

Council Members

District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Secretary
District 4: Jose Luis
District 5: Steve Harper, Chair
District 6: Allen Blackmon
District 7: Brian Carnes, Vice-Chair

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

February 13, 2023

6:00 PM

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

**LANCASTER COUNTY COUNCIL
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

AGENDA

1. **Call to Order Regular Meeting - Chairman Steve Harper**
2. **Welcome and Recognition - Chairman Steve Harper**
3. **Pledge of Allegiance and Invocation - Council Member Brian Carnes**

4. **Approval of the Agenda**

[deletion and additions of non-substantive matter]

5. **Citizens 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.]

6. **Consent Agenda**

[Items listed under the Consent Agenda have previously been discussed by Council and approved unanimously. As such, these items are normally voted on as a group through a single vote rather than with a Council vote for each individual item. However, any Council member may remove any item on the Consent Agenda for individual discussion and vote]

- a. Approval of Minutes from the January 11, 2023 County Council Committee Of The Whole Meeting
- b. Approval of Minutes from the January 13, 2023 County Council Tour And Workshop Meeting
- c. Approval of Minutes from the January 23, 2023 County Council Regular Meeting
- d. 3rd Reading of Ordinance 2023-1837 regarding Rezoning Property from Low Density Residential (LDR) to Professional Business (PB) in order to Build a Medical Office (Applicant Nathan Terry)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately .488 Acres (Portion Of TM# 0016-00-046.00) Located At The Northern Intersection Of Charles Pettus Road And Charlotte Highway, From Low Density Residential (LDR) District To Professional Business (PB) District. - ***Planning Department Case Number: RZ-2022-2224. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. Passed 7-0 at the January 9, 2023 County Council Meeting. Passed 7-0 at the January 23, 2023 County Council Meeting. - Allison Hardin***

- e. 2nd Reading of Ordinance 2023-1838 regarding Amending the Fiscal Year 2022-2023 Budget

Ordinance Title: An Ordinance To Amend Ordinance No. 2022-1803, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2022 And Ending June 30, 2023 (FY 2022-2023), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto. - ***Passed 7-0 at the January 23, 2023 County Council Meeting. - Kim Belk***

7. **Non-Consent Agenda**

- a. Resolution 1228-R2023 regarding Authorizing the Transfer of Funds within the Court Security Fund to Allow for Purchase of a Replacement of the Intercom System in the Courthouse

Resolution Title: A Resolution To Authorize The Purchase Of A Replacement Intercom System In The Courthouse; To Authorize Certain County Officials To Take Actions Necessary To Effectuate The Purposes Of This Resolution; And To Provide For Other Matters Related Thereto. - ***Kim Belk***

- b. Public Hearing and 1st Reading of Ordinance 2023-1839 regarding Rezoning Property Located at 168 Fort Mill Highway from Mixed Use District (MX) to General Business District (GB) (Applicants George Banks McGinn and Sallie Cooper)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 2.9 Acres (TM# 0008-00-007.00) Located At 168 Fort Mill Highway, Indian Land, From Mixed Use (MX) District To General Business (GB) District. - ***Planning Department Case Number: RZ-2022-2335. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. - Allison Hardin***

- c. Public Hearing and 1st Reading of Ordinance 2023-1840 regarding Amending the Unified Development Ordinance (UDO) regarding Section 6.4.1., Connectivity

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance (“UDO”) Section 6.4.1, Connectivity, To Modify Standards Pertaining To The Maximum Number Of Lots Which Take Access From A Road Where One End Is Permanently Closed On The Effective Date Of This Ordinance - ***Planning Department Case Number: UDO-TA-2022-2602. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the text amendment. - Allison Hardin***

8. **Discussion and Action Items**

- a. Approval of Appointments to Various Boards or Commissions

- Nakisha Procope as the District 1 representative to the Health and Wellness Commission to fill an unexpired term that would end on 06/30/2025
- Anne Marie Murphy as the District 1 representative to the Library Board to fill an unexpired term that would end on 06/30/2025
- Kenneth E. Walters as the Camp Creek Fire Department representative to the Fire Commission to fill an unexpired term that would end on 06/30/2024

9. **Status of items tabled, recommitted, deferred or held**

- a. POSTPONED UNTIL THE 6/12/2023 COUNCIL MEETING - 2nd Reading of Ordinance 2022-1831 regarding Rezoning Property Located at 4263 Doby's Bridge Road, Indian Land, SC, from Low Density Residential District (LDR) to Institutional District (INS) to Allow Development of a Daycare Facility

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To

Rezone Approximately 4.84 Acres (TM# 0013-00-024.00) Located At 4263 Doby's Bridge Road, Indian Land, From Low Density Residential (LDR) District To Institutional (INS) District. - *Planning Department Case Number: RZ-2022-1759. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. Public Hearing held at the November 14, 2022 County Council Meeting but 1st Reading deferred until the January 9, 2023 County Council Meeting. Passed 5-2 at the January 9, 2023 County Council Meeting (Opposed Jose Luis and Billy Mosteller). 2nd Reading Postponed until the June 12, 2023 County Council Meeting by a vote of 6-1 (Opposed Jose Luis). - Rox Burhans*

10. Miscellaneous Reports and Correspondence

11. Executive Session

[motions from Members may follow]

a. Three Items:

- 1. Discussion of contractual terms regarding certain incentives that are being provided by Lancaster County for a certain project.*
- 2. Discussion of contractual terms regarding certain incentives that are are being provided by Lancaster County for a certain project.*
- 3. Receipt of legal advice subject to the attorney-client privilege regarding a land-use issue.*

12. Items Requiring a Vote Following Executive Session

13. Adjournment

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Council 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/government/lancaster_county_council/County_Council_Meetings.php*

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Donna Greene / Deputy Clerk to Council

Department: County Clerk

Date Requested to be on Agenda: 2/13/2023

Issue for Consideration:

Approve or amend the minutes from the January 11, 2023 Committee Of The Whole meeting.

Points to Consider:

The draft minutes from the January 11, 2023 Committee Of The Whole meeting are attached for Council's review and consideration.

Funding and Liability Factors:

There are no funding or liability factors regarding approval of minutes.

Council Options:

Council can approve or amend the minutes.

Recommendation:

Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 1-11-2023 Committee of the Whole Meeting	2/8/2023	Backup Material

Council Members

District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller
District 4: Jose Luis
District 5: Steve Harper
District 6: Allen Blackmon
District 7: Brian Carnes

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

January 11, 2023

4:00 PM

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

**LANCASTER COUNTY COUNCIL
COMMITTEE OF THE WHOLE
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

MINUTES

Council Members Present: Allen Blackmon (*left at approximately 5:30 p.m.*), Brian Carnes, Terry Graham, Steve Harper, Jose Luis (*arrived at approximately 4:12 p.m. after the approval of the agenda*), Charlene McGriff, and Billy Mosteller

Planning Commission Members Present: James Barnett, Charles Deese, Sheila Hinson, Alan Patterson

Staff Members/Others present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; John Bodner, Assistant County Administrator; Rox Burhans, Development Services Director; Paul Moses, Airport Director; Ken Holt, Holt Consulting; the press; various Department Heads; various Elected Officials; various employees and citizens.

A quorum of Lancaster County Council was present for the meeting and a quorum of the Lancaster County Planning Commission was present for the meeting to receive information only regarding the new Unified Development Ordinance (UDO) draft Module One. The Planning Commission did not participate in the meeting votes. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News*, *Kershaw News Era*, *The Rock Hill Herald*, Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time. The power point presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order - Chairman Steve Harper

Chairman Steve Harper called the Committee of the Whole meeting to order at approximately 4:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting and had the Planning Commissioners introduce themselves.

Pledge of Allegiance and Invocation - Council Member Billy Mosteller

Billy Mosteller led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of Agenda

Charlene McGriff moved to approve the agenda. Seconded by Terry Graham. The motion to approve the agenda Passed 6-0; Absent: Luis

Citizens Comments

The following citizens signed up for Citizens Comments:

1. Robin and Michael Elms, Lancaster, SC, requested help and guidance with their property problems, MI Homes, regarding erosion and sink holes.
2. Kimberly Owen, Lancaster, SC, stated she was also a homeowner who has problems with erosion. She noted that her property backs up to the wetlands.

The following citizens submitted electronic, written comments for Citizens Comments: None.

Discussion and Action Items

Review of the New Unified Development Ordinance Draft Module One - Presented by Kelly Cousino with White and Smith

Kelly Cousino with White and Smith reviewed the Unified Development Ordinance (UDO) power point presentation. That presentation is attached as Schedule A to the written minutes in the Clerk to Council's office. Kelly stated there were four (4) modules and this presentation would be the review of Module 1 of the UDO, which would be the first three (3) chapters.

Council requested that subdivisions be called subsections so it will not be confusing and to highlight them in the color of yellow instead of blue. They also stated they would like the new UDO to have division of lines for panhandle, central Lancaster and then rural Lancaster. Kelly Cousino stated they were calling those character areas and they would be shown in Chapter 2. Kelly Cousino reviewed the highway corridor overlay and city limits, agriculture districts, cluster subdivision overlays. There was discussion on accessory structures, barns and silos, along with height requirements.

Council, staff and the consultant discussed traffic impacts and turn lanes. Council noted standards were needed for our roads. Kelly Cousino stated that would be discussed in the last module. There were discussions on professional business districts and neighborhood business districts, along with the Carolina Thread Trail. They discussed set back requirements on driveways, lot sizes, and for architectural standards.

They further discussed mixed use districts, agricultural areas, farms, agricultural zoning and uses, turkey shoots and whether they would be grandfathered, storage for farmers, grandfathering or rebuilding, and shooting ranges with measured decibel limitations.

Update on Countywide Inventory of Nuisance Properties - Shannon Catoe

Allen Blackmon left the meeting at approximately 5:30 p.m.

Shannon Catoe reviewed the County power point presentation regarding nuisance conditions in Lancaster County. The County power point is attached to the written minutes in the Clerk to Council's office. The Zoning Department also provided a map handout which is attached as Schedule B to the written minutes in the Clerk to Council's office.

Shannon Catoe gave updates for Society Lane, Plyler Road and the Stacks property. Shannon estimated the abatement of the Plyler Road property would cost approximately \$25,000. She stated the Stacks property would cost approximately \$30,000. There was discussion to review Chapter 7-50 titled Alternate Demo regarding the property owner performing the demolition, as long as the County has the funds, where the property owner would receive \$2,000 from abatement funds. She noted that the Zoning Department would like to amend the current ordinance so that in order to qualify for the \$2,000, the owners would not have to have an asbestos report for South Carolina Department of Health & Environmental Control (SCDHEC), that the owner could not be an LLC, and that the property would have to be owned two consecutive years, and that all property taxes would have to be current and have to be paid up to date. She continued that if the property owner would qualify, then this change in ordinance would likely encourage the property owner to remove the structure from the property. She stated Fire Rescue and the Sheriff's Office could also utilize the structure for rescue training exercises.

Dennis Marstall stated they would look at making these changes to the ordinance.

Update on the Airport Terminal and Lighting Vault Project - Ken Holt with Holt Consulting

Ken Holt with Holt Consulting reviewed the County power point presentation on the Airport Terminal and Lighting Vault project. The presentation is attached to the written minutes in the Clerk to Council's office.

Adjournment

Jose Luis moved to adjourn the meeting. Seconded by Brian Carnes. Motion Passed 6-0; Absent: Blackmon

There being no further business, the Committee of the Whole meeting adjourned at approximately 6:02 p.m.

DRAFT

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Sherrie Simpson / Clerk to Council

Department: County Clerk

Date Requested to be on Agenda: 2/13/2023

Issue for Consideration:

Approve or amend the minutes from the January 13, 2023, County Council Tour And Workshop meeting.

Points to Consider:

The draft minutes from the January 13, 2023, County Council Tour And Workshop meeting are attached for Council's review and consideration.

Funding and Liability Factors:

There are no funding or liability factors regarding approval of minutes.

Council Options:

Council can approve or amend the minutes.

Recommendation:

Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 1-13-2023 County Council Tour And Workshop	2/8/2023	Backup Material

Council Members

District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller
District 4: Jose Luis
District 5: Steve Harper
District 6: Allen Blackmon
District 7: Brian Carnes

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

January 13, 2023

6:45 AM

101 North Main Street
Lancaster, SC 29720

LANCASTER COUNTY COUNCIL
County Council Conference Room, County
Administration Building, 101 North Main Street,
Lancaster, SC 29720

WORKSHOP MINUTES

Council Members present: Allen Blackmon, Brian Carnes, Steve Harper (*who joined the meeting once the group arrived at the Horry County Detention Center for the tour and who left the meeting immediately following the tour and lunch*), Jose Luis

Council Members absent: Terry Graham, Charlene McGriff and Billy Mosteller

Staff Members/Others present: Dennis Marstall, County Administrator; Sheriff Barry Faile, Lancaster County Sheriff's Office; and Captain Larry Deason, Jail Director

A quorum of Lancaster County Council was present for the tour and lunch only; however, there was *not a quorum of Lancaster County Council for the opening and adjournment of the meeting and for the ride to and from Horry County*. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News, Kershaw News Era, The Rock Hill Herald*, Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time.

Call to Order - Vice-Chair Brian Carnes

Vice-Chair Brian Carnes opening the meeting at approximately 6:45 a.m.

Approval of the Agenda

There was no quorum during the Approval of the Agenda and, so, there was not a vote regarding the Approval of the Agenda.

Discussion and Action Items

Council Members Depart for Tour from the Administration Building, 101 North Main Street, Lancaster, SC 29720

Allen Blackmon, Brian Carnes, Jose Luis and staff boarded the bus at approximately 7:00 a.m. and drove to Horry County, J. Reuben Long Detention Center for the tour of the facility. There was *not* a quorum of Council present during the ride to the Detention Center.

Site Visit - Horry County, J Reuben Long Detention Center

- Address: 4150 J Reuben Long Avenue, Conway, South Carolina 29526

Allen Blackmon, Brian Carnes, Jose Luis, and staff arrived at the Horry County, J. Reuben Long Detention Center at approximately 9:30 a.m. They were joined by Steve Harper. During this time, there was a quorum of County Council present.

At approximately 10:00 a.m., Council and staff received an overview of the Detention Center's classification process, had a question and answer session with the Detention Center's leadership staff, and held discussions on operations and lessons learned regarding the Detention Center. They then toured the facility, including the various jail pods, medical and dental pods, kitchen pod, and magistrate facilities.

After the lunch that was provided by Horry County, Steve Harper left the group at approximately 2:00 p.m. and did not return with them to Lancaster County. Also, at that time, the remaining group members, Allen Blackmon, Brian Carnes, Jose Luis, and staff, boarded the bus and returned to the Lancaster County Administration building. During the ride back to Lancaster County, there was *not* a quorum of County Council present.

Return to County Administration Building, 101 North Main Street, Lancaster, SC 29720

The group arrived back at the Lancaster County Administration building at approximately 4:40 p.m.

Adjournment

There being no further business, the meeting adjourned at approximately 4:40 p.m.

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Donna Greene / Deputy Clerk to Council

Department: County Clerk

Date Requested to be on Agenda: 2/13/2023

Issue for Consideration:

Approve or amend the minutes from the January 23, 2023, County Council regular meeting.

Points to Consider:

The draft minutes from the January 23, 2023, County Council regular meeting are attached for Council's review and consideration.

Funding and Liability Factors:

There are no funding or liability factors regarding approval of minutes.

Council Options:

Council can approve or amend the minutes.

Recommendation:

Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 1-23-2023 County Council Regular Meeting	2/9/2023	Backup Material

Council Members

District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Secretary
District 4: Jose Luis
District 5: Steve Harper, Chair
District 6: Allen Blackmon
District 7: Brian Carnes, Vice-Chair

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

January 23, 2023

6:00 PM

101 North Main Street
Lancaster, SC 29720

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

MINUTES

Council Members present: Allen Blackmon (*via teleconference call*), Brian Carnes, Terry Graham, Steve Harper, Jose Luis, Charlene McGriff and Billy Mosteller.

Council Members absent: None.

Staff Members/Others present: Dennis Marstall, County Administrator; John Bodner, Assistant County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Leah Clevenger, Information Technology (IT) Project Manager; Kayla Vaughn, Communications and Marketing Assistant; Rox Burhans, Development Services Director; Kim Belk, Budget Director; Veronica Thompson, Finance Director; Jeff Catoe, Public Services Director; Darren Player, Fire/Emergency Services Director; Clay Catoe, Emergency Management Services (EMS) Director; various Department Heads; various elected officials; various staff; the press; and citizens.

A quorum of Lancaster County Council was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News*, *Kershaw News Era*, *The Rock Hill Herald*, Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time. The County power point presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order Regular Meeting - Chairman Steve Harper

Chairman Steve Harper called the regular meeting of County Council to order at approximately 6:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance led by Brooklynn Carnes, granddaughter of Councilmember Brian Carnes, and Invocation led by Councilmember Brian Carnes

Brooklynn Carnes, granddaughter of Councilmember Brian Carnes, led the Pledge of Allegiance to the American

Flag and Brian Carnes delivered the Invocation.

Approval of the Agenda

Brian Carnes moved to approve the agenda. Seconded by Charlene McGriff. A roll call vote was taken and the motion to approve the agenda Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Luis, McGriff, Mosteller; Nays: None.

Special Presentations

Charlene McGriff introduced Sh'Kur Francis, Program Director for the Lancaster Promise Neighborhood. Mr. Francis provided Council with an overview of his background. He then provided Council with a handout regarding Lancaster Promise Neighborhood and that handout is attached as Schedule A to the written minutes in the Clerk To Council's office. Mr. Francis explained that Lancaster Promise Neighborhood was a five-year 25 million dollar grant that was awarded to our community by the United States Department of Education. He also noted that we are the first community in the state of South Carolina to be awarded such a grant. He thanked Administrator Dennis Marstall for serving as a member of the Promise Neighborhood's Advisory Board. He explained that there was a Community Work Day on Brooklyn Avenue in December and that approximately 170 volunteers had assisted with that clean up. He stated he looked forward to working with Lancaster County in the future.

Jeff Catoe provided an update on the approved and completed road projects since 2018. He reviewed the County power point presentation, which is attached to the written minutes in the Clerk to Council's office. Jeff Catoe explained the difference between the rehabilitation of roads and the preservation of roads. Council and staff discussed how the County Transportation Committee (CTC) approved roads, not Council; the need for City roads to be added to the CTC list; how the County tracks items that are currently being worked on; roads being fixed before development occurs based on Traffic Impact Analysis (TIA) studies; and whether developers should pay for the widening of roads before rezonings occur.

Citizens Comments

The following citizens signed up for and spoke during Citizens Comments:

1. Bernadette Zitelli, Lancaster, SC, spoke in opposition to RZ-2022-0175, the North of Nine subdivision. She provided a copy of her written comments, pictures, a map, and a petition opposing the subdivision to Council and all of those handouts are attached as Schedule B to the written minutes in the Clerk to Council's office;
2. Bill Meken, Lancaster, SC, spoke in opposition to RZ-2022-0175, the North of Nine subdivision. He provided a copy of his written comments to Council and those comments are attached as Schedule C to the written minutes in the Clerk to Council's office;
3. Gerry King, Lancaster, SC, spoke in opposition to RZ-2022-0175, the North of Nine subdivision. She provided pictures to Council and those pictures are attached as Schedule D to the written minutes in the Clerk to Council's office;
4. Richard Dole, Indian Land, SC, spoke in regards to the County working with Indian Land residents more effectively;
5. Jim Ferguson, Indian Land, SC, spoke regarding growth and stormwater issues;
6. Keith Miller, Indian Land, SC, spoke regarding erosion problems; and
7. Ken Bailey, Lancaster, SC, spoke in opposition to RZ-2022-0175, the North of Nine subdivision.

The following citizens submitted electronic, written comments for Citizens Comments:

1. Robert Hager, Indian Land, SC, sent an email regarding growth in Indian Land, which is attached as Schedule E to the written minutes in the Clerk to Council's office and a summary of that written comment

was provided by Sherrie Simpson, Clerk to Council, during the meeting. A copy of the written comment was provided to each Council Member.

2. Dan Sadvary, Indian Land, SC, sent an online comment regarding roads/traffic in Indian Land, which is attached as Schedule F to the written minutes in the Clerk to Council's office and a summary of that comment was provided by Sherrie Simpson, Clerk to Council, during the meeting. A copy of the written comment was provided to each Council Member.
3. Ken Bailey, Lancaster, SC, sent an online comment; however, a summary of the comment was not provided during the meeting since Mr. Bailey spoke in person earlier during Citizens Comments. His online comment is attached as Schedule G to the written minutes in the Clerk to Council's office and a copy was provided to each Council Member.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Item **7a.**, **7b.**, **7c.**, **7d.** and **7e.** [which are the same as Item **a.**, **b.**, **c.**, **d.**, and **e.** listed below]. Seconded by Charlene McGriff. A roll call vote was taken and the Consent Agenda was approved by a vote of 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Luis, McGriff, Mosteller; Nays: None.

a. **Approval of Minutes from the December 14, 2022 County Council Committee Of The Whole Meeting**

b. **Approval of Minutes from the January 3, 2023 County Council Organizational/Special Meeting**

c. **Approval of Minutes from the January 9, 2023 County Council Regular Meeting**

d. **Resolution 1227-R2023 regarding Approval of the Grant Match for Lancaster County Airport Security Camera System**

Resolution Title: A Resolution To Direct County Staff to Take Appropriate Action To Move Forward With The Airport Security Camera System Grant Match Award, To Execute Such Other Documents As May Be Necessary And Convenient, And To Take Any Other Action As May Be Needed To Carry Into Effect This Resolution.

e. **2nd Reading of Ordinance 2023-1837 regarding Rezoning Property from Low Density Residential (LDR) to Professional Business (PB) in order to Build a Medical Office (Applicant Nathan Terry)**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately .488 Acres (Portion Of TM# 0016-00-046.00) Located At The Northern Intersection Of Charles Pettus Road And Charlotte Highway, From Low Density Residential (LDR) District To Professional Business (PB) District. - ***Planning Department Case Number: RZ-2022-2224.***

Non-Consent Agenda

2nd Reading of Ordinance 2022-1831 regarding Rezoning Property Located at 4263 Doby's Bridge Road, Indian Land, SC, from Low Density Residential District (LDR) to Institutional District (INS) to Allow Development of a Daycare Facility

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 4.84 Acres (TM# 0013-00-024.00) Located At 4263 Doby's Bridge Road, Indian Land, From Low Density Residential (LDR) District To Institutional (INS) District. - ***Planning Department Case Number: RZ-2022-1759.***

Charlene McGriff moved to approve the 2nd Reading of Ordinance 2022-1831. Seconded by Allen Blackmon.

Rox Burhans stated that at the January 9th meeting, Council had stated they would be more comfortable having a Traffic Impact Analysis (TIA) prior to issuing a final ordinance reading for this rezoning. Rox stated staff received communication last week from the traffic engineer that the County would have the traffic study by early April. He stated Council could postpone final reading of the ordinance until June 12th, which would give staff sufficient time to review the study.

Terry Graham moved to amend and defer second reading of Ordinance 2022-1831 to June 12, 2023. Seconded by Billy Mosteller. A roll call vote was taken and the motion to defer 2nd Reading of Ordinance 2022-1831 Passed 6-1. Ayes: Blackmon, Carnes, Graham, Harper, McGriff, Mosteller; Nays: Luis. The original motion to approve died.

Steve Harper and Council all wished Rox Burhans good luck in his new position with the City of Cornelius.

1st Reading of Ordinance 2023-1838 regarding Amending the Fiscal Year 2022-2023 Budget

Ordinance Title: An Ordinance To Amend Ordinance No. 2022-1803, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2022 And Ending June 30, 2023 (FY 2022-2023), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto.

Brian Carnes moved to approve the 1st Reading of Ordinance 2023-1838. Seconded by Charlene McGriff.

Kim Belk presented an amendment to the budget regarding construction of a new building for Camp Creek Fire Department. She explained that Council had previously passed a resolution supporting the project in September of 2020. She stated Camp Creek had recently completed the permitting process and that they were now ready for the funds to be released.

A roll call vote was taken and the motion to approve the 1st Reading of Ordinance 2023-1838 Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Luis, McGriff, Mosteller; Nays: None.

Discussion and Action Items

Approval of Appointments to Various Boards or Commissions

- Judianna Tinklenberg as the District 4 representative to the Planning Commission to fill an unexpired term that would end on 06/30/2023 AND to fill her first four year term that would expire on 06/30/2027
- Dan West as the District 1 representative to the Historical Commission to fill an unexpired term that would end on 06/30/2025
- Alice Willis as one of the Advisors to the Historical Commission to fill an unexpired term that would end on 06/30/2025
- Richard W. Van Hall as one of the Advisors to the Historical Commission to fill an unexpired term that would end on 06/30/2025

Charlene McGriff moved to approve all appointments as listed. Seconded by Terry Graham. A roll call vote was taken and the motion to approve the appointments Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Luis, McGriff, Mosteller; Nays: None

Status of items tabled, recommitted, deferred or held

There were no items tabled, recommitted, deferred or held to discuss during the Council meeting.

Miscellaneous Reports and Correspondence

There were no Miscellaneous Reports and Correspondence discussed during the Council meeting.

Executive Session

One Item (AFTER EXECUTIVE SESSION, COUNCIL MEMBERS MAY MAKE MOTIONS IN OPEN SESSION):

- 1. Receipt of legal advice subject to attorney-client privilege regarding the status of pending litigations.
SC Code 30-4-70(a)(2).*

Charlene McGriff moved to go into Executive Session. Seconded by Billy Mosteller. Motion Passed 7-0. At approximately 7:20 p.m., Council went into Executive Session to receive legal advice subject to attorney-client privilege regarding the status of pending litigations, pursuant to South Carolina Code 30-4-70(a)(2).

Council came out of Executive Session and Steve Harper called the Council meeting back to order at approximately 7:54 p.m. At this time, Allen Blackmon did not rejoin the meeting via conference call and was not present for the remainder of the Council meeting. Charlene McGriff moved to come out of Executive Session. Seconded by Terry Graham.

Upon returning to open session, Ginny Merck-Dupont noted, for the record, that during Executive Session, Council received legal advice subject to attorney-client privilege regarding the status of pending litigations. She also noted that, during Executive Session, no decisions were made and no votes were taken.

The motion to come out of Executive Session Passed 6-0; Absent: Blackmon

Adjournment

Jose Luis moved to adjourn the Council meeting. Seconded by Brian Carnes. The motion to adjourn Passed 6-0; Absent: Blackmon

There being no further business, the regular meeting of County Council adjourned at approximately 7:55 p.m.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2023-1837 / Planning Case Number: RZ-2022-2224

Contact Person / Sponsor: M. Blaszyk / Planning

Department: Planning

Date Requested to be on Agenda: 2/13/2023

Issue for Consideration:

Application by Nathan Terry to rezone a .488-acre parcel located at the northern intersection of Charles Pettus Road and Charlotte Hwy (portion of TM# 0016-00-046.00) from Low Density Residential (LDR) to Professional Business (PB) in order to build a medical office.

Points to Consider:

The north side of the subject property directly fronts U.S. 521 while the west and south side of the parcel are surrounded by Charles Pettus Road. Access to this site is planned to be provided from Charles Pettus Road.

This project falls under the Southern Panhandle Small Area Plan. This plan supplements the Comprehensive Plan as the long-range guide for future growth and community development. A goal for the Southern Small Area Plan is: “....focus(ing) long term economic development at the northernmost portion of the project boundary and also near the intersection of US-521 and the southern segment of Charles Pettus Road.” The proposed zoning of Professional Business would be consistent with the Southern Panhandle Small Area Plan and nearby zoning.

The project will need to provide cross access to the adjacent parcels via stub outs and sidewalks. The proposed 2,500-3,000 Sq. Ft. chiropractic office would not trigger a Traffic Impact Analysis (TIA).

The applicant does have water access from both US 521 and Charles Pettus. The possibility of septic is currently being perused by the applicant. The Lancaster County Water and Sewer District are not opposed to an onsite septic system and the applicant currently has a permit to construct from South Carolina Department of Health and Environmental Control (SCDHEC).

Funding and Liability Factors:

Council Options:

To approve or deny the proposed rezoning.

Recommendation:

Planning Commission recommend unanimous **approval** at their November 2022 regular meeting. At the meeting, Commissioners discussed frontage sidewalk requirements along US 521.

Staff also recommended approval.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2023-1837	1/4/2023	Ordinance
Staff Report	11/9/2022	Exhibit
Application	10/27/2022	Exhibit
Proposed Plat	11/4/2022	Exhibit

Location Map
SCDHEC Permit

10/27/2022
11/9/2022

Exhibit
Exhibit

STATE OF SOUTH CAROLINA

(

ORDINANCE NO. 2023- 1837

COUNTY OF LANCASTER

(

(

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY .488 ACRES (PORTION OF TM# 0016-00-046.00) LOCATED AT THE NORTHERN INTERSECTION OF CHARLES PETTUS ROAD AND CHARLOTTE HIGHWAY, FROM LOW DENSITY RESIDENTIAL (LDR) DISTRICT TO PROFESSIONAL BUSINESS (PB) DISTRICT.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Nathan Terry applied to rezone a .488 acre, more or less, portion of real property (TM# 0016-00-046.00) owned by him located at the northern intersection of Charles Pettus Road and Charlotte Highway, from Low Density Residential (LDR) District to Professional Business (PB) District.

(b) On November 15, 2022, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a 4-0 vote, recommended approval of the rezoning request.

(c) This project falls under the Southern Panhandle Small Area Plan. This plan supplements the Comprehensive Plan as the long-range guide for future growth and community development. A goal for the Southern Small Area Plan is: "...focus(ing) long term economic development at the northernmost portion of the project boundary and also near the intersection of US-521 and the southern segment of Charles Pettus Road." The proposed zoning of Professional Business would be consistent with the Comprehensive Plan, the Southern Panhandle Small Area Plan, and the zoning designations of nearby properties.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from Low Density Residential (LDR) District to Profession Business (INS) District, for the following property as identified by tax map numbers or other appropriate identifiers:

Tax Map No. (0016-00-046.00)

Section 3. Severability.

If any section, subsection, or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance, to the extent of the conflict, supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2023.

LANCASTER, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading: January 9, 2023
Second Reading: January 23, 2023
Third Reading: February 13, 2023
Public Hearing: January 9, 2023

Approved as to form:

Ginny L. Merck-Dupont, County Attorney

PROPOSAL: Request to rezone 0.488 acres of property

PROPERTY LOCATION: Northern intersection of Charles Pettus Road and Charlotte Hwy
(portion of TM# 0016-00-046.00)

CURRENT ZONING DISTRICT: Low Density Residential (LDR) District

PROPOSED ZONING DISTRICT: Professional Business (PB) District

APPLICANT: Nathan Terry

COUNCIL DISTRICT: District 1, Terry Graham

STATUTORY NOTICES: Sign posted 10/28/2022
Hearing notice published 10/29/2022 in Lancaster News
Mailed notices 10/28/2022
Posted agenda in lobby 11/08/2022

OVERVIEW:

Proposal

The applicant has requested to rezone a portion of a single parcel 0.488 acres in size. The intent is to develop a small chiropractic office building.

Site Information

The parcel proposed to be rezoned is currently zoned Low Density Residential (LDR), however, the parcel is undeveloped. The applicant has indicated that access will be provided to the site from Charles Pettus Road. If the rezoning is approved, a minor subdivision will need to occur to separate the 0.488-acre portion from the larger parent parcel (TM 0016-00-046.00) and join it with the adjacent parcel (TM 0016-00-042.00).

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by LDR and GB zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	GB; INS	Commercial; Church
South	Lancaster County	PB; LDR	Vacant
East	Lancaster County	LDR	Residential
West	Lancaster County	GB	Vacant

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the LDR District. 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.

Requested Professional Business

UDO Chapter 2.3 describes the requested Professional Business District (PB) *as is generally located adjacent to neighborhoods and provides opportunities for the provision of offices and professional services that do not adversely impact the surrounding communities.*

Compatibility with Surrounding Area

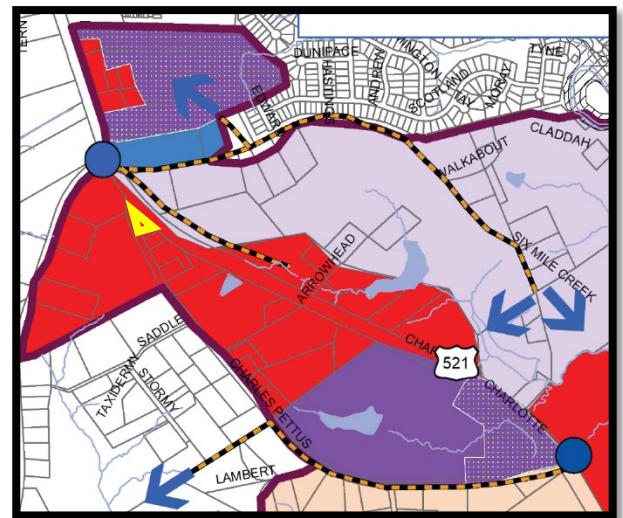
The subject property is predominately surrounded by the LDR, PB, and GB Districts. The surrounding uses are primarily vacant, commercial, and residential in nature (e.g. vacant GB lot, veterinarian's office, Comporium Communications Facility, residents). The parcel immediately to the south is already zoned PB (0016-00-042.00) and the applicant intends to combine that acreage with the subject parcel.

RELATIONSHIP TO PUBLIC PLANS

Southern Panhandle Small Area Plan Extension

This area of the County was included in the Southern Panhandle Small Area Plan. This plan supplements the Comprehensive Plan as the long range guide for future growth and community development. The Southern Panhandle Small Area Plan recommended land use designation for the subject parcel is commercial (outlined in yellow on the map to the right). The proposed zoning of Professional Business would be consistent with the Southern Panhandle Small Area Plan.

The Small Area Plan defines Commercial land use as "Opportunities for shopping, professional services, and entertainment. These areas do not typically allow auto-oriented developments."



Southern Panhandle Small Area Plan Extension

The plan also states the following as a long-term goal:..... "focus(ing) long term economic development at the northernmost portion of the project boundary and also near the intersection of US-521 and the southern segment of Charles Pettus Road".

The Small Area Plan Extension further states... "It shall be a priority to support development of larger master planned sites that are served by public water and sewer and utilize shared/consolidated driveways along the US-521 Corridor within the non-residential and mixed-use portions of the study area."

The Plan does recognize that there will be occurrences when it is impractical or undesirable to have parcels develop as a master planned project. For these cases, the plan establishes the following criteria:

Non-residential or mixed-use rezoning requests along the US-521 Corridor that are not part of a larger master planned project should include a justification statement with an associated concept plan indicating the rationale for the smaller rezoning area and how the rezoning and/or future development project will implement the objectives of the Southern Panhandle Small Area Plan Extension. Such objectives may include but are not limited to: accessing or extending public

water and sewer infrastructure and utilizing or creating shared/cross access ways (Emphasis added).

Although the applicant has provided a concept plan (attachment 4), it has not been revised since the pre-submittal meeting to address cross access and other UDO compliance items. The applicant has acknowledged the need to provide feasible cross-access for future connectivity.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The proposed 2,500-3,000 Sq.Ft. chiropractic office would not trigger a Traffic Impact Analysis (TIA). The minimum required square footage for a Medical/Dental Office that requires a TIA is 14,500+ SF.

Public Utilities

If the applicant would prefer to have sewer access, they would need to construct a pump station and an offsite sewer line extension. Lancaster County Water and Sewer District are not opposed to an onsite septic system. The applicant has started to explore this route and has a Permit to Construct from SCDHEC for septic (See attachment 3). For water access to the site, there is a 12-inch line available on US 521 and a 4-inch line available from Charles Pettus Road.

PHOTOS OF PROJECT AREA:



Ariel view of the Subject Property Above



Facing Subject Parcel off 521.



Facing Subject Parcel off Charles Pettus Rd.

STAFF RECOMMENDATION:

Staff recommends **Approval** of the request to rezone one 0.488 acres (portion of TM# 0016-00-046.00) from Low Density Residential (LDR) District to Professional Business (PB) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: portion of TM# 0016-00-046.00;
 2. That the subject property is currently zoned LDR District and is proposed to be rezoned PB District;
 3. That the proposed rezoning is consistent with the Southern Panhandle Small Area Plan
 4. That the proposed PB District is generally consistent with the surrounding area which is comprised of LDR, PB, and GB Districts.
-

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. SCDHEC Permit
4. Concept Plan

STAFF CONTACT:

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

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 0016-00-046.00 (Pie piece / Northern tip)
City Lancaster State SC Zip 29720 Tax Parcel ID 0016-00-046.00

Current Zoning LDR Current Use Land/NA

Proposed Zoning PB Total Acres .488

Project Description Wanting to build a medical office on this site and parcel number 0016-00-042.00 that's already rezoned PB.

Surrounding Property Description At the corner of Highway 521 and Charles Petrus Rd intersection

CONTACT INFORMATION

Applicant Name Nathan Terry

Address 1028 Edgewater Corporate Pkwy, Suite 102

City Indian Land State SC Zip 29707 Phone 803-548-6200 or 618-292-4832

Fax 803-548-6222 Email nathan.terrydc@yahoo.com

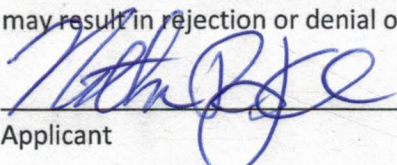
Property Owner Name Ostendoff Carol Etal, Trustees, Kay Sloan

Address 343 Swampfox Dr

City Fort Mill State SC Zip 29715 Phone 803-312-5455 (Kay Sloan)

Fax _____ Email Kysloan@gmail.com

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


Applicant

10-13-2022
Date

Property Owner(s)

Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

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

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

Applicant

Kay L. Moran + Carl Osh

Date

6-30-2022

Property Owner(s) Co-Trustees

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

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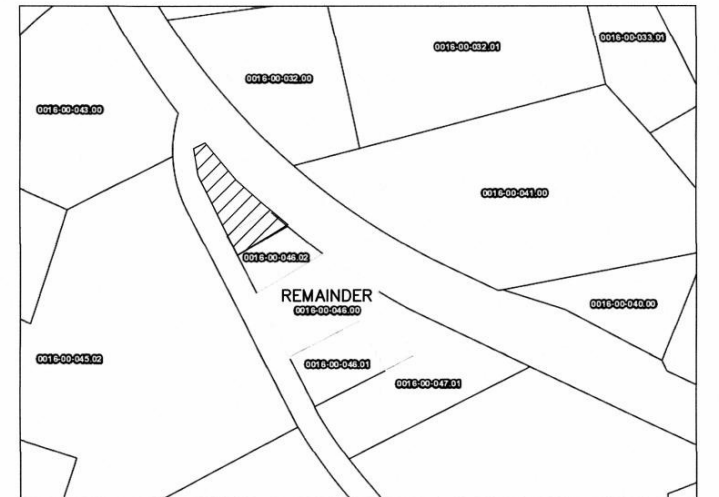
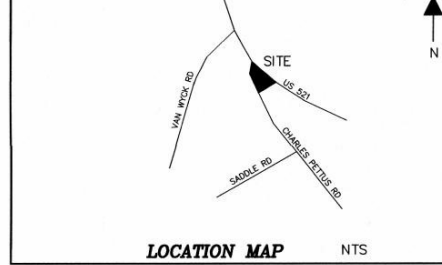
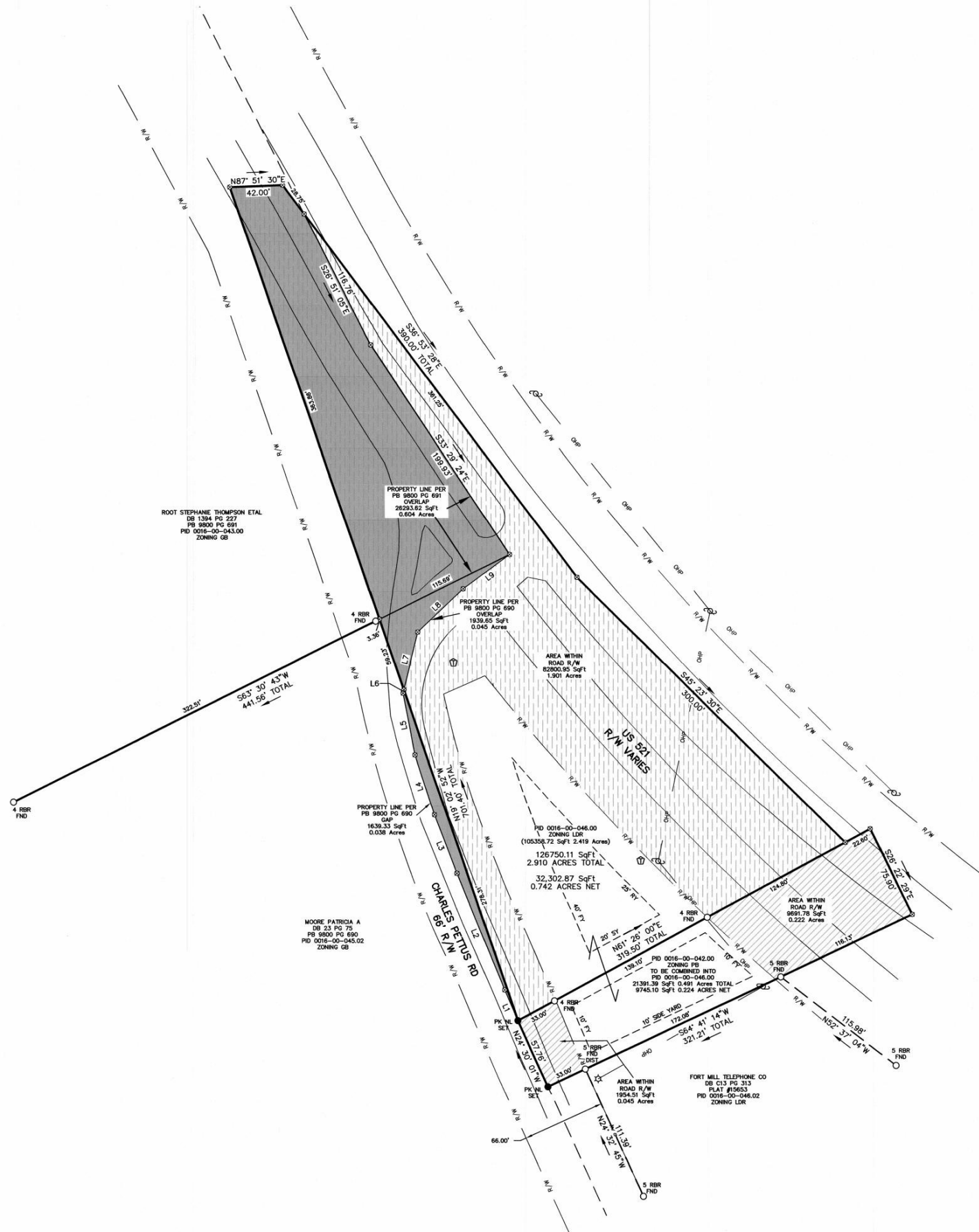
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LEGEND	
PROPERTY CORNER	○
IRON PIN SET (#4 REBAR)	●
POINT NOT SET	⊗
GAS VALVE	⊙
TELEPHONE MANHOLE	⊕
SANITARY SEWER MANHOLE	⊖
STORM SEWER MANHOLE	⊗
WATER VALVE	⊙
WATER METER	⊕
TELEPHONE PEDESTAL	⊖
ELECTRIC PEDESTAL	⊗
ELECTRIC MANHOLE	⊙
DROP INLET	⊕
CATCH BASIN	⊖
CLEAN OUT	⊗
SIGN	⊙
GUY POLE	⊕
POWER POLE	⊖
FIRE HYDRANT	⊗
LIGHT POLE	⊙
IRRIGATION VALVE	⊕
CABLE PEDESTAL	⊖
ELECTRICAL TRANSFORMER	⊗
BLOW OFF VALVE	⊙
WELL	⊕
ELECTRIC METER	⊖
SURVEY LINE	---
ADJOINER LINE	---
RIGHT OF WAY LINE	---
TIE LINE	---
EASEMENT LINE	---
SETBACK LINE	---
FENCE LINE	---
FLOOD LINE	---
CENTERLINE CREEK	---
OVERHEAD POWER	---
OVERHEAD ELECTRIC	---
GAS LINE	---
SANITARY SEWER	---
WATER LINE	---
UNDERGROUND ELECTRIC	---
UNDERGROUND FIBER	---
OVERHEAD TELEPHONE	---
UNDERGROUND CABLE	---
UNDERGROUND FORCE MAIN	---
UNDERGROUND STORM PIPE	---
UNDERGROUND TELEPHONE	---
FENCE LINE SPLIT RAIL	---
FENCE LINE WOOD	---



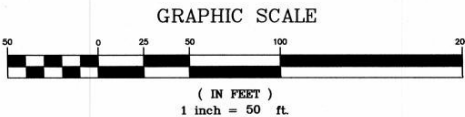
ZONING
PB PROFESSIONAL BUSINESS
FRONT 10'
SECONDARY FRONT 10'
SIDES 10'
REAR 10'

LDR LOW DENSITY RESIDENTIAL
FRONT 40'
SECONDARY FRONT 20'
SIDES 20'
REAR 25'

SETBACKS TAKEN FROM LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE;
VERIFY BEFORE ANY NEW CONSTRUCTION.

Line Table		
Line #	Length	Direction
L1	26.67'	N23° 32' 28"W
L2	99.98'	N22° 15' 31"W
L3	49.99'	N21° 02' 36"W
L4	49.99'	N17° 52' 59"W
L5	49.99'	N11° 11' 33"W
L6	2.91'	N13° 55' 10"E
L7	47.08'	N13° 55' 10"E
L8	49.99'	N46° 14' 03"E
L9	45.81'	N53° 24' 37"E

- NOTES:
- 1.) NO TITLE COMMITMENT WAS PROVIDED TO BE USED IN PREPARING THIS PLAT.
 - 2.) PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS AND EASEMENTS, NOT SHOWN ON THIS PLAT.
 - 3.) REFERENCES
TAX MAP PARCELS #0016-00-042.00 & 0016-00-046.00
REFERENCE DEED BOOK 479, PAGE 44
DB 624 PG 53
REFERENCE PLAT #8963
PB 2007 PG 1302



This property lies within a Zone X unshaded area as designated on Federal Insurance Rate Map, Community Panel:45057C0087E dated 5-16-2017.

New lot lines or parcels have been created.

See Reference Deeds / Plots as noted

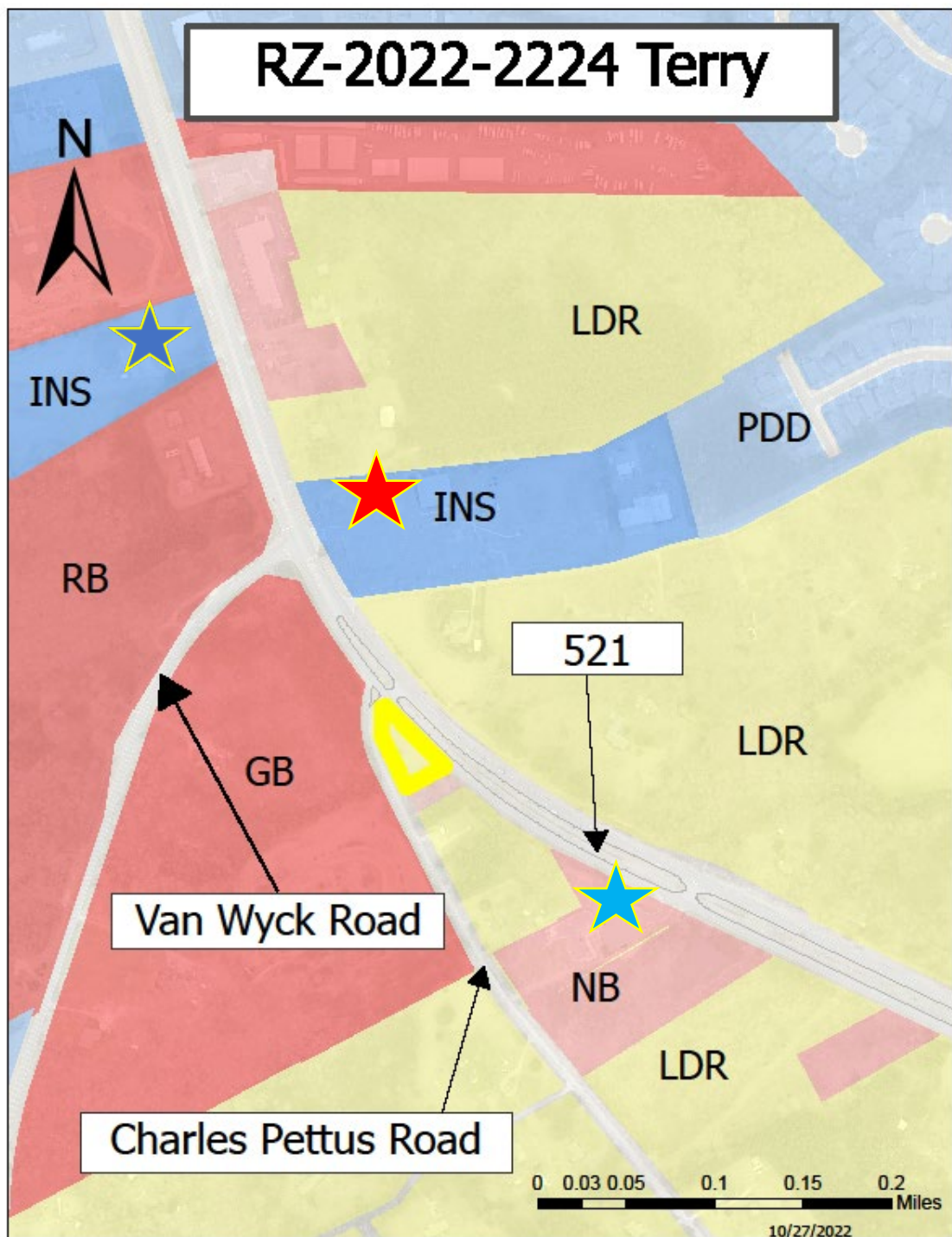
I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

TERRY W. HUCKS PLS
SC 11061B 9/26/22



SUBDIVISION SURVEY FOR
NATHAN TERRY
PIDS 0016-00-042.00 & 0016-00-046.00
INDIAN LAND TOWNSHIP
LANCASTER COUNTY SOUTH CAROLINA

HUCKS and ASSOCIATES, PC.
Land Surveyors and Land Planners
5212 Hampton Ridge Road
Rock Hill, SC 29732
803-366-4677 803-366-4128
SCALE: 1" = 50' DATE: SEPT. 26, 2022 FILE NO: 22505 CHK BY: TWH



Proposal:
Rezoning: LDR to PB



Subject Property



Indian Land Baptist



Faith Presbyterian



Southern Paws



PERMIT TO CONSTRUCT
Onsite Wastewater System

File Nbr: **2022090015**
County: Lancaster

Name: TYLER SGRO

Program Code: 360

Type Facility: MEDICAL OFFICE

Address: 4524 ORR ST
NORTH CHARLESTON, SC 29405

System Code: 101

Subdivision:

Site: CHARLES PETTUS RD

TM No.: 0016-00-046.00

Block:

Lot:

LANCASTER, SC 29720

Water Supply: PUBLIC

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 45

Tank Sizes (gal): Septic Tank: 1000

Pump Chamber: 500

Grease Trap:

LTAR: .30

Trenches: Length (ft): 50

Width (in): 36

Max. Depth (in): 33

Agg. Depth (in): 14

Min Pump Capacity: 10

gpm at 10

ft. of Head Alternative Product:

SPECIAL INSTRUCTIONS/CONDITIONS

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC. ALTERNATIVE TRENCH PRODUCTS APPROVED UNDER STATE RULES AND REGULATIONS MAY BE SUBSTITUTED. ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.

Installers must contact the local Environmental Affairs office by 10:00 AM the day before installation to schedule a time for the final inspection. If a Department representative does not arrive within 30 minutes of the schedule time, the installer may complete the final inspection. When a contractor self-inspection occurs, the installer must complete the DHEC form 3978. Approval to Operate Contractor Self-Inspection. The installer must submit the DHEC form 3978 to the Department within 2 business days of completion of the installation.

This Permit to Construct is issued based on a soils report and septic system layout submitted by Professional Soil Classifier Tyler Sgro, License #119, dated 7/26/2022.

Davis Horizons, LLC

4524 Orr Street, North Charleston SC 29445

info@davishorizons.com <mailto:info@davishorizons.com>

Maintain 75' setback off any existing or proposed private wells. 100' off any public well.

PERMIT TO CONSTRUCT SYSTEM DIAGRAM

(NTS)

See attached sketch.

Issued/Revised By:

Harold McEwen

Date:

9/27/2022

DHEC 1781 (01/2014)

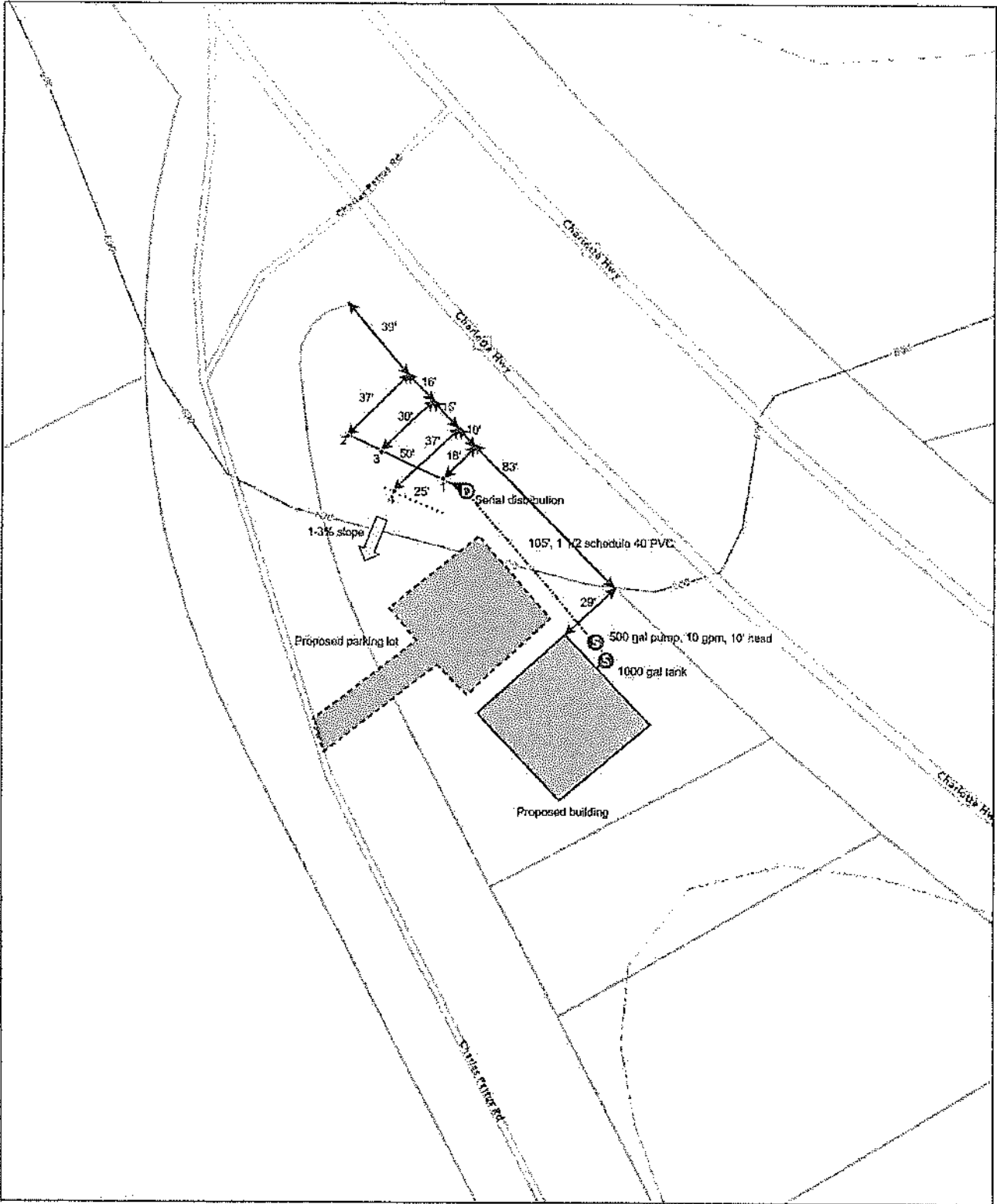
This Permit is Appealable Under the Administrative Procedures Act.

This permit will expire and become null and void five (5) years from the issuance date.

There may be an Additional Fee for Changes in this Permit that Require a Site Reevaluation.

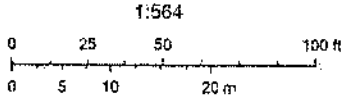
Personal information provided on this form is subject to public scrutiny or release.

Terry - Charles Pettus Road



7/26/2022, 3:23:23 PM

- Soil Data Form
- Septic_Design_804
- Septic_Design_9782
- Septic_Design_8153
- ↔ Distance/Setback
- House
- Driveway
- Septic Tank
- Drain Lines
- Distribution Box
- Repair Lines
- Normal Intermediate Contours
- Distribution Line
- Normal Index Contours



Esri Community Maps Contributors, Union County, State of North Carolina DOT, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI, NASA, USGS, EPA, NPS, US Census Bureau, USDA

This map is created by Davis Horizons. Unauthorized use of this map without explicit written permission from Davis Horizons is prohibited.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2023-1838
Contact Person / Sponsor: Kimberly Belk / Budget Director
Department: Finance
Date Requested to be on Agenda: 2/13/2023

Issue for Consideration:

Amendment to the FY2023 Budget for Camp Creek Fire.

Points to Consider:

In September 2020, Council passed a resolution to designate \$22,150 in excess funds from the sale of fire apparatus to help Camp Creek Fire in the construction of a new building.

Recently, the department completed the permitting process and is ready to move forward.

The budget amendment will authorize the release of funds for the construction project.

The 2020 resolution is attached for more information.

Funding and Liability Factors:

This would amend the budget by \$22,150 to allow the department access to these funds as Council intended in the 2020 resolution.

Council Options:

Approve or deny.

Recommendation:

Approve.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2023-1838	1/17/2023	Ordinance
Resolution 1111-R2020 Approved in Sept. 2020	1/17/2023	Resolution

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2023-1838

COUNTY OF LANCASTER

)

)

~~Indicates Matter Stricken~~

Indicates New Matter

AN ORDINANCE

TO AMEND ORDINANCE NO. 2022-1803, RELATING TO THE APPROPRIATION OF FUNDS AND THE APPROVAL OF A DETAILED BUDGET FOR LANCASTER COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023 (FY 2022-2023), TO FURTHER PROVIDE FOR REVENUES AND EXPENDITURES DURING THE FISCAL YEAR; AND TO PROVIDE FOR MATTERS RELATED THERETO.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Appropriations; Detailed Budget.

(a) Section 2 and Section 4. of Ordinance No. 2022-1803 are amended to read:

/A. Subject to the terms and conditions of this ordinance, the sums of money set forth below, if so much is necessary, are appropriated from the General Fund of the County and other applicable funds as specified, to meet the ordinary expenses, including debt service, of county government for the fiscal year beginning July 1, 2022 and ending June 30, 2023 (FY 2022-2023):

APPROPRIATIONS	AMOUNT
Airport Fund	367,088
Capital Improvement Fund	2,400,415
Capital Project Sales Tax 2 Fund	8,601,000
County Debt Fund	7,204,407
County Transportation Committee Fund	7,900,000
Court Mandated Security Fund	1,816,676
E-911 Fund	740,040
General Fund	76,661,576 76,683,726
Hospitality Tax Fund	1,700,000
Indian Land Fire Protection District Fund	1,201,707
Local Accommodations Tax Fund	120,000
Pleasant Valley Fire Protection District Fund	932,428
Victims Services Fund	47,000
State Accommodations Tax Fund	255,000
Stormwater Fund	2,881,985
Van Wyck Fire Protection District Fund	148,140
Capital Project Sales Tax 3 Fund	12,001,500

(b) The County Administrator is authorized to adjust the detailed operating budget for the County, as contained in the Annual Financial Plan, as previously approved by Council in Section 2A) and Section 4 of Ordinance No. 2022-1803, for the following items:

		<u>Revenue</u>	<u>Expense</u>
<u>General Fund</u>	<u>Supplemental Revenue-Fund Balance</u>	<u>\$22,150</u>	
	<u>Construction and completion of a new building</u>		<u>\$22,150</u>

Section 4. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 5. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 6. Effective Date.

This ordinance is effective upon third reading.

SIGNATURES FOLLOW ON NEXT PAGE.

AND IT IS SO ORDAINED, this 27th day of February, 2023.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading:	January 23, 2023
Second Reading:	February 13, 2023
Public Hearing:	February 27, 2023
Third Reading:	February 27, 2023

Approved as to form:

County Attorney

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A RESOLUTION

**EXPRESSING AN INTENT TO DESIGNATE EXCESS FUNDS FROM THE SALE OF
DECOMMISSIONED FIRE APPARATUS TO ASSIST CAMP CREEK FIRE
DEPARTMENT IN THE CONSTRUCTION OF A NEW BUILDING**

WHEREAS, Lancaster County pursuant to South Carolina Code of Laws Section 4-9-140 annually adopts operating and capital budgets for the operation of county government.

WHEREAS, Rich Hill Fire Department purchased a tanker truck with funds derived from the sale of decommissioned fire apparatus but, after purchase of the tanker truck, there remains excess funds in the amount of \$22,150.00 derived from the sale of the decommissioned fire apparatus.

WHEREAS, Camp Creek Fire Department is in need of a building with a bay large enough to house newer engines and other fire apparatus and has engaged in fund raising efforts to fund the project and has raised approximately \$42,000.00 for the building project but the existing funds are insufficient to proceed with the building project.

WHEREAS, Lancaster County desires to preliminarily designate the excess funds in the amount of \$22,150.00 for use in the construction and completion of a new building for Camp Creek Fire Department, subject to approval by budget amendment ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Council of Lancaster County, South Carolina:

That County Council hereby approves and preliminarily designates the excess funds of \$22,150.00 for use by Camp Creek Fire Department for its building project, subject to ultimate approval by Ordinance.

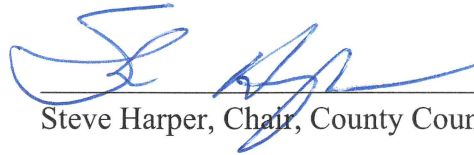
SIGNATURES FOLLOW ON NEXT PAGE.

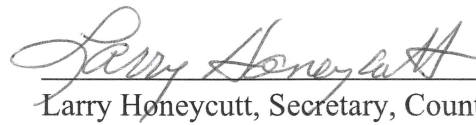
AND IT IS SO RESOLVED.

Dated this 28th day of September, 2020.

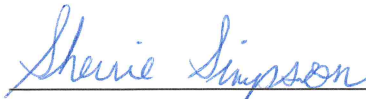
LANCASTER COUNTY, SOUTH CAROLINA

[SEAL]


Steve Harper, Chair, County Council


Larry Honeycutt, Secretary, County Council

Attest:


Sherrie Simpson, Clerk to Council

Approved as to Form:


John DuBose, County Attorney

Agenda Item Summary

Ordinance # / Resolution #: Resolution 1228-R2023
Contact Person / Sponsor: Kimberly Belk / Budget Director
Department: Attorney
Date Requested to be on Agenda: 2/13/2023

Issue for Consideration:

Transfer of funds to replace the current intercom system for the courthouse.

Points to Consider:

The intercom system in the courthouse stopped working and needs to be replaced for security reasons. The funding is available within the Court Security Fund budget, but a transfer is necessary to complete the entire replacement. This is above the Administrator's allowable threshold for transfer and, therefore, requires Council approval.

Funding and Liability Factors:

The total cost of the system is approx. \$73,000. There is currently \$41,900 in the capital account so \$31,100 will need to be transferred to cover the cost.

Council Options:

Approve or Deny.

Recommendation:

Approve.

ATTACHMENTS:

Description	Upload Date	Type
Resolution 1228-R2023	2/9/2023	Resolution

STATE OF SOUTH CAROLINA

)

RESOLUTION NO. 1228-R2023

COUNTY OF LANCASTER

)

A RESOLUTION

TO AUTHORIZE THE PURCHASE OF A REPLACEMENT INTERCOM SYSTEM IN THE COURTHOUSE; TO AUTHORIZE CERTAIN COUNTY OFFICIALS TO TAKE ACTIONS NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Be it resolved by the Council of Lancaster County, South Carolina:

Section 1. Transfer of Funds.

Council authorizes and approves the County Administrator and Chief Financial Officer to transfer thirty-one thousand one hundred dollars (\$31,100) from account 12-7-110-600-00 to account 12-7-110-560-00 to allow the Sheriff and Clerk of Court to replace the failing intercom system at the courthouse for security purposes.

Section 2. Authority to Act.

The County Administrator, County Chief Financial Officer and any other appropriate County official are each authorized to take such actions and to execute such documents as may be necessary to effectuate the purposes of this resolution.

Section 3. Conflicting Provisions.

To the extent this resolution contains provisions that conflict with provisions contained elsewhere in other Lancaster County resolutions, policies, procedures and actions, the provisions contained in this resolution supersede all other provisions and this resolution is controlling.

Section 4. Severability.

If any section, subsection or clause of this resolution is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 5. Effective Date.

This resolution is effective upon its adoption.

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AND IT IS SO RESOLVED, this 13th day of February, 2023.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

Approved as to form:

Virginia Merck-Dupont, County Attorney

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Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2023-1839 / Planning Case Number: RZ-2022-2335

Contact Person / Sponsor: M. Blaszyk / Planning

Department: Attorney

Date Requested to be on Agenda: 2/13/2023

Issue for Consideration:

Application by George Banks McGinn and Sallie Cooper to rezone approximately 2.9 acres located at 168 Fort Mill Highway (TM # 0008-00-007.00) from Mixed Use (MX) to General Business (GB) district, to develop as a commercial property.

Points to Consider:

The subject parcel opted out of the 2020 mass MX rezoning, which rezoned 42 parcels from MX zoned districts to other zoning districts to remain conforming with the Unified Development Ordinance. This was in hopes of being bought by the nearby Capital Club project. The owner is now looking to rezone the parcel since the property acquisition failed to occur.

Funding and Liability Factors:

Council Options:

To approve or deny RZ-2022-2335.

Recommendation:

The item received unanimous approval at the January 17th Planning Commission meeting. The Planning Commission briefly discussed concerns for traffic with future development of the site.

Staff also recommends approval.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2023-1839	2/9/2023	Ordinance
Staff Report	1/10/2023	Planning Staff Report
Application	1/3/2023	Exhibit
Plat	1/3/2023	Exhibit
Location Map	1/3/2023	Exhibit
Public Hearing Notice for Ordinance 2023-1839 (Planning Department Case Number: RZ-2022-2335)	2/8/2023	Public Hearing Notices

STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2023- 1839

COUNTY OF LANCASTER

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 2.9 ACRES (TM# 0008-00-007.00) LOCATED AT 168 FORT MILL HIGHWAY, INDIAN LAND, FROM MIXED USE (MX) DISTRICT TO GENERAL BUSINESS (GB) DISTRICT.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) George Banks McGinn and Sallie E. Cooper, applied to rezone a parcel of property (TM# 0008-00-007.00) owned by George Banks McGinn and Sallie E. Cooper, totaling 2.9 acres, more or less, located at 168 Fort Mill Highway, Indian Land, from Mixed Use (MX) District to General Business (GB) District.

(b) On January 17, 2023, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by unanimous vote, recommended approval of the rezoning request.

(c) The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type “is synonymous with the Place Type “Mixed-Use Neighborhood.” This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development.” The proposed GB District is compatible with the comprehensive plan and with surrounding zoning designations.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from Mixed Use (MX) District to General Business (GB) District, for the following property as identified by tax map numbers or other appropriate identifiers:

Tax Map No. (0008-00-007.00)

Section 3. Severability.

If any section, subsection, or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance, to the extent of the conflict, supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2023.

LANCASTER, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading:	February 13, 2023
Second Reading:	February 27, 2023
Third Reading:	March 13, 2023
Public Hearing:	February 13, 2023

Approved as to form:

Virginia Merck-Dupont, County Attorney

PROPOSAL: Request to rezone 2.9 acres of property

PROPERTY LOCATION: 168 Fort Mill Hwy/ Hwy 160 (TM # 0008-00-007.00)

CURRENT ZONING DISTRICT: Mixed Use (MX) District

PROPOSED ZONING DISTRICT: General Business (GB) District

APPLICANT: George Banks McGinn and Sallie Cooper

COUNCIL DISTRICT: District 4, Jose Luis

STATUTORY NOTICES: Sign(s) posted 12/28/2022 at 168 Fort Mill Hwy
Hearing notice published 12/31/2022 in The Lancaster News
Mailed notices 12/28/2022
Posted agenda in lobby [1/10/2023]

OVERVIEW:

Proposal

The applicant has requested to rezone a parcel 2.9 acres in size. The intent is to develop the property to be utilized for its highest and best use.

Site Information

The parcel proposed to be rezoned is currently a non-conforming residential use; there is a home on the property. It was zoned MX in 2016; likely in association with the adjacent Capital Club apartment community.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by MDR and GB zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MX	Apartments
South	Lancaster County	RB	Lowe's; Queensgate outparcels
East	Lancaster County	GB	Mixed retail and non-conforming residential
West	Lancaster County	MX, GB	Apartments; non-conforming residential

Parcel History:

Mass MXX District Rezoning

In 2020, there was a County-initiated rezoning request to rezone 42 parcels that were zoned Mixed Use : MX, IMX, or RMX to be rezoned to General Business (GB), Regional Business (RB), Low Density Residential (LDR), Rural Neighborhood (RN), and Institutional (INS). The purpose of the prior rezoning action was to bring these parcels into conformance with current zoning regulations as described in the

Lancaster County UDO. These parcels were located near the intersections of Doby's Bridge Rd and Charlotte Hwy, Fort Mill Hwy and Charlotte Hwy, and Springdale Rd and Williams Estate Dr.

The parcels that had been zoned to the mixed-use districts were envisioned to be developed by large scale developers for inclusion within master planned developments. MX zoned properties require a minimum of 25-highland acres to develop. By 2020, many of these properties were for sale individually and many no longer met the minimum development size of 25-acres.

Tax Map Number 0008-00-007.00, which is the subject property for the current rezoning application opted out of the prior mass rezoning and is now looking to be rezoned General Business. In 2020, the owner hoped the Capital Club apartment community (which is zoned MX) would purchase the property for a future expansion and is no longer the case.

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the MX District. Pursuant to UDO Chapter 2.3, the MDR District “... is established as a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, stressing accessibility by automobiles, bicycles, and pedestrians. This district accommodates an active, pedestrian-friendly area of community-scale commercial, residential, office, and civic uses in both vertically mixed-use, as well as free-standing buildings. Retail should be placed at street level, with residential uses in rear or upper stories.”

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 GB, MX, and RB Zoning Districts. The surrounding uses are primarily Commercial, Mixed Use, and Residential.

Non-Conformance Status

The property's use is currently residential in nature. If the rezoning were to be approved (changing the zoning district to General Business) the home on the property would remain legal non-conforming if it remains on the site as a residence. This legal non-conforming status means that no major changes can occur to the residence that would further expand its non-conformance.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is Neighborhood Mixed Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Walkable Neighborhood Community Type “is synonymous with the Place Type “Mixed-Use Neighborhood.” This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often

operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development.” The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Neighborhood Mixed-Use Future Land Use Category covers the upper half of the Panhandle, terminating at Waxhaw Highway (Route 75). The Neighborhood Mixed Use Future Land Use Category and Walkable Neighborhood Community Type are intended to be compatible with the existing suburban character of the area

The requested GB District is consistent with the Neighborhood Mixed Use Future Land Use Category.

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

The parcels’ location also falls under one of the County’s Specialty Centers, specifically a Pedestrian Center. The Pedestrian Center corresponds to the Community Type of Walkable Activity Center. The adopted Comprehensive Plan states that The Community Type “Walkable Activity Center” is synonymous with the Place Type “Mixed-Use Activity Center.” This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of uses organized around a network of walkable streets, and it is supported by transit options. The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The 3 Pedestrian Specialty Centers are located at the intersections of Fort Mill Highway and 521, between 521 and Henry Harris Road (North of Cross Ridge and South of Thousand Oaks Road), and North of Shelley Mullis Road and South of Cross Ridge. The Pedestrian Specialty Centers and Walkable Activity Center Community Type are, by default, intended to be compatible with the existing character of the area.

The requested GB District is consistent with the Pedestrian Specialty Centers Category.

Walkable Activity Center: Land Use Considerations		
Condominium / Apartment	Professional Office	Movie Theatre
Live/Work Unit	Government Building	Pocket Park
Community-wide Commercial	Church/School	Farmers’ Market
Restaurant	Library	

INFRASTRUCTURE CONSIDERATIONS

Transportation

A Traffic Impact Analysis (TIA) may be required with the future Civil Plan submittal if the use of the site generates more than 50-peak hour trips.

Public Utilities

The Lancaster County Water and Sewer District (LCWSD) is currently serving the site with water fed by a 12-inch line off S.C 160. The site does not currently have access to sewer. A developer would have to work with LCWSD on sewer access.

Public Schools

Not applicable.

PHOTOS OF PROJECT AREA:



An Ariel view of the subject property is visible on the left-hand side of the photo above.



Facing subject parcel



Facing West on S.C. 160



Facing East on S.C. 160



Facing out from subject parcel (Lowes is beyond)

STAFF RECOMMENDATION:

Staff recommends **Approval** of the request to rezone 2.9 acres (TM # 0008-00-007.00) from Mixed Use (MX) District to General Business (GB) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: TM # 0008-00-007.00);
 2. That the subject property is currently zoned MX District and proposed to be rezoned GB District;
 3. That the subject property has a Future Land Use designation of Neighborhood Mixed Use, and a Community Type of Walkable Neighborhood;
 4. That the subject property has a Specialty Center designation of Pedestrian Center, and a Community Type of Walkable Activity Center; and
 5. That the proposed GB District is generally consistent with the surrounding area which is comprised of GB, RB, and MX Zoning Districts.
-

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

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



Planning Department

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 1108 FORT MILL HWY
City INDIAN LAND (FM) State SC Zip 29107 Tax Parcel ID 0008-00-007.00
Current Zoning MX Current Use VACATED RESIDENTIAL DWELLING
Proposed Zoning GB Total Acres 41.29 AC
Project Description FUTURE COMMERCIAL DEVELOPMENT (TRD)

Surrounding Property Description RETAIL, APARTMENTS

CONTACT INFORMATION

Applicant Name GEORGE BATES McGINN, Sallie Copen

Address 1825 SHADY PINE CIRCLE

City Ft. Mill

State SC Zip 29115

Phone 803.285.7111

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.

George Bark MCL
Applicant

11/2/22
Date

George Bark MCL
Property Owner(s)

11/2/22
Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

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

2. Planning Commission

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

3. County Council

2006000339



DEED
RECORDING FEES

\$11.00

EXEMPT

PRESENTED & RECORDED:

01-09-2006 02:54 PM

JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE KIRKLEY DEPUTY

BK:DEED 316

PG:200-204

RECORDED THIS 13th DAY
OF JANUARY, 2006
IN BOOK O PAGE M-01

Cheryl Morgan

Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR

Tax Map:

0008 00 007 00

LE TO REAL ESTATE

ROBERT H. BREAKFIELD

Attorney at Law

DEED PREPARED ONLY

NO TITLE SEARCH

KNOW ALL MEN BY THESE PRESENTS, That I, **GRACE MCGINN** (hereinafter referred to as the "Grantor") in consideration of the sum of **Love and Affection** to me in hand paid at and before the sealing of these Presents by **SALLIE E. COOPER and GEORGE BANKS MCGINN** of 1825 Shady Pine Circle, Fort Mill, SC, 29715 (hereinafter referred to as the "Grantee") (the receipt whereof is hereby acknowledged) have granted, bargained sold and released and by these Presents do grant, bargain, sell and release unto the said Grantee, their heirs and assigns, **RESERVING TO HERSELF A LIFE ESTATE**, the following described property, to wit:

PROPERTY DESCRIPTION

Please see attached legal description

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, their heirs and assigns forever.

And the said Grantor hereby binds herself and her heirs and assigns, to warrant and forever defend all and singular the said Premises unto the said Grantee, their heirs

Witness my Hand and Seal this 5 day of Dec in the year of our Lord Two Thousand and Five and in the two hundred and twenty-ninth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

Jammy D Ford
Robert H. Dwyer

Grace B. McGinn
Grace McGinn

STATE OF SOUTH CAROLINA)

COUNTY OF)

PERSONALLY APPEARED before me the undersigned witness and made oath that he saw GRACE MCGINN, sign, seal, and as her act and deed, deliver the within written Deed for the uses and purposes therein mentioned and that he, with the other witness, whose signature appears above, witnessed the execution thereof.

Jammy D Ford
Witness

SWORN to before me this 5 day of Dec, 2005.

Robert H. Dwyer

Notary Public for South Carolina

My Commission Expires: 08-10-2006

PROPERTY DESCRIPTION

All that interest in that certain parcel or land lying and being in Lancaster County, South Carolina and being more particularly described as follows: Lots 10, 11, 12, 13 and 14 on South Carolina Highway No. 160, in Pleasant Valley section of the Indian Land Township, and more particularly described in a map surveyed December 29, 1947, by L. E. Carothers, Surveyor, and recorded in the Public Records of Lancaster County, South Carolina.

This being a portion of the entire property conveyed by Deed of S. E. Bailes and wife, Mrs. S. E. Bailes to W. C. McGinn, Jr. and wife, Grace McGinn dated March 16, 1950, recorded in Deed Book A-4, Page 602.

DERIVATION:

Deed of Sallie E. Cooper and George Banks McGinn to Grace McGinn, recorded January 9, 2006 in Book 316 at Page 193 in the Office of the Clerk of Court for York County, South Carolina.

STATE OF SOUTH CAROLINA

AFFIDAVIT

COUNTY OF Lancaster

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

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

2. The property being transferred is located in Lancaster county, bearing Tax Map Number _____ and was transferred by Grace McGinn to Sallie E. Cooper + George Banks on December 5, 2005
McGinn

3. Check one of the following: The deed is

(a) _____ subject to the deed recording fee as transfer for consideration paid or to be paid in money or money's worth in the amount of \$ _____.

(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

(c) ☒ exempt from the deed recording fee because (See Information):#8, Love & Affection

(If exempt, skip items 4-7 and go to item 8.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information):

(a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.

(b) _____ The fee is computed on the fair market value of the realty which is _____.

(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: \$ _____

(b) Place the amount listed in item 5 above here: \$ _____

I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Robert H. Bays

SWORN to before me this 9th
day of Jan., 2006

Patricia Davis

Notary Public for S.C.

My commission expires: 1-21-2009

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value, a deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interest in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, partnership, or a trust in order to become, or as, a stockholder, partner or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantor's interest in the partnership or trust. A "family trust" is a trust in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 171 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791a) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

LANCASTER COUNTY ASSESSOR

Tax Map:

0008 00 007 00

STATE OF SOUTH CAROLINA

IN THE PROBATE COURT

COUNTY OF LANCASTER

DEED OF DISTRIBUTION

(Real Property Only)

NOT A WARRANTY DEED

IN THE MATTER OF:

GRACE B. MCGINN

(Decedent)

CASE NUMBER: 2016ES2900511

RECORDED THIS 11th DAY
OF OCTOBER, 2017
IN BOOK 0 PAGE 0

Jessie D. Hunter Walker

Auditor, Lancaster County,

The undersigned states as follows:

Decedent died on SEPTEMBER 4, 2016; and probate of the Estate is being administered in the Probate Court for LANCASTER County, South Carolina, in File #2016ES2900511.

I/We was/were appointed Personal Representative (s) on OCTOBER 26, 2016.

Decedent owned real property described as follows:

Tax Map Number: 0008-00-007

Street/Property Address:

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

2017014969

DEED OF DISTRIBUTION
RECORDING FEES

\$10.00

PRESENTED & RECORDED:

10-06-2017 03:29 PM

JOHN LANE

REGISTER OF DEEDS

LANCASTER COUNTY, SC

By: CANDICE PHILLIPS DEPUTY

BK: DEED 1087

PG: 274-276

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

This transfer is made pursuant to:

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

Name: GEORGE BANKS MCGINN
Address: 1825 SHADY PINE CIRCLE
FORT MILL, SC 29715

Name: _____
Address: _____

Name: SALLIE COOPER
Address: 10 SHADED WAY
ROUND ROCK, TX 78664

Name: _____
Address: _____

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

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 28 day of SEPTEMBER, 2017.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness:

Patricia Davis

Print Name: PATRICIA DAVIS

Witness:

Robert H. Breakfield

Print Name: ROBERT H. BREAKFIELD

Estate of: GRACE B. MCGINN

Signature of Personal

Representative: *

George Banks McGinn

Print Name: GEORGE BANKS MCGINN

If applicable,

Signature of Co-Personal

Representative: _____

Print Name: _____

STATE OF SOUTH CAROLINA)
)
)

ACKNOWLEDGMENT

COUNTY OF YORK

I, KELLY S. SUMWALT, Notary Public, a notary for the State of South Carolina do hereby certify that GEORGE BANKS MCGINN, as Personal Representative(s) of the Estate of GRACE B. MCGINN, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 28 day of September, 2017.

Legal Description

All that interest in that certain parcel or land lying and being in Lancaster County, South Carolina and being more particularly described as follows: Lots 10, 11, 12, 13, and 14 on South Carolina Highway No. 160, in Pleasant Valley Section of the Indian Land Township, and more particularly described in a map surveyed December 29, 1947, by L.E. Carouthers, Surveyor, and recorded in the Public Records of Lancaster County, South Carolina.

This being a portion of the entire property conveyed by Deed of S. E. Bailes and wife, Mrs. S. E. Bailes to W. C. McGinn, Jr. and wife, Grace McGinn dated March 16, 1950, recorded in Deed Book A-4, page 602.

DERIVATION: This being the identical property conveyed to Grace McGinn by deed of Sallie E. Cooper and George Banks McGinn, recorded January 9, 2006 in Deed Book 316, page 193, Office of the Clerk of Court for Lancaster County, SC.

STATE OF SOUTH CAROLINA,
COUNTY OF LANCASTER.

TITLE TO REAL ESTATE—A-4

KNOW ALL MEN BY THESE PRESENTS, THAT

We, S. E. Bailes and wife, Mrs. S. E. Bailes of Eustis, Florida

of the State aforesaid

in consideration of the sum of

Six hundred and twenty-five and no/100

to US in hand paid at and before the sealing of these presents by W. C. McGinn, Jr. and Wife, Grace DOLLARS

of the State aforesaid

the receipt whereof is hereby

acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said W. C. McGinn, Jr. and wife, Grace, the following described property, to wit:

All that certain parcel of land lying and being in Lancaster County, South Carolina and being more particularly described as follows: Lots 10, 11, 12, 13 and 14 on South Carolina Highway No. 160, in Pleasant Valley Section of the Indian Land Township, and more particularly described in a map surveyed December 29, 1947, by L. E. Carothers, Surveyor, and recorded in the Public Records of Lancaster County, South Carolina.

TOGETHER with all and singular, the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said W. C. McGinn, Jr. and wife, Grace, their Heirs and Assigns forever.

AND We do hereby bind ourselves, our Heirs

Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said W. C. McGinn, Jr. and wife, Grace, their

Heirs and Assigns, against ourselves and our Heirs, Executors, Administrators and Assigns and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS Our Hand and Seal this 4th day of February in the year of our Lord one thousand nine hundred and Forty-eight and in the one hundred and Seventy-second year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of

Ruth A. Wirth

J. R. Ashmore

S. E. Bailes (L.S.)

Mrs. S. E. Bailes (L.S.)

THE STATE OF ~~SOUTH CAROLINA~~ FLORIDA
COUNTY OF ~~LANCASTER~~ LAKE

PERSONALLY appeared before me Ruth A. Wirth and made oath that she saw the within-named S. E. Bailes and Mrs. S. E. Bailes

sign, seal, and as their Act and Deed deliver the within-written Deed; and that with J. R. Ashmore witnessed the execution thereof.

Sworn to before me, this 4th

day of March, 19 48

Ruth A. Wirth

J. R. Ashmore

N. P. for Florida
Notary Public for South Carolina, Florida
My comm. exp. Sept. 11, 1954

THE STATE OF ~~SOUTH CAROLINA~~

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness #1

George Bank McG

Sallie M Cooper

By:

Its:

Lamont F Kelber

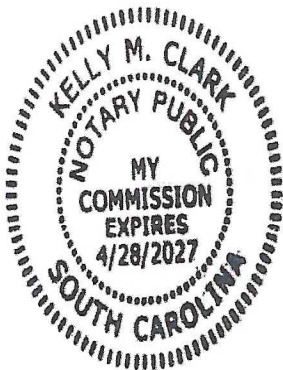
Witness #2

STATE OF South Carolina ACKNOWLEDGMENT

COUNTY OF York)

I, Kelly M Clark, a Notary Public for the State of South Carolina do hereby certify that George B. McGinn + Sallie M. Cooper personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 9th day of Sept 2020.



Kelly M Clark (SEAL)

Notary Public for State of South Carolina

My commission expires: 4/28/2027

The map shows a property with the following boundaries and features:

- Top Boundary:** Dashed line labeled "COUNTY ROAD".
- Right Boundary:** Solid line labeled "S.C. HY. 160 N 85° 30' E".
- Bottom Boundary:** Solid line with bearings and distances: 83.5 Ft, 82.6 Ft, 82.1 Ft, 804 Ft, 795.5 Ft, 804 Ft, 811.8 Ft, 804 Ft, 748.8, 688.6, 628.9, 564.2, 509.5, 449.8, 390.1, 330.4, 270.7, 211, 186.2, 193.2, 200.2, 207.2, 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
- Left Boundary:** Solid line with bearings and distances: 58.8 Ft, 58.4 Ft, 50.8 Ft, 50.2 Ft, 52.7 Ft, 50.7 Ft, 50.7 Ft, 57.5 Ft, 57.6 Ft, 50.6 Ft, 51.1 Ft, 58.5 Ft.
- Internal Features:**
 - Section 1: 210 Ft, 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 2: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 3: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 4: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 5: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 6: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 7: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 8: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 9: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 10: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 11: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 12: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 13: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 14: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 15: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 16: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 17: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 18: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 19: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 20: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 21: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 22: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 23: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.
 - Section 24: 107.1 Ft, 190.8 Ft, 171.7 Ft, 121.3 Ft, 121.3 Ft, 121.3 Ft.

STATE OF SOUTH CAROLINA

REQUEST TO BE REMOVED FROM

ORDINANCE 2020-1686

AND RELEASE OF CLAIMS

COUNTY OF LANCASTER

L.B. ME
Sme

The undersigned is the owner of real property identified by Tax Map No. 0008-00-007,00 (168 Feet Mill Hwy) and subject to Lancaster County initiated rezoning bearing Planning Commission Case No. RZ-020-1614 and Ordinance 2020-1686.

The undersigned acknowledges that their property currently has a mixed-use zoning designation, but the property does not meet the minimum acreage required for development of the property as a mixed-use property. The undersigned acknowledges that he/she/it has requested that Lancaster County remove the property from the aforesaid rezoning ordinance as the undersigned believes that there is a reasonable and foreseeable possibility that a developer will purchase the property and combine it with adjacent properties for a development project. The undersigned understands and acknowledged that, unless rezoned or combined with adjacent properties, the subject property is not capable of development as a mixed-use property with its current zoning designation. The undersigned acknowledges and agrees that the pending rezoning application by Lancaster County would remedy the nonconformity of the property and allow marketability and development under a new zoning designation.

L.B. ME
Sme

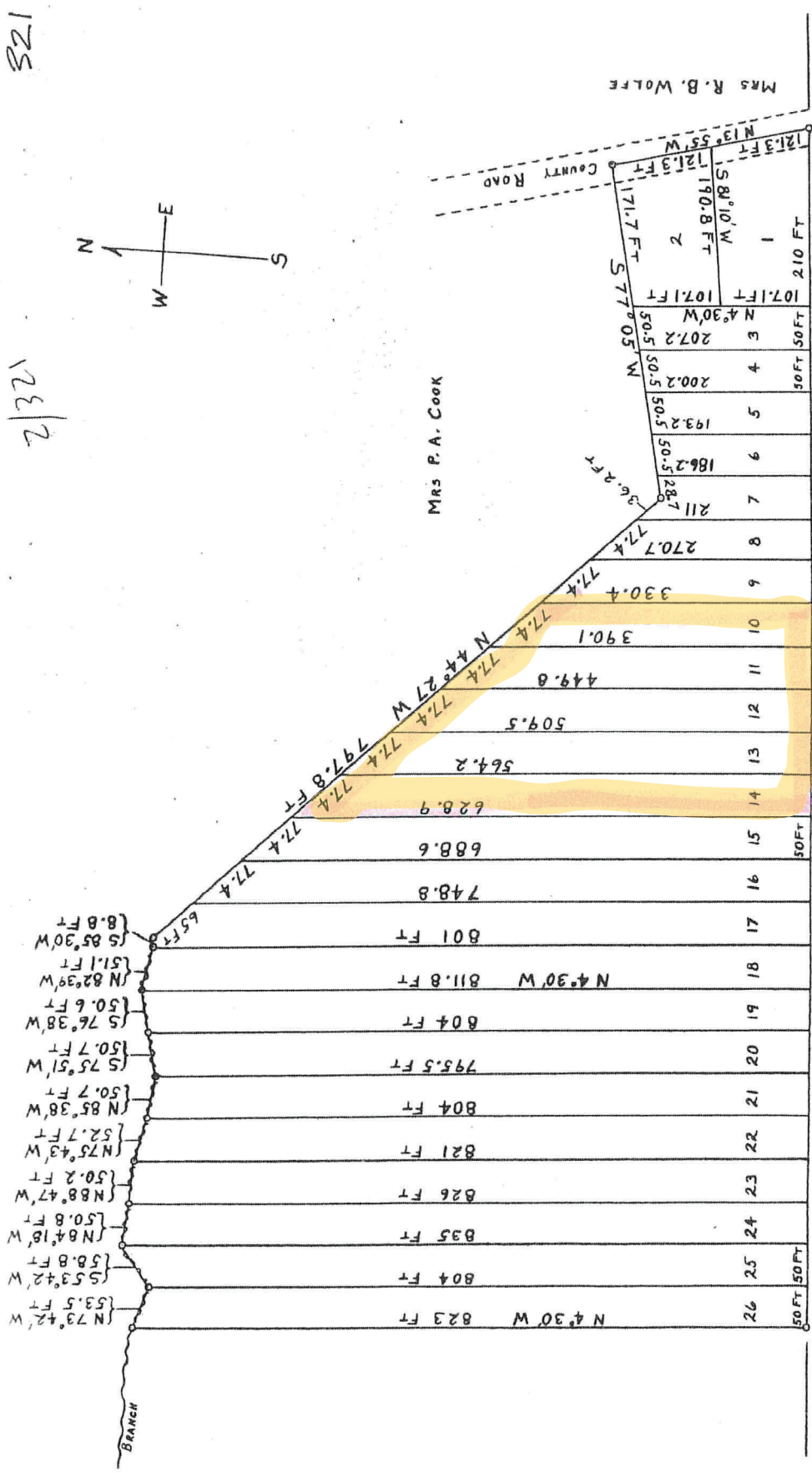
The undersigned, having requested removal from the rezoning ordinance that would remedy the property's nonconformity, on behalf of himself/herself/itself and its successors and assigns, hereby releases Lancaster County from all causes of action and claims for damages, whether present or future, know or unknown, that arise from the property's current zoning designation. The undersigned acknowledges that Lancaster County has agreed to remove the property from the pending rezoning ordinance at the undersigned's request and that the request is voluntarily made without duress or coercion.

The undersigned agrees and acknowledges that the zoning designation of the real property may be revisited periodically by Lancaster County and, if the property remains in non-conformity for a period of time greater than eighteen (18) months, Lancaster County may contact the undersigned to discuss a potential rezoning of the real property. The undersigned acknowledges that Lancaster County has agreed to waive rezoning fees associated with a future rezoning application of the subject property, if such rezoning is needed, to bring the subject property into compliance with applicable development standards.



321

2/321

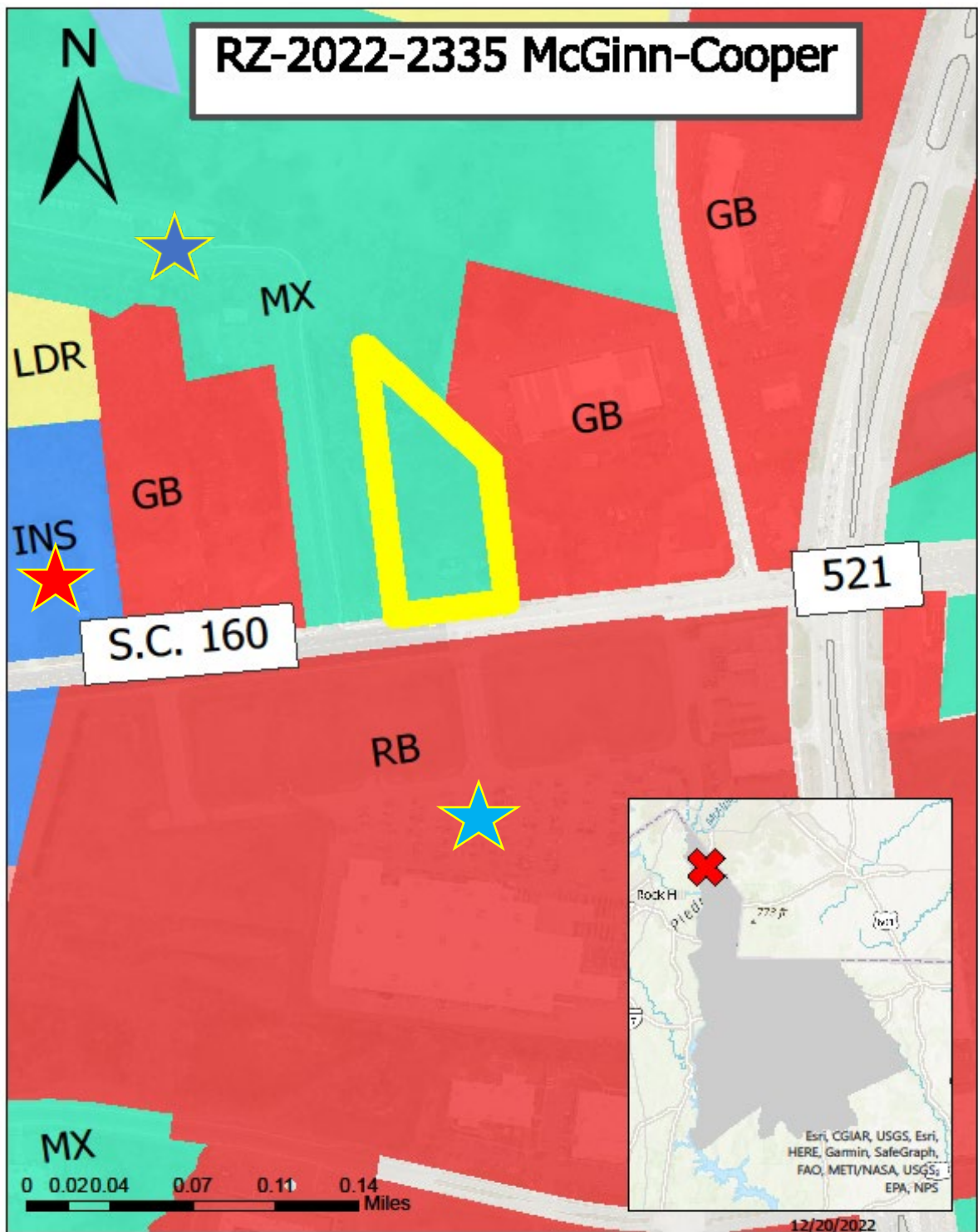


S. C. HY. 160 N 85° 30' E To U.S. Hy 521

THE ABOVE MAP REPRESENTS 26 LOTS, PROPERTY OF
MRS. S.E. BAILES
LOCATED IN THE PLEASANT VALLEY SECTION OF
INDIAN LAND TOWNSHIP, LANCASTER COUNTY, S.C.
SCALE: 1"=100'. 29 DEC. 1947. L.E. Canthelver SURVEYOR



TAX PARCEL 008-00-007.00



Proposal:
Rezoning: MX to GB



Subject Property



Capital Club Apartments



Pleasant Hill Methodist Church



Lowe's

The Lancaster News

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-283-1133

PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from the public regarding the following matters, the Lancaster County Planning Commission and County Council will conduct public hearings on Tuesday, January 17, 2023, and Monday, February 13, 2023, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. CU-2022-2126: Application by Corey Baker for a Conditional Use Permit at 8857 Possum Hollow Road (TM # 0010-00-037.00), to allow Vehicle Services: Minor Maintenance and Repair as part of a convenience store and gas station. (a/k/a Possum Hollow C-Store)
2. RZ-2022-2335: Application by George Banks McGinn and Sallie Cooper to rezone approximately 2.9 acres located at 168 Fort Mill Highway (TM # 0008-00-007.00) from Mixed Use (MX) to General Business (GB) district, to develop as a commercial property.
3. UDO-TA-2022-2602: Application by Lancaster County to amend Unified Development Ordinance Section 6.4, Connectivity, to modify standards pertaining to the maximum number of lots which take access from a road where one end is permanently closed.
4. UDO-TA-2022-2606: Application by Lancaster County to amend Unified Development Ordinance Chapters 2, 4, 6 and related provisions, regarding standards for Medium Density Residential (MDR) District and Cluster Subdivision Overlay (CSO) District.

The following item will be heard by the Lancaster County Planning Commission on Tuesday, January 17, 2023 at 6:00 pm. at the above location; and the Kershaw Town Council on Monday, January 23, 2023 at 7:00 p.m. at Kershaw Town Hall, 113 S. Hampton St, Kershaw

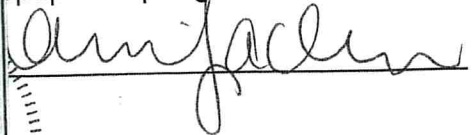
5. RZ-2022-2317: Application by Town of Kershaw to assign zoning designation for a parcel of approximately 0.31 acres, formerly part of the Norfolk Railroad right-of-way at 106 N. Cleveland Street, Kershaw, from unzoned to B1 Cental Business district, to allow use of old Depot as commercial office space. Parcel is part of decommissioned Norfolk ROW; adjacent to parcel 01561-0R-008.00, fronting on Cleveland Street between W. Richland and E. Marion Streets

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department located at 101 North Main Street, Lancaster, South Carolina. Persons requiring special arrangements due to handicap please call (803) 285-6005 at least 24 hours in advance.

Public comments may be made in person at the hearing or submitted in written format to be provided to the Planning Commission or to County Council at the public hearing. Comments made in person or in writing should be limited to three (3) minutes in duration if read aloud. Written comments may be submitted either by online submission by selecting the "public hearing comments" quick link located on the county website (<https://www.mylancastersc.org/>), email to SSimpson@lancastersc.net, or by mail addressed to Clerk to Council at 101 N. Main Street, Lancaster, SC 29720 with the Ordinance number or other appropriate

ished in The Lancaster News,
arolina, in accordance with

spaper Rep Signature



The Lancaster News

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-283-1133

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powered by:  arras



I hereby certify that on the above notice published in The Lancaster News, a general circulation in Lancaster County, South Carolina, in accordance with law on December 31st 2022.

SWORN to before me this 2nd day of

January, 2023

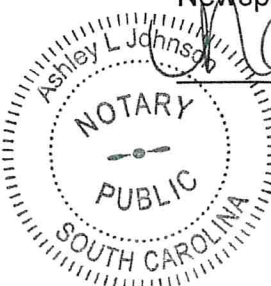
Ashley L Johnson

Notary Public for South Carolina

My Commission Expires: 01/20/2027

Newspaper Rep Signature

M. J. Jackson



CAROLINA GATEWAY

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-339-6862

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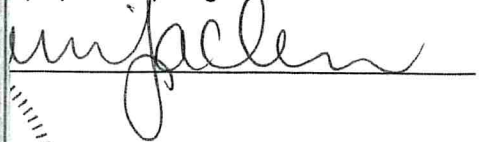
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published in the Carolina
a, in accordance with law

spaper Rep Signature



CAROLINA GATEWAY

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-339-6862

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Advertising Department

Gateway

more information.
803-339-6863

customers for your
business or service.

I hereby certify that on the above notice published in the Carolina Gateway in Lancaster County, South Carolina, in accordance with law on January 11th 2023.

SWORN to before me this 11th day of January, 2023

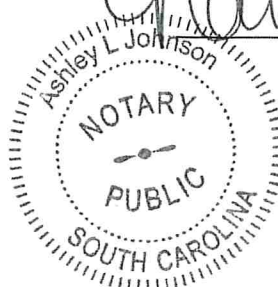
Ashley L Johnson

Notary Public for South Carolina

My Commission Expires: 01/20/2027

Newspaper Rep Signature

Ham Jackson



Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2023-1840 / Planning Case Number: UDO-TA-2022-2602 Section 6.4

Contact Person / Sponsor: A. Davis / Planning

Department: Attorney

Date Requested to be on Agenda: 2/13/2023

Issue for Consideration:

Application by Lancaster County to amend the Unified Development Ordinance Section 6.4.1, Connectivity, to modify standards pertaining to the maximum number of lots which take access from a road where one end is permanently closed.

Currently, Lancaster County allows a maximum of 20 lots to access off of a dead end road pursuant to UDO section 6.4.1.D.1. As written, this standard applies to not only new construction but all existing dead-end roads within the County. Following concerns from constituents and a failed request to a variance from these regulations (VAR-2022-2006), County Council directed Planning Staff to prepare a text amendment which would provide relief to property owners on roads which existed prior to the adoption of the current UDO.

Points to Consider:

It should be noted that there are other factors which determine whether or not a property can be subdivided (how many times the lot has been previously divided, lot size, zoning compliance, etc.). While this text amendment may provide relief and the ability to subdivide to some residents, it does not guarantee that all lots located on existing roads may now be subdivided.

Funding and Liability Factors:

N/A

Council Options:

To approve, deny, or amend the text as proposed.

Recommendation:

Planning Commission unanimously recommended **approval** of the text amendment as proposed.

Some commissioners expressed concerns about public safety access to the roads most effected by this amendment; including concerns with road widths, adequate turnarounds, and overall road conditions.

Staff also recommends approval of the amendment.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance No. 2023-1840	2/9/2023	Ordinance
Exhibit 1 to Ordinance 2023-1840: Proposed Language	1/9/2023	Exhibit
Planning Staff Report	1/9/2023	Planning Staff Report
Application	1/10/2023	Exhibit
Public Hearing Notice for Ordinance 2023-1840 (Planning Department Case Number: UDO-TA-2022-2602)	2/8/2023	Public Hearing Notices

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2023-1840

COUNTY OF LANCASTER

)

)

AN ORDINANCE

TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (“UDO”) SECTION 6.4.1, CONNECTIVITY, TO MODIFY STANDARDS PERTAINING TO THE MAXIMUM NUMBER OF LOTS WHICH TAKE ACCESS FROM A ROAD WHERE ONE END IS PERMANENTLY CLOSED ON THE EFFECTIVE DATE OF THIS ORDINANCE

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council of Lancaster County (“Council”) finds and determines that:

- (a) Lancaster County initiated a full rewrite of the Unified Development Ordinance (UDO) in October 2021 to address substantive issues with the UDO, has retained a UDO consultant to assist in the full rewrite of the UDO, and the full rewrite is expected to take another twelve (12) to eighteen (18) months to complete.
- (b) Development interest and activity in Lancaster County continues to increase and development project are often presented to the Council that comply with technical requirements of the UDO, but do not fully realize the development policy goals of Lancaster County.
- (c) To address issues with development standards within the current UDO, Lancaster County directed its UDO consultants to develop an interim ordinance to address some of the larger issues associated with development projects that have been processed with the current UDO.
- (d) It is necessary and prudent to amend the UDO with this interim ordinance text amendment prior to the full UDO rewrite to ensure that high quality development projects occur in Lancaster County and that, prior to full UDO rewrite, development projects better achieve the development policy goals of Lancaster County.
- (e) The current Lancaster County UDO allows a maximum of 20 lots to access off of a dead-end road pursuant to Section 6.4.1.D.1. As written, this standard applies to not only new construction, but all existing dead-end roads within the County.
- (f) The text amendment would exempt roads which were developed prior to November 28, 2016 from the following connectivity standards: block length; block width; through-block connectivity; maximum length of a dead end road; and number of lots which may access off of a dead end road. This exemption would not apply to an extension of an existing road in conjunction with new development.
- (g) The text amendment provides relief and the ability to subdivide for some properties, however, it does not guarantee that all lots located on existing roads may now be subdivided as additional factors including, but not limited to, how many times the lot has been previously divided, lot size, zoning compliance, etc. will be considered.

- (h) The text amendment is consistent with the applicable provisions of the Comprehensive Plan as required by UDO Section 9.2.15.B.3, as well as applicable provisions of South Carolina Code, Title VI.
- (i) Lancaster County Planning Commission considered the proposed text amendment at its meeting on January 17, 2023 and by a unanimous vote recommended approval of the proposed text amendment.

Section 2. Amendment of Ordinance 2016-1442 (Unified Development Ordinance)

Ordinance 2016-1442 (Unified Development Ordinance), is amended as set forth in the “Interim Ordinance - Exhibit 1” attached hereto and incorporated herein by reference.

Section 3. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance, to the extent to of the conflict, supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2023.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading: February 13, 2023
Public Hearing: February 13, 2023
Second Reading: February 27, 2023
Third Reading: March 13, 2023

Approved as to form:

Virginia Merck-Dupont, County Attorney

6.3 REQUIRED IMPROVEMENTS FOR ALL DEVELOPMENT

All development which does not qualify as a Minor Subdivision according to the criteria in Chapter 9 shall be required to install or construct the improvements specified in the table below. The developer shall be responsible for the installation and construction of required improvements according to the provisions of this ordinance and the South Carolina Department of Transportation (SCDOT) Access and Roadside Management Standards (ARMS) manual, except as may otherwise be specifically provided herein or by County policy or agreement.

Required Improvements	Zoning Districts														
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	LI	HI	All Others
Underground Drainage*	-	-	-	-	-	-	-	X	X	X	X	X	X	X	X
Curb and Gutter*	-	-	-	-	-	-	-	X	X	X	X	X	X	X	X
Public Water and Hydrants	-	-	-	-	-	-	X	X	X	X	X	X	X	X	X
Public Sewer	-	-	-	-	-	-	X	X	X	X	X	X	X	X	X
Street Lights	-	-	-	-	-	-	-	X	X	X	X	X	X	X	X
Street Trees	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Paved Streets	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Street Signs (All)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Underground Wiring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park/Open Space	X	-	-	-	X	X	X	-	-	-	-	X	-	-	X
Sidewalks (also see 6.7.1)*	-	-	-	-	-	X	X	X	X	X	X	X	-	-	X

* Administrator may wave required improvements with use of approved Low Impact Development Infrastructure.

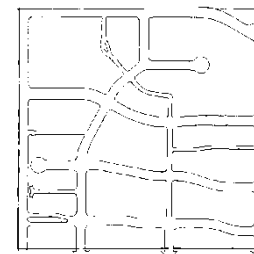
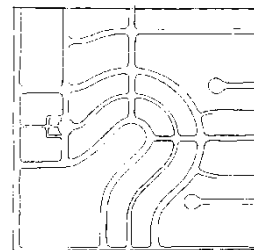
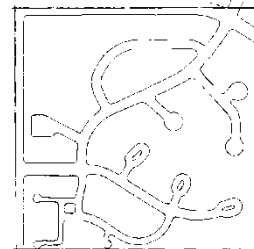
6.4 CONNECTIVITY

6.4.1 GENERAL

The arrangement, character, extent, width, grade and location of all streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets. The proposed street system shall be designed to provide vehicular interconnections in order to facilitate internal and external traffic movements in the area, improve access/egress for neighborhoods and communities, provide faster response time for emergency vehicles, and improve the connections between neighborhoods and communities. Street arrangements shall not be such as to cause hardship to the owner of adjoining property in platting their own land and providing convenient access to it.

All roads constructed prior to the adoption of this ordinance (adoption date: 11-28-2016) are exempt from the regulations found in sections 6.4.1.A through 6.4.1.D.

In the event that an existing road is extended in conjunction with new development all of the following standards shall apply.



The images at left illustrate three conceptual subdivision layouts. The top image is an example of a poor layout with too few connections and many dead ends. The lower two images show improved street layouts with the required connections and a network of streets. (Diagrams courtesy of Fort Collins, Colorado)

- A. Block Lengths:** Block lengths shall adhere to the standards in the following table:

	Minimum Block Length	Maximum Block Length
Rural & Transitional Districts*	240 feet	1,000 feet
Neighborhood Mixed Use Districts*	240 feet	600 feet

**District classifications are outlined in Chapter 2.*

- B. Block Width:** Blocks shall have sufficient width to provide for 2 tiers of lots of appropriate depth except where otherwise required to separate residential development from through traffic.
- C. Through-Block Connections:** A pedestrian/bicycle accessway shall be required near the center and entirely across any block in excess of 800 feet in length where deemed essential by the Administrator to provide adequate access to any school, shopping center, church, park, or transportation facility (such as a greenway, sidewalk, or bike lane). Such connections shall be owned and maintained by an approved homeowner's association.
- D. Cul-de-Sac:** In general, streets with one end permanently closed shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area clearly indicates that a through street is not essential at the location of the proposed cul-de-sac. In instances where permanent dead-end streets or cul-de-sacs are permitted, they must adhere to the following requirements:
1. **Maximum Length:** 800 feet, measured from the point of street centerline intersection to the center point of the cul-de-sac, and no more than 20 lots.
 2. **Turnaround Dimensions:** The closed end of such streets shall be designed with turnaround dimensions in accordance with Appendix C, MSSD.
 3. **Cul-de-sac Connections:** For the purposes of meeting the connectivity index requirements in Section 6.4.3.A, credit for 1 additional segment shall be given when a pedestrian/bicycle accessway is provided between the following:
 - a. Two permanent cul-de-sacs, or
 - b. A cul-de-sac and any school, shopping center, church, park, or transportation facility (such as a greenway, sidewalk, bike lane, etc.)
- E. Street Jogs Prohibited:** Street jogs with centerline offsets of less than 150 feet shall not be permitted.
- F. Reserve Strips Prohibited:** Reserve strips and non-access easements adjoining street rights-of-way for the purpose of preventing access to or from adjacent property, and half-streets, except those required to prevent access to thoroughfares, shall not be permitted.
- G. Street Width Transition:** Where a proposed street extends an existing street of a different width than what is required by this section, the width transition shall be made within the first block of the proposed development, but in no instance less than the distance specified by the standards of the South Carolina Department of Transportation (SCDOT). Said standards are those contained in the latest edition of "A Policy on Geometric Design of Highways and Streets" by the American Association of State Highway and Transportation Officials (AASHTO).
- H. Access to Major or Minor Thoroughfares:** Where a subdivision borders an existing or proposed Major or Minor Thoroughfare, no direct driveway access shall be permitted to such facilities from the lots within the subdivision.

PROPOSAL:	Amend Unified Development Ordinance Section 6.4: Connectivity
APPLICABLE CHAPTER(S):	Chapter 6
APPLICANT:	Lancaster County
STATUTORY NOTICES:	Hearing notice published 12/31/2022 in The Lancaster News And 1/11/2023 in Carolina Gateway Posted agenda in lobby 1/10/2023

PROJECT SUMMARY & PROPOSAL:

Currently, Lancaster County allows a maximum of 20 lots to access off of a dead end road pursuant to UDO section 6.4.1.D.1. As written, this standard applies to not only new construction but all dead roads within the County. Following concerns from constituents and a failed request to a variance from these regulations (VAR-2022-2006). County Council directed Planning Staff to prepare a text amendment which would provide relief to property owners on roads which existed prior to the adoption of the current UDO.

OUTLINE OF TEXT AMENDMENT:

The following sections of the UDO are proposed to be amended: 6.4.1

With the addition of the following language:

All roads constructed prior to the adoption of this ordinance (adoption date: 11-28-2016) are exempt from the regulations found in sections 6.4.1.A through 6.4.1.D.

In the event that an existing road is extended in conjunction with new development all of the following standards shall apply.

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

FINDINGS AND CONCLUSIONS:

The proposed text amendment has been found to be consistent with the applicable provisions of the Comprehensive Plan as required by UDO Section 9.2.15.B.3, as well as with the applicable provisions of SC Code Title VI.

This amendment would exempt roads which were developed prior to November 28th, 2016 from the following connectivity standards: block length, block width, through-block connectivity, maximum length of a dead end road, and number of lots which may access off of a dead end road. This exemption would not apply to an extension of an existing road in conjunction with new development.

It should be noted that there are other mitigating factors which determine whether or not a property can be subdivided (how many times the lot has been previously divided, lot size, zoning compliance, etc.). So while this text amendment may provide relief and the ability to subdivide to some residents it does not guarantee that all lots off of existing roads may now be subdivided.

STAFF RECOMMENDATION:

Staff recommends **approval** of the proposed text amendment.

ATTACHMENTS:

1. Proposed Text Amendment

STAFF CONTACT:

Ashley Davis,
Senior Planner
adavis@lancastersc.net



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

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended 6.4.1

Current Text See attached

Proposed Text See attached

Description of Need for Proposed Text Request from County Council

☐ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name LANCASTER COUNTY

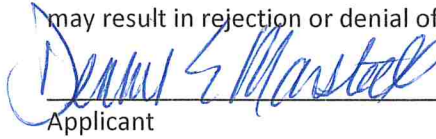
Address 101 N. Main Street

City Lancaster State SC Zip 29720 Phone 803-265-6005

Fax _____ Email planning@lanastersc.net

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.

 _____, County Administrator
Applicant

1 / 10 / 2023
Date

Property Owner(s)

Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number 20222602 Date Received _____ Receipt Number _____

Amount Paid NA Check Number _____ Cash Amount _____

Received By JLB Planning Commission Meeting Date January 17, 2023

SCHEDULE/PROCESS

1. Submit Application

- The deadline for this application is at least 30 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.

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.

The Lancaster News

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-283-1133

PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from the public regarding the following matters, the Lancaster County Planning Commission and County Council will conduct public hearings on Tuesday, January 17, 2023, and Monday, February 13, 2023, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. CU-2022-2126: Application by Corey Baker for a Conditional Use Permit at 8857 Possum Hollow Road (TM # 0010-00-037.00), to allow Vehicle Services: Minor Maintenance and Repair as part of a convenience store and gas station. (a/k/a Possum Hollow C-Store)
2. RZ-2022-2335: Application by George Banks McGinn and Sallie Cooper to rezone approximately 2.9 acres located at 168 Fort Mill Highway (TM # 0008-00-007.00) from Mixed Use (MX) to General Business (GB) district, to develop as a commercial property.
3. UDO-TA-2022-2602: Application by Lancaster County to amend Unified Development Ordinance Section 6.4, Connectivity, to modify standards pertaining to the maximum number of lots which take access from a road where one end is permanently closed.
4. UDO-TA-2022-2606: Application by Lancaster County to amend Unified Development Ordinance Chapters 2, 4, 6 and related provisions, regarding standards for Medium Density Residential (MDR) District and Cluster Subdivision Overlay (CSO) District.

The following item will be heard by the Lancaster County Planning Commission on Tuesday, January 17, 2023 at 6:00 pm. at the above location; and the Kershaw Town Council on Monday, January 23, 2023 at 7:00 p.m. at Kershaw Town Hall, 113 S. Hampton St, Kershaw

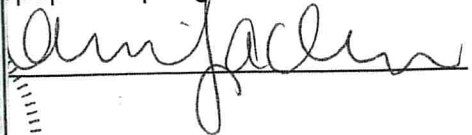
5. RZ-2022-2317: Application by Town of Kershaw to assign zoning designation for a parcel of approximately 0.31 acres, formerly part of the Norfolk Railroad right-of-way at 106 N. Cleveland Street, Kershaw, from unzoned to B1 Cental Business district, to allow use of old Depot as commercial office space. Parcel is part of decommissioned Norfolk ROW; adjacent to parcel 01561-0R-008.00, fronting on Cleveland Street between W. Richland and E. Marion Streets

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department located at 101 North Main Street, Lancaster, South Carolina. Persons requiring special arrangements due to handicap please call (803) 285-6005 at least 24 hours in advance.

Public comments may be made in person at the hearing or submitted in written format to be provided to the Planning Commission or to County Council at the public hearing. Comments made in person or in writing should be limited to three (3) minutes in duration if read aloud. Written comments may be submitted either by online submission by selecting the "public hearing comments" quick link located on the county website (<https://www.mylancastersc.org/>), email to SSimpson@lancastersc.net, or by mail addressed to Clerk to Council at 101 N. Main Street, Lancaster, SC 29720 with the Ordinance number or other appropriate

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arolina, in accordance with

spaper Rep Signature



The Lancaster News

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Lancaster, SC 29721
803-283-1133

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powered by:  arras



I hereby certify that on the above notice published in The Lancaster News, a general circulation in Lancaster County, South Carolina, in accordance with law on December 31st 2022.

SWORN to before me this 2nd day of

January, 2023

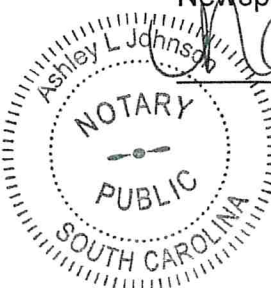
Ashley L Johnson

Notary Public for South Carolina

My Commission Expires: 01/20/2027

Newspaper Rep Signature

Marni Jackson



CAROLINA GATEWAY

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-339-6862

PUBLIC HEARING NOTICE

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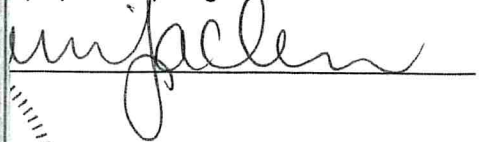
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published in the Carolina
a, in accordance with law

spaper Rep Signature



CAROLINA GATEWAY

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-339-6862

PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from the public regarding the following matters, the Lancaster County Planning Commission and County Council will conduct public hearings on Tuesday, January 17, 2023, and Monday, February 13, 2023, respectively.

Advertising Department

Gateway

more information.
803-339-6863

customers for your
business or service.

I hereby certify that on the above notice published in the Carolina Gateway in Lancaster County, South Carolina, in accordance with law on January 11th 2023.

SWORN to before me this 11th day of January, 2023

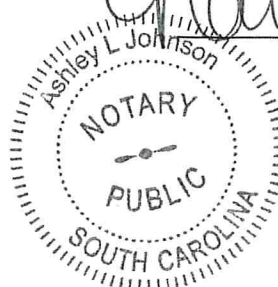
Ashley L Johnson

Notary Public for South Carolina

My Commission Expires: 01/20/2027

Newspaper Rep Signature

Ham Jackson



Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Sherrie Simpson/Clerk to Council

Department: County Clerk

Date Requested to be on Agenda: 2/13/2023

Issue for Consideration:

Whether to appoint Nakisha Procope to the Health and Wellness Commission as the District 1 representative. If appointed, she would fill an unexpired term that would end on 06/30/2025.

Whether to appoint Anne Marie Murphy to the Library Board as the District 1 representative. If appointed, she would fill an unexpired term that would end on 06/30/2025.

Whether to appoint Kenneth E. Walters to the Fire Commission as the Camp Creek Fire Department representative. If appointed, he would fill an unexpired term that would end on 06/30/2024. The Fire Commission is recommending the appointment.

Points to Consider:

Nakisha Procope's and Anne Marie Murphy's applications are attached for Council's review and consideration, as well as the letter of recommendation from the Fire Commission for Kenneth Walters.

Funding and Liability Factors:

N/A

Council Options:

Approve or deny the appointments.

Recommendation:

Approve the appointments.

ATTACHMENTS:

Description	Upload Date	Type
Application from Nakisha Procope for the Health and Wellness Commission	1/25/2023	Backup Material
Application from Anne Marie Murphy for the Library Board	2/8/2023	Backup Material
Letter of Recommendation from the Fire Commission for Kenneth Walters	2/8/2023	Letter

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Nakisha Procope County Council District 7

Mailing Address _____ City/Zip Lancaster 29720

Street Address _____ Registered Voter yes ☒ no ☐

Tel. Number (home) _____ (work) _____ (other) _____

Email: _____

Occupation Consultant Place of employment Duke Energy

Address 200 S. Tryon Street Normal working hours 8am-5pm

(most meetings are scheduled after 6:00 pm - lack of attendance can be reason for replacement on a commission)

Name of Board or Commission in which you are interested

1st choice Health and Wellness Commission 2nd choice _____

3rd choice _____

Reason for interest

Looking to serve the community in a meaningful way

Why do you feel you are qualified to serve on these boards? In addition, note education, areas of expertise, skills & interests. (continue on separate sheet if needed)

Will complete BA Public and Nonprofit Administration in May, will begin MBA Finance in September

Do you presently serve any State, County or Municipal Boards? _____ If yes, list Board of Assessment

Have you ever served on a county board? Yes _____ If yes, list Board of Assessment Appeals

Additional pertinent information

Applicant's signature Nakisha Procope

Date January 24, 2023

Receipt of application does not guarantee an appointment. Applicants will be notified of appointments by mail.

Return completed application to Sherrie Simpson, Lancaster County Council Office, P.O. Box 1809, Lancaster, SC 29721

**LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE**

Name Anne Marie Murphy County Council District 1

Mailing Address _____ City/Zip Indian Land 29707

Street Address _____ Registered Voter yes X no _____

Tel. Number (home) _____ (work) _____ (other) _____

Email: _____

Occupation IT System Analyst Place of employment Union County NC

Address 500 N Main St.; Monroe, NC 28112 Normal working hours 40
(most meetings are scheduled after 6:00 pm - lack of attendance can be reason for replacement on a commission)

Name of Board or Commission in which you are interested

1st choice Library Board 2nd choice _____

3rd choice _____

Reason for interest

I'm an avid reader who is active in the Indian Land community. On average I read 125 books a year, preferring mysteries, thrillers, and historical fiction, but enjoying the occasional biography and romance novel. I belong to Friends of the Library and even spoke at one of their meetings about challenging your reading, pre-pandemic.

Why do you feel you are qualified to serve on these boards? In addition, note education, areas of expertise, skills & interests. (continue on separate sheet if needed)

I'm a 1994 graduate of College of the Holy Cross in Worcester, MA where I earned a Bachelor of Arts in History. I'm a member of Our Lady of Grace Catholic Church in Indian Land, where I am one of the church lectors, a member of the Board of Indian Land Women Republicans, a member of the Elizabeth Hutchinson Jackson chapter of the Daughters of the American Revolution (and I'm running the Good Citizenship Essay contest and scholarship for the chapter this year), a volunteer at the Andrew Jackson State Park, and have two rescue dogs (the latest one from York County Animal Shelter). Professionally, I've been in the IT industry for over 25 years and am a Sr. System Analyst for Union County NC.

Do you presently serve any State, County or Municipal Boards? No If yes, list _____

Have you ever served on a county board? No If yes, list _____

Additional pertinent information

Applicant's signature Anne Marie Murphy

Date 1/27/2023

Receipt of application does not guarantee an appointment. Applicants will be notified of appointments by mail.

Return completed application to Sherrie Simpson, Lancaster County Council Office, P.O. Box 1809, Lancaster, SC 29721



**Lancaster
County
Fire Rescue**

PO Box 1809
Lancaster, SC
29721

Business Phone
803-283-8888

Fax
803-283-6333

E-mail
LCFIRE@comporium.net



Proud and Progressive

TO: Sherrie Simpson, Clerk to Council

FROM: Greg L. Nicholson, Fire Commission Chairman *GLN*

DATE: February 6, 2023

SUBJECT: Replacement for Fire Commission – Camp Creek

The Lancaster County Fire Commission respectfully submits the name of a new member from the Camp Creek Fire District for approval by the Lancaster County Council. This member will replace the current member who is unable to fulfill the remainder of their term through June 2024.

Camp Creek Fire Department
Kenneth E. Walters

Lancaster, SC 29720

If you have questions or need any additional information, please contact the Fire Rescue office.

GLN/awm

cc: Darren Player, Lancaster County Fire Rescue

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2022-1831 / Planning Case Number: RZ-2022-1759 - POSTPONED UNTIL THE 6/12/2023 MEETING

Contact Person / Sponsor: M. Blaszyk / Planning

Department: Planning

Date Requested to be on Agenda: 2/13/2023

Issue for Consideration:

Application by King's Mountain Self-Storage LLC to rezone 4.84 acres (TM# 0013-00-024.00) located at 4263 Doby's Bridge Road, Indian Land, from Low Density Residential (LDR) to Institutional (INS) district, to allow development of a daycare facility.

Points to Consider:

The property is adjacent to other parcels zoned Institutional (Indian Land Elementary School)

The proposed INS District is generally consistent with the surrounding area which is comprised of INS and LDR Districts.

Lancaster County Water and Sewer District may require an off-site waterline extension. The applicant intends to serve the site with an onsite septic system.

Staff has received several phone calls from concerned residents about potential traffic issues.

Funding and Liability Factors:

Not applicable

Council Options:

To approve or deny the rezoning request from Low Density Residential (LDR) to Institutional (INS).

Recommendation:

Planning Commission unanimously recommended **approval** during their September 2022 meeting. A brief discussion occurred related to the viability of a potential septic system and the prior history of the property (prior dumping activity).

Staff also recommended approval.

This item was deferred by Council at the November 14th, 2022 First Ordinance Reading to January 9, 2023. The deferral was made to provide the applicant more time to demonstrate how site access and onsite parking/circulation will be successfully employed relative to the curving alignment of Dobys Bridge Road. The applicant has worked with a traffic and civil engineer to develop an updated concept plan addressing these concerns. The applicant has also coordinated with SCDOT staff for preliminary feedback on their proposed site access. These efforts have shifted the proposed site access further eastward when compared to the original concept plan shared in November.

The updated (non-binding) concept plan is attached.