

Planning Commission Members

District 1: Rosa Sansbury
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**County Attorney**

John K. DuBose III

Clerk to Planning Commission**Development Services Director**

Rox Burhans

February 4, 2021

5:00 PM

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

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

WORKSHOP AGENDA

1. Call to Order Regular Meeting and Roll Call Vote

2. New Business

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

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

b. UDO-TA-2021-0097 - Manufactured Housing

Amend Unified Development Ordinance Section 2.5.3, Use Table, to allow for the Manufactured Housing use in the Rural Neighborhood (RN) District.

c. CP-2020-3057 Landsdown Corporation

Application by Landsdown Corporation to amend the future land use map from Rural Living to Special District-Industrial. The parcels are identified as TM # 0093-00-001.00 and 0092-00-017.01.

d. RZ-2020-2887 Primo Holdings, LLC

Application by Landsdown Corporation to rezone approximately 370 acres along Taxahaw Road between Overbrook Road and Gold Mine Highway from Agricultural Residential to Mining. The parcels are identified as TM # 0093-00-001.00 and 0092-00-017.01.

e. Other

3. Adjourn

Agenda Item Summary

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

Contact Person / Sponsor: Robert Tefft, Senior Planner

Department: Planning

Date Requested to be on Agenda: 2/4/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/2/2021	Planning Staff Report
Ex 1: Text Amendment	2/2/2021	Exhibit

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

APPLICABLE CHAPTER(S): Chapters 2 and 5

APPLICANT: Lancaster County

STAFF CONTACT:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

H. **Specific Submittal Requirements:**

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

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

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

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

5.12.3 TEMPORARY USES LIMITED TO SPECIFIC DISTRICTS

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

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

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

5.12.4 TEMPORARY USES WITH SPECIFIC REQUIREMENTS

G. Turkey Shoots.

1. No turkey shoot shall be located within 2,640 feet (½ mile) of any Residential use, Educational/Institutional use, or Place of Assembly, except for those properties where such uses are on the same property as the turkey shoot.
2. The property where the turkey shoot is to be located must be fenced, posted, or otherwise restricted so that access to the site is controlled to ensure the safety of contestants, spectators and the public at large.
3. Turkey shoots shall be oriented away from inhabited areas.
4. The equivalent of two (2) off-street parking spaces per firing point must be provided.
5. The hours of operation for a turkey shoot shall be limited to the following days and times:
 - a. Friday and Saturday: The hours between 7:00 a.m. and 7:00 p.m.
 - b. Sunday: The hours between 2:00 p.m. and 7:00 p.m.
 - c. Thanksgiving Thursday: The hours between 2:00 p.m. and 7:00 p.m.
6. The applicant shall notify by registered mail all adjacent property owners of the proposed temporary use at least 30 days in advance of the dates the use shall be operated. Evidence to sufficiently demonstrate that the applicant has complied with this notice provision shall be provided to Lancaster County prior to issuance of the Temporary Use Permit.

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2021-0097 - Manufactured Housing

Contact Person / Sponsor: Robert Tefft, Senior Planner

Department: Planning

Date Requested to be on Agenda: 2/4/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/2/2021	Planning Staff Report
Ex 1: Text Amendment	2/2/2021	Exhibit

PROPOSAL: Amend Unified Development Ordinance Section 2.5.3, Use Table, to allow for the Manufactured Housing use in the Rural Neighborhood (RN) District.

APPLICABLE CHAPTER(S): Chapter 2

APPLICANT: Lancaster County

STAFF CONTACT:

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

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

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
A. RESIDENTIAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Dwelling – Single Family	P	P	P		P	P	P	P									P		P	P		
Dwelling – Two Family							PR	PR										PR				5.2.1
Dwelling – Three Family, Four Family								PR														5.2.3
Dwelling – Townhome								P									P	P	P	P	P	
Dwelling – Multifamily											PR							PR	PR	PR		5.2.2
Dwelling – Accessory	PR	PR	PR		PR	PR	PR										PR	PR				5.2.3
Halfway House										SE		SE										5.2.4
Live-Work Units				PR				PR	PR										PR	PR	PR	5.2.5
Manufactured Housing	PR	PR	PR		PR																	5.2.6
Manufactured Home Park	SE				SE																	5.2.6
Residential/Family Care Home (5 or fewer residents)	P	P	P		P	P	P											P	P	P	P	
Residential Care Facilities (6 or more residents)				PR					PR	PR	PR	PR								PR	PR	5.2.7

Agenda Item Summary

Ordinance # / Resolution #: CP-2020-3057 Landsdown Corporation

Contact Person / Sponsor: Katie See/Senior Planner

Department: Planning

Date Requested to be on Agenda: 2/4/2021

Points to Consider:

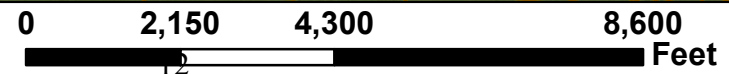
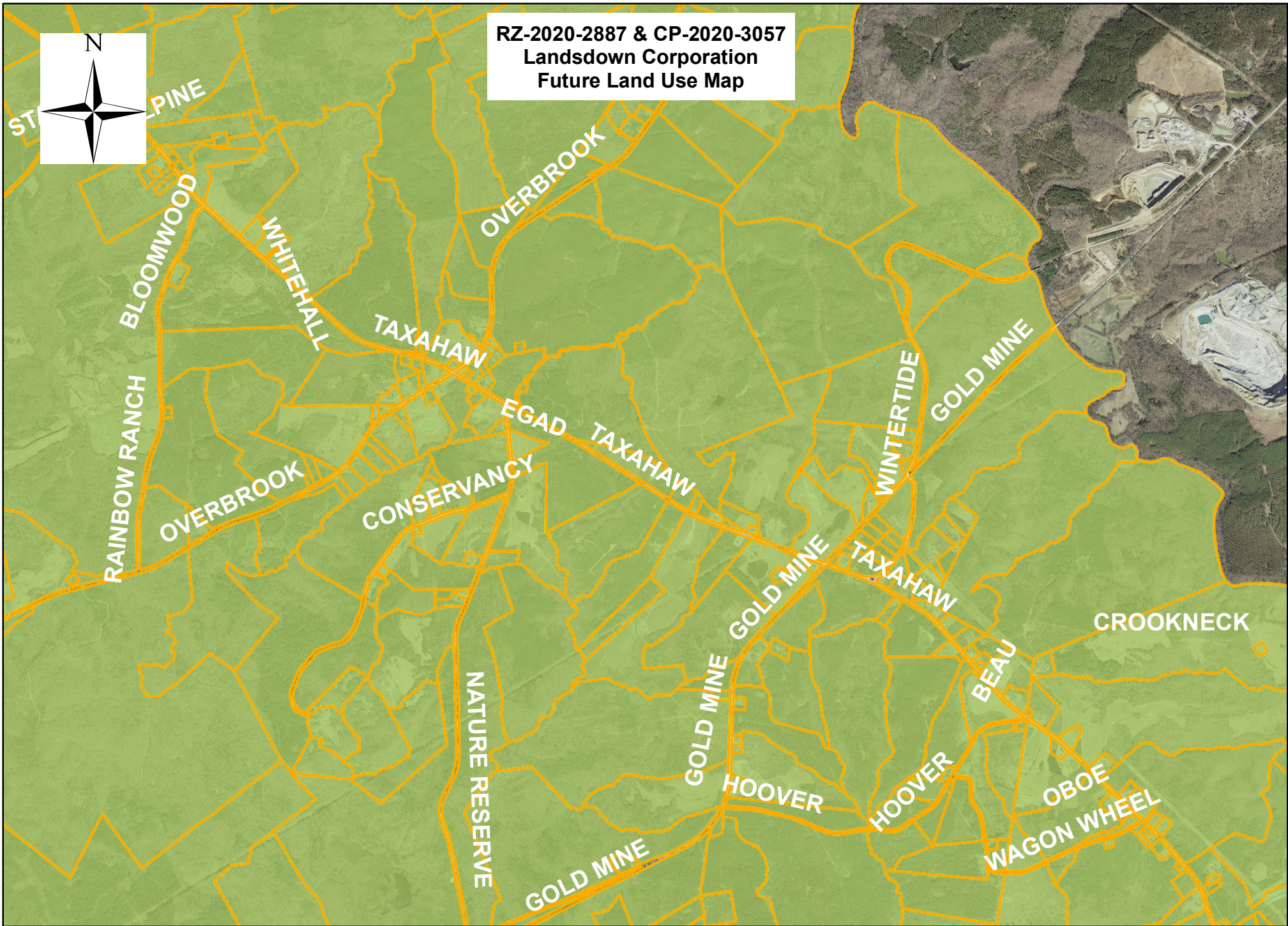
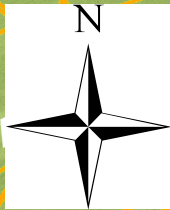
The purpose of this request is to permit a granite rock quarry.

The purpose of this request is to be consistent with the applicant's rezoning request, RZ-2020-2887.

ATTACHMENTS:

Description	Upload Date	Type
Future Land Use Map	2/2/2021	Exhibit
Typical Quarry Operations	2/3/2021	Exhibit

**RZ-2020-2887 & CP-2020-3057
Landsdown Corporation
Future Land Use Map**



Kennedy
Consulting KCS Services, LLC

*P.O. Box 364
Irmo, SC 29063
Tel. 803.399.1133*

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Lexington, SC 29072
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craigkennedy.KCS@gmail.com

December 21, 2020

Ms. Katie See, Senior Planner
Lancaster County Planning Department
P.O. Box 1809
Lancaster, SC 29720

RE: Granite Quarry Operations Description

Dear Ms. See:

As requested, please find attached a description of typical quarry operations. Please feel free to contact me if you have any questions.

Sincerely,



Craig Kennedy, PG
KCS Principal

cc Vince LaBerarbera

Typical Quarry Operations for South Carolina

Granite is an igneous rock emplaced in the earth's crust by the upwelling of molten rock that solidifies below earth's surface. Through geologic time erosion has exposed or lessened the amount of rock strata overlying the granite. Geologically, granite and other hard rocks (i.e., gneiss, gabbro, etc.), are located in the Piedmont of South Carolina. Granite being a very durable rock makes excellent aggregate that is widely used in the construction industry. Definition - *Aggregate - any of several hard inert materials (such as sand, gravel, or crushed stone) used for mixing with a cementing material to form concrete, mortar, or plaster.*

There are 33 quarries located in the Piedmont of South Carolina producing crushed stone aggregate. Aggregate is used in concrete and asphalt products. It is a low value - high volume commodity whose price to the consumer is greatly affected by transportation cost. After transporting crushed stone aggregate approximately 20 - 40 miles by truck, the cost of transportation can exceed the value of the crushed stone. Consequently, a network of efficient aggregate producers is important to South Carolina's economy through maintaining reasonable transportation costs and competition amongst producers.

In general terms, operating a granite quarry involves mining the granite by exposing the granite for access then using explosives to fragment the stone. The blasted stone is loaded onto haul trucks to carry to the processing plant where the stone is crushed to smaller sizes needed by the construction industry and stockpiled. Consumers pick up the stockpiled stone in typical 15-to-25-ton highway trucks to transport to construction sites.

Initial step for operating a granite quarry is property acquisition. A granite resource of sufficient quantity, quality, without excessive overburden (earthen material overlying the granite) and close to markets must first be located. After the geologic investigations are completed and property determined to have sufficient resources, local zoning and environmental permits must be applied for and received before mining operations can begin.

Mining the granite begins with removing (i.e., "stripping") the overburden to expose the granite. The overburden in South Carolina typically consists of sand from the Coastal Plain sediments and residuum ("saprolite") of decomposed granite that is mostly clay and sand particles. The initial overburden stripping may be 10 – 20 acres in area. Additional overburden stripping will occur periodically as mining advances. The overburden is mostly non-commercial product, but is used on-site to construct perimeter earthen berms, mine roads and sediment control dams. The berms are sloped and revegetated and provides a noise and visual barrier. Occasionally, overburden can be sold to contractors for use as "fill material" for outside construction projects.

Once the overburden is stripped from an area, holes are drilled into the granite in a pattern over a small area. These drill holes are loaded with an explosive agent, typically ANFO or a derivative of ANFO. (ANFO is a mixture of ammonium nitrate, which is the primary constituent of fertilizer, and fuel oil. Typically, ANFO is not stored at the quarry sites in South Carolina, but is trucked to the quarry on the day blasting is scheduled.) All the explosives are not detonated at the same instant. Instead, each hole is

detonated separately (at least by 8 milliseconds between each detonation) to create a series of smaller explosions rather than one large explosion. This sequential detonation provides better rock breakage, better control of the “muck” pile (fragmented stone pile from the blast), creates less ground vibration in the surrounding area, and less air blast. The typical blast at a quarry in South Carolina is less than 1 second in length.

Blasting operations at quarries are regulated by several agencies. The SC Fire Marshall’s office licenses blasters. All blasting operations at a rock quarry must be under the direction of a licensed blaster. SCDHEC has set limits on permissible levels of ground vibration from blasting to protect buildings (i.e., house, barn, commercial building, etc.) from damage. The limit is based upon blasting research conducted by the US Bureau of Mines. Their research determined the parameter for measuring ground vibration and intensity of vibration that correlates to predicting damage to residential structures. SCDHEC has seismographs to monitor blasting at quarries to ensure compliance with the 1.0 inch/sec ground vibration limit.

The blasted rock from the muck pile is transported by truck to the process plant. The typical process plant has rock crushers to reduce the size of the stone; screens to size the stone for marketable products and conveyors to move the stone throughout the plant and into stockpiles. Throughout the process plant, water sprays are located at all crushers, screens and transfer points to prevent fugitive dust. SCDHEC through the Air Construction Permit sets limits on dust particulates levels that can emanate from the site. These limits are set to be protective of human health and safety. Water trucks also spray water on haul roads to prevent fugitive dust from truck movement throughout the quarry.

No chemicals are used to mine and process the granite. The crushed granite is washed with water to produce a clean stone that is necessary for specific construction applications. The main concern for water pollution is sediment. The sediment can originate from the plant in discharged process water or in stormwater. Stormwater runoff is managed using appropriate means such as directing to the pit to be held and treated, use of silt fencing and other appropriate best management practices, and directing to engineer designed sediment control basins. Vegetation is established on barren soil as soon as feasible to stabilize the soil to prevent erosion and sediment laden runoff. Additionally, buffers of undisturbed land are established around the perimeter of the property and near streams to protect existing surface water. Such buffers also serve as visual screens and noise buffers. Any water discharged from the site containing groundwater or process water must be routed through a NPDES permitted outfall where the discharged water is sampled, analyzed and results reported to SCDHEC. The NPDES sets water quality standards, primarily Total Suspended Solids (TSS) and pH. The water quality standards are set to be protective of human health and safety and aquatic life.

Granite resources in South Carolina extends hundreds or thousands of feet deep. Quarries typically are mining 200 to 300 feet deep, but some quarries mine deeper. As a quarry mines below the water table, groundwater seeps into the pit from the overlying overburden and natural fractures in the granite. The groundwater is collected in the pit and becomes a source of water for use in dust suppression and washing the stone in the process plant. Groundwater drawdown due to mining into the water table is typically limited to hundreds of feet from the edge of the pit due because of the groundwater flow paths in granite. The flow of groundwater in granite is through natural fractures. The ability of these fractures to transmit

groundwater flow is typically relatively low, as compared to sand and limestone type aquifers, and this ability to transmit groundwater diminishes with depth because the increasing weight of the overlying rocks reduces the space within these fractures.

The mine operating permit from SCDHEC typically requires groundwater monitoring wells at the perimeter of the mine property to observe and track any groundwater drawdown. The data from the monitoring wells are used to determine if a well has been impacted by a mine or if a well may be potentially impacted. Furthermore, if a mine is determined by SCDHEC to have adversely impacted a domestic or industrial well, SCDHEC requires the mine operator to replace or repair the impacted well.

SCDHEC pursuant to the SC Mining Act and regulations requires protection for the public and natural, cultural and historic resources from adverse impacts from mining operations. Natural and cultural resources (i.e., wetlands, endangered species, archaeological artifacts, etc.) are identified and protections established through the permitting process and resulting mine operating permit requirements. Natural resources continued to be protected from post mining conditions through mine reclamation practices. All mining operations are required to be reclaimed and meet minimum standards for post mine land uses, sloping, vegetation establishment, providing for public safety, and water quality.

The pit area at a quarry is typically reclaimed as a lake. The overburden at the pit edges is sloped to a 3:1 grade and vegetated with grasses. Depending on depth to groundwater and surrounding topography the ultimate pool level may be below top of rock. A safety fence around the pit perimeter is installed. Equipment and stone stockpiles are removed and site regraded and revegetated in the process plant area. Some facilities, i.e., shop and office buildings and roads may be left if there are post mining uses for such facilities.

Reclamation is an ongoing process. As an area is closed, reclamation should begin where feasible. Earthen berms and overburden storage areas at quarries can be reclaimed once construction is completed. Berms and overburden areas are graded to no steeper than an overall 3:1 slope and revegetated typically with grass. Final reclamation requires 75% coverage by a perennial grass variety with no active erosion. Sediment basins can be removed (dam graded down and area revegetated) or left as a functioning pond if it complies with minimum standards. Reclamation of the pit and process areas typically cannot be reclaimed until the end of mining. Once all the reclamation is completed, monitored, and finally accepted as meeting reclamation standards (e.g., vegetation established and self-sustaining with no erosion, pond depth and water quality acceptable, safety measures in place), SCDHEC can return the reclamation bond to the mine operator and the mine operator is relieved of any further reclamation responsibilities.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2020-2887 Primo Holdings, LLC

Contact Person / Sponsor: Katie See/Senior Planner

Department: Planning

Date Requested to be on Agenda: 2/4/2021

Points to Consider:

The purpose of this request is to permit a granite rock quarry.

See also CP-2020-3057.

ATTACHMENTS:

Description	Upload Date	Type
Zoning & Location Map	2/2/2021	Exhibit

RZ-2020-2887 & CP-2020-3057
Landsdown Corporation
Location & Zoning Map

