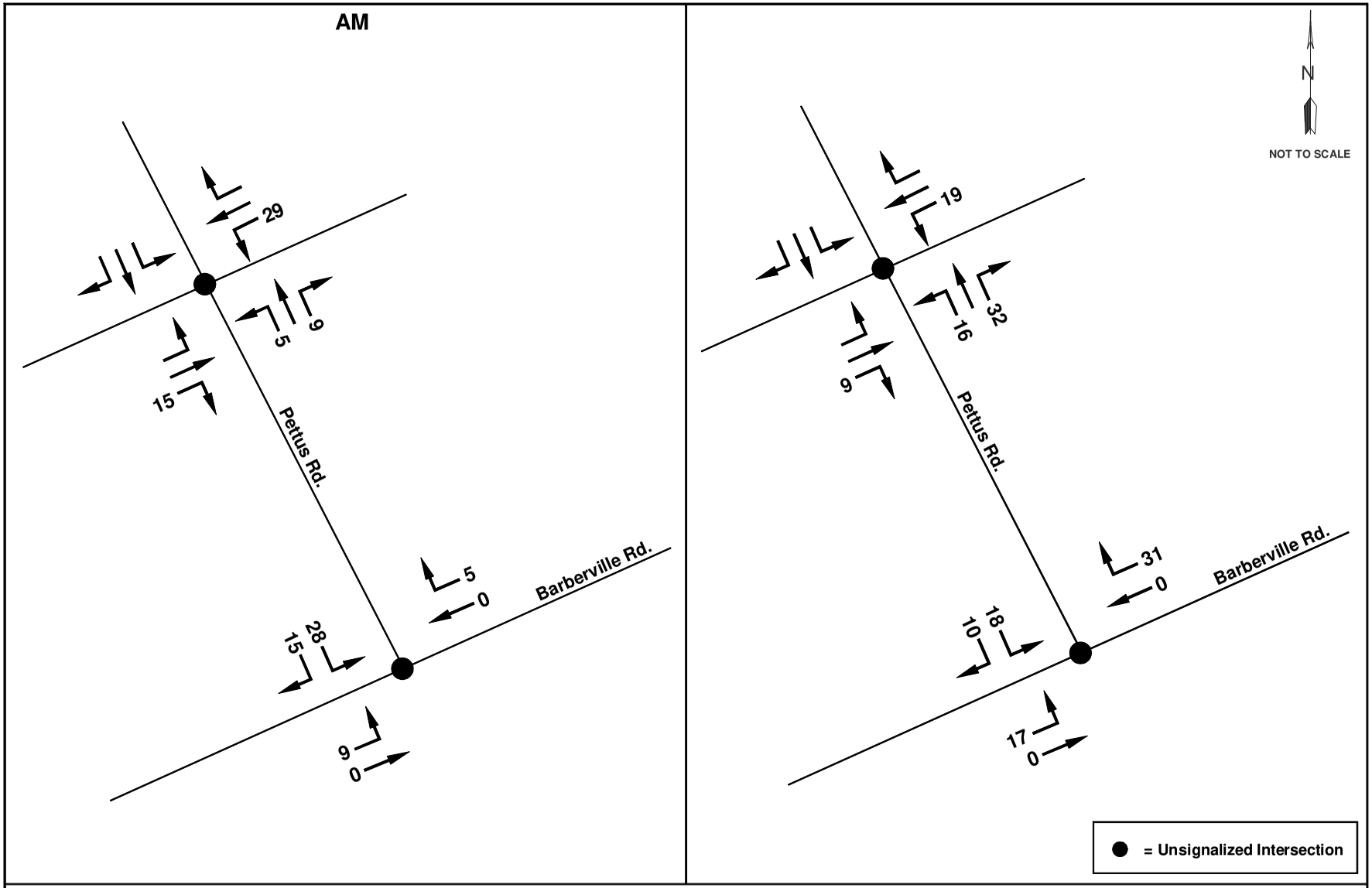


Figure 6

2025 SITE GENERATED TRAFFIC VOLUMES
AM & PM PEAK HOUR

Jasmine Hills Subdivision

Lancaster County, S.C.

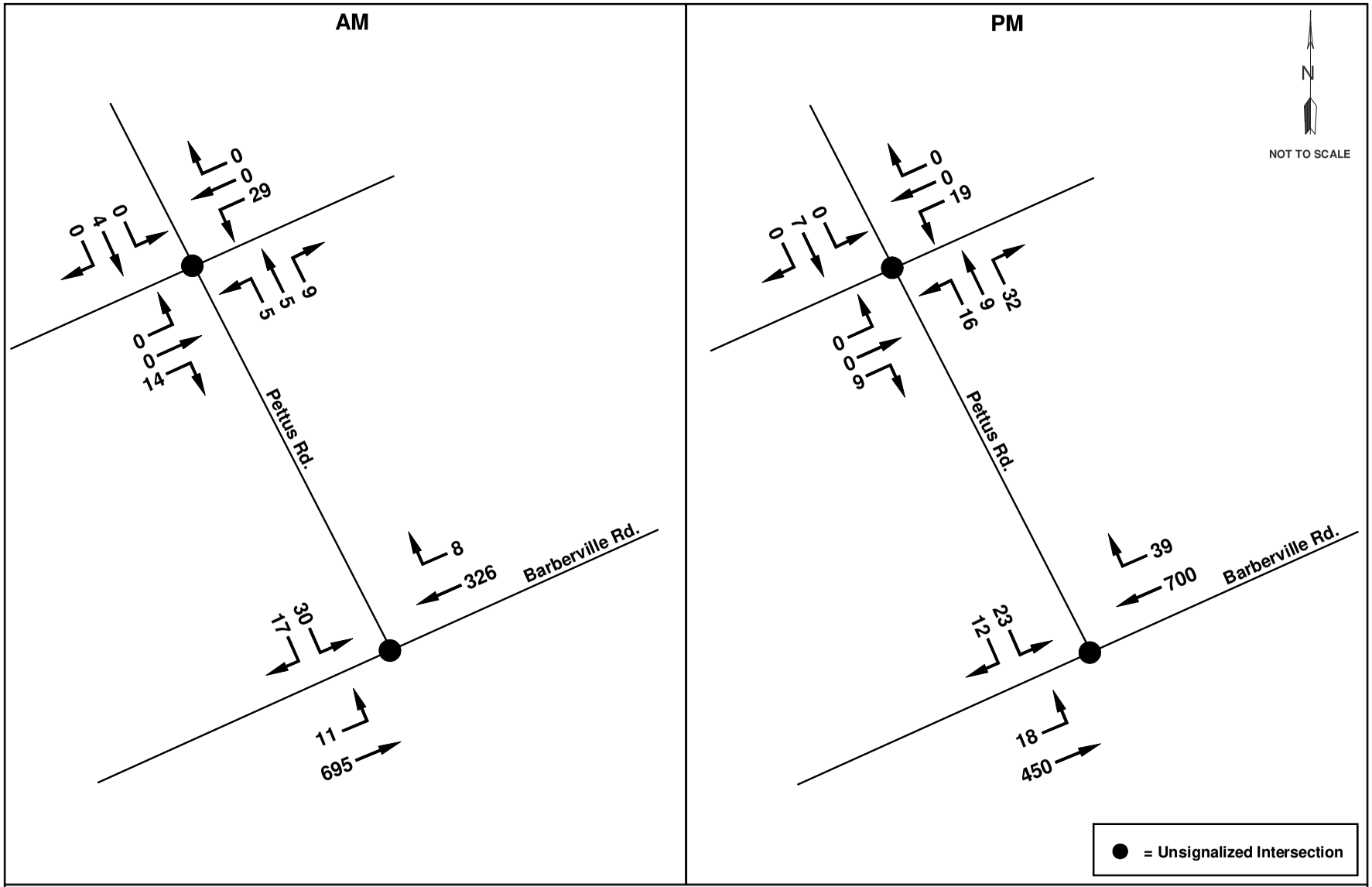


Figure 7

2024 BUILD TRAFFIC VOLUMES
AM & PM PEAK HOUR

Jasmine Hills Subdivision
Lancaster County, S.C.

COUNT DATA

Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

Study Information

Study Summary

Count Name
Barberville Rd at Pettus St AM Peak
Location
Lancaster County, SC
Performed By
NK
Date
Thursday, September 7, 2023

Notes

U = U Turn L = Left Turn T = Thru R = Right Turn
P1 = Pedestrian Direction 1 P2 = Pedestrian Direction 2
Veh = Total Vehicles for Approach

Peak Hour Volume	
990	
% Bank 1	**% Bank 2**
98.0%	2.0%
% Bank 3	**% Bank 4**
0.0%	0.0%
Pedestrians Volume	
0	

Peak Hour Data

Time Period	WB Barberville Rd							EB Barberville Rd							SB Pettis St													Total Vehicles	Total Pedestrians
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh		
7:15 AM	0	0	109	0	0	0	109	0	0	177	0	0	0	177	0	1	0	1	0	0	2	0	0	0	0	0	0	0	288	0
7:30 AM	0	0	66	1	0	0	67	0	1	160	0	0	0	161	0	1	0	1	0	0	2	0	0	0	0	0	0	0	230	0
7:45 AM	0	0	69	0	0	0	69	0	1	159	0	0	0	160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	229	0
8:00 AM	0	0	69	2	0	0	71	0	0	172	0	0	0	172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	243	0

Vehicle Movement Summary

Movement / Details	WB Barberville Rd							EB Barberville Rd							SB Pettis St													Entire Intersection	
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	Vehicles	Pedestrians
Movement Volume	0	0	313	3	0	0	316	0	2	668	0	0	0	670	0	2	0	2	0	0	4	0	0	0	0	0	0	0	990	0
PHF	-	-	0.72	0.38	-	-	0.72	-	0.50	0.94	-	-	-	0.95	-	0.50	-	0.50	-	-	0.50	-	-	-	-	-	-	-	0.86	-
% Bank 1	0.0%	0.0%	96.8%	100.0%				0.0%	100.0%	98.5%	0.0%				0.0%	100.0%	0.0%	100.0%				0.0%	0.0%	0.0%	0.0%					
% Bank 2	0.0%	0.0%	3.2%	0.0%				0.0%	0.0%	1.5%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				**Need a custom report?**	
% Bank 3	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				**Contact: support@portablestudies.com**	
% Bank 4	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%					

Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

Study Information

Study Summary

Count Name
Barberville Rd at Pettus St PM Peak
Location
Lancaster County, SC
Performed By
NK
Date
Thursday, September 7, 2023

Notes

U = U Turn L = Left Turn T = Thru R = Right Turn
P1 = Pedestrian Direction 1 P2 = Pedestrian Direction 2
Veh = Total Vehicles for Approach

Peak Hour Volume	
1122	
% Bank 1	**% Bank 2**
99.6%	0.4%
% Bank 3	**% Bank 4**
0.0%	0.0%
Pedestrians Volume	
0	

Peak Hour Data

Time Period	SB Pettus St													EB Barberville Rd							WB Barberville Rd							Total Vehicles	Total Pedestrians
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh		
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	0	0	0	100	0	0	145	2	0	0	147	247	0
5:15 PM	0	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	106	0	0	0	106	0	0	168	2	0	0	170	278	0
5:30 PM	0	2	0	2	0	0	4	0	0	0	0	0	0	0	0	0	122	0	0	0	122	0	0	194	0	0	0	194	320	0
5:45 PM	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	1	105	0	0	0	106	0	0	166	4	0	0	170	277	0

Vehicle Movement Summary

Movement / Details	SB Pettus St													EB Barberville Rd							WB Barberville Rd							Entire Intersection	
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	Vehicles	Pedestrians
Movement Volume	0	5	0	2	0	0	7	0	0	0	0	0	0	0	0	1	433	0	0	0	434	0	0	673	8	0	0	681	1122	0
PHF	-	0.63	-	0.25	-	-	0.44	-	-	-	-	-	-	-	-	0.25	0.89	-	-	-	0.89	-	-	0.87	0.50	-	-	0.88	0.88	-
% Bank 1	0.0%	100.0%	0.0%	100.0%				0.0%	0.0%	0.0%	0.0%				0.0%	100.0%	99.3%	0.0%				0.0%	0.0%	99.9%	87.5%					
% Bank 2	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.7%	0.0%				0.0%	0.0%	0.1%	12.5%				**Need a custom report?**	
% Bank 3	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				**Contact:**	
% Bank 4	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				**support@portablestudies.com**	

CAPACITY ANALYSIS

- **2023 Existing**
- **2025 No-Build**
- **2025 Build**

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	668	313	3	2	2
Future Vol, veh/h	2	668	313	3	2	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	726	340	3	2	2

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	343	0	-	0	1072	342
Stage 1	-	-	-	-	342	-
Stage 2	-	-	-	-	730	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1216	-	-	-	244	701
Stage 1	-	-	-	-	719	-
Stage 2	-	-	-	-	477	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1216	-	-	-	243	701
Mov Cap-2 Maneuver	-	-	-	-	243	-
Stage 1	-	-	-	-	717	-
Stage 2	-	-	-	-	477	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	15.1
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1216	-	-	-	361
HCM Lane V/C Ratio	0.002	-	-	-	0.012
HCM Control Delay (s)	8	0	-	-	15.1
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0

use peak hour factor from counts

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	433	673	8	5	2
Future Vol, veh/h	1	433	673	8	5	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	471	732	9	5	2

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	741	0	-	0	1210	737
Stage 1	-	-	-	-	737	-
Stage 2	-	-	-	-	473	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	866	-	-	-	202	418
Stage 1	-	-	-	-	473	-
Stage 2	-	-	-	-	627	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	866	-	-	-	202	418
Mov Cap-2 Maneuver	-	-	-	-	202	-
Stage 1	-	-	-	-	472	-
Stage 2	-	-	-	-	627	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	20.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	866	-	-	-	237
HCM Lane V/C Ratio	0.001	-	-	-	0.032
HCM Control Delay (s)	9.2	0	-	-	20.7
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	695	326	3	2	2
Future Vol, veh/h	2	695	326	3	2	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	755	354	3	2	2

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	357	0	-	0	1115	356
Stage 1	-	-	-	-	356	-
Stage 2	-	-	-	-	759	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1202	-	-	-	230	688
Stage 1	-	-	-	-	709	-
Stage 2	-	-	-	-	462	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1202	-	-	-	229	688
Mov Cap-2 Maneuver	-	-	-	-	229	-
Stage 1	-	-	-	-	707	-
Stage 2	-	-	-	-	462	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	15.6
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1202	-	-	-	344
HCM Lane V/C Ratio	0.002	-	-	-	0.013
HCM Control Delay (s)	8	0	-	-	15.6
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	450	700	8	5	2
Future Vol, veh/h	1	450	700	8	5	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	489	761	9	5	2

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	770	0	-	0	1257	766
Stage 1	-	-	-	-	766	-
Stage 2	-	-	-	-	491	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	844	-	-	-	189	403
Stage 1	-	-	-	-	459	-
Stage 2	-	-	-	-	615	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	844	-	-	-	189	403
Mov Cap-2 Maneuver	-	-	-	-	189	-
Stage 1	-	-	-	-	458	-
Stage 2	-	-	-	-	615	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	21.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	844	-	-	-	223
HCM Lane V/C Ratio	0.001	-	-	-	0.034
HCM Control Delay (s)	9.3	0	-	-	21.7
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	11	695	326	8	30	17
Future Vol, veh/h	11	695	326	8	30	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	755	354	9	33	18

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	363	0	-	0	1138	359
Stage 1	-	-	-	-	359	-
Stage 2	-	-	-	-	779	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1196	-	-	-	223	685
Stage 1	-	-	-	-	707	-
Stage 2	-	-	-	-	452	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1196	-	-	-	219	685
Mov Cap-2 Maneuver	-	-	-	-	219	-
Stage 1	-	-	-	-	695	-
Stage 2	-	-	-	-	452	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	20.1
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1196	-	-	-	290
HCM Lane V/C Ratio	0.01	-	-	-	0.176
HCM Control Delay (s)	8	0	-	-	20.1
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.6

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	18	450	700	39	23	12
Future Vol, veh/h	18	450	700	39	23	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	489	761	42	25	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	803	0	-	0	1311	782
Stage 1	-	-	-	-	782	-
Stage 2	-	-	-	-	529	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	821	-	-	-	175	394
Stage 1	-	-	-	-	451	-
Stage 2	-	-	-	-	591	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	821	-	-	-	169	394
Mov Cap-2 Maneuver	-	-	-	-	169	-
Stage 1	-	-	-	-	436	-
Stage 2	-	-	-	-	591	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	25.9
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	821	-	-	-	210
HCM Lane V/C Ratio	0.024	-	-	-	0.181
HCM Control Delay (s)	9.5	0	-	-	25.9
HCM Lane LOS	A	A	-	-	D
HCM 95th %tile Q(veh)	0.1	-	-	-	0.6

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersecti

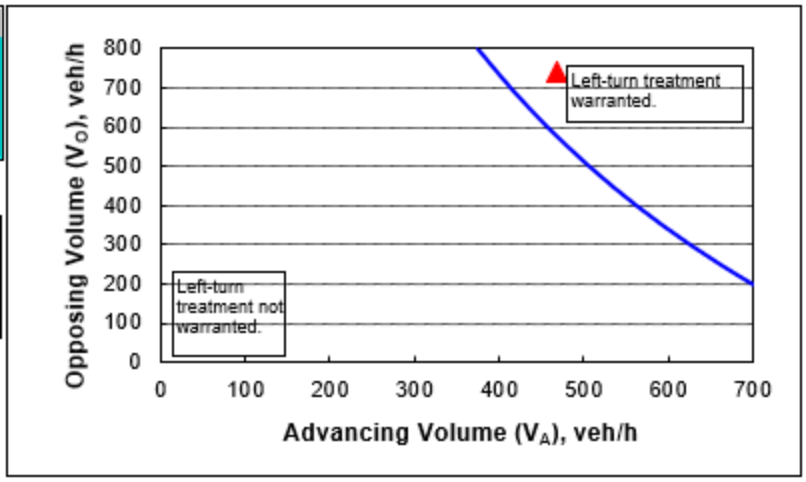
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	40
Percent of left-turns in advancing volume (V_A), %:	4%
Advancing volume (V_A), veh/h:	468
Opposing volume (V_O), veh/h:	739

OUTPUT

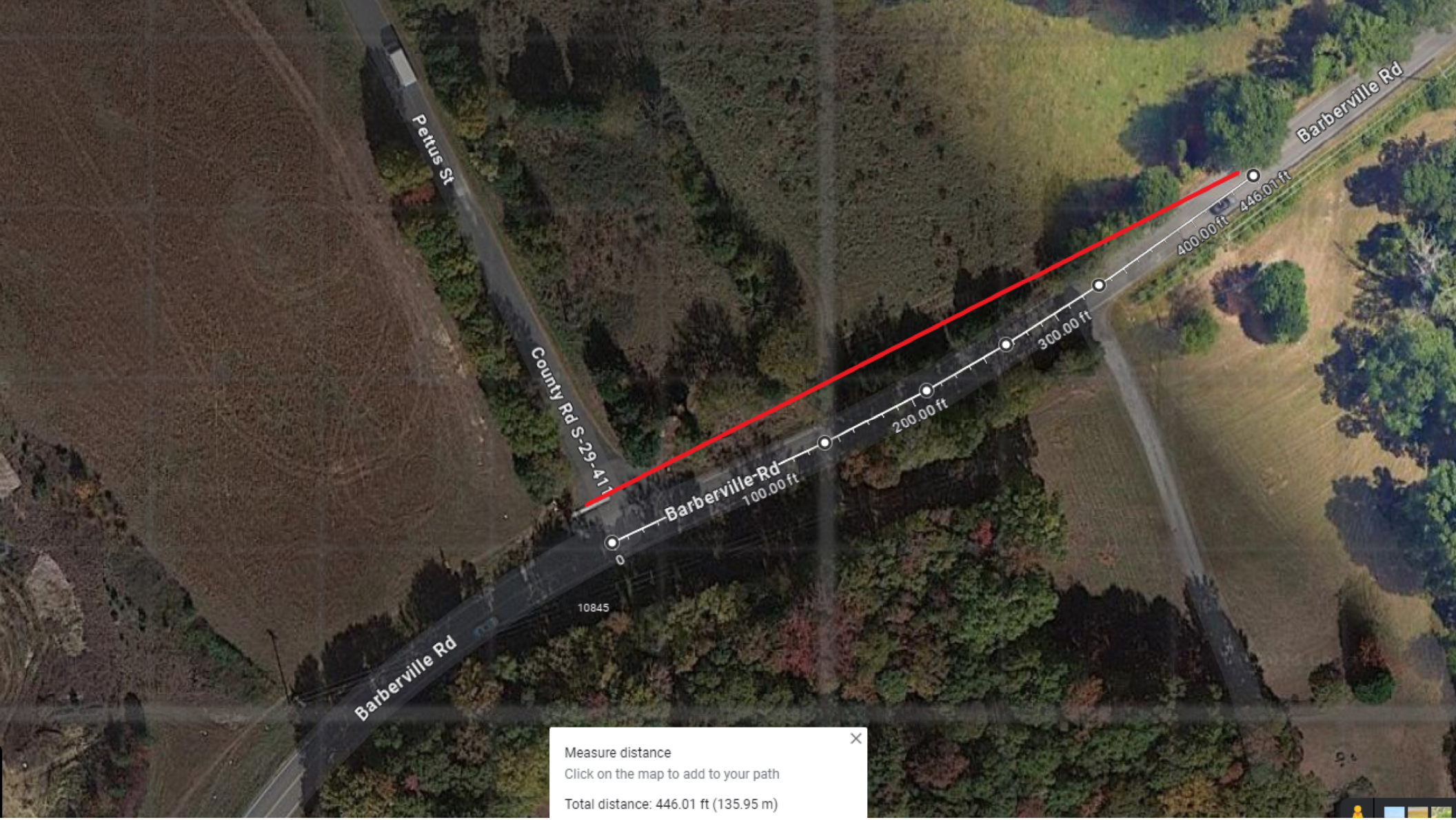
Variable	Value
Limiting advancing volume (V_A), veh/h:	398
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	

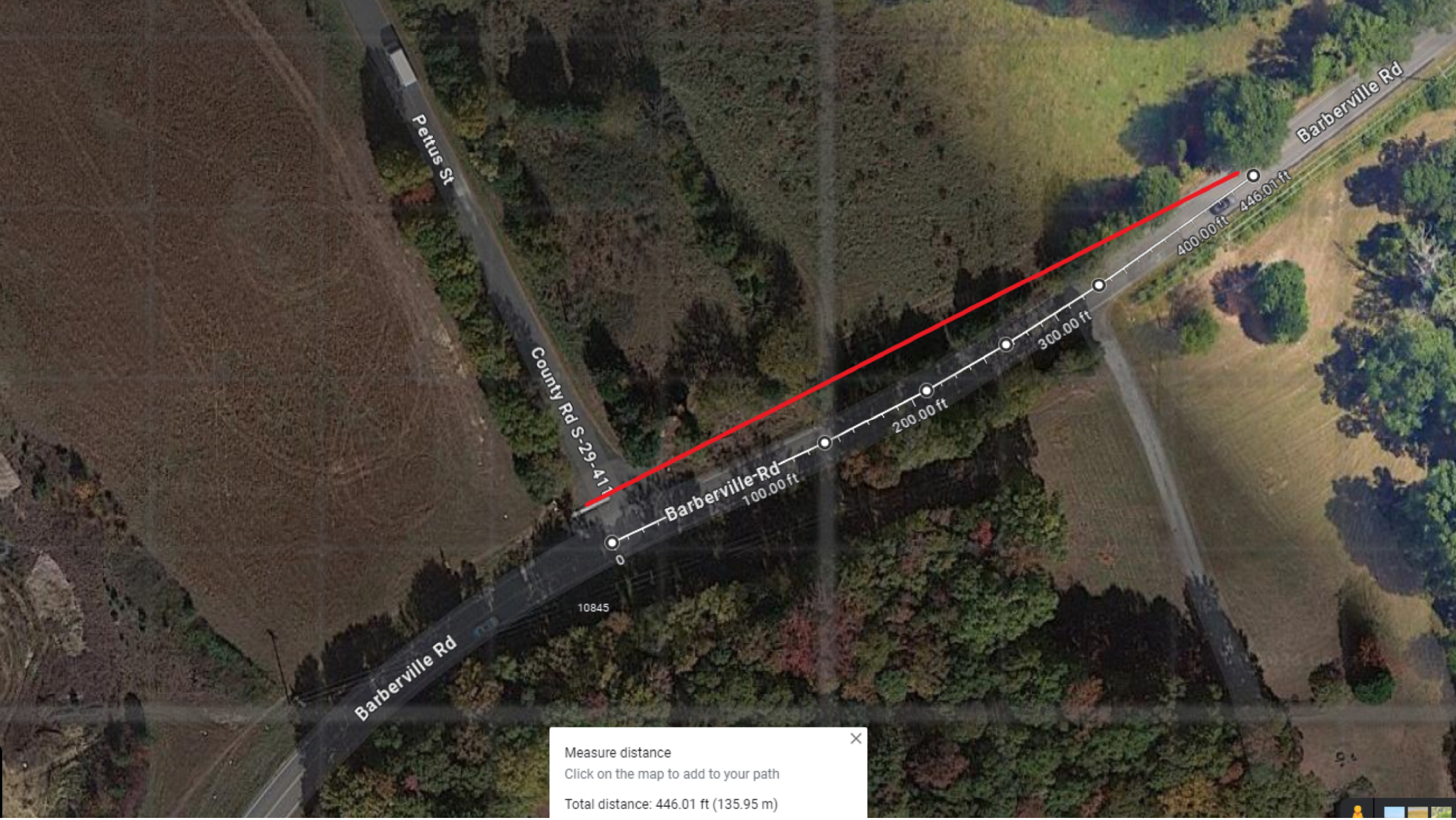


CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

on.


Pettus St
County Rd S-29-411
Barberville Rd
Barberville Rd
Barberville Rd
100.00 ft
200.00 ft
300.00 ft
400.00 ft
446.01 ft
0
10845
Measure distance
Click on the map to add to your path
Total distance: 446.01 ft (135.95 m)


Pettus St
County Rd S-29-411
Barberville Rd
Barberville Rd
Barberville Rd
100.00 ft
200.00 ft
300.00 ft
400.00 ft
446.01 ft
0
10845
Measure distance
Click on the map to add to your path
Total distance: 446.01 ft (135.95 m)

Agenda Item Summary

Ordinance # / Resolution #: SD-2022-2205 The Sands at Kershaw f/k/a Little Dude
Contact Person / Sponsor: A. Hardin
Department: Planning
Date Requested to be on Agenda: 2/20/2024

Issue for Consideration:

Points to Consider:
Originally presented September 2023.

TRC Review for revised plan not yet complete, will provide with 2/20/24 Agenda.

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/14/2024	Exhibit
Application	12/4/2023	Exhibit
Location Map	2/14/2024	Exhibit
Preliminary Plat revised	1/31/2024	Exhibit
TIA Review Memo from ICE*	12/11/2023	Exhibit
SMC Global- Letter in Opposition*	12/12/2023	Exhibit

PROPOSAL: Major Preliminary Plat for The Sands at Kershaw:
Approximately 39.47 acres consisting of 76 single-family lots

PROPERTY LOCATION: **S**outheast corner of Fork Hill Road and Little Dude Avenue (outside of Kershaw town limits) (TM #0141-00-024.00)

CURRENT ZONING DISTRICT: MDR Medium Density Residential

APPLICANT: Earl Coulston/Coulston Enterprises

COUNTY COUNCIL DISTRICT: District 6, Allen Blackmon

OVERVIEW & BACKGROUND:

Site Information & Existing Condition

The property is currently vacant with at least one abandoned structure on the parcel. This property was rezoned last year to MDR (RZ-2022-0412 Coulston) as approved by Council Ordinance 2022-1808. The parcel had previously been zoned HDR as part of a proposed plan for worker housing for Haile Gold Mine that did not come to fruition. During the December 19, 2023 meeting, the applicant provided an amended plat for the subdivision that addressed some of staff's concerns. This report is updated to reflect those changes.

The proposed development is zoned Medium Density Residential. The MDR District *is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.*

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	INS, LI	Churches; Kershaw Holding LLC and C/O Special Materials Company
South	Lancaster County	RR	Residential neighborhood (Pine Ridge Drive)
East	Lancaster County	RR, INS, LI	Residential, Kershaw Rural Water CO INC, Haile Gold Mine Office
West	Lancaster County	RR, GB,AR	Residential; small businesses

Proposed Preliminary Plat, as Amended:



Full sized exhibit attached to report

Guiding Development Standards

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

DEVELOPMENT SUMMARY:

Development Summary	
Site Acreage	~~39.47~~ 38.02acres
Proposed Lots	~~74~~ **71**
Project Overview	Single Family Residential Subdivision
Open Space (20% min)	~~25.7~~ 25.6% (~~12.14~~ 9.72 ac total of ~~39.47~~ 38.02 ac)
Park Space (5% min)	5.2% (1.99 ac of ~~39.47~~ 38.02 ac)
Internal Streets	Will be privately maintained
Connectivity Index (min 1.3)	1.57

TECHNICAL REVIEW COMMENTS SUMMARY

School District Input:
The Lancaster County School District (LCSD) has recommended approval of this request and issued no further comments.

Water and Sewer (Town of Kershaw and Lancaster County Water and Sewer District)

The applicant has provided a willingness and capability letter from the Town of Kershaw to provide sewer services for the proposed project. Water will be provided via the Lancaster County Water and Sewer District. According to the most recent set of comments provided by the District, sewer service responsibility is still being decided between the Town of Kershaw and the District.

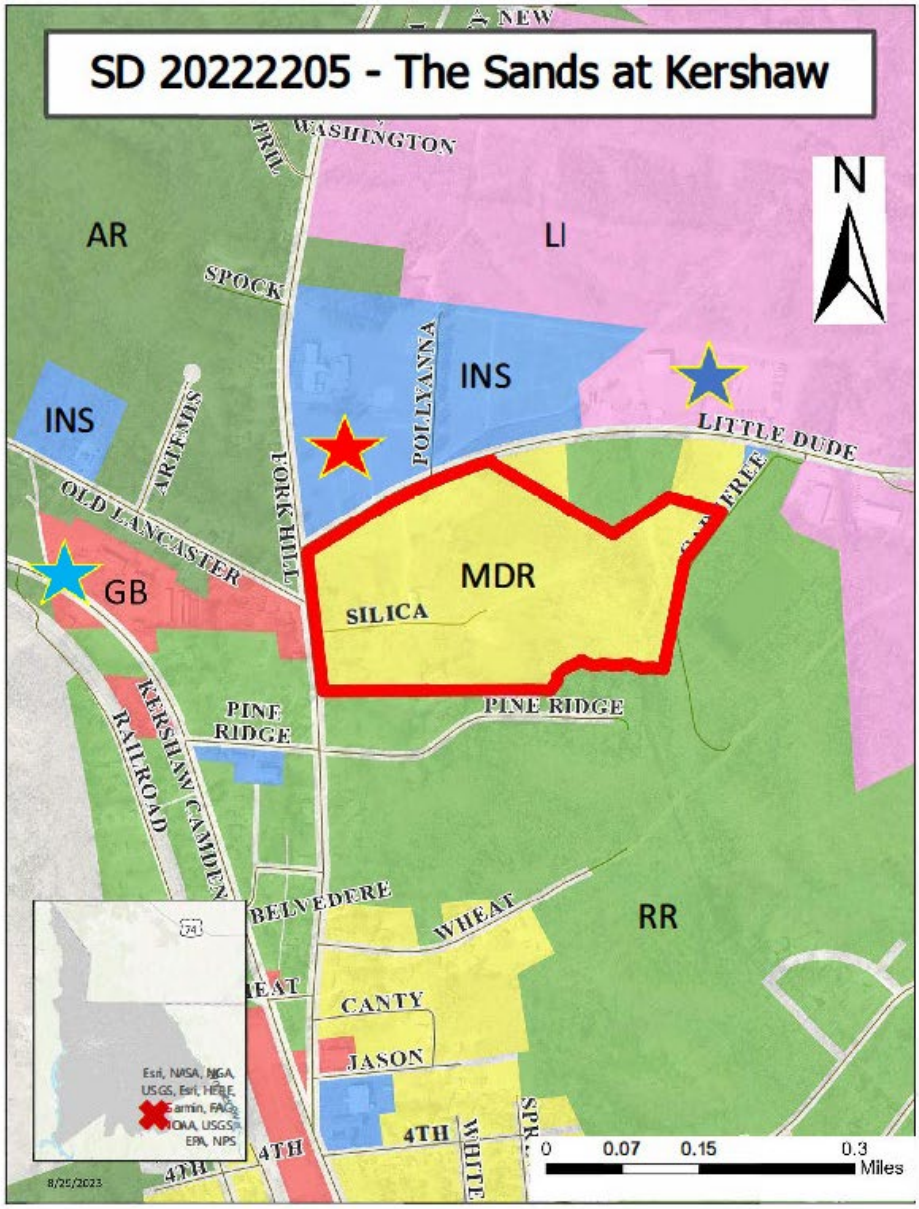
Traffic Impact Analysis (TIA)
The Traffic Impact Analysis has been approved for this location with no offsite improvements required unless the scope of the subdivision has significant changes.

Fire Service/South Carolina Department of Transportation (SCDOT)
~~Staff have had ongoing discussions with the Lancaster County Fire Marshal and SCDOT. The project as proposed currently does meet the access provisions of the South Carolina Fire Code which requires two access points in developments with over 50 lots, one of which can be emergency access only, or a 26ft wide Right of Way (ROW) throughout the project with a single access. The existing site plan has an emergency access entrance that fronts Fork Hill Road. This access does not meet the SCDOT separation standards. SCDOT advised that if a second access is to be required, then both access points should be located on Little Dude Avenue. The applicant has not submitted a revised site plat that addresses these comments.~~ SCDOT revised their comments to a "conditional approval" and has indicated that it will review the emergency access under development review.

Planning
~~Staff is concerned that a portion of the wetlands that are delineated on the original survey are not properly shown on the proposed subdivision. The omitted area would potentially impact three lots (Lot 45, 46, and 47). Typically, when wetlands are not shown on a plat, they have been remediated or have migrated. Staff does not have evidence of either of these at the time of this report~~. Issue has been addressed, and three (3) lots were removed from the design.

PUBLIC COMMENTS
Staff have received phone calls in support of and in opposition of the proposed development. Staff has also received a letter from an adjacent property owner Tax Map Number 0141-00-026.00 in opposition to the proposed development. This letter is an attachment to the staff report.

MAP OF THE PROJECT AREA:



Lancaster County
South Carolina

Proposal:
Preliminary Plat: 74 lots

Special Materials Company

Mission Baptist Church and Cemetery

H & H Chevrolet

Subject Property

STAFF RECOMMENDATION:

Staff recommends **Conditional Approval** of this Preliminary Plat, based on the applicant resolving outstanding comments from members of the Technical Review Committee including the determination of the water/sewer provider.

ATTACHMENTS:

1. Preliminary Plat Application
2. Preliminary Plat- Revised
3. TIA summary
4. TRC/Evolve Comments December 2023
5. Letter in opposition from SMC Global

STAFF CONTACT:

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

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

APPLICATION AND APPROVAL PROCESS

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

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

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

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

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

PROJECT INFORMATION

Project Address/Location: SE Corner of Fork Hill Road and Little Dude Ave

Tax Map ID/Parcel No.: 0141-00-024.00

Project Description: Proposed subdivision: 76 single family detached homes

Applicant Name: Earl Coulston

Address: 8332 Regent Parkway, Fort Mill, SC 29715

Phone: (704) 507-2175 Email: earl@coulstondev.com

Property Owner Name: Coulston Enterprises, Inc

Address: 8332 Regent Parkway, Fort Mill, SC 29715

Phone: (704) 507-2175 Email: earl@coulstondev.com

Other Project Contacts

Name: Barry M. Fay, PE (American Engineering)

Address: 8008 Corporate Center Drive, Charlotte, NC 28226

Phone: (704) 375-2438 Email: bfay@american-ea.com

Name: Andy Coulston

Address: 8332 Regent Parkway, Fort Mill, SC 29715

Phone: (704) 507-2177 Email: aecoulston@gmail.com

Applicant Signature: Earl Coulston Date: 8-2-23

Owner Signature: Earl Coulston Date: 8-2-23

Owner Signature: _____ Date: _____

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

PRELIMINARY PLAT CHECKLIST

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

GENERAL PROJECT INFORMATION:

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

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

EXISTING CONDITIONS:

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

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

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

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

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

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

TREE RETENTION

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

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

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

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

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

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

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

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

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

LOT DESIGN

Identify a lot configuration that complies with the following standards.

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

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

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

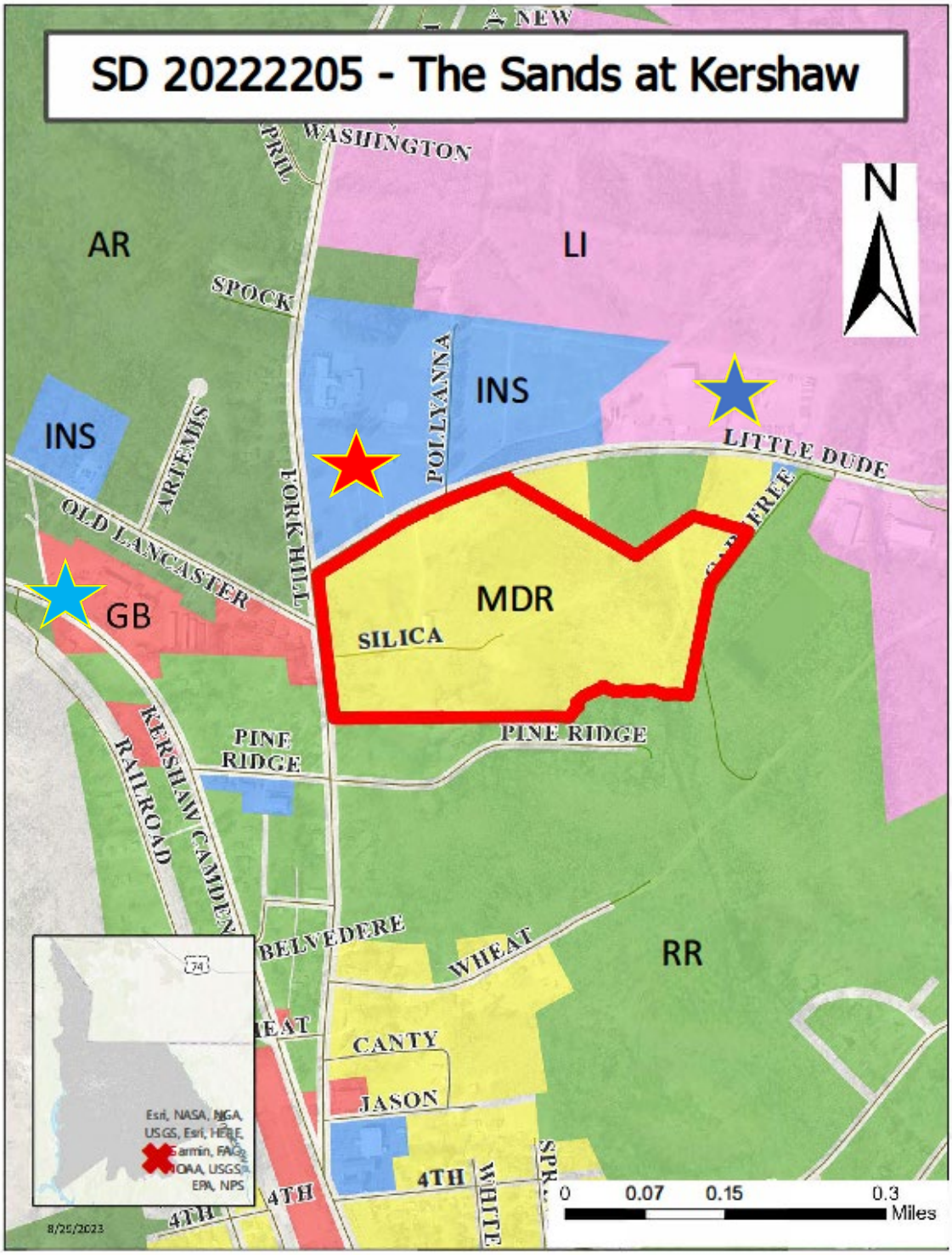
USE-SPECIFIC STANDARDS

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

OVERLAY DISTRICTS

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

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



Lancaster County
South Carolina

Proposal: January 2024
Preliminary Plat: 71 lots

Special Materials Company

Mission Baptist Church and Cemetery

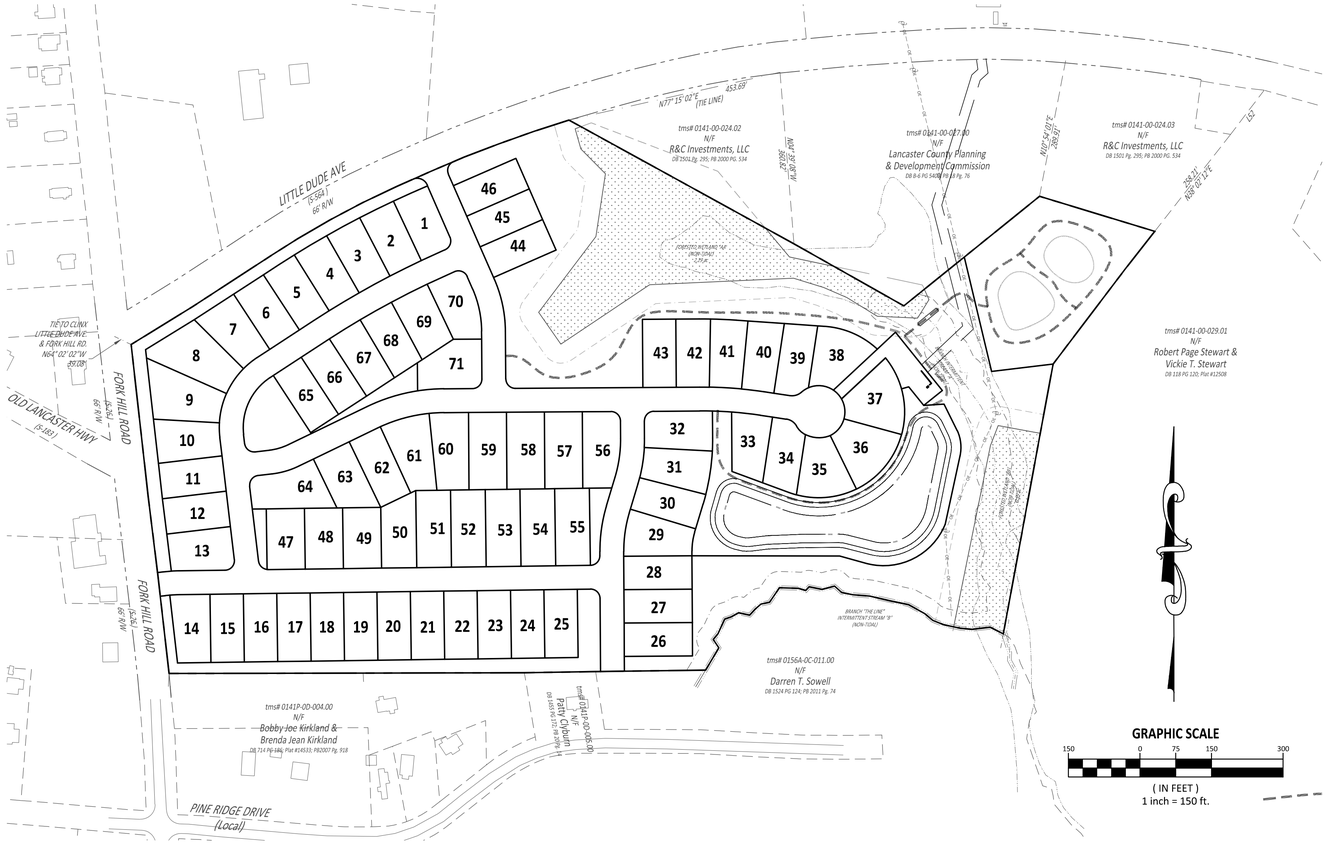
H & H Chevrolet

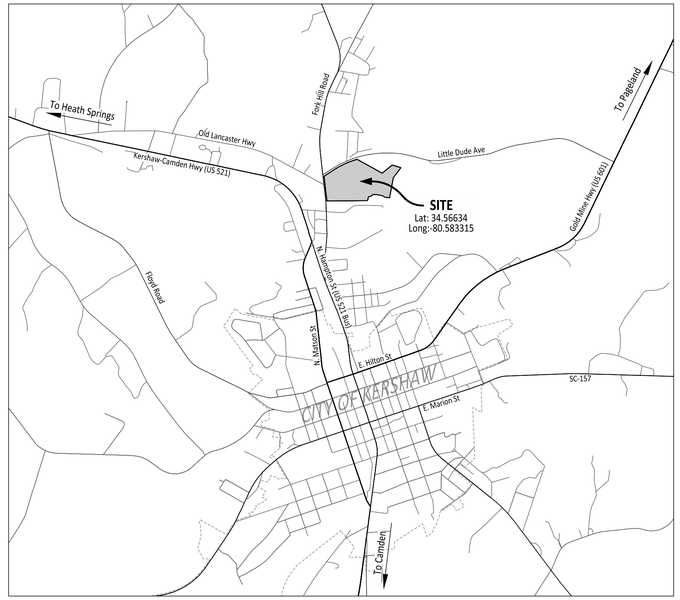
Subject Property

The Sands at Kershaw

Little Dude Avenue

Lancaster County, SC





Location Map
Scale: 1" = 2000'

CONTACTS:

DEVELOPER:
EARL COULSTON
COULSTON ENTERPRISES INC.
8332 REGENT PARKWAY
FORT MILL, SC 29715
(704) 507-2175
earl@coulstondev.com

CIVIL ENGINEER:
BARRY M. FAY, SCPE #27695
AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST, PA
8008 CORPORATE CENTER DRIVE
SUITE 110
CHARLOTTE, NC 28226
(704) 375-2438
bfay@american-ea.com

SURVEYOR:
CARL S. HOLLAND, SCPLS # 25434
HOLLAND SURVEYORS, LLC
170 PAYNE POND RD
WESTVILLE, SC 29175
(803) 427-9947

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Drive, Suite 110
Charlotte, NC 28226
704-375-2438

SOUTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST, PA
NO. 4729
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER
SEAL
27695
12-12-23
ENGINEER
BARRY M. FAY

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Preliminary Plat for
THE SANDS AT KERSHAW
LITTLE DUDE AVE
LANCASTER COUNTY, SC

JOB NUMBER:	C210093
DESIGN BY:	BMF
DATE:	8/1/2023

SHEET TITLE:

COVER SHEET

SHEET NO.:
C-101

W:\2021\C210093 - Coulston - Kershaw Little Dude\Civil\Sheets\Prelim Plat\C210093 Prelim Plat.dwg

SITE DATA

PROPOSED PROJECT NAME: — THE SANDS AT KERSHAW
OWNER/ DEVELOPER INFO: — COULSTON ENTERPRISES, INC
8332 REGENT PARKWAY
FORT MILL, SC 29715
earl@coulstondev.com
704-507-2175

DESIGNER INFO: — BARRY M. FAY, PE
AMERICAN ENGINEERING
8008 CORPORATE CENTER DRIVE, SUITE 110
CHARLOTTE, NC 28226
bfay@american-ea.com
704-375-2438

PARCEL ID #: — 0141-00-024.00
ZONING DISTRICT: — MDR (MEDIUM DENSITY RESIDENTIAL)
NUMBER OF LOTS: — 71
NUMBER OF STORIES: — 2 MAX.
DENSITY: — 1.87 DUA
BUILDING SETBACKS:
FRONT: — 30'
SIDE: — 10' (INTERIOR)
15' (STREET)
REAR: — 25'

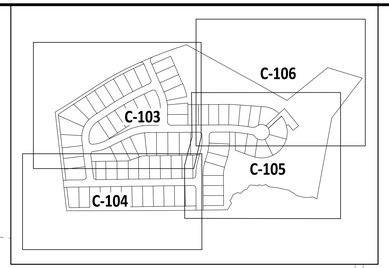
OVERALL PROPERTY AREA: — 38.02 AC
MIN. REQ'D OPEN SPACE: — 7.49 AC (20% MIN.)
MIN. REQ'D PARK SPACE: — 1.90 AC (5% MIN.)

TOTAL LOT AREA: — 17.85 AC
TOTAL R/W AREA: — 4.90 AC
PUMP STATION TRACT: — 0.26 AC
BMP TRACT: — 2.42 AC
100 YEAR FLOOD ZONE: — 2.33 AC
TOTAL OPEN SPACE AREA: — 9.72 AC
PRIVATE PARK TRACT: — 1.99 AC (5.2%)
PASSIVE OPEN SPACE: — 7.73 AC (20.3%)

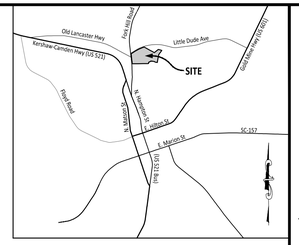
INTERNAL CONNECTIVITY: — 1.57 (SEGMENTS / NODES)
SEGMENTS: — 11
NODES: — 7

TOTAL IMPERVIOUS AREA: — 9.46 AC (24.9%)
ROADS : — 3.61 AC (PVMT. + CURB + SDWK.)
LOTS : — 5.85 AC (BLDG. + DRWY. + PATIO)

ROADWAY LENGTHS:
FOX HILL LANE: — 507 LF
BOONE COURT: — 970 LF
OAK FARM LANE: — 1,251 LF
CARPENTER LANE: — 950 LF
JACOBS LANE: — 575 LF

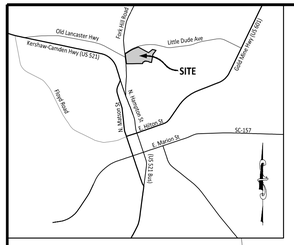


KEY MAP
N.T.S.



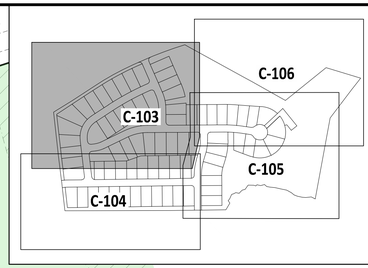
Vicinity Map
N.T.S.

450' SIGHT DISTANCE LINE (45 MPH POSTED SPEED)
PROP. DRIVEWAY FULL ACCESS
450' SIGHT DISTANCE LINE (45 MPH POSTED SPEED)
LITTLE DUDE AVE (S-464) 66' R/W
FOX HILL ROAD (S-167) 66' R/W
OLD LANCASTER HWY (S-167)
PINE RIDGE DRIVE (Local)
Fox Hill Lane
Boone Court
Oak Farm Lane
Carpenter Lane
Jacobs Lane
TIE TO CLINE... LITTLE DUDE AVE. & FORK HILL RD. N64° 07' 07"W 39.09'
NO ASPHALT IN SCDOT R/W. INSTALL GRASS PAVERS MEETING FIRE DEPT. STANDARDS
PROP. DRIVEWAY EMERGENCY VEHICLE USE ONLY
PROP. FENCE/GATE WITH FIRE DEPARTMENT APPROVED KNOX BOX
COS WETLANDS 76,147 SF
COS 0.02 AC
COS WETLANDS 138 SF
100 YEAR FLOOD ZONE 2.33 AC
FORESTED WETLAND "AA" (NON-TIDAL) 2.29 AC
40' WETLAND BUFFER
Special Flood Hazard Zone A Limits Ferma Map # 45057D425D
30' STREAM BUFFER
PRIVATE PARK TRACT 1.99 AC
Pump Station 11,289 SF
COS 0.71 AC
COS 0.45 AC
COS 5.12 AC
COS 0.44 AC
COS WETLANDS 4,165 SF
COS 0.10 AC
COS 0.06 AC
COS 0.78 AC
BMP-TRACT 2.42 AC
BMP / WET POND
COS WETLANDS 57 SF
COS WETLANDS 1,639 SF
COS WETLANDS 6,311 SF
EXISTING POND
EXISTING SEWER PUMP STATION SERVING PARCEL ID# 0141-00-026.00
tms# 0141-00-024.02 N/F R&C Investments, LLC DB 1501 Pg. 295; PB 2000 PG. 534
tms# 0141-00-027.00 N/F Lancaster County Planning & Development Commission DB 84-PG 5402; PB 84-Pg 84
tms# 0141-00-024.03 N/F R&C Investments, LLC DB 1501 Pg. 295; PB 2000 PG. 534
tms# 0141-00-029.01 N/F Robert Page Stewart & Vickie T. Stewart DB 118 PG 120; Plat #12508
tms# 0156A-0C-011.00 N/F Darren T. Sowell DB 1524 PG 124; PB 2011 Pg. 74
tms# 0141P-0D-004.00 N/F Bobby Joe Kirkland & Brenda Jean Kirkland DB 734 PG 186; Plat #14533; PB2007 Pg. 918
tms# 0141P-0D-005.00 N/F Patty Clyburn DB 1693 PG 215; PB 2016 Pg. 14
BRANCH "THE LINE" INTERMITTENT STREAM "B" (NON-TIDAL)
N77° 15' 02"E (TIE LINE) 453.69'
N11° 12' 12"W 440.80'
S60° 53' 48"E 160.35'
N57° 04' 40"E 252.46'
S33° 05' 59"E 100.08'
S53° 13' 05"W 350.41'
S10° 26' 42"W 142.78'
N10° 26' 42"E 30.39'
N56° 56' 21"E 180.66'
N58° 21' 17"E 150.77'
N6° 27' 30"W 619.39'
N6° 27' 30"W 25.39'
N6° 27' 30"W 25.39'
N6° 27' 30"W 25



Vicinity Map

N.T.S.



KEY MAP

N.T.S.

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Drive, Suite 110
Charlotte, NC 28226
704-375-2438

SOUTH CAROLINA AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST, PA NO. 4729 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER SEAL 27695 12-12-23 ENGINEER BARRY M. FAY

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LANCASTER COUNTY, SC

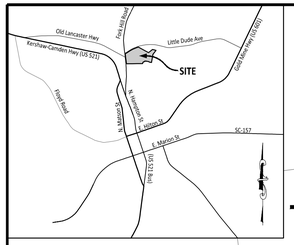
JOB NUMBER:	C210093
DESIGN BY:	BMF
DATE:	8/1/2023

SHEET TITLE:

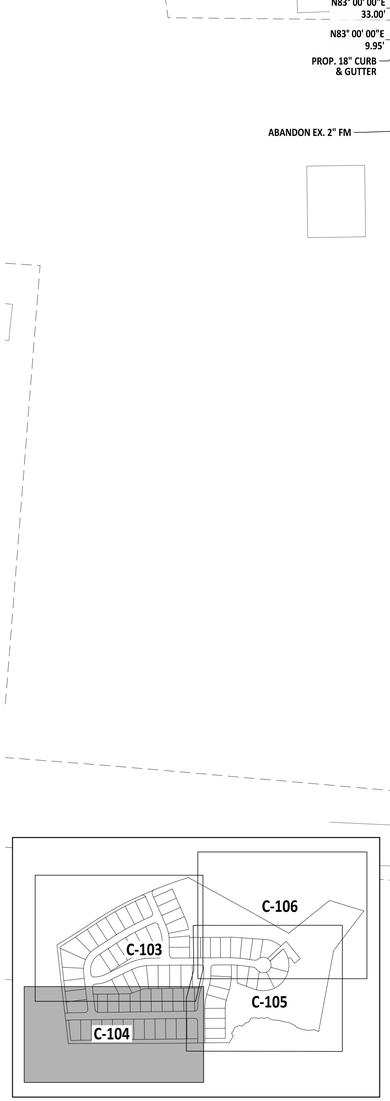
SITE PLAN

SHEET NO.:
C-103

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.



Vicinity Map
N.T.S.



KEY MAP
N.T.S.

MIN. 20' WIDE OPEN SPACE TRACT ALONG FORK HILL ROAD

EMERGENCY DRIVEWAY ACCESS ONLY. FENCE/GATES WITH FIRE DEPARTMENT APPROVED KNOX BOX

PROP. 18" CURB & GUTTER

NO ASPHALT IN SCDOT R/W. INSTALL GRASS PAVERS MEETING FIRE DEPT. STANDARDS

N83° 00' 00"E 33.00'

N83° 00' 00"E 9.95'

PROP. 18" CURB & GUTTER

ABANDON EX. 2" FM

CONNECT TO EX. 8" FM

PROP. FORCE MAIN

EX. FENCE TO BE REMOVED

EX. DIRT DRIVE TO BE REMOVED

EX. ELECTRICAL SERVICE TO BE REMOVED

EX. BUILDING TO BE REMOVED

MATCHLINE SEE SHEET C-103

MATCHLINE SEE SHEET C-105

Boone Court
Prop. 50' R/W

Carpenter Lane
Prop. 50' R/W

FORK HILL ROAD
(S-81)
66' R/W

OLD SLOH

DIRT DRIVE

PINE RIDGE DRIVE
(Local)

UNPAVED DRIVE

COS 0.71 AC

COS 0.06 AC

COS 0.10 AC

COS 0.78 AC

20' OPEN SPACE

MIN. 20' OPEN SPACE

15' SDE

50' R/W

22' PVMT.

12 10,029 SF	13 11,293 SF	14 11,036 SF	15 10,010 SF	16 10,010 SF	17 10,010 SF	18 10,010 SF	19 10,010 SF	20 10,010 SF	21 10,010 SF	22 10,010 SF	23 10,010 SF	24 10,010 SF	25 10,010 SF	64 13,054 SF
47 10,209 SF	48 10,209 SF	49 10,209 SF	50 10,651 SF	51 11,768 SF	52 11,768 SF	53 11,768 SF	54 11,768 SF	55 11,768 SF						

L=32.60'
R=300.00'

N89° 13' 36"E 146.40'

N89° 13' 36"E 760.87'

S5° 46' 04"E 244.00'

N5° 46' 04"W 244.00'

N00° 00' 00"W 155.50'

N5° 52' 48"W 320.52'

S89° 52' 49"W 406.76'

S89° 52' 00"W 337.94'

S89° 05' 23"W 149.50'

S09° 35' 30"E 144.81'

317'

tms# 0141P-00-004.00
N/F
Bobby Joe Kirkland & Brenda Jean Kirkland
DB 714 PG 186; Plat #14533; PB2007 Pg. 918

tms# 0141P-00-005.00
N/F
Patty Clyburn
DB 1455 PG 172; PB 20 Pg. 14

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Drive, Suite 110
Charlotte, NC 28226
704-375-2438

SOUTH CAROLINA — AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST, PA NO. 4729 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL — SEAL 27695 — 12-12-23 — ENGINEER — BARRY M. FAY

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Preliminary Plat for
THE SANDS AT KERSHAW
LITTLE DUDE AVE
LANCASTER COUNTY, SC

JOB NUMBER: C210093
DESIGN BY: BMF
DATE: 8/1/2023

SHEET TITLE:
SITE PLAN

SHEET NO.: **C-104**

W:\2021\C210093 - Coulston - Kershaw Little Dude\Cad\Sheets\Prelim Plat\C210093 Prelim Plat.dwg

COS
WETLANDS
76,147 SF

40'
WETLAND
BUFFER

Special Flood Hazard
Zone A Limits
Fema Map # 45057C0425D

MATCHLINE SEE SHEET C-106

MATCHLINE SEE SHEET C-103

COS
5.12 AC

COS
WETLANDS
138 SF

100 YEAR FLOOD ZONE
2.33 AC

PRIVATE PARK TRACT
1.99 AC

Pump Station
11,289 SF

COS
0.44 AC

COS
WETLANDS
4,165 SF

43
10,010 SF

42
10,147 SF
70.00' @ SETBACK

41
10,474 SF
70.02' @ SETBACK

40
10,497 SF
70.01' @ SETBACK

39
10,242 SF
70.00' @ SETBACK

38
11,947 SF
73.86' @ SETBACK

37
13,367 SF

36
12,466 SF
72.15' @ SETBACK

35
11,501 SF
72.15' @ SETBACK

34
10,317 SF
73.68' @ SETBACK

33
10,060 SF
81.81' @ SETBACK

32
11,330 SF
72.44' @ SETBACK

31
11,198 SF
70.12' @ SETBACK

30
10,268 SF
70.08' @ SETBACK

29
11,285 SF

28
10,010 SF

27
10,010 SF

26
10,010 SF

25
10,010 SF

56
12,043 SF

55
11,768 SF

Oak Farm Lane
Prop. 50' R/W

N89° 38' 20"E
141.45'

L=131.31'
R=850.00'

S81° 30' 26"E
119.86'

N10° 21' 40"W
212.18'

Jacobs Lane
Prop. 50' R/W

L=89.70'
R=300.00'

N15° 16' 25"E
62.38'

N10° 21' 31"W
53.53'

N0° 21' 31"W
198.01'

COS
0.10 AC

COS
0.78 AC

MAILBOX KIOSK
(TYP.)

FIRE HYDRANT
(TYP.)

STEET NAME SIGN (TYP.)
STOP SIGN (TYP.)

50' R/W
22'
PVMT.

N89° 13' 36"E
760.87'

S89° 13' 36"W
230.54'
170.30'

BMP-TRACT
2.42 AC

BMP - WET POND

EX. DIRT TRAIL TO BE REMOVED

EX. ELECTRICAL SERVICE TO BE REMOVED

DIRT TRAIL

COS
WETLANDS
57 SF

COS
WETLANDS
1,639 SF

COS
WETLANDS
6,311 SF

BRANCH "THE LINE" INTERMITTENT STREAM "B"
(NON-TIDAL)

tms# 0156A-0C-011.00
N/F
Darren T. Sowell
DB 1524 PG 124; PB 2011 Pg. 74

tms# 0141-00-029.01
N/F
Robert Page Stewart &
Vickie T. Stewart
DB 118 PG 120; Plat #12508

N10° 28' 42"W
427.59'

N10° 26' 42"E
30.39'

309.66'

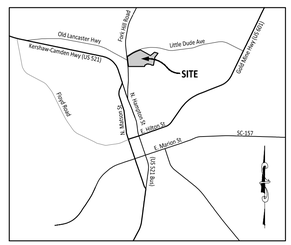
129.95'

147.78'

168.35'

N 48° E

KEY MAP
N.T.S.



Vicinity Map
N.T.S.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Drive, Suite 110
Charlotte, NC 28226
704-375-2438

SOUTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST, PA
NO. 4729
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
SEAL
27695
12-12-23
ENGINEER
BARRY M. FAY

NOT FOR CONSTRUCTION

NO.	DATE	REVISION:

South Carolina 811
Call 811 Before You Dig.

3 DAYS BEFORE DIGGING
DIAL 811
OR CALL TOLL FREE
(888) 721-7877

STIPULATION FOR REUSE

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Preliminary Plat for
THE SANDS AT KERSHAW
LITTLE DUDE AVE
LANCASTER COUNTY, SC

JOB NUMBER: C210093
DESIGN BY: BMF
DATE: 8/1/2023

SHEET TITLE:
SITE PLAN

SHEET NO.:
C-105

W:\2021\C210093- Coulston - Kershaw Little Dude\Cad\Sheets\Prelim Plat\C210093 Prelim Plat.dwg

LITTLE DUDE AVE
(S-564)
66' R/W

EX. GRAVEL DRIVEWAY

EX. EDGE OF PAVEMENT

EX. EDGE OF PAVEMENT

W29.49'

EX. 17.7' PAVE

3/4" OT PIPE

DISTURBED

NAIL @ BASE

CONNECT TO EX. GRAVITY SEWER W/DOGHOUSE MH

EX. 2" FORCE MAIN TO BE ABANDONED

1" OT PIPE

453.69'

N77° 15' 02"E

(TIE LINE)

EXISTING PUMP STATION TO BE ABANDONED AFTER INSTALLATION OF GRAVITY SEWER MAIN

tms# 0141-00-027.00
N/F
Lancaster County Planning & Development Commission
DB 0-0 PG 5400, PB 18 Pg. 74

PROP. 8" GRAVITY SEWER
20' SSWR EASEMENT

N10° 54' 01"E
289.91'

tms# 0141-00-024.03
N/F
R&C Investments, LLC
DB 1501 Pg. 295, PB 2000 PG. 534

W49.49'

W47.90'

S61° 38' 29"W
360.45'

tms# 0141-00-024.02
N/F
R&C Investments, LLC
DB 1501 Pg. 295, PB 2000 PG. 534

440.90'

N61° 11' 12"W

L39

COS
0.02 AC

1" OT PIPE DISTURBED

L40

FORESTED/WETLAND "AA" (NON-TIDAL)
2.29 ac

PROP. FOOT BRIDGE OVER EX. WETLAND/STREAM

S60°-33' 48"E
188.35'

L41

1" OT PIPE

MATCHLINE SEE SHEET C-103

COS
WETLANDS
76,147 SF

40' WETLAND BUFFER

Special Flood Hazard Zone A Limits
Fema Map # 45057C0425D

PROP. WALKING TRAIL

MATCHLINE SEE SHEET C-105

COS
5.12 AC

COS
WETLANDS
138 SF

100 YEAR FLOOD ZONE
2.33 AC

43
10,010 SF

42
10,147 SF

41
10,474 SF

40
10,497 SF

39
10,242 SF

38
11,947 SF

37
13,367 SF

36
12,466 SF

34
10,317 SF

33
10,060 SF

32
11,330 SF

Pump Station
11,289 SF

15' SSE

70.00' @ SETBACK

70.02' @ SETBACK

70.01' @ SETBACK

73.86' @ SETBACK

72.15' @ SETBACK

81.81' @ SETBACK

73.68' @ SETBACK

Oak Farm Lane
Prop. 50' R/W

N89° 38' 29"E
141.45'

L=131.31'
R=850.00'

S81° 30' 26"E
119.86'

R55'

R41'

N 81° 30' 26"W
81.78'

PRIVATE PARK AMENITY TO INCLUDE WALKING TRAIL, OPEN LAWN AREA, AND BENCH SEATING AREAS

3/4" OT PIPE

252.46'

S73° 05' 59"E

310.28'

N51° 04' 40"E

#5 REB.

100.00'

S38° 02' 14"W

PRIVATE PARK TRACT
1.99 AC

252.41'

S37° 13' 05"W

246.45'

#5 REBAR

129.93'

COS
0.44 AC

S10° 25' 47"W

147.78'

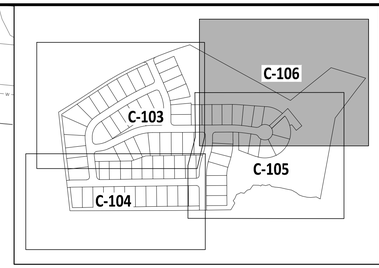
30 STREAM BUFFER

30 STREAM BUFFER

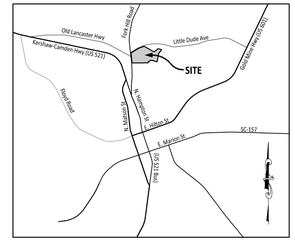
COS
WETLANDS
4,165 SF

Special Flood Hazard Zone A Limits

KEY MAP
N.T.S.



Vicinity Map
N.T.S.



GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Drive, Suite 110
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704-375-2438

SOUTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST, PA
NO. 4729
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER
SEAL 27695
12-12-23
ENGINEER
BARRY M. FAY

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Preliminary Plat for
THE SANDS AT KERSHAW
LITTLE DUDE AVE
LANCASTER COUNTY, SC

JOB NUMBER: C210093
DESIGN BY: BMF
DATE: 8/1/2023

SHEET TITLE:
SITE PLAN

SHEET NO.: C-106

W:\2021\C210093 - Coulston - Kershaw Little Dude\Civil\Sheets\Prelim Plat\C210093 Prelim Plat.dwg

1. Overview of Traffic Impact Analysis (TIA) Report

Impact Designs submitted a traffic impact analysis report for single family housing development that will access Little Dude Avenue just east of Fork Hill Road and west of US 601 near Kershaw. Allen Reid is the Engineer on Record (EOR) for producing the detailed traffic study. Two intersections were analyzed for impacts – Fork Hill Road (S-26) at Little Dude Avenue (S-564) and Little Dude Avenue at Savannah Lane/ Site Access. The site access is proposed to align with Savannah Lane onto Little Dude Avenue. The overall report contained existing, no-build, and build traffic volumes for all study locations and good breakdown of volumes and distribution among all study locations. The analysis period for build out year and not build out year +1 year (quick check on volumes to build + 1 will have no impacts on outcome of the report). Primary concern is the sight distance verification for the proposed access located on a horizontal curve and preservation of the sight line through the subdivision property and right to way.

2. Items of Interest in the TIA Report

The TIA document was redlined with marks highlighting interest items below (pages noted below reflect pdf pages and not report pages):

- Page 5 – Did not analyze per UDO Build + 1 year
- Page 6 – Did not analyze per UDO Build + 1 year
- Page 6 – Need to state that sight distance and spacing will be verified by site engineer or included in this report.
- Page 10 – Trip Generation used AM/PM Peak Hour Adjacent Street Traffic and not Peak Hour Generator. Peak Hour Generator does show an increase of traffic generator but does not change outcome of report.

3. Checklist Comments

Attached is a TIA checklist that reviews all submitted information for proper TIA submittal. The analysis period did not reflect UDO 6.8.2 D for analysis year after development which would be 2027 (Build plus 1 year). The TIA did not review driveway sight distance (usually covered under site plan permitting).

4. Recommendations

Verify sight distance for access point and preservation of sight lines through subdivision property and right of way (clear vegetation and no new landscaping in the sight line area).

a Different Kind of Chemistry

Wednesday, September 6, 2023

Federal Express Delivery (Airbill 7733 2398 7504)

Lancaster County
Planning Department
101 North Main Street, Suite 108
Lancaster, SC 29720

Dear Matthew Blaszyk:

Our neighbor Jerome Watts of Fab-Master Fabricators is joining SMC Global to express strong opposition to rezoning application SD 2022-2005, location 39.47 acres at southeast corner of Fork Hill Road and Little Dude Avenue in Kershaw (TM #0141-00-024.00).

Commercial drivers travel Little Dude Avenue twenty-four hours, Monday through Friday to carry 40' trailers from Fork Hill Road, both two lane roads. The entrance to Little Dude Avenue from Highway 601 is a ninety-degree turn and drivers avoid the intersection due to safety hazards from a bridge and ravine located at the entrance to Little Dude Avenue. SMC anticipates both supplier and customer shipping volumes of specialty chemicals to increase significantly soon.

Furthermore, we are concerned regarding the lack of ample water supply to Little Dude Avenue to support our industrial operations. While we support Kershaw's local community and additional housing, during two recent attempts to expand our manufacturing infrastructure at 369 Little Dude Ave, the Lancaster County Water and Sewer District declined to install an additional water line needed to supply our fire suppression equipment and future facility expansion requirements. An approval of the rezoning application to develop The Sands at Kershaw will be tantamount to supporting our tapping water lines to supply our current and future industrial needs. The water consumption from the planned seventy-six family houses may reduce the water pressure servicing our existing fire suppression systems to unacceptable levels. Minimally, we request verification from the county that our current water pressure will not be negatively impacted.

Both Jerome Watts and I look forward to attending Tuesday, September 19 to oppose.

Sincerely,

Heath J. Brewer
Sr. Site Manager
Kershaw, SC

70 West 40th Street, 2nd Floor • New York, NY 10018 USA • Tel: 646.366.0400 • Fax: 646.366.0595
info@smc-global.com
WWW.SMC-GLOBAL.COM

Agenda Item Summary

Ordinance # / Resolution #: Comprehensive Plan 2040
Contact Person / Sponsor: A. Hardin
Department: Planning
Date Requested to be on Agenda: 2/20/2024

Issue for Consideration:
First reading and Council Public Hearing scheduled for 3/25/2024.

Points to Consider:
Current Draft available for review at https://www.lancaster2040.com/

Recommendation:

Agenda Item Summary

Ordinance # / Resolution #: NRN-2024-0155 Group Submittal- Site Plans
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 2/20/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/12/2024	Exhibit
Application & List	2/12/2024	Exhibit
UDO 6.11 New Road Names	2/12/2024	Exhibit

PROPOSAL: Approve road/street names in Lancaster County submitted via Civil Construction Plans and Preliminary Plats

APPLICABLE LAWS: Chapter 6 of Lancaster County Unified Development Ordinance (UDO); SC Code of Laws 6-29-1200

APPLICANTS/DEVELOPMENTS: Pinnacle at Sunset Pointe (Edgewater)
Jasmine Hills Subdivision
Lengers Way Lots 3 & 4 Civil Site Plan

STATUTORY NOTICES: Meeting notice published 2/03/2024 in The Lancaster News
Agenda published 2/13/2024
Posted agenda in lobby 2/13/2024

PROJECT SUMMARY & PROPOSAL:
Proposal to approve street names in Lancaster County submitted via Civil Construction Plans and Preliminary Plats.

BACKGROUND:
The South Carolina Code of Laws, Section 6-29-1200 (A), states the following:

> *(A) A local planning commission created under the provisions of this chapter [the South Carolina Local Government Comprehensive Planning Enabling Act of 1994] shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction. It is unlawful for a person in laying out a new street or road to name the street or road on a plat, by a marking or in a deed or instrument without first getting the approval of the planning commission.*

In April 2023 Allison Hardin recommended bringing County practice into conformity with this state regulation. Staff will bring new street names to the Commission for review and approval on a monthly basis or as needed for the orderly progression of workflow regarding Civil Plan and Preliminary Plat approvals, and an amendment has been drafted for inclusion in the UDO rewrite.

UDO Chapter 6 defines the bases for approval as 1) that necessary public notice has been provided, 2) that correct application process has been observed, and 3) that the proposed name is not objectionable and does not conflict with existing street names.

STAFF RECOMMENDATION:
Staff recommends **approval** of the street names listed in the attached document, having been reviewed by 911 Addressing for conformity to County standards for street names.

ATTACHMENTS:

1. Application (Lancaster County)
2. List of Street/Road names submitted to 911 Addressing
3. Applicable code sections UDO Chapter 6

STAFF CONTACTS:
Jennifer Bryan, Clerk jbryan@lancastersc.net (803-416-9398)
Sandra Burton, 911 Addressing sburton@lanc911.com (803-416-9325)

20240155

Lancaster County
South Carolina

PLANNING DEPARTMENT
PO BOX 1809
Lancaster, SC 29721
Phone: (803) 285-6005

******NEW ROAD NAME/CHANGE APPLICATION******

Please note: A fee of $250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The $250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the $250.00 fee plus $50.00 for each additional sign.

Please provide the following **applicant** information as completely and accurately as possible.

Date of Application: 1/24/2024

Name: Planning Dept. **Address:** 101 N. Main Street

City, State, Zip Code: Lancaster SC 29720

Telephone (H): 803-285-6005 **Telephone (W) or (Cell):** _____

Please provide the following **new road name** information as completely and accurately as possible.

Location of new road: See attached list from Preliminary Plat submittals

Road name as it exists now (if applicable): N/A (new subdivision plats)

Proposed new road name (1st choice): (see attached list)

Proposed new road name (2nd choice): _____

Will this be a private road? **Yes** X **NO** _____

If applicable, do you plan on deeding this new road to the county in the future?
Yes_____**NO**_____

Please attach the following items to this application:

*A map to approximate scale depicting the location of the new road.
*A petition signed by at least 75% of the property owners with parcels having **frontage** on the affected road.

Signature of Applicant: _____

ROAD NAME APPROVALS FOR FEBRUARY 2024

Subdivision Plat	Evolve Project	Road Name
Edgewater: Pinnacle at Sunset Pointe	20231409	Pinnacle Way
Edgewater: Pinnacle at Sunset Pointe	20231409	Aspire Lane

Jasmine Hills	20230325	Allamanda Way
Jasmine Hills	20230325	Fuchsia Terrace
Jasmine Hills	20230325	Pansy Lane
Jasmine Hills	20230325	Angel Wing Circle
Jasmine Hills	20230325	Gerbera Daisy Place

Lengers Way Lots 3 and 4	20231504	Trinity School Lane

6.11.2 CONDITIONS OF ACCEPTANCE

No new road shall be platted by the County until such road has been named as herein provided.

A. A master list of the names, including suffixes of all roads and streets, within Lancaster County shall be maintained by the E-911 Coordinator and kept on file in the Planning Department.

B. Road names on all plats must be first approved by the Planning Department/E-911 coordinator before the plat may be recorded in the Register of Deeds office.

6.11.3 ROAD NAME STANDARDS

A. The following shall specify the designation of road names. The road related definitions listed below shall apply to the development of street names, house or building numbers, and other addressing purposes. (Ord. No. 2019-1601, 9.23.19)

1. Any road in excess of 1,000 feet in length shall be designated as:

a. Avenue (Ave): Avenues are often broad streets or roads; usually running perpendicular to streets. They serve as connectors between neighborhoods and area centers. As such, they are used both in residential and commercial areas. Avenues may also circulate around squares or neighborhood parks.

b. Boulevard (Blvd): A broad, often landscaped, thoroughfare; usually a main artery. A median is usually in the middle. They provide multi-lane access to commercial and mixed-use developments and carry regional traffic throughout the County.

c. Circle (Cir): A curving side street; usually a small residential street whose shape is circular.

d. Drive (Dr): A long, winding road that has its route shaped by its environment, like a nearby lake or mountain.

e. Highway (Hwy): A public way; a main direct road that joins cities or towns together.

f. Road (Rd): A thoroughfare that runs in any direction.

g. Street (St): A thoroughfare, especially in a city, town, or village, which is wider than an alley or lane and usually includes sidewalks. Usually runs perpendicular to avenues.

2. Any road less than 1,000 feet in length or any road that is cul-de-sac or any road that begins and ends on the same road shall be designated as:

a. Alley (Aly): A narrow street; a thoroughfare through the middle of a block giving access to the rear of lots or buildings which are intended to provide indirect, limited access, but not accommodate through traffic. Utilities, either above ground or underground, and services such as garages, service doors, dumpsters, etc. may be located in alleyways to provide service connections to rear elevations.

b. Court (Ct): A wide alley with only one opening onto a street; a road or street that ends in a circle or loop usually referred to as a cul-de-sac.

c. Lane (Ln): Lanes are small traveled ways intended to provide direct access to the front of a limited number of single-family structures. Lanes are limited in the number of lots served. Generally, they are very short; often less than 400 feet. Items including, but not limited to, traffic carrying

capacity, topography, and connectivity, shall be a consideration when permitting a lane in lieu of a street.

d. Place (Pl): A small street or court; usually a small residential street or a narrow street in a commercial district.

e. Terrace (Ter): A type of shorter, narrower road that follows the top of a slope.

f. Trail (Trl): A winding thoroughfare.

g. Way (Wy): A small side street off of a road.

B. Any previously unnamed road or new road with center line offsets at intersections of less than 100 feet shall be given the same name, except in a subdivision. The roads will be allowed 2 separate road names under the discretion of the approval of the Lancaster County Addressing Coordinator. Excluding roads within an approved subdivision or PDD.

C. Any continuous road shall have the same name over its entire length even though its direction may change.

D. No road name hereafter established, regardless of suffixes or directionals, shall duplicate either phonetically or by spelling, another road name in the unincorporated area of Lancaster County or a neighboring county. This is to ensure emergency personnel are directed to the proper location in the correct jurisdiction.

E. No road name hereafter established shall exceed 15 characters, including spaces and suffix abbreviations. If the subdivision provides their own signage, the character limit does not apply.

F. No special characters, such as hyphens, apostrophes, periods, or decimals, shall be used.

G. Areas of surrounding counties, which share Postal Service zip codes or multi-jurisdictional emergency services agreements with areas of Lancaster County, shall be considered when determining duplicates.

H. The E-911 addressing department will not allow use of words which in its opinion are overused, either in the immediate area or county-wide, as such overuse is likely to cause confusion.

I. Directional names (N, S, E, W or combination thereof) shall not be allowed.

J. Proposed road names, which are intentionally misspelled, obscene, derogatory or other offensive words shall not be permitted.

6.11.4 PROCEDURE FOR NAMING A NEW ROAD

A. Any person, firm, corporation, developer or right-of-way owner shall submit an application obtained from the Planning Department when requesting to name a new road. Such request shall include any descriptive/locational information required by the Planning Department; designate a spokesperson by name, address, and telephone number; provide first and second road name choices; and be accompanied by a petition, signed by 75 percent of the property owners with parcels having frontage on the affected road.

B. If the request is consistent with standards included the section entitled "Road Name Standards," above, the Planning Department shall approve said request giving written notice of that action within 60 days of the date of such request.

C. If the request is denied by the Planning Department, written notice including reasons for that action shall be provided within 60 days of the date of such request.

D. Decisions of the Planning Department, whether affirmative or negative, shall be final subject to written appeal to Lancaster County Planning Commission filed with the clerk to the commission within 15 calendar days of the notice date of the Planning Department's decision. Such appeal shall set out the specific grounds upon which the Planning Department's decision is questioned. The fifteen-day appeal period shall commence on the date of the Planning Department's written notice of decision, which shall be sent to the person signing the affected road name request.

E. A person laying out a street is guilty of a misdemeanor if he shows an unapproved street name on a plat, street marker or deed. If convicted, the court decides the punishment.

F. Naming a previously unnamed road or driveway does not change the maintenance responsibility; if it was privately maintained prior to its naming, it will remain privately maintained.

G. Any road or driveway, whether publicly or privately maintained that serves as the sole access for three (3) or more permanent residential or business structures must be named. (Ord. No. 2017-1485, 1.8.18)

Agenda Item Summary

Ordinance # / Resolution #: Update on Conditional Approvals
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 2/20/2024

Issue for Consideration:

Points to Consider:

Recommendation: