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

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

January 25, 2021 | **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 Terry Graham**
4. **Approval of the Agenda**

   [deletion and additions of non-substantive matter]
5. **Special Presentations**

   a. Recognition of Lancaster County Sheriff's Department Investigator Preston Simpson for being named Officer of the Year by the South Carolina Law Enforcement Officers' Association - Presented by Chairman Steve Harper and Sheriff Barry Faile

   b. Recognition of the Lancaster County Sheriff's Office for winning the Santee Cooper Excellence in Law Enforcement Award presented by the South Carolina Law Enforcement Officers' Association - Chairman Steve Harper
6. **Citizens Comments**

   [While in-person Citizens Comments are not currently suspended, due to public health and safety considerations and the need for continued social distancing, the County is strongly encouraging citizen input and comments be submitted in writing prior to the meeting. 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.]
7. **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 4, 2021 County Council Special Meeting

b. Approval of Minutes from the January 11, 2021 County Council Regular Meeting

c. 2nd Reading of Ordinance 2021-1704 regarding Adopting Amendments to Elements of the Comprehensive Plan by Adoption of the Southern Panhandle Small Area Plan

Ordinance Title: An Ordinance By Lancaster County Adopting Amendments To Elements Of The Comprehensive Plan For Lancaster County, South Carolina, By Adoption Of The Southern Panhandle Small Area Plan ***- Planning Commission recommended approval by unanimous vote. Passed 6-0 at the January 11, 2021 County Council Meeting (Larry Honeycutt absent). - Katie See***

d. 2nd Reading of Ordinance 2021-1712 regarding Conveyance of Surplus Property on Happy Trail

Ordinance Title: An Ordinance Authorizing Lancaster County To Sell And Convey County Owned Property Located On Happy Trail And Containing 4.57 Acres, More Or Less, By Private Sale, Being Shown On The Lancaster County Tax Maps As Parcel Number 0071-00-038.03 ***- Passed 6-0 at the January 11, 2021 County Council Meeting (Larry Honeycutt absent). - Steve Willis/John DuBose***

e. 2nd Reading of Ordinance 2021-1713 regarding Authorizing the Execution and Delivery of a Special Source Revenue Credit Agreement with Project Smith

Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Among Lancaster County, ####, Inc., And @@@@, LLC, (Project Smith) Providing For Special Source Revenue Credits; And To Express The Intention Of Council To Provide Monies To The Economic Development Fund. ***- Passed 6-0 at the January 11, 2021 County Council Meeting (Larry Honeycutt absent). - Jamie Gilbert***

8. <u>Non-Consent Agenda</u>

a. Resolution 1133-R2021 regarding Authorization to Initiate the Filling of Three New Positions

Resolution Title: A Resolution To Authorize Initiating The Hiring Process For Certain Positions In Certain Departments Pending A Budget Amendment And Allowing Actions To Be Taken By Applicable County Staff. ***- Steve Willis***

b. Resolution 1134-R2021 Updating the Continuity of County Government Plan

Resolution Title: A Resolution Updating the Continuity of County Government Plan as Last Amended by Resolution 1045-R2019 ***- Steve Willis/Darren Player***

c. Resolution 1135-R2021 regarding Amending the County Council Meeting Calendar for Council Committees

Resolution Title: A Resolution To Amend The Calendar Year 2021 County Council Committee Meeting Calendar. ***- Steve Willis***

d. Resolution 1136-R2021 regarding Giving Preliminary Approval to Issue Walnut Creek Improvement District Assessment Revenue Bonds, Series 2021A-3

Resolution Title: A Resolution Giving Preliminary Approval To Issue Not Exceeding $4,620,000 Principal Amount Walnut Creek Improvement District Assessment Revenue Bonds, Series 2021A-3; To Approve The Execution And Delivery Of A Proposal In Connection Therewith; And To Provide For Other Matters Related Thereto. ***- Steve Willis/John DuBose***

e. Public Hearing and Resolution 1137-R2021 regarding Approval of a Master Development Plan Submission for a Proposed Apartment Development Known as "The Lodges At Indian Land"

Resolution Title: A Resolution To Approve The Master Development Plan Submission Of NWR Development LLC, For A Proposed 217-Unit Apartment Development Known As “The Lodges At Indian Land” And Located On Approximately 38.88 Acres, More Or Less, Currently Zoned Mixed Use District (MX) And Located On The North Side Of Fort Mill Highway, Approximately 225 Feet East Of Rosemont Drive. ***- Planning Department Case Number: MX-020-2051. Planning Commission recommended approval by a vote of 7-0. - Robert Tefft***

f. 2nd Reading of Ordinance 2021-1699 regarding the Potential Transfer of County Property to the Council on Aging

Ordinance Title: An Ordinance To Approve The Sale Of Six (6) Acres Of Land To The Lancaster County Council On Aging, Said Parcel Being Located In The City Of Lancaster, With A Tax Parcel Number Of 0082C-0A-001.06, And To Authorize County Officials To Take Such Actions As Necessary To Effectuate The Purposes Of This Ordinance. ***- Passed 6-0 at the January 11, 2021 County Council Meeting (Larry Honeycutt absent). - Steve Willis***

g. 2nd Reading of Ordinance 2021-1700 regarding Rezoning Property Located at 7907 Henry Harris Road (Applicant Ryan Urban)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 19.88 Acre Tract Of Property (TMS # 0014-00-034.15), Owned By Ryan Urban, And Located At 7907 Henry Harris Road, Lancaster, South Carolina, From LDR, Low Density Residential District, To RN, Rural Neighborhood District. ***- Planning Department Case Number: RZ-020-2206. Planning Commission recommended approval by unanimous vote. Passed 6-0 at the January 11, 2021 County Council Meeting (Larry Honeycutt absent). - Katie See***

h. Public Hearing and 1st Reading of Ordinance 2021-1706 regarding Rezoning Property Owned by Billie Coker From MDR to RR

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 2.25 Acre Tract Of Property (TMS # 0082-00-020.00), Owned By Billie Coker, And Located On The South Side Of Mahaffey Line Drive, Across From The Intersection With Memorial Drive, Lancaster, South Carolina, From MDR, Medium Density Residential District, To RR, Rural Residential District. ***- Planning Department Case Number: RZ-020-2602. Planning Commission recommended approval by a vote of 6-1. - Katie See***

9. Discussion and Action Items

a. Appointments by the Council Chair - Steve Harper

- Catawba Regional Council of Governments Board - 2 members
- Rock Hill Fort Mill Area Transportation Study (RFATS) Board - 1 member

b. Discussion of Edgewater Area in Default - Steve Willis

c. Request to Utilize Construction Manager At Risk Method for Detention Center/ Magistrates Court Complex - Steve Willis

10. Status of items tabled, recommitted, deferred or held

11. Miscellaneous Reports and Correspondence

12. Citizens Comments

[If Council delays until end of meeting]

13. Executive Session

a. Three Items (AFTER EXECUTIVE SESSION, COUNCIL MEMBERS MAY MAKE MOTIONS IN OPEN SESSION):

1. ***Economic Development Discussions: Project King and Project Creamsicle. SC Code 30-4-70(a)(5).***
2. ***One Legal Briefing regarding a Pending Litigation Matter. SC Code 30-4-70(a)(2).***
3. ***Discussion of a Contractual Matter. SC Code 30-4-70(a)(2).***

14. 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://www.youtube.com/channel/UCgSlMrcYjcYcu1m-e6TV54w

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson / Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 1/25/2021

Issue for Consideration:
Approve or amend the minutes from the January 4, 2021 County Council special meeting.

Points to Consider:
The draft minutes from the January 4, 2021 County Council special meeting are attached for Council's review and consideration.

Funding and Liability Factors:
N/A

Council Options:
Council can approve or amend the minutes.

Recommendation:
Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 1-4-2021 County Council Special Meeting	1/13/2021	Backup Material

Council Members
District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller
District 4: Larry Honeycutt
District 5: Steve Harper
District 6: Allen Blackmon
District 7: Brian Carnes

Lancaster County
South Carolina

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

January 4, 2021 | **6:00 PM** | **101 North Main Street, Lancaster, SC 29720**

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

SPECIAL MEETING MINUTES

DRAFT

Council Members present: Allen Blackmon, Brian Carnes, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff and Billy Mosteller.

Council Members absent: None.

Staff Members/Others present: Steve Willis, County Administrator; Kim Belk, Interim Deputy County Administrator/Budget Director; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; Rox Burhans, Development Services Director; Clay Catoe, EMS Director; various Department Heads; 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.

Call to Order Special Meeting - County Administrator Steve Willis

Steve Willis called the special meeting of County Council to order at approximately 6:00 p.m.

Welcome and Recognition - County Administrator Steve Willis

Steve Willis welcomed everyone to the meeting and recognized several special guests: (1) State Representative Sandy McGarry; (2) Clerk of Court Jeff Hammond; and (3) Planning Commission Chairman Charles Deese.

Pledge of Allegiance and Invocation - Council Member Charlene McGriff

Charlene McGriff led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Charlene McGriff moved to approve the agenda. Seconded by Larry Honeycutt. Motion Passed 7-0.

Citizens Comments

The following citizens signed up for and spoke during Citizens Comments: None.

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

Discussion and Action Items

Administer Oath of Office - Clerk of Court Jeff Hammond

Jeff Hammond, Clerk of Court, administered the Oath of Office to the following elected officials: Terry Graham, Billy Mosteller, Steve Harper and Brian Carnes.

Election of Officers - County Attorney John DuBose

Steve Willis recognized County Attorney, John DuBose, who presided over the election of officers. He noted that the officers will serve for the next two years.

John DuBose opened the floor for nominations for County Council Chair. Brian Carnes nominated Steve Harper for Chair. Seconded by Billy Mosteller. As there were no further nominations forthcoming, John DuBose closed the nominations for Chair. There was no further discussion by Council. Motion to nominate Steve Harper as Chair Passed 7-0.

John DuBose opened the floor for nominations for County Council Vice-Chair. Allen Blackmon nominated Brian Carnes for Vice-Chair. Seconded by Billy Mosteller. As there were no further nominations forthcoming, John DuBose closed the nominations for Vice-Chair. There was no further discussion by Council. Motion to nominate Brian Carnes as Vice-Chair Passed 7-0.

John DuBose opened the floor for nominations for County Council Secretary. Larry Honeycutt nominated Billy Mosteller for Secretary. Seconded by Charlene McGriff. As there were no further nominations forthcoming, John DuBose closed the nominations for Secretary. There was no further discussion by Council. Motion to nominate Billy Mosteller as Secretary Passed 7-0.

Appointment of Staff

Charlene McGriff moved to appoint Sherrie Simpson as the Clerk to Council and Chelsea Gardner as the Deputy Clerk to Council. Seconded by Allen Blackmon. Motion Passed 7-0.

Adjournment

Larry Honeycutt moved to adjourn the special meeting. Seconded by Terry Graham. Motion to adjourn Passed 7-0. There being no further business, the special meeting of Council adjourned at approximately 6:10 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: 1/25/2021

Issue for Consideration:
Approve or amend the minutes from the January 11, 2021 County Council regular meeting.

Points to Consider:
The draft minutes from the January 11, 2021 County Council regular meeting are attached for Council's review and consideration.

Funding and Liability Factors:
N/A

Council Options:
Council can approve or amend the minutes.

Recommendation:
Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 1-11-2021 County Council Regular Meeting	1/21/2021	Backup Material

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

Lancaster County
South Carolina

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

January 11, 2021 | **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

DRAFT

Council Members present: Allen Blackmon *(via Conference Call)*, Brian Carnes, Terry Graham, Steve Harper, Charlene McGriff and Billy Mosteller.

Council Members absent: Larry Honeycutt.

Staff Members/Others present: Steve Willis, County Administrator; Kim Belk, Interim Deputy County Administrator/Budget Director; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; Veronica Thompson, Chief Financial Officer; Rox Burhans, Development Services Director; Cathy McDaniel, Procurement Director; Kelvin Alexander, Project Manager; Katie See, Senior Planner; Jamie Gilbert, Economic Development Director; various Department Heads; various staff; 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.

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. He noted that Larry Honeycutt would be absent from the meeting.

Pledge of Allegiance and Invocation - Council Member Brian Carnes

Brian Carnes led the Pledge of Allegiance to the American Flag and delivered the Invocation.

The Clerk to Council informed Council that Allen Blackmon would be joining the meeting via Conference Call. It was agreed that the Council Members attending the meeting in person *(Carnes, Graham, Harper, McGriff and Mosteller)* would vote by a show of hands and that the Council Member attending the meeting via Conference

Call *(Blackmon)* would cast his vote by a voice vote each time a vote occurred during the meeting.

Approval of the Agenda

Charlene McGriff moved to approve the agenda. Seconded by Brian Carnes.

Steve Willis requested that the agenda be amended as follows: (1) move **Item 8g. (1st Reading of Ordinance 2021-1713)** ahead of **Item 8a.** *[so that **Item 8g.** would be heard first on the Non-Consent Agenda]*; and (2) remove Economic Development Items Project King and Project Creamsicle from Executive Session. Terry Graham made the motion to amend the agenda as requested. Seconded by Charlene McGriff. Motion Passed 6-0.; Absent: Honeycutt

The motion to approve the agenda as amended Passed 6-0.; Absent: Honeycutt

Special Presentations

Katey Powell, Health and Wellness Commission Member, and Bekah Clawson, Executive Director for HOPE, provided a power point presentation regarding Food Share and the Commission's work regarding this program. Their power point presentation is attached as Schedule A to the written minutes in the Clerk to Council's office. They also provided a handout regarding Food Share and that handout is attached as Schedule B to the written minutes in the Clerk to Council's office.

Cathy McDaniel provided Council with an update on the renovations to the three branches of the Public Library System, which are detailed in the Construction Project Status Update included in the agenda packet.

Kelvin Alexander provided an update for Council on the renovations and/or construction for the following projects: (1) EMS Headquarters (HQ); (2) Heath Springs and Indian Land Soccer fields; (3) Springs Park Boat Landing; (4) Indian Land Recreation Center; and (5) Department of Social Services Building. The updates are detailed in the Construction Project Status Update included in the agenda packet. Kelvin Alexander explained that the General Contractor for the EMS Headquarters building was Simon and Watson.

DRAFT

Citizens Comments

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

1. Mandy Powers Norrell, Lancaster, SC, stated that she was representing Belk and that, in regards to the Small Area Plan, they would like to have maximum flexibility regarding their property.
2. Pam Helms, Indian Land, SC, spoke regarding Ordinance 2021-1700 as it related to problems with a shared driveway for her home and the equestrian center. She requested that the equestrian center have their own access.

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

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Item **7a.** and **7b.** *[as listed in the Agenda packet, which are the same as Item **a.** and Item **b.** listed below]*. Seconded by Terry Graham. Motion Passed 6-0.; Absent: Honeycutt

a. **Approval of Minutes from the December 14, 2020 County Council Regular Meeting**

b. Approval of Minutes from the December 30, 2020 County Council Special Meeting

Non-Consent Agenda

1st Reading of Ordinance 2021-1713 regarding Authorizing the Execution and Delivery of a Special Source Revenue Credit Agreement with Project Smith

Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Among Lancaster County, ####, Inc., And @@@@, LLC, (Project Smith) Providing For Special Source Revenue Credits; And To Express The Intention Of Council To Provide Monies To The Economic Development Fund.

Brian Carnes moved to approve the 1st Reading of Ordinance 2021-1713. Seconded by Charlene McGriff. Motion Passed 6-0.; Absent: Honeycutt

Resolution 1131-R2021 regarding Supporting Prescribed Burns

Resolution Title: A Resolution To Support Prescribed Burns.

Terry Graham moved to approve Resolution 1131-R2021. Seconded by Billy Mosteller. Motion Passed 6-0.; Absent: Honeycutt

Resolution 1132-R2021 regarding the Planned Recreational Facilities at the Van Wyck Community Center

Resolution Title: To Accommodate The Desire Of The Town Of Van Wyck To Proceed With The Construction Of A Town Park And Be Reimbursed Once Proceeds From Capital Project Sales Tax Number Three Are Available

Terry Graham moved to approve Resolution 1132-R2021. Seconded by Charlene McGriff. Motion Passed 6-0.; Absent: Honeycutt

Public Hearing and 1st Reading of Ordinance 2021-1700 regarding Rezoning Property Located at 7907 Henry Harris Road (Applicant Ryan Urban)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 19.88 Acre Tract Of Property (TMS # 0014-00-034.15), Owned By Ryan Urban, And Located At 7907 Henry Harris Road, Lancaster, South Carolina, From LDR, Low Density Residential District, To RN, Rural Neighborhood District.

Steve Willis noted, for the record, that no one signed up to speak at the Public Hearings for Ordinances 2021-1700 and 2021-1704.

Staff provided a report in regards to Ordinance 2021-1700, which is detailed in the Agenda Item Summary in the agenda packet. Council and staff discussed the shared driveway and easement for the property.

Dan Ballou, Rock Hill, SC, stated that he represented the applicant, Ryan Urban, who was requesting that the property be rezoned. Mr. Ballou provided a history of the property's zoning and explained that in 1997, a written access easement agreement had been recorded for the property. He further explained that the property had been caught up in the rezoning transition to the new Unified Development Ordinance (UDO). He further explained that the access issue is a private issue between the property owners. He explained that the property owner wanted to restore the property's existing zoning prior to the UDO.

Council and staff discussed the width and length of the shared driveway access, the UDO requirements for a driveway for a business and whether the property owner could potentially have another entrance to the property. Rox Burhans stated that staff would obtain the width of the shared driveway and any UDO width requirements for the driveway for informational purposes prior to the 2nd reading of the Ordinance.

Steve Harper opened the Public Hearing for Ordinance 2021-1700 at approximately 7:12 p.m.
There were approximately 7 citizens in attendance during the Public Hearing for this Ordinance.

DRAFT

The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for this Ordinance: None.
Steve Harper closed the Public Hearing at approximately 7:12 p.m.

Terry Graham moved to approve the 1st Reading of Ordinance 2021-1700. Seconded by Allen Blackmon. Motion Passed 6-0.; Absent: Honeycutt

Council asked that the Ordinance stay on the Non-Consent agenda for the next Council meeting.

Public Hearing and 1st Reading of Ordinance 2021-1704 regarding Adopting Amendments to Elements of the Comprehensive Plan by Adoption of the Southern Panhandle Small Area Plan

Ordinance Title: An Ordinance By Lancaster County Adopting Amendments To Elements Of The Comprehensive Plan For Lancaster County, South Carolina, By Adoption Of The Southern Panhandle Small Area Plan

Katie See provided an overview of the Small Area Plan, which was included in the agenda packet. She provided and reviewed a map entitled "Southern Panhandle Small Area Plan Recommended Land Use," which is attached as Schedule C to the written minutes in the Clerk to Council's office.

Steve Harper opened the Public Hearing for Ordinance 2021-1704 at approximately 7:36 p.m.
There were approximately 3 citizens in attendance during the Public Hearing for this Ordinance.
The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for this Ordinance: None.
Steve Harper closed the Public Hearing at approximately 7:36 p.m.

Terry Graham moved to approve the 1st Reading of Ordinance 2021-1704. Seconded by Brian Carnes. Motion Passed 6-0.; Absent: Honeycutt

1st Reading of Ordinance 2021-1699 regarding the Potential Transfer of County Property to the Council on Aging

Ordinance Title: An Ordinance To Approve The Sale Of Six (6) Acres Of Land To The Lancaster County Council On Aging, Said Parcel Being Located In The City Of Lancaster, With A Tax Parcel Number Of 0082C-0A-001.06, And To Authorize County Officials To Take Such Actions As Necessary To Effectuate The Purposes Of This Ordinance.

Brian Carnes moved to approve the 1st Reading of Ordinance 2021-1699. Seconded by Billy Mosteller.

Steve Harper asked that there be more specific wording spelling out the days and hours of use for each agency, which John DuBose explained would be addressed by a separate Memorandum of Understanding that should be available before 3rd Reading of the Ordinance. Steve Harper also asked for site plans before 3rd Reading of the Ordinance due to the topographical challenges with creating a parking lot on that property. Council and staff also discussed the reversion clause in the Ordinance.

Brian Carnes moved to amend the deed that is attached to Ordinance 2021-1699 to correct typos and scrivener errors identified after finalization of the agenda and that the deed be amended in the form of the corrective deed provided to County Council by the County Attorney *[which is attached as Schedule D to the written minutes in the Clerk to Council's office].* Seconded by Charlene McGriff. Motion Passed 6-0.; Absent: Honeycutt

The motion to approve the 1st Reading of Ordinance 2021-1699 as amended Passed 6-0.; Absent: Honeycutt

Steve Harper requested that this Ordinance be kept on the Non-Consent agenda for the next Council meeting.

1st Reading of Ordinance 2021-1712 regarding Conveyance of Surplus Property on Happy Trail

Ordinance Title: An Ordinance Authorizing Lancaster County To Sell And Convey County Owned Property

DRAFT

Located On Happy Trail And Containing 4.57 Acres, More Or Less, By Private Sale, Being Shown On The Lancaster County Tax Maps As Parcel Number 0071-00-038.03

Charlene McGriff moved to approve the 1st Reading of Ordinance 2021-1712. Seconded by Brian Carnes. Motion Passed 6-0.; Absent: Honeycutt

Discussion and Action Items

Salary Adjustment for Chief Magistrate - Steve Willis

Charlene McGriff moved that the County Administrator, County Human Resources Director, and such other County staff as may be necessary are authorized to adjust the salary for the Chief Magistrate to $85,743 effective the first pay period in January. Seconded by Brian Carnes. Motion Passed 6-0.; Absent: Honeycutt

Information Only for a South Carolina Public Safety Grant for Sheriff's Office - Steve Willis/Sheriff Barry Faile

Steve Willis explained that the Sheriff's Department received a grant for personal protective equipment and disinfecting equipment. He noted that this item was for information only for Council.

Request for Committee of the Whole Meetings - Steve Willis

Steve Willis requested that Council have a six month trial period to hold monthly Committee of the Whole meetings rather than individual Committee meetings. He explained that Development Agreements will be discussed at these meetings. Council agreed to the six month trial period and requested that the meetings last no more than two hours. They also requested that the Clerk to Council poll the members regarding the date and time for the meetings and that then a Resolution providing the meeting dates be presented at the next Council meeting.

DRAFT

Status of items tabled, recommitted, deferred or held

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

Miscellaneous Reports and Correspondence

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

Citizens Comments

All citizens were heard during Citizens Comments held at the beginning of the Council meeting.

Executive Session

Three Items:

1. ***Economic Development Discussions: Project King and Project Creamsicle. SC Code 30-4-70(a)(5).***
2. ***One Legal Briefing regarding a Contractual Matter: SC Code 30-4-70(a)(2).***

Charlene McGriff moved to go into Executive Session. Seconded by Brian Carnes. Motion Passed 6-0.; Absent: Honeycutt. At approximately 8:14 p.m., Council went into Executive Session to discuss the following item: (1) one legal briefing regarding a contractual matter pursuant to SC Code 30-4-70(a)(2). The Economic Development matters were removed from Executive Session during the Approval of the Agenda.

Council came out of Executive Session and Steve Harper called the Council meeting back to order at approximately 8:28 p.m. Charlene McGriff moved to come out of Executive Session. Seconded by Billy Mosteller. Motion Passed 6-0.; Absent: Honeycutt.

Upon returning to open session, John DuBose noted, for the record, that during Executive Session, Council had one legal briefing on a contractual matter. He explained that during Executive Session, no decisions were made and no votes were taken.

Brian Carnes moved, per the discussion held in Executive Session, to authorize the County Administrator and County Attorney to move forward with the property acquisition. Seconded by Charlene McGriff. Motion Passed 6-0.; Absent: Honeycutt

Adjournment

Allen Blackmon moved to adjourn the regular meeting of Council. Seconded by Brian Carnes. Motion to Adjourn Passed 6-0.; Absent: Honeycutt. There being no further business, the Council meeting adjourned at approximately 8:30 p.m.

DRAFT

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1704
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 1/25/2021

Issue for Consideration:
Request to adopt the Southern Panhandle Small Area Plan.
In 2018 the County initiated the Southern Panhandle Small Area Plan, the purpose of which was to develop a vision for the planning area including future land use and transportation needs.
The planning area is generally located south of Highway 75/Waxhaw Highway, north of the intersection of Highway 5/US 521, east of Old Hickory Road and west of Union County, NC.

Points to Consider:

Funding and Liability Factors:
N/A

Council Options:
Approve or deny the Southern Panhandle Small Area Plan.

Recommendation:
At the November 17, 2020 Planning Commission meeting, the Commission voted unanimously to recommend approval of the Small Area Plan.

Staff recommends approval of the Small Area Plan.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1704	1/5/2021	Ordinance
Ex 1 to Ordinance 2021-1704	1/4/2021	Exhibit
Staff Report	11/10/2020	Planning Staff Report
Ex 1: Small Area Plan	11/10/2020	Exhibit

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2021-1704

AN ORDINANCE

BY LANCASTER COUNTY ADOPTING AMENDMENTS TO ELEMENTS OF THE COMPREHENSIVE PLAN FOR LANCASTER COUNTY, SOUTH CAROLINA, BY ADOPTION OF THE SOUTHERN PANHANDLE SMALL AREA PLAN

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

Section 1. Findings and Determinations.

The Council finds and determines that:

1) the General Assembly of South Carolina enacted in 1994 an amendment to the Code of Laws of South Carolina by adding Chapter 29 to Title 6, "South Carolina Local Government Comprehensive Planning Enabling Act of 1994" (the Planning Enabling Act), and repealing all previously enacted planning Acts and Codes; and

2) the Planning Enabling Act requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continued reevaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction; and

3) The planning process shall include the development of a Comprehensive Plan which shall consist of a population element, an economic element, a natural resource element, a cultural resource element, a community facilities elements, a housing element, and a land use element, a transportation element, and a priority investment element; and

4) Upon recommendation of the Lancaster County Planning Department the Lancaster County Planning Commission has undertaken the continued reevaluation and updating of said Comprehensive Plan; and

5) In 2018 the County initiated the Southern Panhandle Small Area Plan, the purpose of which was to develop a vision for a planning area generally located south of Highway 75/Waxhaw Highway, north of the intersection of Highway5/US521, east of Old Hickory Road, and west of Union County, NC, with the purpose of including future land use and transportation needs; and

6) On November 17, 2020, the Lancaster County Planning Commission recommended adoption by the Lancaster County Council of Southern Panhandle Small Area Plan amendment to the Comprehensive Plan for Lancaster County 2014-2024; and

7) Lancaster County Council held a public hearing on January 11, 2021, on the Comprehensive Plan amendments reflected on "Exhibit 1" attached hereto and incorporated herein by reference.

Section 2. Amendment of Ordinance 2014-1318

Ordinance 2014-1318 (Lancaster County Comprehensive Plan 2014-2024), is amended by the addition and inclusion of the Southern Panhandle Small Area Plan "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 supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

<signature page follows>

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	January 11, 2021
Public Hearing:	January 11, 2021
Second Reading:	January 25, 2021
Third Reading:	February 8, 2021

Approved as to form:

_____
John DuBose, County Attorney



LANCASTER COUNTY

SOUTH CAROLINA

DRAFT
9/25/20

ACKNOWLEDGMENTS

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Charlene McGriff, Vice-Chair, District 2
Billy Mosteller, District 3
Larry Honeycutt, District 4
Steve Harper, Chair, District 5
Allen Blackmon, District 6
Brian Carnes, District 7

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Eric Lengers, Property Owner
Hans L. Lengers, Property Owner
Barrie Marsh, Osceola United Methodist Church
Sandy Martin, Duke Energy
Joe McCain, Founders Federal Credit Union
Johnny Parker, Duke Energy
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Athena Rivera, Economic Development Board
Tim Thornton, Lancaster County Natural Gas Authority
Berma Tims, Resident/Business Owner
Stephen White, Lancaster County Water & Sewer District
Steve Willis, Lancaster County Administrator
Fred Witherspoon, Steele Hill AME Zion Church

Special thanks to the staff and members of Our Lady of Grace Catholic Church for hosting the Visioning Week event and Steering Committee Meetings. Thanks to Andrew Jackson State Park, the Town of Van Wyck, and Steele Hill AME Zion Church for also hosting Steering Committee meetings.

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INTRODUCTION & BACKGROUND

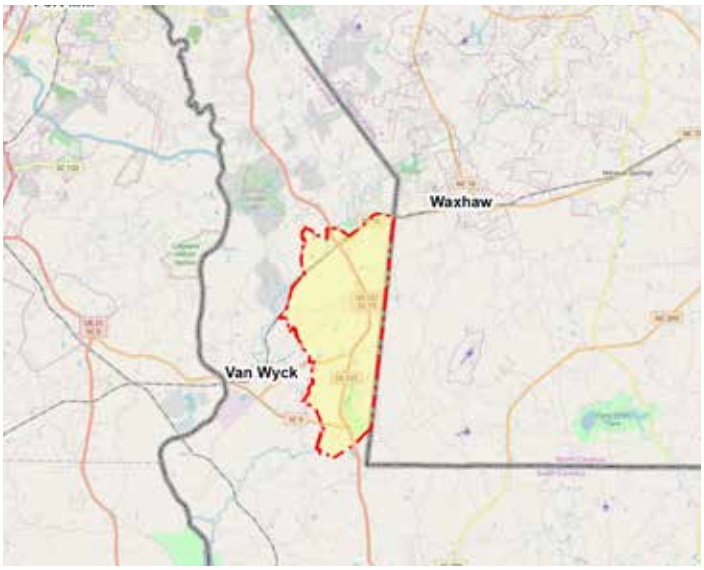


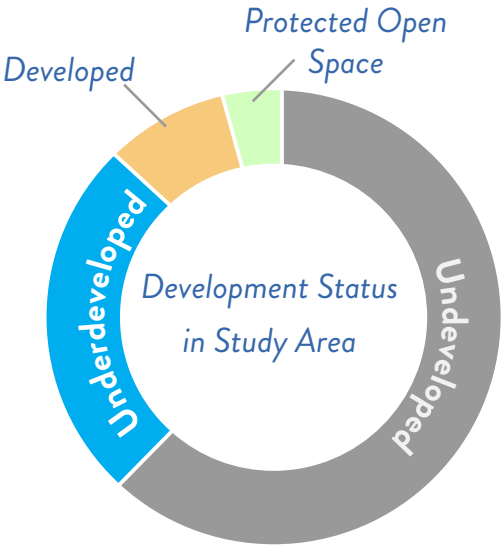
PROJECT OVERVIEW

The population of Lancaster County has grown by approximately 20% since the 2010 Census. Much of this growth has been in the Indian Land area, immediately north of the study area, but the areas of growth are expanding. In 2019, the County approved the Roselyn subdivision, an 1,850-home project on 1,800 acres—the largest residential project in Lancaster County. The site—located just south of the study area—is expected to include a County park. While the Southern Panhandle is currently dominated by low density, single-family residential homes and a rural landscape, development pressure is growing. Current zoning is primarily Rural Neighborhood, Rural Residential, and Open Space Preservation, with limited non-residential pockets. The area has many assets that make it attractive for future development, including Van Wyck Elementary School, Indian Land High School, the key US 521 and SC Highway 5 corridors, and Andrew Jackson State Park. With significant undeveloped land, County staff expects rezoning requests in the study area to continue to increase.

County leaders recognized a need for a Southern Panhandle Small Area Plan in order to develop a consistent vision for land use and transportation as the area grows. This plan provides the County with a guide for future growth, as well as an assessment of infrastructure needed to serve that growth. While looking to the future, the plan upholds current County goals and policies, such as maintaining a strong economy and managed growth and keeping the environment safe and healthy.

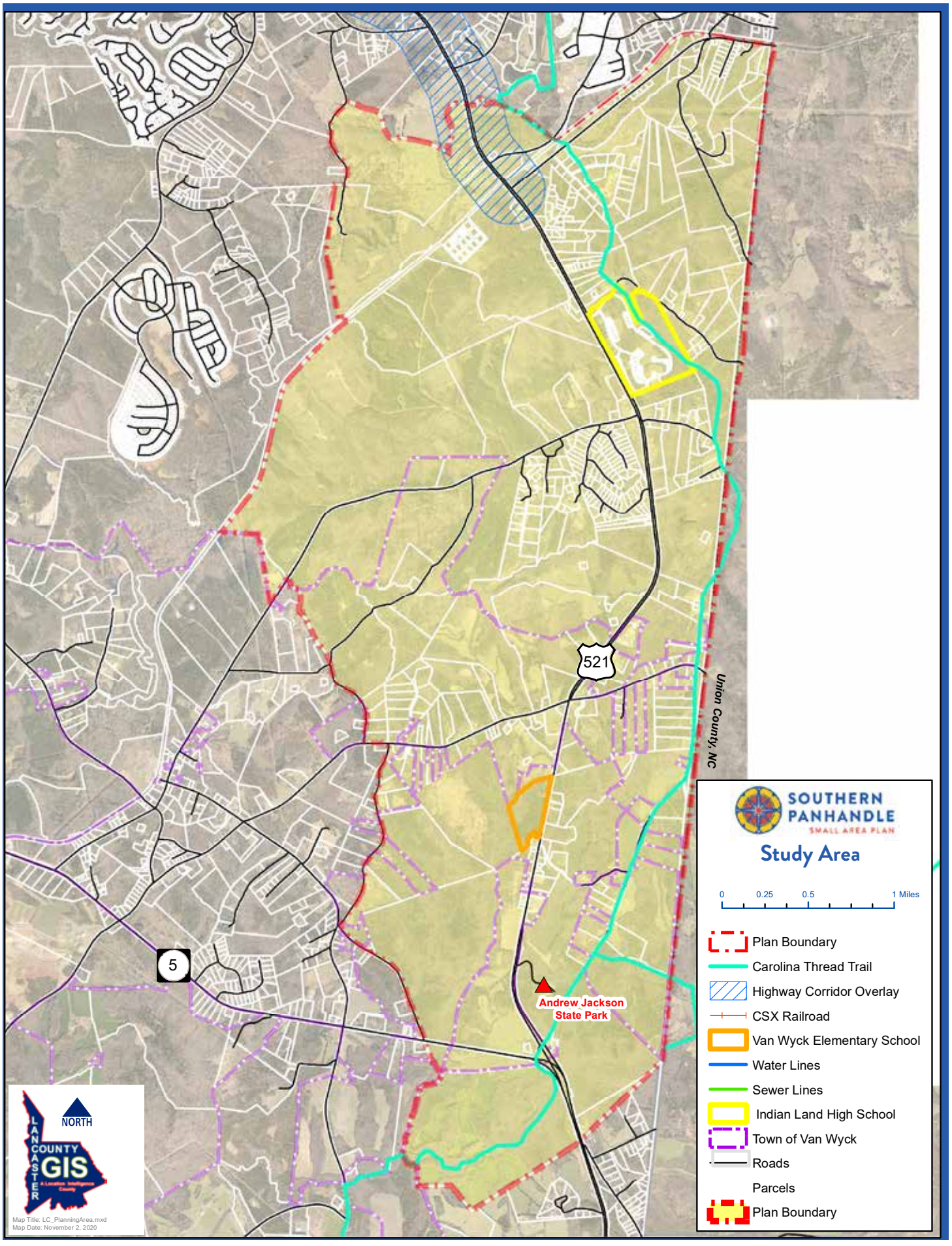
PLANNING CONTEXT





The Southern Panhandle Small Area Plan includes approximately 8,500 acres of primarily rural living. The area is located in Lancaster County south of Indian Land; west of Union County, NC; east of York County, SC; and north of the City of Lancaster. The area includes Van Wyck Elementary School, Indian Land High School, Andrew Jackson State Park, Millstone Creek Neighborhood, sections of the Carolina Thread Trail, significant undeveloped assets, and abundant natural and cultural resources. Almost 23% of the study area is within the Town of Van Wyck.

The Southern Panhandle planning area has extensive opportunities for development and redevelopment. Approximately 88% of the land is considered to be either Undeveloped or Underdeveloped. Land was considered to be underdeveloped if the parcel was not fully developed or not considered to be used to the best potential. (See Appendix B for a map of development status.)


521
5
Union County, NC
Andrew Jackson
State Park
SOUTHERN
PANHANDLE
SMALL AREA PLAN
Study Area
0
0.25
0.5
1 Miles
Plan Boundary
Carolina Thread Trail
Highway Corridor Overlay
CSX Railroad
Van Wyck Elementary School
Water Lines
Sewer Lines
Indian Land High School
Town of Van Wyck
Roads
Parcels
Plan Boundary
NORTH
LANCASTER
COUNTY
GIS
Map Title: LC_PlanningArea.mxd
Map Date: November 2, 2020

RELATIONSHIP TO OTHER PLANS

This plan builds on a number of previous County and regional plans. The most relevant plans are shown below. Additional plans can be found in Appendix A.

Lancaster County Comprehensive Plan 2014-2024

The Plan identifies the majority of the Southern Panhandle Planning Area as Rural Living on the Future Land Use map. Rural Living includes a variety of residential types that include farmhouses, large acreage rural family dwellings, and conservation subdivisions that preserve open landscape and traditional buildings. Along the northern boundary, a new conceptual transportation corridor (Dave Lyle Boulevard extension) is shown along with the Neighborhood Mixed Use land use category.

Carolina Thread Trail Master Plan, 2011

The Carolina Thread Trail is a 15-county bi-state program to create an interconnected trail system with major regional trails. A guiding principle of the Carolina Thread Trail is “respect for the land and respect for the landowner.” The Plan includes 182 miles of trails and 41 miles of blueways. The Lancaster Panhandle Greenway segment of the trail system is 20.4 miles long and 8.3 miles of it runs through the study area. Connection and access opportunities are located at Andrew Jackson State Park, Twelve Mile Creek, and the historic Old Waxhaw Presbyterian Church / Cemetery in Union County, NC.



Recreation Needs Assessment and Strategic Recommendations, 2015

The Recreation Needs Assessment and Strategic Recommendations was completed by Clemson University to evaluate park and recreation needs in Lancaster County. The study determined a broad support for improved recreation facilities, programs, and services from a large cross-section of the community including gender, age, and ethnicity. A 100-acre multi-purpose recreation center was recommended south of the Southern Panhandle and north of the City of Lancaster next to the intersection of US 521 and Shiloh Unity Road.

Town of Van Wyck

Lancaster County coordinates regularly with jurisdictions within the County. As noted previously, almost a quarter of the study area is within the Town of Van Wyck. Currently, Lancaster County staff is responsible for processing land use applications within the Town. Major applications are reviewed and approved by the Van Wyck Planning Commission and Town Council. The Town is in the process adopting their first Comprehensive Plan and will be incorporating applicable sections of the Southern Panhandle Small Area Plan.

PUBLIC OUTREACH

In keeping with the County's policy of transparency in the planning process, recommendations contained in this plan are grounded in an extensive public engagement process. The vision and planning themes reflect the values of residents from the study area and surrounding communities. A steering committee made up of key stakeholders in the area met throughout the process and helped to guide the development of the plan.



The central event of the planning process was the four-day Visioning Week at Our Lady of Grace Catholic Church. The week included a hands-on workshop where residents, property owners, and other stakeholders participated in a visual preference survey and small-group discussions about the future of the Southern Panhandle. During the week, County representatives also held one-on-one stakeholder interviews with major property owners, business owners, and relevant agency representatives. The public was invited to drop in any time during the week to share ideas and to ask questions. Common themes identified during Vision Week included the importance of preserving the area's rural lifestyle, protecting natural resources and community heritage, planning for infrastructure needs, developing trails, and establishing mixed use centers and employment areas in designated locations.



Among the area's **strengths** identified throughout the planning process were the schools, the abundant undeveloped land, location within the region, and nature trails. **Weaknesses** and **threats** included traffic conditions, infrastructure, unknowns such as the Dave Lyle Boulevard Extension, the aging population, affordability, and rapid development. The major **opportunity** identified was the ability to plan ahead for growth, as the area is currently a blank canvas.



(A more detailed description of the public engagement process and the results of a SWOT analysis can be found in Appendix C.)

EXISTING CONDITIONS

To understand the context for growth in the area, an assessment of existing conditions was conducted. The existing conditions assessment consisted of a physical analysis of the area and determination of available infrastructure and transportation needs.

Utilities

The Lancaster Water & Sewer District (LCWSD) is the utility provider in the study area. Sewer service is not yet available in most of the area though it will become available as development occurs. Capacity fees, which provide funding for facility improvements, are paid by development prior to construction.

Infrastructure, particularly sewer, is a limiting factors for development in the study area. The pipe sizes necessary for improvements within the area are dependent upon the density of proposed residential developments, how much land within a project area is improved, and the intensity of non-residential development. According to the Lancaster County Water & Sewer District (LCWSD), the most important sewer need for this study area is an equalization basin, which would allow the LCWSD to control how much sewer flow goes into the sewer station, thereby avoiding spikes in flow. The location has been identified for this basin, slightly northwest of the planning area boundary. A study was completed in 2019, but the project completion date is unknown at this time.

A pump station will be needed north of the intersection of Highway 5 and US 521. The LCWSD recently completed a sewer project that will facilitate future expansion. They coordinated with CSX and the SCDOT to extend an 18” sewer line under the railroad and Highway 75/Waxhaw Highway, which will be an advantage for development in the northern portion of the study area.

Transportation

The main transportation corridor in the Southern Panhandle is Highway 521, a four-lane divided highway. Highway 521 includes north and south bound traffic volumes and has multiple roads that intersect, including Highway 75, Steele Hill Road, Rebound Road, and Highway 5. These crossroads provide access points along Highway 521 for routes north to Indian Land and to NC and south to the City of Lancaster. At these intersection locations, transportation enhancements are needed such as traffic signals, geometric design changes, realignments, accessibility, and safety.

The Rock Hill-Fort Mill Area Transportation Study (RFATS) is the local Metropolitan Planning Organization (MPO). The Lancaster County northern panhandle is located within the northeast section of the RFATS area, whose boundaries consist of North Carolina to the north and east and the Catawba River to the west. US 521, which runs north-south, is a major arterial within the RFATS area.

The Rock Hill-Fort Mill Area Transportation Study (RFATS) region initiated a Collector Street Plan in 2017 to reduce long-term traffic congestion as additional development occurs by outlining a network of supporting streets to expand driver choice, provide alternative routes, and guide the construction of a more fully developed network of interconnected streets (RFATS Collector Street Plan, 2017). Dave Lyle Boulevard currently stretches from west of Main Street in Rock Hill to Waterford Park Drive, connecting to I-77 and US-21, and an extension of Dave Lyle Boulevard is planned within Lancaster County and the Planning Area; however it is listed on the Long Range Transportation Plan unfunded project list. The Dave Lyle Boulevard Extension Concept Plan is reflected in the Transportation Map in Appendix B.

A traffic signal was recently installed at the intersection of US 521 and Highway 75/Waxhaw Highway. This signal ties into the proposed Dave Lyle Boulevard Extension connection. The second traffic signal will be located at the intersection of US 521 and Witherspoon Drive for Indian Land High School.

The Carolina Thread Trail (CT Trail) is proposed to run through the study area predominately on the eastern side of US 521 and southwest of the intersection of US 521 and Highway 5. The CT Trail should be installed as the project area develops over time, and in accordance with the Carolina Thread Trail Master Plan and Lancaster County Unified Development Ordinance. It should connect to the existing portion currently located in the Walnut Creek residential community and park, just north of the study area boundary.

RFATS commissioned the Bike Walk plan in 2016 to guide short and long-term transportation and land use planning decisions for a safer, more accessible bicycling and walking environment (Bike Walk, 2016). The plan identified proposed network maps which include primary routes for active transportation. While the RFATS boundary limit ends at Highway 75/ Waxhaw Highway, it shows the southern portion of the Carolina Thread Trail – within this study area boundary – connecting to the existing portion of the CT Trail at Highway 75/Waxhaw Highway, coming from the existing Walnut Creek CT Trail segment. This segment of the trail is proposed to be a shared use path which would ultimately run parallel to the Dave Lyle Boulevard Extension.

CSX Rail

A CSX Railroad line is located along the northern boundary of the Planning Area. The line, which carries between five and ten trains per day, includes double stack containers and provides rail service of inbound and outbound consumer goods to adjacent properties.

CSX Rail will be constructing approximately 4,000 feet of rail siding from east of Hancock Road to west of Hector Road as part of a project intended to consolidate rail crossings, eliminate rail-highway conflicts and improve emergency response time by eliminating delays due to blocked crossings by constructing a grade separated crossing along Highway 75/Waxhaw Highway. The portion of this project located within the study area consists of a siding extension for trains to dwell at a safe distance from rail-highway crossings by providing an additional track. This will accommodate the anticipated increase in train frequency and length.

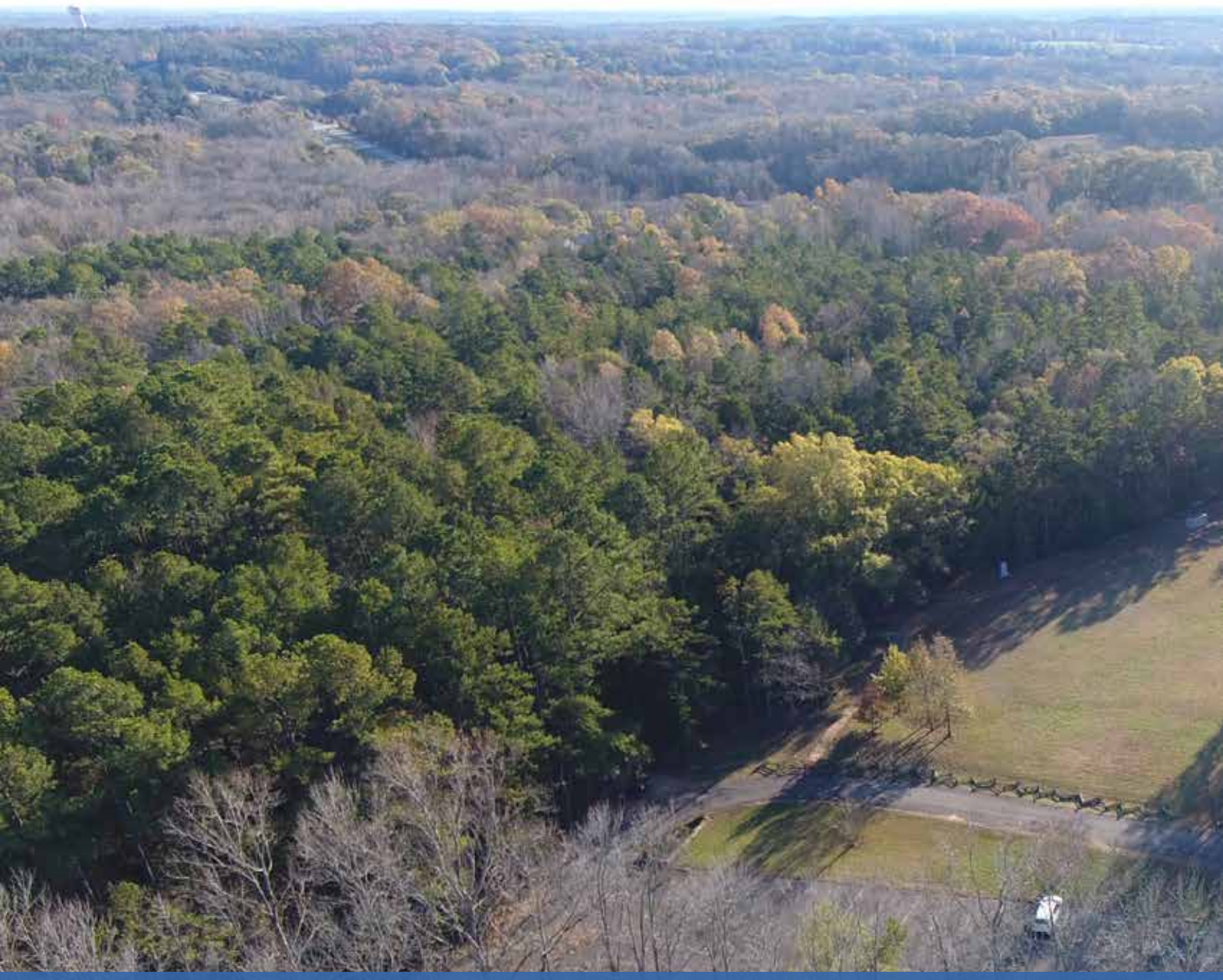
Duke Energy

Duke Energy serves the Planning Area with a distribution system that meets the service needs. Major distribution system enhancements that may be necessary can be accomplished within the timelines of customer projects. Duke Energy plans to add capacity along Highway 521 upgrading 12kV lines to 24kV lines. These upgrades will be completed as new developments occur. The initial phases of the distribution enhancements will occur in the northern portion of the Planning Area and are anticipated to be completed in 2021. As the Planning Area continues to grow and develop, Duke Energy has the capacity to meet the energy demands within their stations across the region.

Natural Gas

Lancaster County Natural Gas Authority serves customers across the Planning Area. Gas main and service line extension projects are accomplished at the request of and within the timelines of customer projects. No major natural gas system upgrades or enhancements are anticipated for the Planning Area, and Lancaster County Natural Gas Authority has the capacity to meet the gas needs as growth occurs within the Planning Area.

Additional information about the study area, as well as detailed maps, can be found in Appendices A and B.



PLAN THEMES & RECOMMENDED LAND USE PLAN



VISION STATEMENT:

The Southern Panhandle Small Area Plan seeks to preserve the rural lifestyle and values of residents by ensuring that developments conserve the natural landscape, cultivate employment centers, and create efficient infrastructure through enhanced connectivity, safety, and mobility.

PLAN THEMES WITH RECOMMENDED LAND USE PLAN

RECOMMENDED LAND USE PLAN

The Recommended Land Use Plan reflects input from residents, property owners, and stakeholders from the Visioning Week held in November, 2019. Participation included drop-in discussions, one-on-one interviews, and a community evening workshop. The evening Hands-On Workshop included a diverse group of 54 individuals from the community who participated in a Visual Preference Survey and developed seven group scenarios. The consensus on the feedback received was specific on intentional growth in the Southern Panhandle that adds value and maintains the rural lifestyle of the area. The common threads heard across all the engagement opportunities are noted below.

- Maintain Rural Character and Support Local Heritage
- Focus Employment and Suburban Development in Key Areas
- Protect and Manage Tree Canopy
- Ensure Growth Does Not Detract from Andrew Jackson State Park
- Encourage Sewer and Other Infrastructure Investment in Key Growth Areas
- Protect the Natural Environment as a Key Identity Element

PLAN THEMES

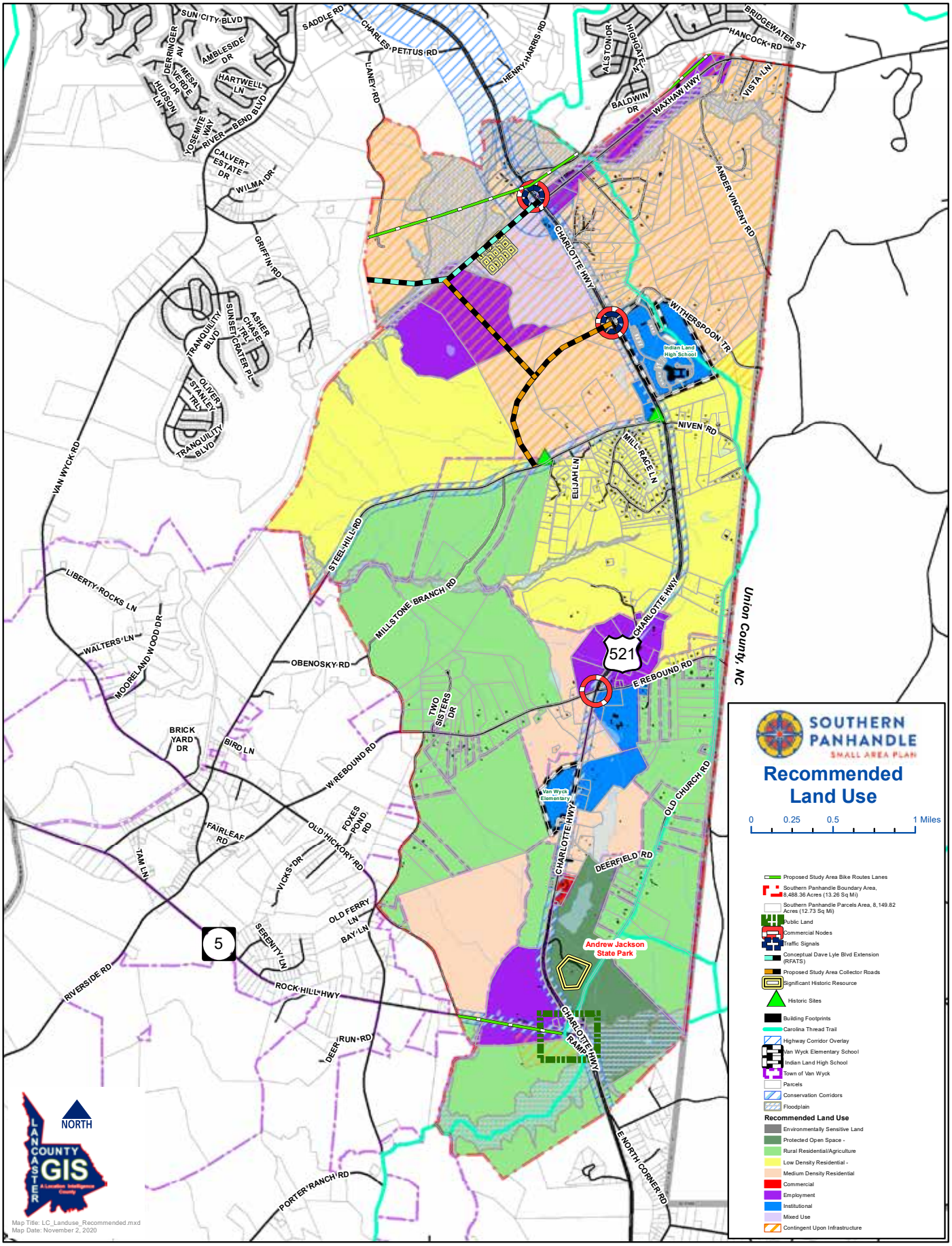
From these common threads, four plan themes were developed and incorporated into the Recommended Land Use Plan.

- Preserve Natural Landscape
- Celebrate Rural Lifestyle
- Cultivate Employment Centers
- Create Efficient Infrastructure





Source: Uptown 101


SUN CITY BLVD
SADDLE RD
CHARLES PETTUS RD
HENRY HARRIS RD
ALSTON DR
HIGHGATE LN
BRIDGEWATER ST
HANCOCK RD
DERRINGER AV
AMBLESIDE DR
MESA VERDE DR
HARTWELL LN
HUDSON LN
YOSEMITE WAY
RIVER BEND BLVD
LANEY RD
BALDWIN DR
WAXHAW HWY
VISTA LN
CALVERT ESTATE DR
WILMA DR
ANDER VINCENT RD
GRIFFIN RD
CHARLOTTE HWY
WITHERSPOON TR
Indian Land High School
TRANQUILITY BLVD
SUNSET CRATER PL
ASHER CHASE TRL
OLIVER STANLEY TRL
NIVEN RD
MILL RACE LN
ELIJAH LN
VAN WYCK RD
STEEL HILL RD
LIBERTY ROCKS LN
WALTERS LN
MOORELAND WOOD DR
MILLSTONE BRANCH RD
OBENOSKY RD
521
E REBOUND RD
TWO SISTERS DR
BRICK YARD DR
BIRD LN
W REBOUND RD
Van Wyck Elementary
OLD CHURCH RD
FOXES POND RD
FAIRLEAF RD
OLD HICKORY RD
VICKS DR
TAM LN
DEERFIELD RD
OLD FERRY LN
BAY LN
5
SERENITY LN
Andrew Jackson State Park
RIVERSIDE RD
ROCK HILL HWY
CHARLOTTE HWY RAMP
DEER RUN RD
NORTH CORNER RD
PORTER RANCH RD
Union County, NC
SOUTHERN PANHANDLE
SMALL AREA PLAN
Recommended Land Use
0 0.25 0.5 1 Miles
Proposed Study Area Bike Routes Lanes
Southern Panhandle Boundary Area, 8,488.36 Acres (13.26 Sq Mi)
Southern Panhandle Parcels Area, 8,149.82 Acres (12.73 Sq Mi)
Public Land
Commercial Nodes
Traffic Signals
Conceptual Dave Lyle Blvd Extension (RFATS)
Proposed Study Area Collector Roads
Significant Historic Resource
Historic Sites
Building Footprints
Carolina Thread Trail
Highway Corridor Overlay
Van Wyck Elementary School
Indian Land High School
Town of Van Wyck
Parcels
Conservation Corridors
Floodplain
Recommended Land Use
Environmentally Sensitive Land
Protected Open Space -
Rural Residential/Agriculture
Low Density Residential -
Medium Density Residential
Commercial
Employment
Institutional
Mixed Use
Contingent Upon Infrastructure
NORTH
LANCASTER COUNTY GIS
Map Title: LC_Landuse_Recommended.mxd
Map Date: November 2, 2020

FUTURE LAND USE CATEGORIES



Environmentally Sensitive Lands

Areas designated for protection and preservation of floodplains and wetlands.



Protected Open Space

These areas are designated for the protection of properties under public ownership, such as parks, trails, greenways, and/or properties otherwise restricted for use for passive or active recreation.



Rural Residential/Agricultural

Large tracts of property with rural living that provide an abundance of open space and forested lands. Limited to a density of one dwelling unit per acre.



Low Density Residential

Land for single-family residential subdivisions and supporting recreational, religious, and educational uses at a density of 1.5 dwelling units per acre. Conservation subdivisions are encouraged here.



Medium Density Residential

Single-family residential subdivisions and supporting recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Conservation subdivisions are encouraged here.



Commercial

Opportunities for shopping, professional services, and entertainment. These areas do not typically allow auto-oriented developments.



Employment

Employment-oriented development such as office, medical, light industrial, and service centers that are clean, quiet, and compatible with adjacent residential or business districts.



Institutional

Intended for educational facilities, government facilities, healthcare institutions, places of worship, and other similar uses.

FUTURE LAND USE CATEGORIES



Mixed Use

Designed for pedestrian walkability and as an economic activity center incorporating daily shopping, community, entertainment, housing needs, and public spaces. This can include multi-story buildings surrounded with compact moderate density housing options such as detached and attached residential uses and is connected to adjacent areas by trails and walking paths.



Conservation Corridors

Transportation corridors will be identified for the preservation of natural resources such as tree canopies, topography, and rolling hills to protect the natural beauty of the Southern Panhandle.

The design of developments must include building materials and site placement along the corridor that reflects development that is incorporated in the natural landscape and uses the rural environment as an amenity to add value and beauty. Signage and lighting for development should be discreet and attractive.

Recommended Land Use Distribution

Recommended Land Use	Acres	Sq Miles	Percentages	Total Developable Acres	Sq. Miles	Percentages
Protected Open Space	344	0.54	4%	-	0.00	4%
Rural Residential / Agriculture	2,896	4.53	34%	2,827	4.42	37%
Low Density Residential	2,094	3.27	25%	2,090	3.27	27%
Medium Density Residential	2,120	3.31	25%	1,741	2.72	23%
Commercial	34	0.05	0.4%	34	0.05	0.4%
Employment	430	0.67	5%	416	0.65	5%
Institutional	339	0.53	4%	339	0.53	4%
Mixed Use	232	0.36	3%	228	0.36	3%
Totals	8,489	13.26	100%	7,675	11.99	100%

Source: Catawba Regional Council of Governments

PLAN GOALS & IMPLEMENTATION

GOAL: RETAIN THE SOUTHERN PANHANDLE RURAL CHARACTER

Objective: Retain Significant Areas for Low-Density Residential Development and Agricultural Uses

Implementation Items:

- Cultivate development of a farmers market, local farms stands, and other agricultural supporting uses to provide an opportunity to sell local produce, bring visitors to the area, and meet the commerce needs of local farmers. **LT**
- Require rural identifying elements along major roadways with new development such as 3/4 board and post fencing, distinct signage design, and similar identifying elements. **MT**
- Encourage the establishment of community gardens within subdivision open space areas and other common areas. **ST**
- Support use of zoning districts that are consistent with the Rural Residential/Agriculture future land use classification as a means to continue the existing rural character and agricultural production in area. **C**
- Support development of agritourism uses in the Rural Residential/Agricultural future land use classification to help entertain and educate the local and regional community on the importance of agriculture. **C**

Timing Key:
C = Continuous
ST = Short Term (0 to 5-Years)
MT = Mid Term (6 to 10-Years)
LT = Long Term (Over 10-Years)

Objective: Preserve and Enhance the Southern Panhandle Culture and Heritage

Implementation Items:

- Examine opportunity for a historical marker or other remembrance tools to preserve the history of the Osceola community. **MT**
- Include the study area within any future county or state cultural resources inventories. **LT**
- Encourage the designation of historic structures in the local register. **C**
- Provide support to owners of historic structures in obtaining formal federal or state recognition of those structures. **C**

GOAL: HELP DEVELOP ANDREW JACKSON STATE PARK INTO A MAJOR REGIONAL DESTINATION

Objective: Grow the Park into a 7-Days a Week Activity Center

Implementation Items:

- Undertake joint recreation programing between Andrew Jackson State Park and the Lancaster County Parks and Recreation Department. **C**
- Take advantage of the park's centralized location in the region and abundance of natural resources to help cultivate regular use of the park by local and regional outdoor clubs for meetings and activities. These may include geocaching, archery, hiking/running, birding, biking, photography, fishing, radio controlled (RC) watercrafting, environmental activism groups, etc. **C**
- Promote adoption of the park as the home base for recreation clubs, clubs associated with Indian Land High School, and regional Girl Scout and Cub/Boy Scout troops, etc. **C**

Objective: Encourage Land Uses near Andrew Jackson State Park that Provide Supporting Goods and Services to Park Guests

Implementation Items:

- Create supplementary site and building design standards to minimize the visual obtrusiveness of commercial uses and require architectural design elements complimentary to the park and its natural features. **ST**
- Support small-scale rezonings to institutional or low-intensity commercial districts in the immediate vicinity of US-521 and SC-5 that will provide supporting goods and services such as food service, private campgrounds, fuel, etc. **C**

GOAL: CREATE A BALANCED SOUTHERN PANHANDLE LAND USE PATTERN

Objective: Develop Employment and Shopping Opportunities in Targeted Segments of the Study Area

Implementation Items:

- Create opportunities for small-scale retail development that can help provide goods and services for the local community. **MT**
- Non-residential development along US-521 and SC-5 should incorporate rural building design elements such as pitched roofs, non-masonry or EIFS building materials, and similar elements. **ST**
- Focus long-term economic development near the intersections of US-521 and SC-5 and US-521 and SC-75. **LT**
- A master planned, regional mixed-use town center and/or employment center should be considered in the far northwest portion of the Southern Panhandle study area. **LT**
- Rezonings to non-residential districts should be generally consistent with the Future Land Use Map. The timing of rezonings to non-residential districts should be contingent on the availability of public water and sewer infrastructure. **C**

Objective: Residential Densities Should be Appropriate for their Location

Implementation Items:

- Rezonings to higher-density residential districts should be generally consistent with the Future Land Use Map. Medium-density residential development should be encouraged in the vicinity of the two schools within the study area, with the exception of property located within the town limits of Van Wyck. The timing of rezonings to higher-density residential districts should be contingent on the availability of public water and sewer infrastructure. **C**
- Low/rural density residential development should occur in residential areas located away from the two schools within the study area, and should be achieved through large lot subdivisions or conservation subdivision design with an abundance of open space. **C**
- Townhomes, apartments, condominiums, and similar higher-density residential uses are appropriate when part of a master planned development within the mixed-use areas. **C**

GOAL: ESTABLISH THE NATURAL ENVIRONMENT AS A IDENTIFYING ELEMENT OF THE SOUTHERN PANHANDLE

Objective: Protect Natural Resources

Implementation Items:

- Establish policies for minimum tree retention in association with new development projects. **ST**
- Require the use of native tree and shrub species in association with required landscaping for new development. **ST**
- Establish a min. 50-ft conservation corridor along US-521 and Rebound Road to retain existing trees and natural features. Integrate cultural and heritage features within these corridors in a manner that minimizes vegetation disturbance. **ST**
- Improve the existing Lancaster County Cluster Subdivision Overlay District to retain higher quantities of useable open space. **ST**
- Evaluate existing Lancaster County environmentally sensitive area buffer standards to ensure adequate protection of critical resources. **ST**
- Incentivize the use of low-impact development techniques for stormwater management. **ST**
- For non-mixed use commercial and rural residential areas, minimize the use of curb and gutter on new roads and within parking lots. **C**
- Coordinate with the Katawba Valley Land Trust and the State of South Carolina to protect areas critical for clean water, endangered/threatened species protection, and recreational opportunities. **C**

Objective: Create and Promote Nature Based Recreation Opportunities

Implementation Items:

- Encourage the marketing and branding of the Southern Panhandle area as being a nature-based destination. **LT**
- Support implementation of the Carolina Thread Trail and the Walk-Bike RFATS Pedestrian plan for the US-521 and SC-75 corridors. **C**
- Require new major residential subdivisions, institutional uses, and larger employment developments to create private trail systems that interlink with the Carolina Thread Trail and Andrew Jackson State Park. **C**

GOAL: SUPPORT TRANSPORTATION AND OTHER INFRASTRUCTURE INVESTMENT

Objective: Support Transportation and Utility Investment in a Manner that is Consistent with the Southern Panhandle Vision

Implementation Items:

- Implement the RFATS Collector Road Study. **LT**
- Develop a collector/minor arterial road system in the western section of the study area as the Southern Panhandle develops over time. Right-of-Way dedication and road construction (as appropriate) for the proposed Dave Lyle Boulevard Extension and the proposed Southern Panhandle study collector/minor arterial roads should be undertaken as part of development projects occurring within the general alignment areas.**LT**
- Coordinate with SCDOT on needed intersection improvements for safety and functionality as growth occurs within the Southern Panhandle. **LT**
- Support extension of public water, sewer, natural gas, and other utility infrastructure in areas of the Southern Panhandle designated for non-residential uses and medium-density residential development. **LT**
- Coordinate with Comporium Communications, the Town of Van Wyck, and other partners on developing strategies to integrate a rural broadband network within the Southern Panhandle area. **LT**
- Above-ground utility infrastructure should be constructed, sited, and/or screened in a manner that ensures it blends in with the natural landscape. **C**



APPENDIX A: EXISTING CONDITIONS



PAST PLANNING INITIATIVES

Comprehensive Economic Development Strategies for the Catawba Region, 2019

The Comprehensive Economic Development Strategies (CEDS) is an area-wide assessment of economic trends and infrastructure needs within the Catawba Region. The CEDS is a program developed by the US Economic Development Administration (US EDA) that receives activities and programs of the Catawba Regional Council of Governments in promoting economic progress within the district.

Catawba Regional Housing Assessment, 2018

The Catawba Regional Housing Assessment is an evaluation of the economic conditions and general housing affordability within each county of the region. The Housing Assessment also considers the burden of housing costs of residents including goals and new steps to address housing affordability within the Catawba Region. Initiatives include identifying potential funding sources; evaluating property options available within the region; analyzing neighborhoods; and collaborating with construction, development, and financing partners in the region.

CONNECT Our Future, 2015

The CONNECT Our Future planning process was a three-year project covering fourteen counties in North and South Carolina that developed a vision for future growth at the local and regional levels. The project included a $4.9 million US Housing and Urban Development Sustainable Communities Grant Program and $3 million in local in-kind public and private matching funds. From 2000 to 2008, the bi-state area was the fastest-growing area in the country. The population was projected to increase by 74% by 2050 with 1.2 million additional people and 860,000 additional jobs.

Six core values were generated by community input during the project: a strong, diverse economy; sustainable, well-managed growth; a safe and healthy environment; increased collaboration; enhanced social equity; and high-quality educational opportunities. The top ten priorities for the CONNECT planning area were:

- Support our communities
- Maximize return on investment
- Support local farms
- Improve access to parks and open space
- Increase transportation choices
- Improve water quality
- Improve air quality
- Grow jobs closer to home
- Increase housing choices
- Reduce commuting costs

Recreation Needs Assessment and Strategic Recommendations, 2015

The Recreation Needs Assessment and Strategic Recommendations was completed by Clemson University to evaluate park and recreation needs in Lancaster County. The study determined a broad support for improved recreation facilities, programs, and services from a large cross-section of the community including gender, age, and ethnicity. A 100-acre multi-purpose recreation center was recommended south of the Southern Panhandle and north of the City of Lancaster next to the intersection of US 521 and Shiloh Unity Road.

Comprehensive Plan, 2014

The Comprehensive Plan was adopted in December 2014 and identifies the majority of the Southern Panhandle Planning Area as Rural Living on the Future Land Use Map. Rural Living includes a variety of residential types that include farmhouses, large acreage rural family dwellings, and conservation subdivisions that preserve open landscape and traditional buildings. Along the northern boundary, a new conceptual transportation corridor is shown along with the Neighborhood Mixed Use land use. The Lancaster County Comprehensive Plan also notes some areas in the Southern Panhandle planning area as Special District – Industrial use.

Carolina Thread Trail Master Plan, 2011

The Carolina Thread Trail is a 15-county bi-state program to create an interconnected trail system with major regional trails. The Carolina Thread Trail Master Plan integrates all trails and greenway areas into a comprehensive multi-use network for connecting people, places, and destinations. The plan includes benefits of trails on health, the economy, the environment, culture, and transportation. A guiding principle of the Carolina Thread Trail is "respect for the land and respect for the landowner."

The Master Plan includes 182 miles of trails and 41 miles of blueways. The segment of the trails in the Southern Panhandle planning area is the Lancaster Panhandle Greenway segment which is 20.4 miles in length. The portion of that Greenway within the planning area is 8.3 miles in length. Connection and access opportunities are located at Andrew Jackson State Park, Twelve Mile Creek, and the historic Old Waxhaw Presbyterian Church / Cemetery in Union County, NC.



CAROLINA THREAD TRAIL AND CORRIDOR STUDY
Twelve Mile Creek Trail at Walnut Creek (upper image) and Reconfiguration options for SC 5 and US 521 from US 521 / SC 9 Corridor Study (middle and lower images)

PHYSICAL ANALYSIS

The Southern Panhandle planning area has many assets that serve as catalysts for future development. The planning area includes Van Wyck Elementary School and Indian Land High School, as well as US 521 and SC Highway 5—key corridors within the region. Also within the planning area are abundant natural resources such as the Andrew Jackson State Park. This section covers the existing conditions and the opportunities for development.

Location / Economy

The Southern Panhandle is strategically located near high growth areas of Indian Land to the north and Union County, NC to the east. The planning area is also east of York County and north of the City of Lancaster, which is experiencing relatively moderate development. The area is home to multiple industries, businesses, health facilities, and places of worship.

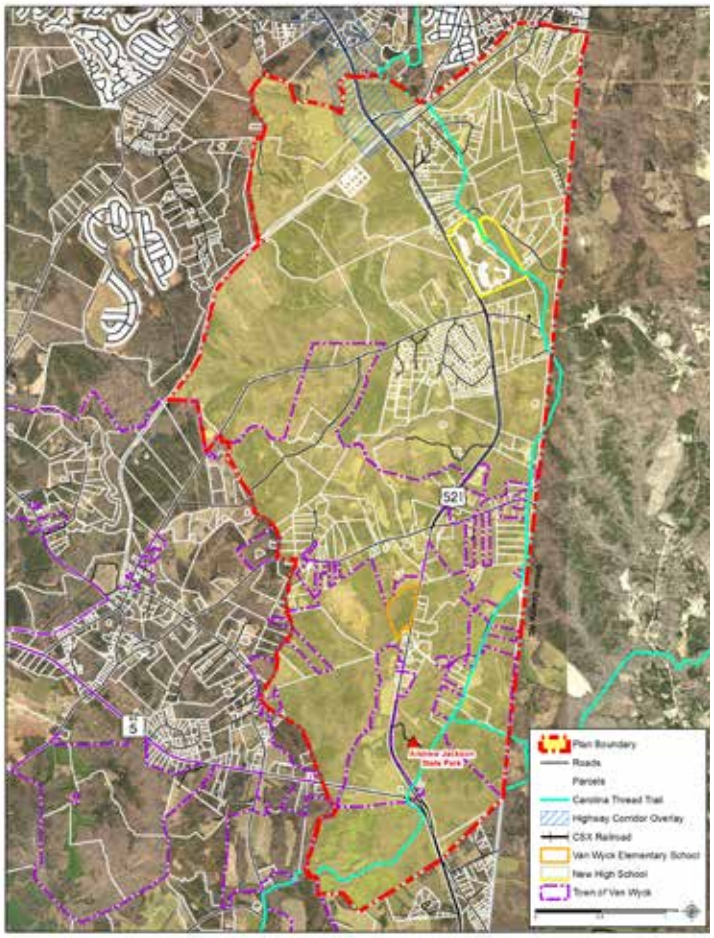
The area has been experiencing development pressures in recent years. In 2019, the County approved the Roselyn subdivision, an 1850-home project on 1,800 acres—the largest residential project in Lancaster County. The site—located just south of the study area—is expected to include a County park.

PLANNING AREA

The Southern Panhandle planning area is reflected in the aerial view to the right and includes approximately 8,200 acres and 611 parcels with 473 property owners. The planning area is centered around US 521 and is bordered to the east by Union County, NC and bordered to the west by CSX Railroad and the Town of Van Wyck. The northern boundary is the area north of Highway 75 and the southern boundary is Andrew Jackson State Park and the intersection of SC Highway 5 and US 521.

A map showing the location of existing homes in the planning area can be found in Appendix B. The US Census Bureau estimates for 2018 that 947 residents live in 353 households within the planning area. The median household income is $44,943 and the median household value is $250,000.

Aerial View of the Study Area



Existing Land Use Distribution

Land Use	Acres	Sq Miles	Percentages
Park / Open Space	327.54	0.51	3.88%
Working Farm	669.75	1.05	10.09%
Rural Living	7,182.03	11.22	80.23%
Large Lot Residential	109.97	0.17	1.38%
Medium Density Residential	77.39	0.12	0.74%
Civic / Institutional	66.99	0.10	2.67%
Commercial	43.70	0.07	0.42%
Industrial	49.42	0.08	0.59%
Totals	**8,526.79**	**13.32**	

Note: Right-of-way included in totals.

Traffic Counts

The Average Daily Traffic Counts in the planning area reflect the following volume of traffic for 2018:

- US 521 between SC 75 to SC 5 – 11,400
- SC 75 – 6,000
- Steele Hill Road (East) – 1,000
- Steele Hill Road (West) – 350
- West Rebound Road – 1,050

Existing Land Use

The current land use is reflected in Figure 8, Land Use and the distribution is reflected in Table 4, Existing Land Use Distribution. The planning area is predominately rural with 84% of the acres categorized as Rural Living, 8% Working Farms, and 4% Permanent Open Space. The remaining 4% of land uses are a mix of large lot and mixed density residential, professional, retail, commercial, and industrial uses. Land with some limitations is reflected in Figure 11, Environmental Constraints.

Existing Zoning Map

The existing zoning for the Southern Panhandle Planning Area can be found in Appendix B. The majority of the planning area is zoned for Rural Neighborhood, Rural Residential, and Open Space Preservation. Other zoning districts in the planning area include Low Density Residential, several types of Commercial districts, Light Industrial, and a Legacy Planned Development District.

Infrastructure

Lancaster County Water and Sewer District (LCWSD) serves the Planning Area. The entirety of the Planning Area has the potential to be served with public water; however service is generally limited to those area along major road corridors. The Catawba River Water Treatment Plant, located west of Andrew Jackson State Park in Lancaster County, is a joint venture between LCWSD and Union County, NC with a 50/50 ownership. A 500,000 gallon water tank is located on Highway 521 north of Steele Hill AME Zion Church. Currently, sewer is available only at the northeast and southeast portions of the intersection of Highway 521 and Highway 75. Sewer system enhancements by LCWSD are development-driven and performed supplementary to LCWSD's Wastewater Extension Guidelines outlined in their Water & Wastewater Developer Policy.

The Conceptual Sewer Master Plan for the Highway 521 and Highway 5 area includes a proposed Equalization Facility on approximately ten acres to the west of the Planning Area. The addition of an Equalization Facility will reduce the potential for overflows in the system or at the treatment facility, mitigate environmental damage, improve the efficiency of the treatment facility, and maximize the infrastructure sizing by equalizing peak flows. Several locations are identified for potential gravity sewer lines with sewer lift stations. LCWSD will evaluate their infrastructure sizing needs as the proposed land use plans and zoning are updated. The LCWSD sewer discharge permit for the Catawba River is 15 MGD. LCWSD's Indian Land Wastewater Treatment Facility is currently under construction for an upgrade to 5 MGD and the hydraulic capacity at the treatment facility can be increased as needed to meet the water and sewer needs as development occurs within the Planning Area.

Cultural Resources

The Southern Panhandle has many significant cultural resources that should be preserved and protected as well as celebrated and shared for future generations.

The County has not completed a historic inventory since the 1986. As of that time, the Steele Hill AME Zion Church Arbor (built in 1885) was the only structure identified as eligible to be nominated for the National Register of Historic Places. The Steele Hill Rosenwald School Building has not yet been evaluated for potential National Register eligibility. These historic African American sites should be considered for historic preservation programs provided by the South Carolina Department of Archives and History and the National Trust for Historic Preservation's African American Cultural Heritage Action Fund program.

The Steele Hill Rosenwald School was built as part of the Julius Rosenwald Building Fund, established in the early 1900s to address educational inadequacies and establish better primary schools for African Americans. Three of the seven South Carolina Rosenwald Schools are still standing. The Steel Hill School was used until the 1950s and is currently a single-family home.

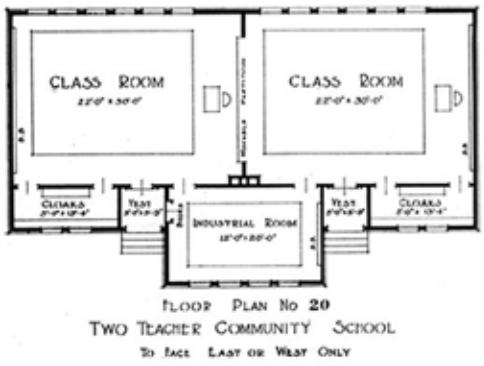
Other cultural resources include the Village of Osceola, located approximately one-half mile on the west side of US 521 at the Highway 75 intersection south of the CSX Railroad. The Village was first surveyed in 1888. Today the historic village is grown over and many of the structures are gone. The 1986 Lancaster County historic survey did not identify any National Register-eligible properties in the Osceola Community area.



STEELE HILL ROSENWALD SCHOOL
Source: Fisk University Rosenwald Fund Card File Database.

Rosenwald Two Teacher Community School Plan





FLOOR PLAN NO 20
TWO TEACHER COMMUNITY SCHOOL
TO FACE EAST OR WEST ONLY

Natural Resources

The Southern Panhandle has abundant natural resources that contribute to the rural living lifestyle of the area. Andrew Jackson State Park is 360 acres and has an 18-acre lake for boating and fishing, a pair of one-mile loop trails for walking and hiking, 25 campsites, two picnic sites, a museum, a meeting house, and an amphitheater. The park is located the southeast portion of the Southern Panhandle.

The planning area is located within the Santee River Basin. According to the SC Department of Natural Resources (SCDNR), many State Wildlife Action Plan freshwater fish species are found within the planning area.

While SCDNR does not indicate Carolina Heelsplitter in the planning area, the US Fish and Wildlife Service has identified Waxhaw Creek as a current and previous location for the endangered species, and it is still considered significant habitat. (The critical habitat is located upstream in NC). It is also a possibility that the endangered Schweinitz's Sunflower could found here. While the plan area is not currently designated as a habitat, the flower has been identified nearby.

Floodplain and wetlands may be found across the northern and southern portions of the planning area and along Millstone Branch, south of the Millstone subdivision. The Twelve Mile Creek Trail at Walnut Creek Park is located at the northern portion of the Southern Panhandle and is a part of the Carolina Thread Trail.

The **South Atlantic Conservation Blueprint** is a spatial plan that identifies priority areas for conservation across parts of six states, from southern Virginia to northern Florida. Data from the plan was considered for identification of natural resources.

A map of environmental constraints can be found in Appendix B.





ENDANGERED SPECIES

Schweinitz's Sunflower, Source: Gary Kaufmann
Carolina Heelsplitter, Source: Katawba Valley Land Trust

Collision Data

The following table includes data on number of fatal collisions, number of injury collisions, property damage only collisions, total collisions, persons killed, and persons injured at the four locations in the Southern Panhandle at the four major corridor intersections as located on pages 38 - 41. In addition, data is provided depicting the average per year for each of these categories, as well as comparative data for the entirety of Highway 521 in Lancaster County for 2018.

Collision Data, 2005 - 2019

Intersection Collision Summary Data 2005 - 2019	Fatal Collision	Injury Collision	Property Damage Only Collision	Total Collisions	Persons Killed	Persons Injured
US 521 and SC 75	1	29	92	122	3	51
US 521 and Steele Hill Road	0	7	17	24	0	7
US 521 and W. Rebound Road	1	17	69	87	2	23
US 521 and SC 5	1	18	58	77	1	31
Total	3	71	236	310	6	112
Average per Year	0.2	4.7	15.7	20.6	0.4	7.4
Total 2018 (all of US 521)	3	5	378	516	3	8

Source: South Carolina Department of Public Safety
Note: 2018 and 2019 Data is Preliminary

MAJOR CORRIDORS



Northern area, US 521, view West of CSX Railroad and Highway 75



US 521 at East Rebound Road, view North



Northern Area, Intersection of US 521 and Highway 75 and Osceola United Methodist Church



Intersection of US 521 and East and West Rebound Roads, view Northeast



Intersection area of US 521 and Steele Hill Road and Nivens Road, view North



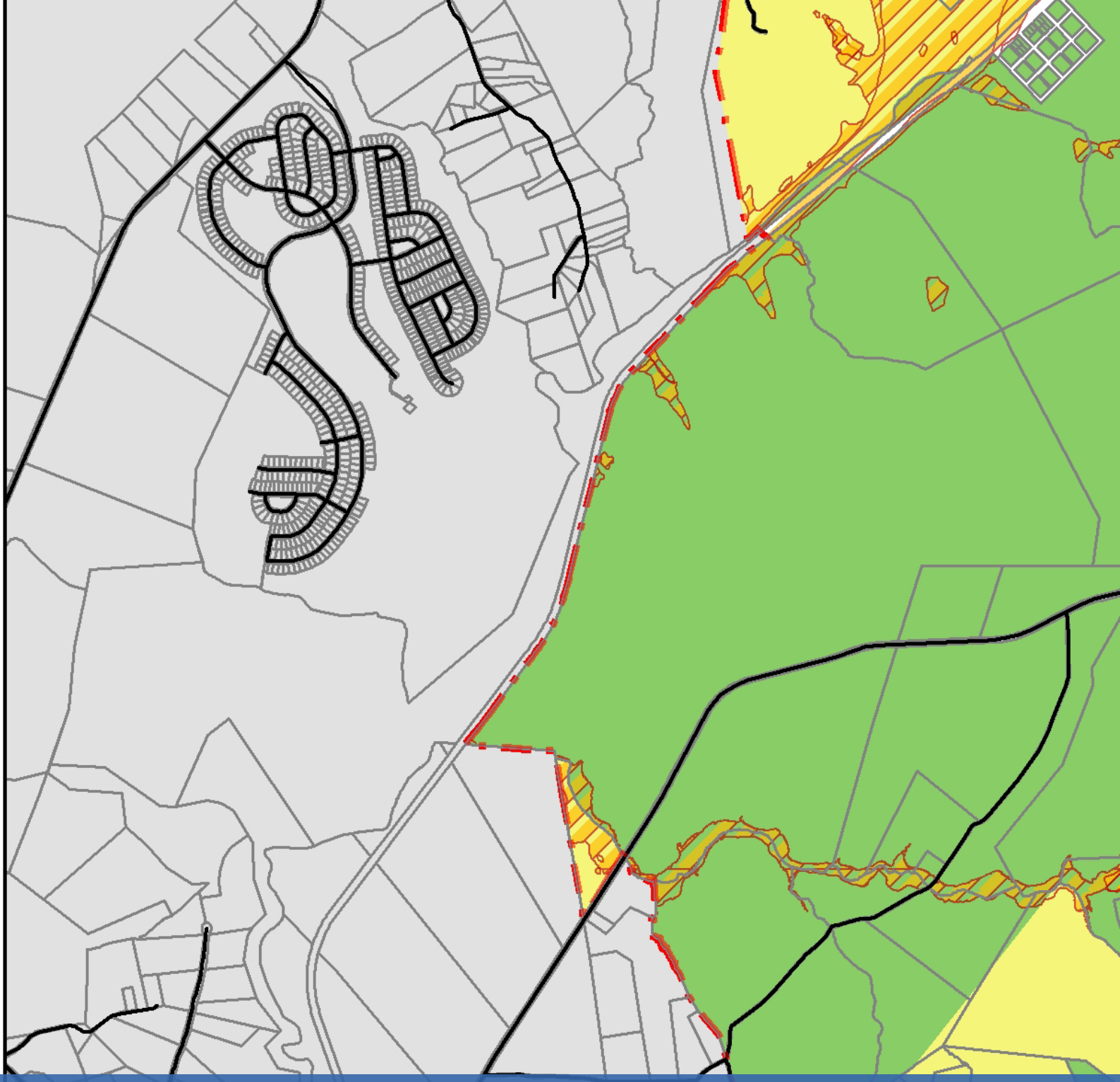
US 521, view North at Van Wyck Elementary School



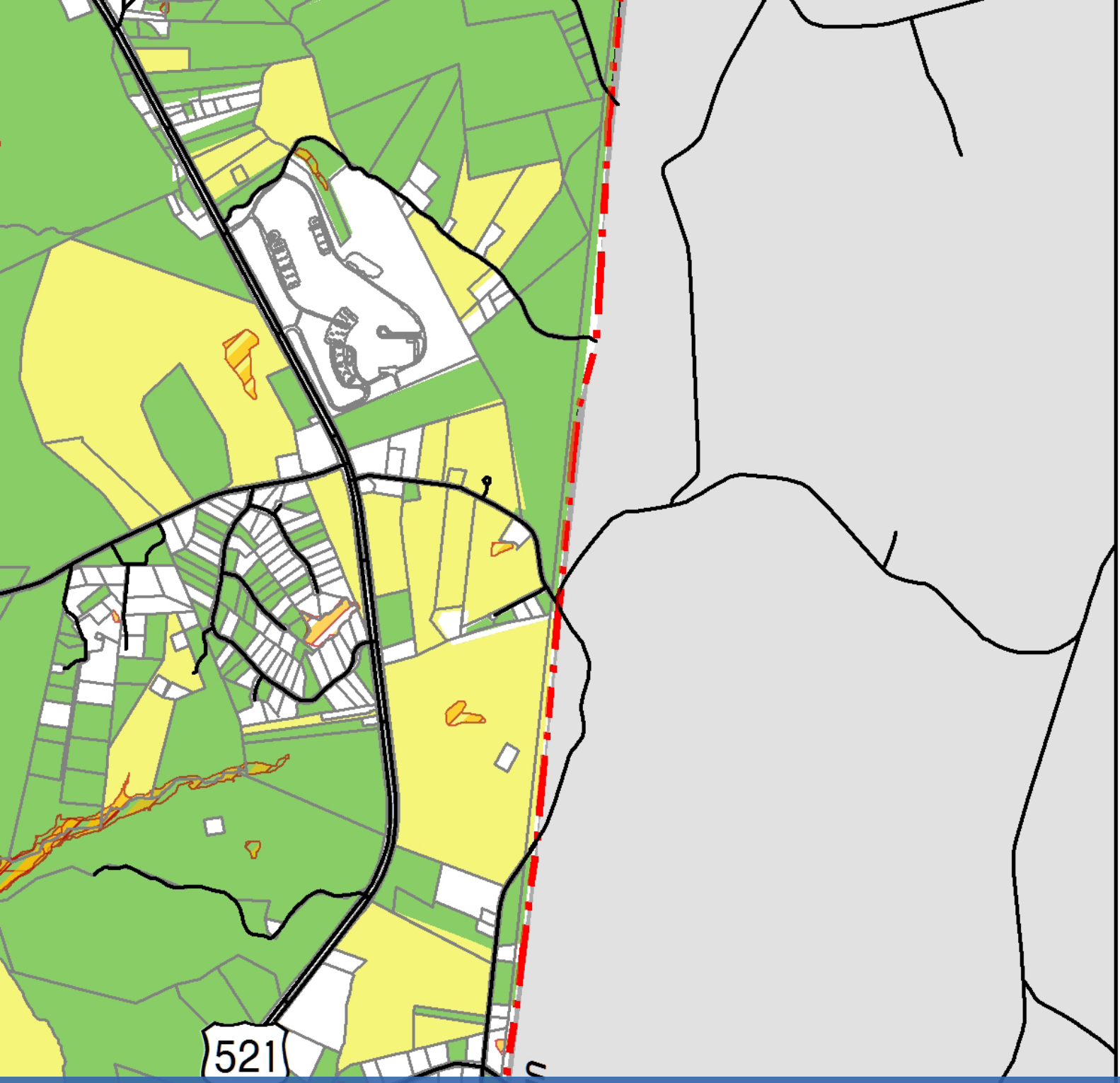
Intersection area of US 521 and Steele Hill Road and Nivens Road, view South

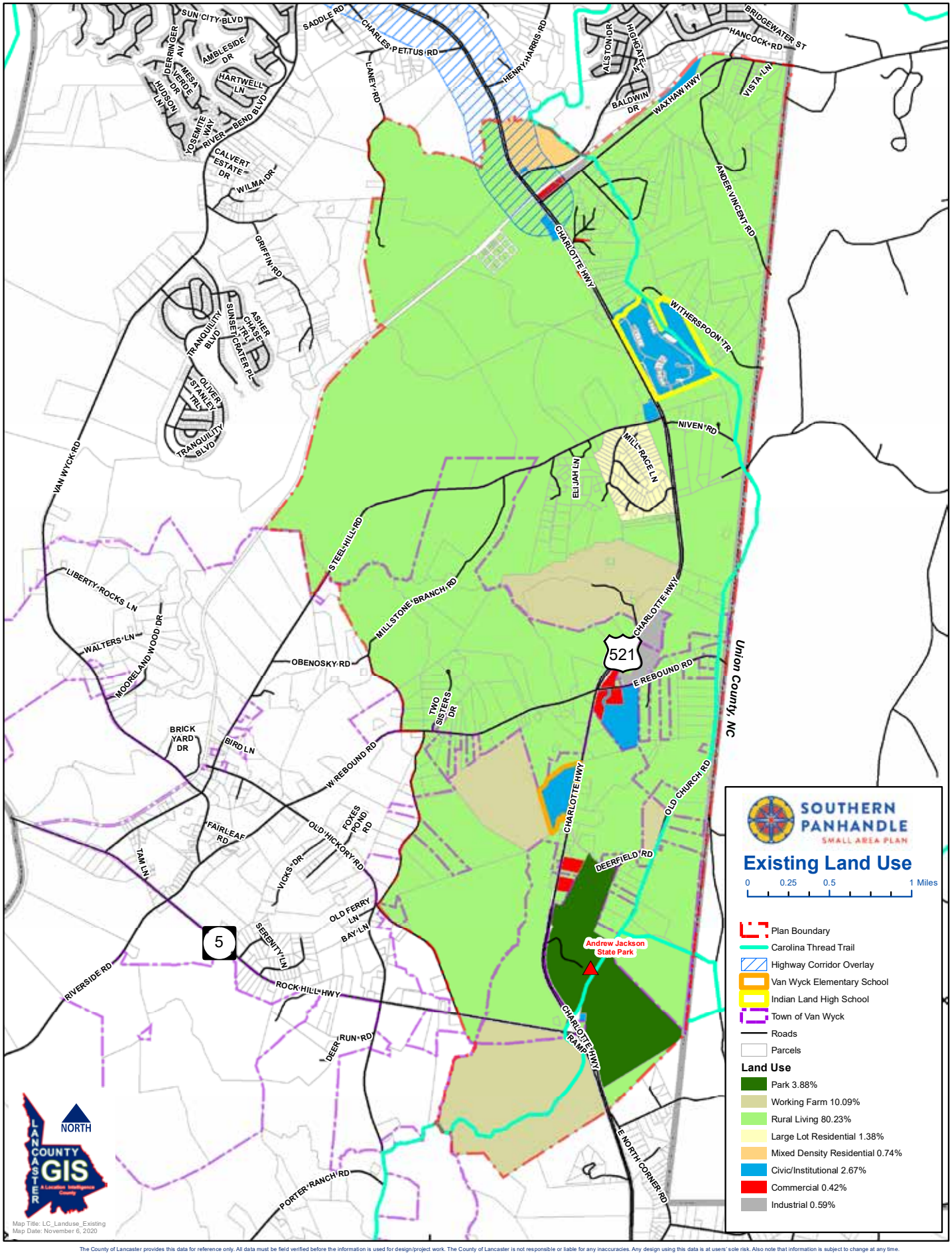


Southern area, intersection of US 521 and Highway 5, view Northwest

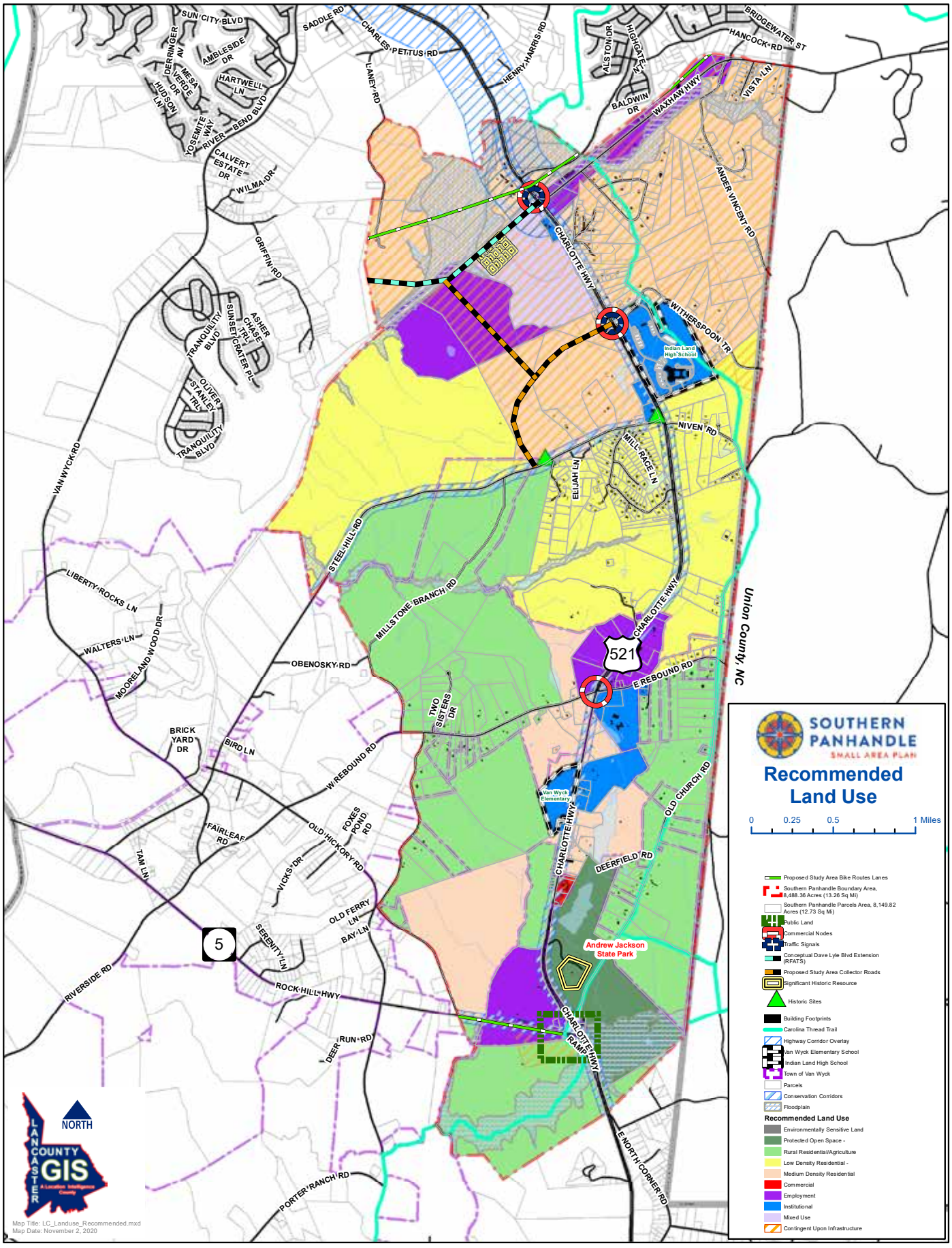


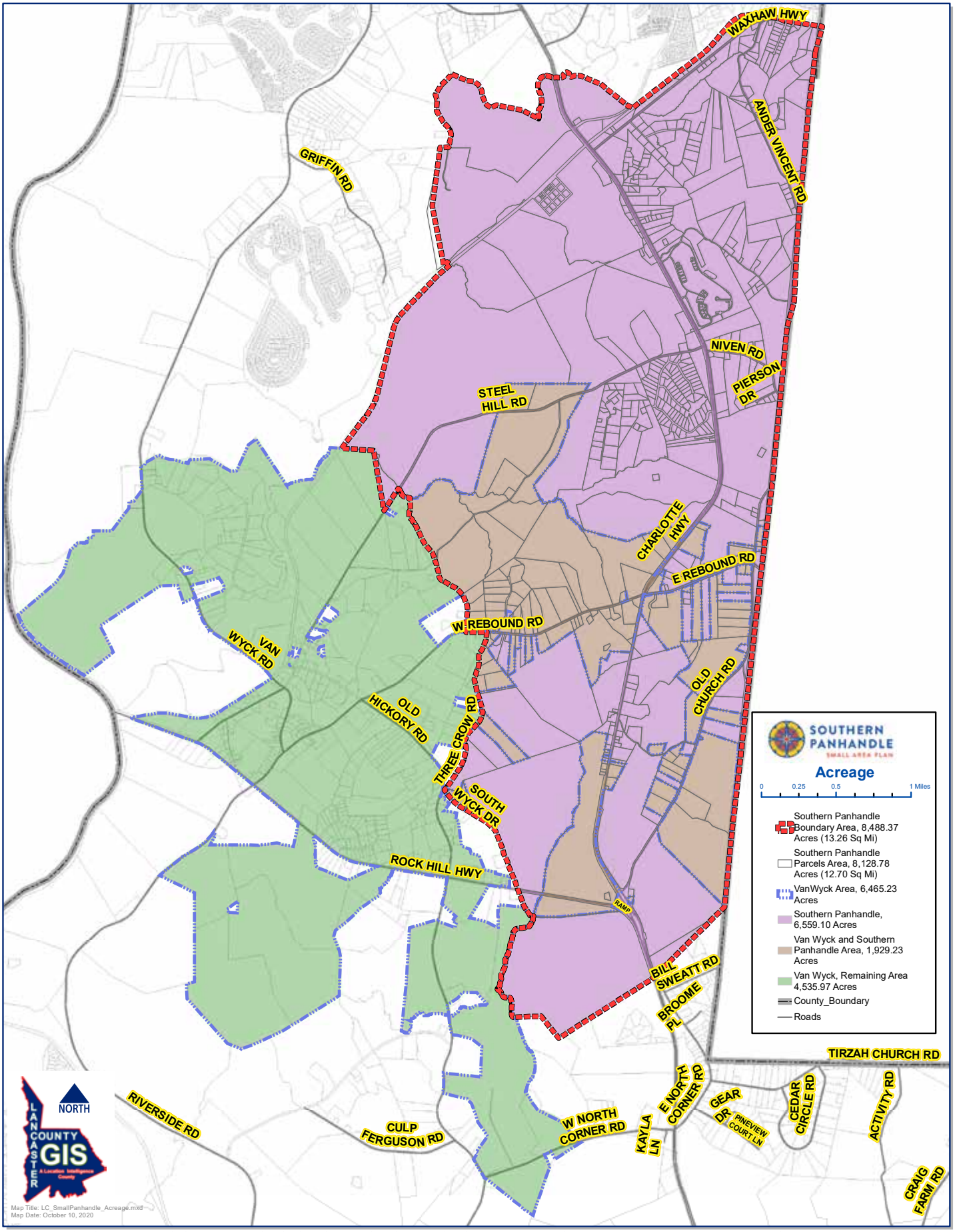
APPENDIX B: MAPS


521
Union County, NC

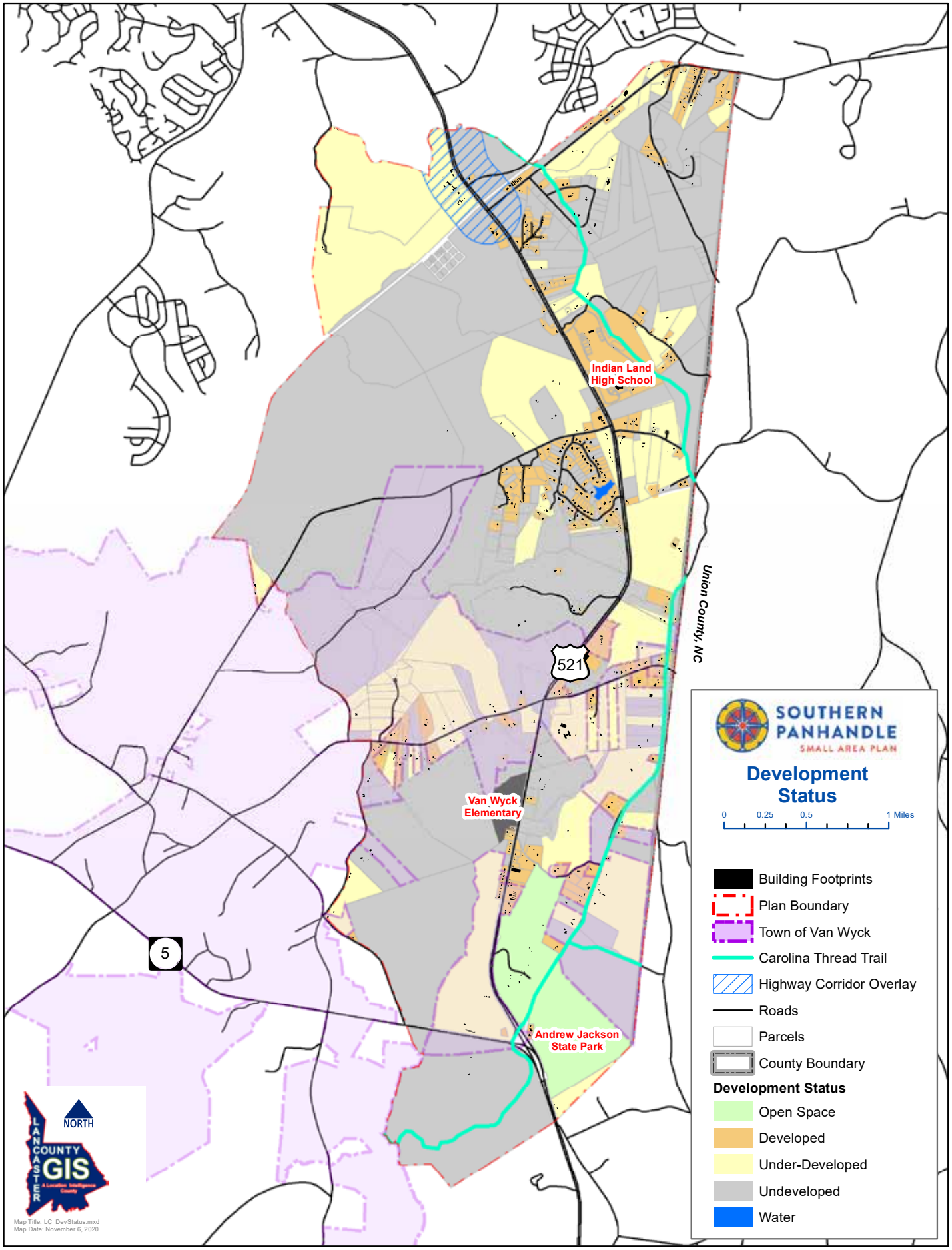


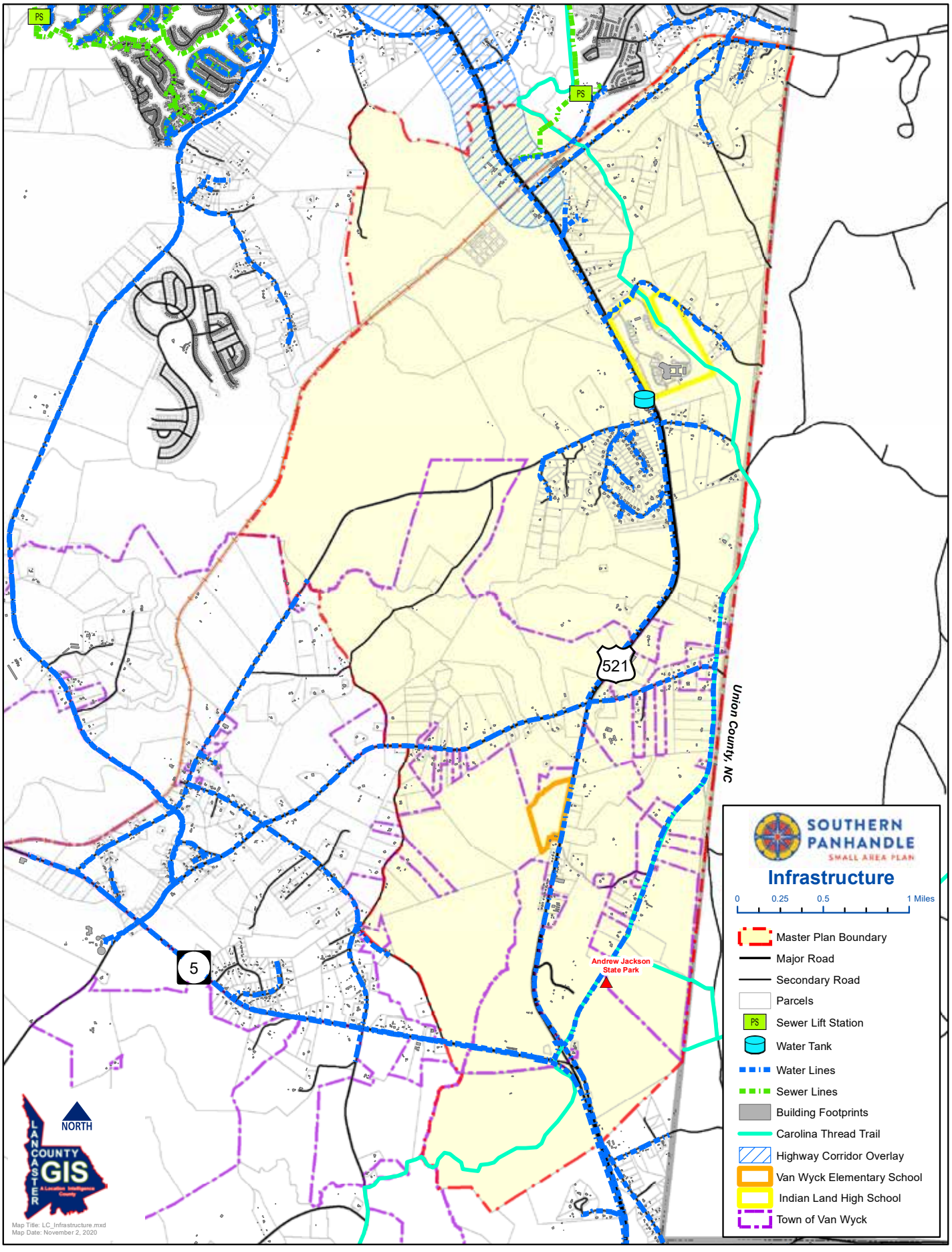
The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information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

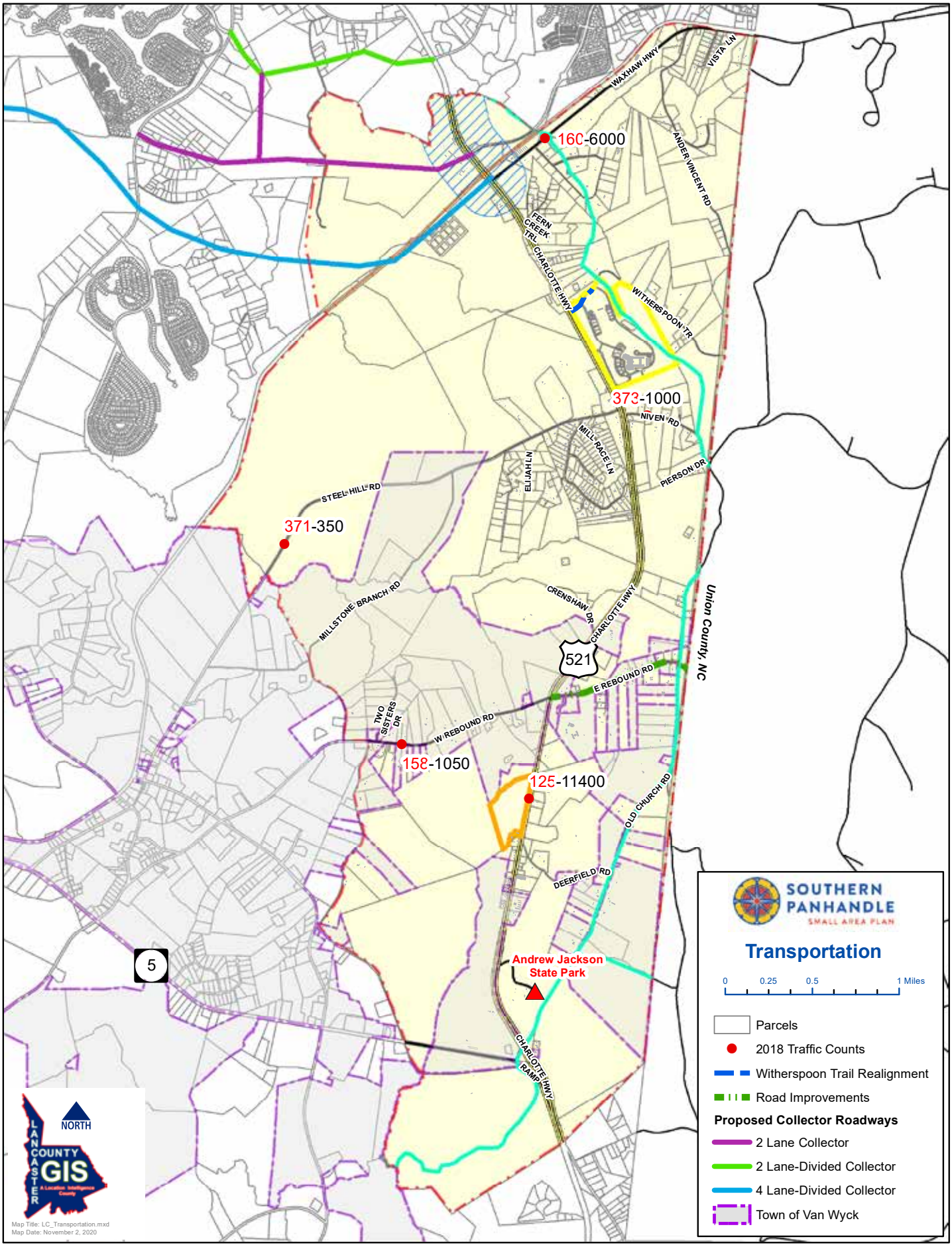

SOUTHERN PANHANDLE
SMALL AREA PLAN
Recommended Land Use
0 0.25 0.5 1 Miles
Proposed Study Area Bike Routes Lanes
Southern Panhandle Boundary Area, 8,488.36 Acres (13.26 Sq Mi)
Southern Panhandle Parcels Area, 8,149.82 Acres (12.73 Sq Mi)
Public Land
Commercial Nodes
Traffic Signals
Conceptual Dave Lyle Blvd Extension (RFATS)
Proposed Study Area Collector Roads
Significant Historic Resource
Historic Sites
Building Footprints
Carolina Thread Trail
Highway Corridor Overlay
Van Wyck Elementary School
Indian Land High School
Town of Van Wyck
Parcels
Conservation Corridors
Floodplain
Recommended Land Use
Environmentally Sensitive Land
Protected Open Space -
Rural Residential/Agriculture
Low Density Residential -
Medium Density Residential
Commercial
Employment
Institutional
Mixed Use
Contingent Upon Infrastructure
Union County, NC
Andrew Jackson State Park
Indian Land High School
Van Wyck Elementary
CHARLOTTE HWY
WAXHAW HWY
ROCK HILL HWY
OLD CHURCH RD
DEERFIELD RD
E REBOUND RD
W REBOUND RD
MILLSTONE BRANCH RD
STEEL HILL RD
OBENOSKY RD
NIVEN RD
WITHERSPOON TR
ANDER VINCENT RD
HENRY HARRIS RD
CHARLES PETTUS RD
SADDLE RD
LANEY RD
GRIFFIN RD
VAN WYCK RD
RIVERSIDE RD
PORTER RANCH RD
E NORTH CORNER RD
DEER RUN RD
OLD FERRY LN
BAY LN
SERENITY LN
TAM LN
FAIRLEAF RD
OLD HICKORY RD
FOXES POND RD
VICKS DR
BRICK YARD DR
BIRD LN
LIBERTY ROCKS LN
WALTERS LN
MOORELAND WOOD DR
TWO SISTERS DR
MILL RACE LN
ELIJAH LN
BALDWIN DR
HIGHGATE LN
ALSTON DR
HANCOCK RD
BRIDGEWATER ST
VISTA LN
SUN CITY BLVD
AMBLESIDE DR
DERRINGER AV
MESA VERDE DR
HUDSON LN
HARTWELL LN
YOSEMITE WAY
RIVER BEND BLVD
CALVERT ESTATE DR
WILMA DR
TRANQUILITY BLVD
SUNSET CRATER PL
ASHER CHASE TRL
OLIVER STANLEY TRL
TRANQUILITY BLVD
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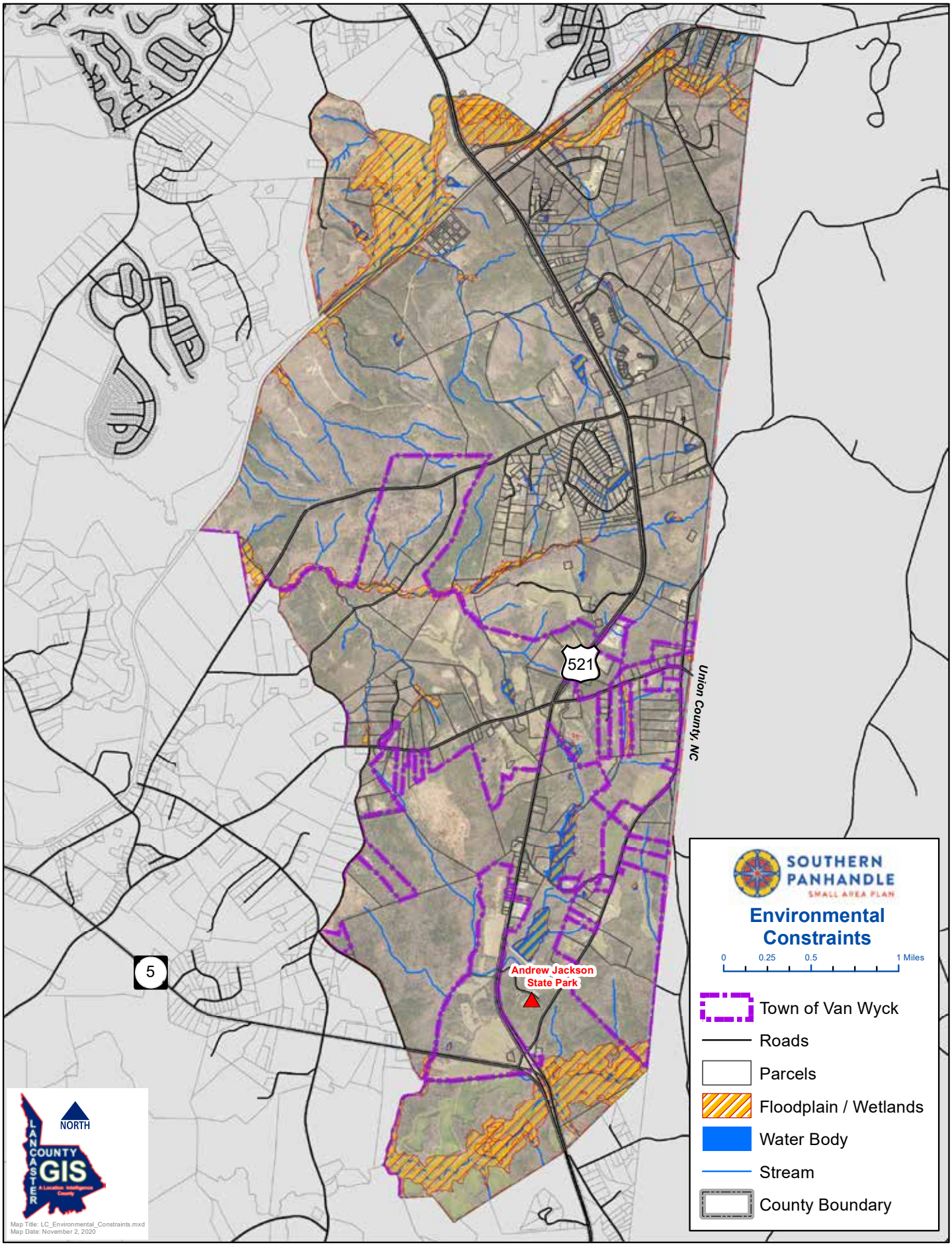


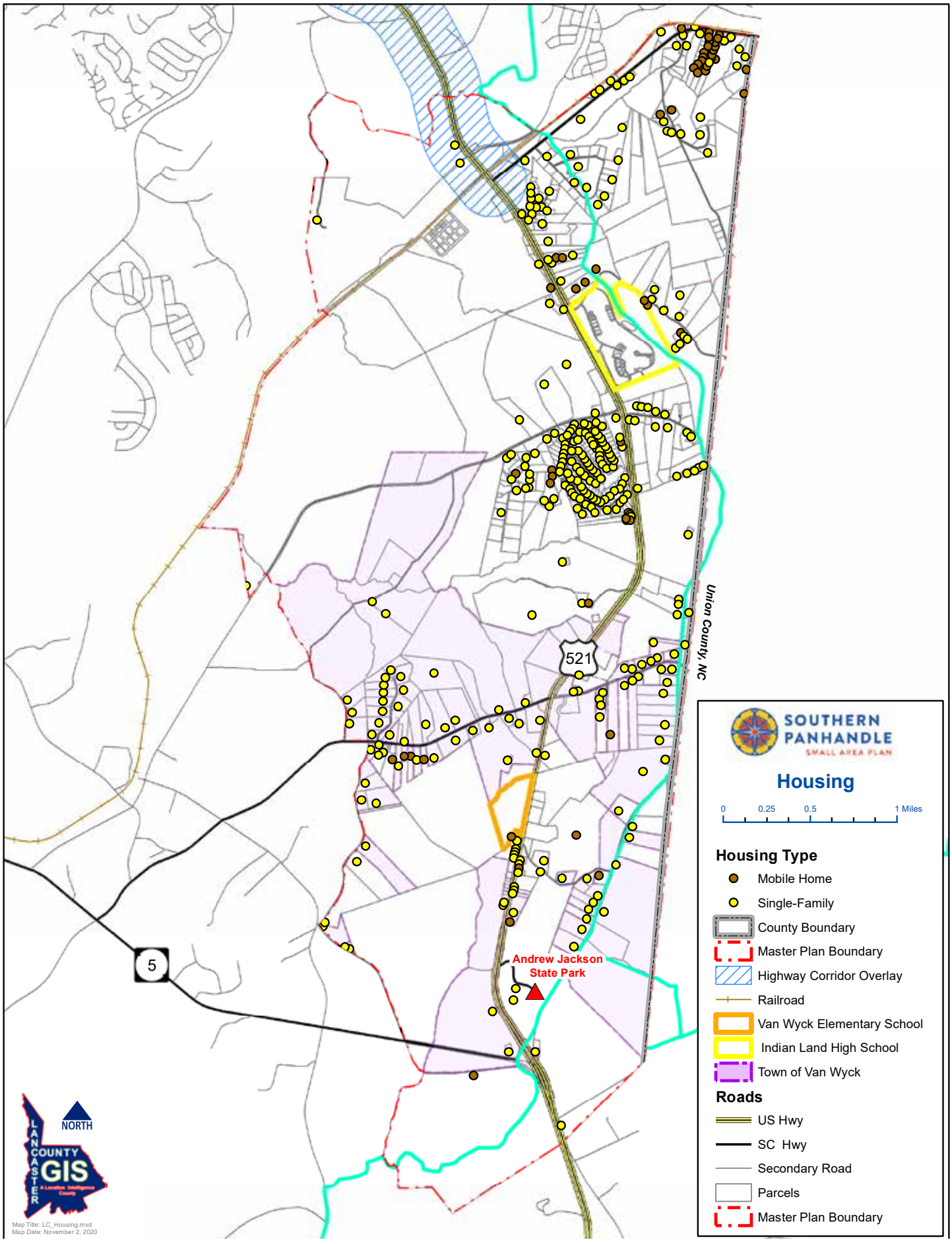
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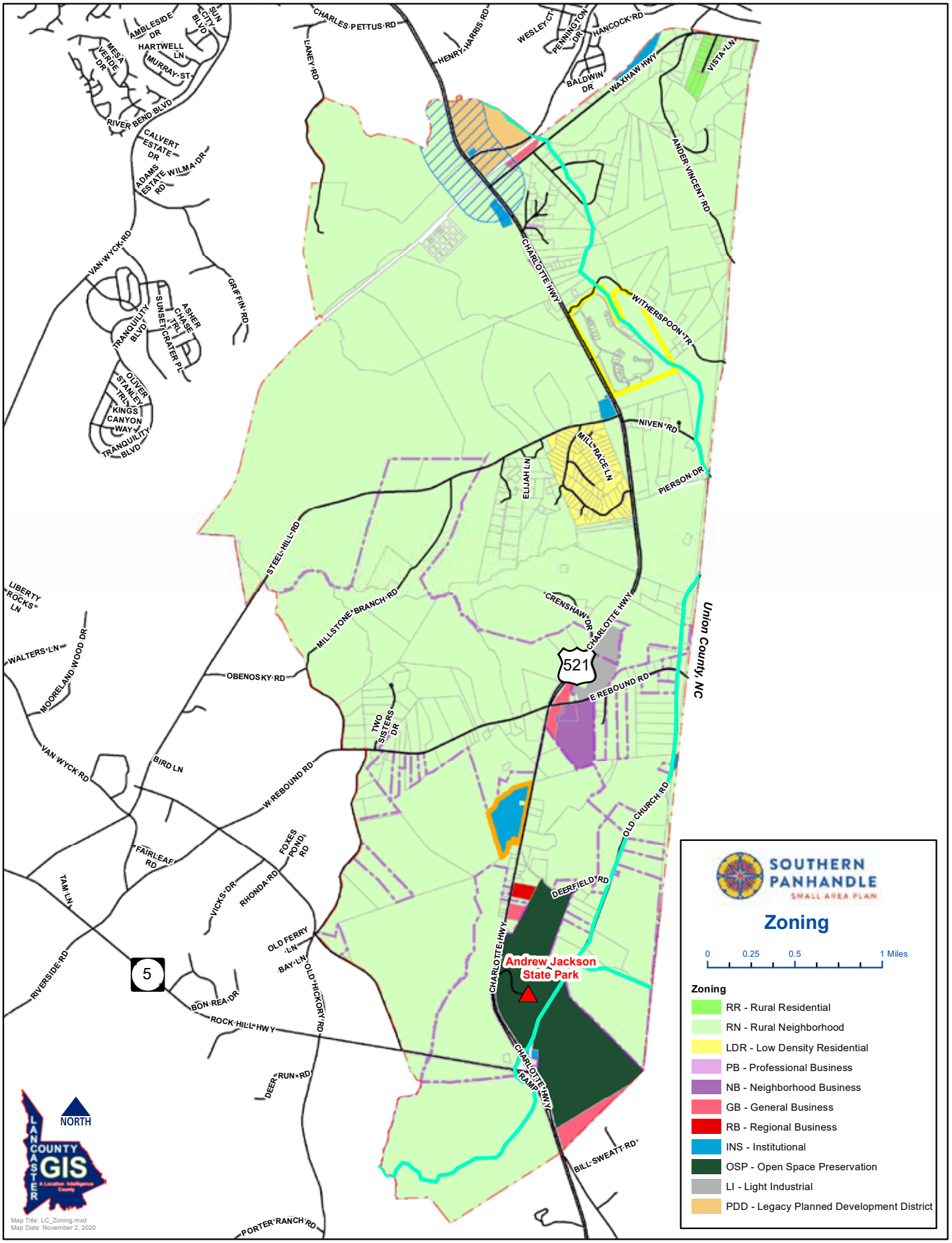

Indian Land High School
Van Wyck Elementary
Andrew Jackson State Park
Union County, NC
521
5
SOUTHERN PANHANDLE
SMALL AREA PLAN
Development Status
0 0.25 0.5 1 Miles
Building Footprints
Plan Boundary
Town of Van Wyck
Carolina Thread Trail
Highway Corridor Overlay
Roads
Parcels
County Boundary
Development Status
Open Space
Developed
Under-Developed
Undeveloped
Water
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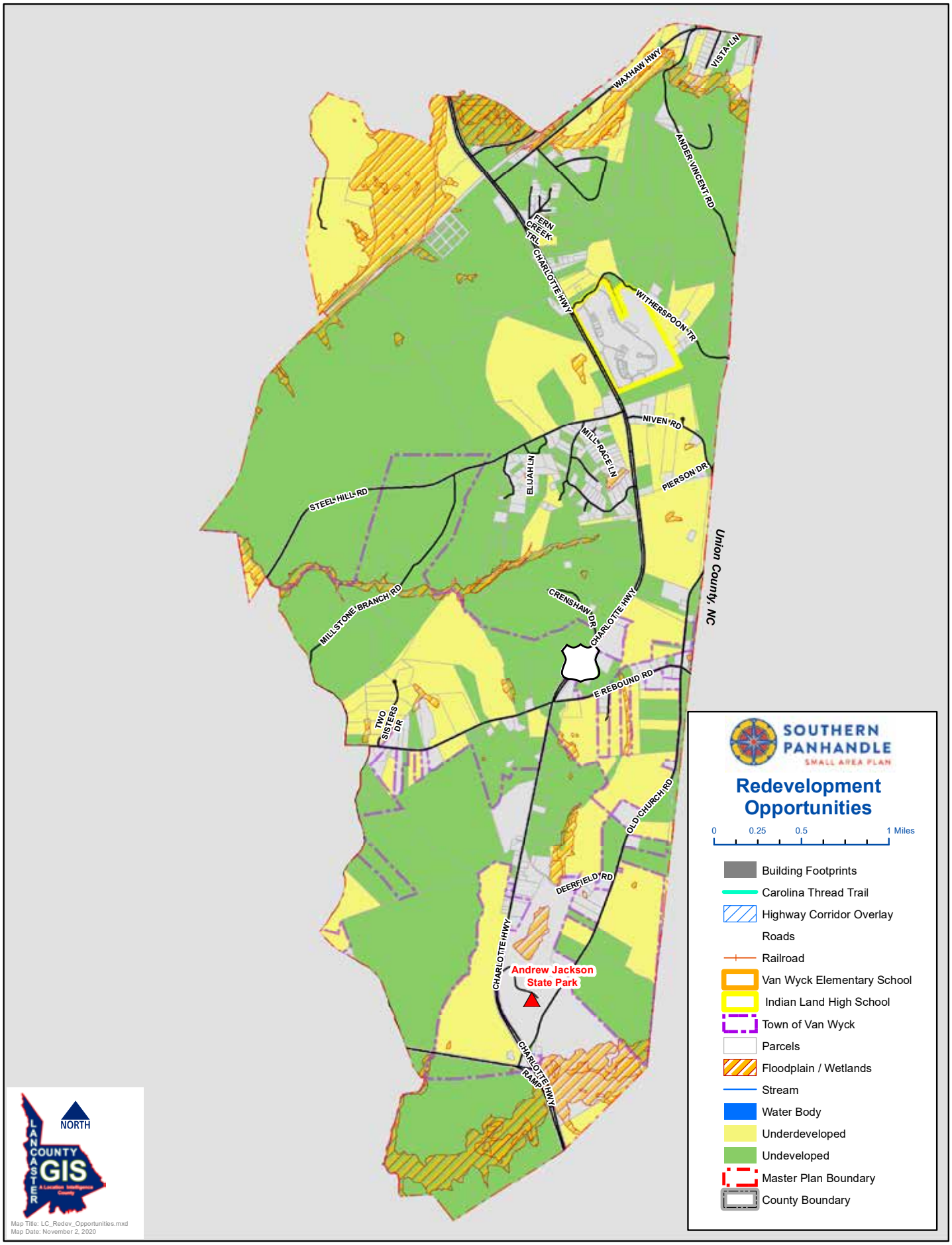

PS
PS
521
5
Union County, NC
Andrew Jackson State Park
SOUTHERN PANHANDLE
SMALL AREA PLAN
Infrastructure
0 0.25 0.5 1 Miles
Master Plan Boundary
Major Road
Secondary Road
Parcels
Sewer Lift Station
Water Tank
Water Lines
Sewer Lines
Building Footprints
Carolina Thread Trail
Highway Corridor Overlay
Van Wyck Elementary School
Indian Land High School
Town of Van Wyck
NORTH
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160-6000
373-1000
371-350
158-1050
125-11400
WAXHAW HWY
VISTA LN
ANDER VINCENT RD
FERN CREEK TRL
CHARLOTTE HWY
WITHERSPOON TR
NIVEN RD
MILL RACE LN
ELIJAH LN
PIERSON DR
STEEL HILL RD
MILLSTONE BRANCH RD
CRENSHAW DR
CHARLOTTE HWY
Union County, NC
521
E REBOUND RD
W REBOUND RD
TWO SISTERS DR
OLD CHURCH RD
DEERFIELD RD
Andrew Jackson State Park
CHARLOTTE HWY RAMP
5
SOUTHERN PANHANDLE
SMALL AREA PLAN
Transportation
0 0.25 0.5 1 Miles
Parcels
2018 Traffic Counts
Witherspoon Trail Realignment
Road Improvements
Proposed Collector Roadways
2 Lane Collector
2 Lane-Divided Collector
4 Lane-Divided Collector
Town of Van Wyck
NORTH
LANCASTER COUNTY GIS
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Map Date: November 2, 2020


521
5
Union County, NC
Andrew Jackson
State Park
SOUTHERN
PANHANDLE
SMALL AREA PLAN
Environmental
Constraints
0
0.25
0.5
1 Miles
Town of Van Wyck
Roads
Parcels
Floodplain / Wetlands
Water Body
Stream
County Boundary
NORTH
LANCASTER
COUNTY
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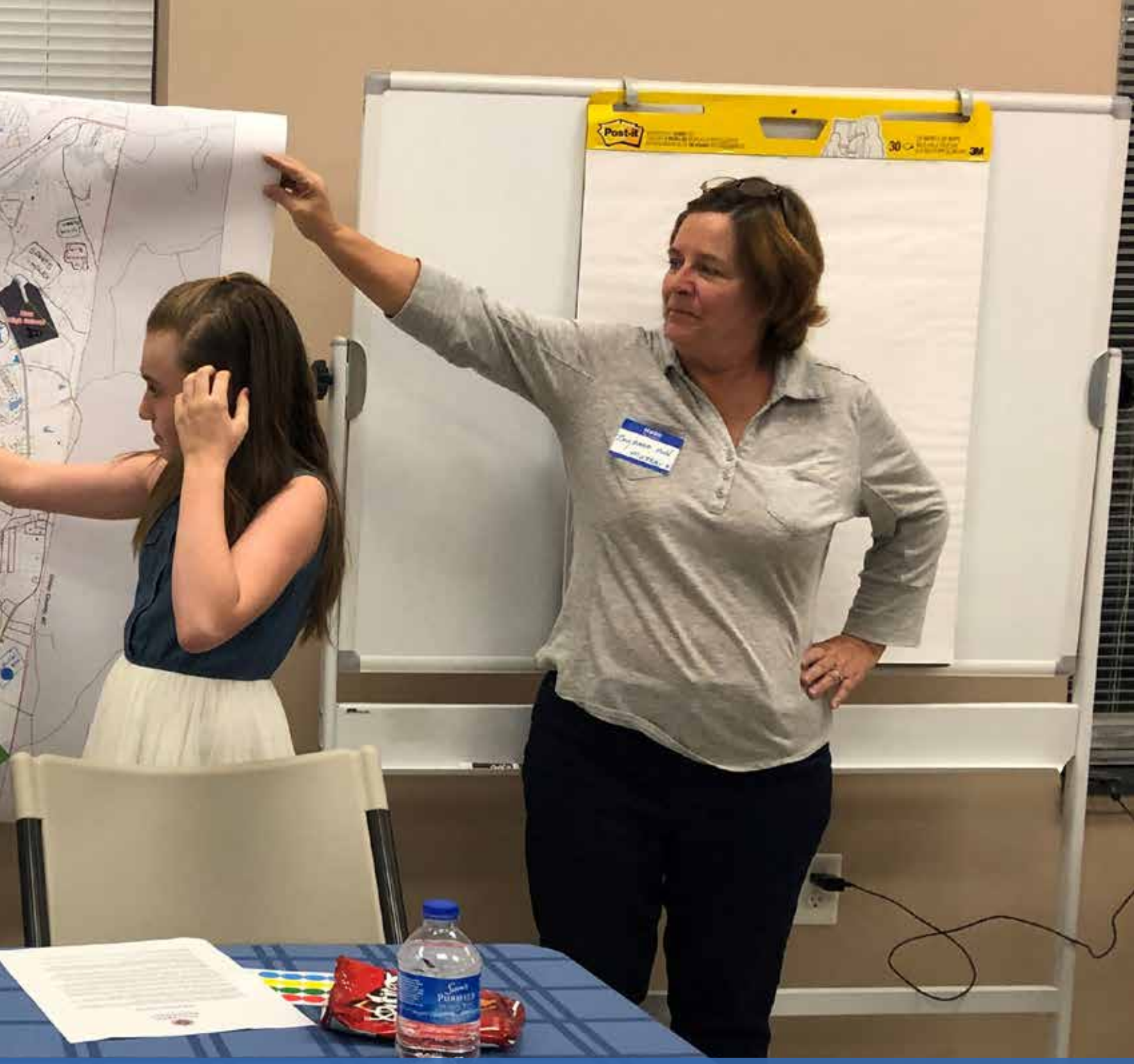

SOUTHERN PANHANDLE
SMALL AREA PLAN
Housing
0 0.25 0.5 1 Miles
Housing Type
Mobile Home
Single-Family
County Boundary
Master Plan Boundary
Highway Corridor Overlay
Railroad
Van Wyck Elementary School
Indian Land High School
Town of Van Wyck
Roads
US Hwy
SC Hwy
Secondary Road
Parcels
Master Plan Boundary
Union County, NC
521
5
Andrew Jackson State Park
NORTH
LANCASTER COUNTY GIS
Map Title: LC_Housing.mxd
Map Date: November 2, 2020


SOUTHERN PANHANDLE
SMALL AREA PLAN
Zoning
0 0.25 0.5 1 Miles
Zoning
RR - Rural Residential
RN - Rural Neighborhood
LDR - Low Density Residential
PB - Professional Business
NB - Neighborhood Business
GB - General Business
RB - Regional Business
INS - Institutional
OSP - Open Space Preservation
LI - Light Industrial
PDD - Legacy Planned Development District
Andrew Jackson State Park
Union County, NC
CHARLOTTE HWY
ROCK HILL HWY
W REBOUND RD
E REBOUND RD
OLD CHURCH RD
DEERFIELD RD
STEEL HILL RD
MILLSTONE BRANCH RD
OBENOSKY RD
NIVEN RD
PIERSON DR
WITHERSPOON TR
ANDERVINCENT RD
WAXHAW HWY
HANCOCK RD
HENRY HARRIS RD
CHARLES PETTUS RD
LANEY RD
RIVER BEND BLVD
VAN WYCK RD
TRANQUILITY BLVD
KINGS CANYON WAY
OLIVER STANLEY TRL
ASHER CHASE TRL
SUNSET CHATER PL
GRIFFIN RD
BIRD LN
FAIRLEAF RD
FOXES POND RD
RHONDA RD
VICKS DR
TAM LN
RIVERSIDE RD
OLD FERRY LN
BAY LN
OLD HICKORY RD
BON REA DR
DEER RUN RD
PORTER RANCH RD
BILL SWEATT RD
CRENSHAW DR
TWO SISTERS DR
MOORELAND WOOD DR
WALTERS LN
LIBERTY ROCKS LN
MILL RACE LN
ELIJAH LN
VISTA LN
BALDWIN DR
WESLEY CT
PENNINGTON DR
AMBLESIDE DR
HARTWELL LN
MURRAY ST
MESA VERDE DR
SUN CITY BLVD
CALVERT ESTATE DR
ADAMS ESTATE RD
WILMA DR
521
5
NORTH
LANCASTER COUNTY GIS
Map Title: LC_Zoning.mxd
Map Date: November 2, 2020


WAXHAW HWY
VISTA LN
ANDER VINCENT RD
FERN CREEK TRL
CHARLOTTE HWY
WITHERSPOON TR
NIVEN RD
MILL RACE LN
ELIJAH LN
PIERSON DR
STEEL HILL RD
Union County, NC
MILLSTONE BRANCH RD
CRENSHAW DR
CHARLOTTE HWY
E REBOUND RD
TWO SISTERS DR
OLD CHURCH RD
DEERFIELD RD
CHARLOTTE HWY
Andrew Jackson State Park
CHARLOTTE HWY RAMP
SOUTHERN PANHANDLE
SMALL AREA PLAN
Redevelopment Opportunities
0 0.25 0.5 1 Miles
Building Footprints
Carolina Thread Trail
Highway Corridor Overlay
Roads
Railroad
Van Wyck Elementary School
Indian Land High School
Town of Van Wyck
Parcels
Floodplain / Wetlands
Stream
Water Body
Underdeveloped
Undeveloped
Master Plan Boundary
County Boundary
NORTH
LANCASTER COUNTY GIS
Map Title: LC_Redev_Opportunities.mxd
Map Date: November 2, 2020



APPENDIX C: PUBLIC ENGAGEMENT


Post-it
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APPENDIX C
PUBLIC ENGAGEMENT

Public Participation

The Southern Panhandle Small Area Plan was developed with the participation and input from stakeholders from the planning area and the surrounding communities. The Southern Panhandle vision and planning themes reflect the values of the residents and stakeholders. Staff from the Lancaster County Planning Department and Catawba Regional Council of Governments met with residents and property owners from the Southern Panhandle. Visioning Week was held November 4 - 7, 2019 at Our Lady of Grace Catholic Church. Events included a hands-on workshop, property owner and stakeholder interviews, drop-in visits, and a Steering Committee meeting.

Steering Committee

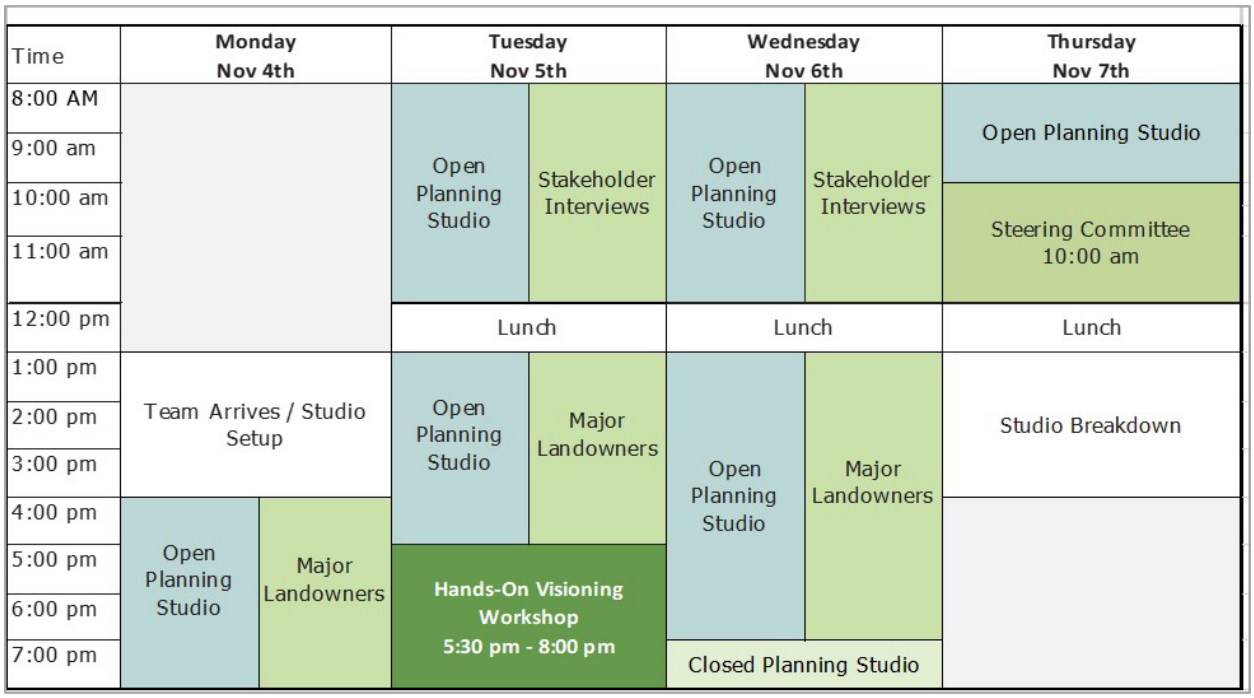
The Steering Committee was comprised of representatives from Lancaster County, Lancaster County Economic Development, Town of Van Wyck, Andrew Jackson State Park, Lancaster County School District, Lancaster County Water and Sewer District, Lancaster County Gas Authority, CSX Transportation, SCDOT, Duke Energy, John M. Belk Endowment, Our Lady of Grace Catholic Church, Osceola United Methodist Church, Steele Hill AME Zion Church, Katawba Valley Land Trust, Carolina Thread Trail, business and property owners, and residents.

The Steering Committee met throughout the process of developing the Southern Panhandle Small Area Plan. Meetings were held throughout the planning area that included Andrew Jackson State Park, Van Wyck Community Center, Our Lady of Grace Catholic Church, and Steele Hill AME Zion Church. The Steering Committee provided direction for the development of the Small Area Plan.

Southern Panhandle Steering Committee Meeting Schedule

Meeting Date	*Location*	*Purpose of Meeting*
June 5, 2018	*Andrew Jackson State Park, Meeting House*	*Small Area Plan Purpose and Overview, SWOT Analysis, and Vision Exercise*
August 15, 2018	*Town of Van Wyck Community Center*	*SWOT Analysis / Vision Exercise Outcomes, Planning Area Boundary, and Existing Conditions Maps*
December 13, 2018	*Our Lady of Grace Catholic Church, Parish Hall*	*Existing Conditions Report, District Name / Logo, and Planning Charrette*
August 27, 2019	*Steele Hill AME Zion Church, Fellowship Hall*	*Existing Conditions Draft Document Review and Visioning Week Schedule / Public Participation*
November 7, 2019	*Our Lady of Grace Catholic Church, Parish Hall*	*Visioning Week Outcomes, Big Ideas, Plan Themes, Vision, and Next Steps*

Promotional Materials



Visioning Week Schedule

The Southern Panhandle Small Area Plan incorporated various types of community participation promotions. Postcards were mailed to all property owners within the Planning Area listing all events and opportunities for residents to participate. Letters were sent to 26 property owners with property acreage totaling 50 acres or more and providing information about the study and inviting the property owner(s) to meet with staff. The chart below lists other opportunities for residents and property owners to participate in the community engagement activities during Visioning Week.

Visioning Week Community Outreach

2019	*Type of Community Outreach*
Week of October 14th	*Lancaster County and Catawba Regional COG Websites*
October 15th	*Letters Mailed to Property Owners with >50 Acres*
October 16th	*Press Release*
October 17th	*Postcard Mailed to All Property Owners*
October 17th	*Emails Sent to All Agencies / Organizations*
Week of October 21st	*Schools and Places of Worship Social Media / Websites*
October 23rd	*Newspaper Ad in the Carolina Gateway*

VISIONING WEEK

Hands-On Workshop

The Southern Panhandle Hands-On Workshop was held on the evening of Tuesday, November 5, 2019 from 5:30 pm to 8:00 pm. Residents, property owners, and other stakeholders received information about the planning area and participated in a visual preference survey and small group discussion to brainstorm about the future of the Southern Panhandle.

Rox Burhans, AICP, Lancaster County Development Services Division Director, welcomed the 54 participants to Visioning Week and thanked them for sharing their ideas for the Southern Panhandle Small Area Plan. Cole McKinney, Catawba Regional Council of Governments, presented an overview of the project objectives. Mr. McKinney explained the importance to ensure the future integrity and economic vitality and to develop place-making strategies through proactive planning.

Kara W. Drane, AICP, Catawba Regional Council of Governments provided examples of place-making techniques, highlighted the Visioning Week schedule, and introduced the breakout session portion of the Hands-On Workshop. Participants were divided randomly by name tag "dot" color and assigned one of seven groups. Each group developed a vision documented on maps and descriptions of the future Southern Panhandle. The feedback provided by the groups were incorporated into the Southern Panhandle Small Area Plan Recommended Land Use Map. The big ideas that the groups reported included:

- Maintain Rural Community
- Protect Local Heritage
- Ensure Growth is Well-Planned
- Prevent Loss of Tree Canopy
- Protect Andrew Jackson State Park
- Plan for Transportation Enhancements
- Provide for Sewer Enhancements as Needed
- Be a Natural Retreat Destination





Visioning Week Postcard Invitation



Stakeholder Interviews

Staff from Lancaster County Planning Department and Catawba Regional Council of Governments held stakeholder interviews with major property owners, business owners, and agency representatives during Visioning Week. The purpose of the interviews was to gather information and compile different perspectives from stakeholders throughout the Southern Panhandle. The feedback provided to planners included opportunities for future growth, and all of the property owners shared personal ties and connections to the Southern Panhandle planning area.

Drop-In Visits

The public was invited to drop-in and talk with the Lancaster County Planning Department and Catawba Regional Council of Governments staff during Visioning Week to share ideas and ask questions about the Southern Panhandle Small Area Plan Project. The drop-in visits provided residents the opportunity to stop by Our Lady of Grace Catholic Church at their convenience to participate in the process and development of the small area plan. Times were available during the day and early evening.

Through Wednesday evening, a total of 95 residents engaged in the Southern Panhandle Small Area Plan Visioning Week activities:

- November 4th / Interviews and Drop-ins – 12 participants
- November 5th / Interviews and Drop-ins – 13 participants
- November 5th / Hands-On Workshop – 54 participants
- November 6th / Interviews and Drop-ins – 16 participants








Visioning Week Work Groups Report Out






OUR LADY OF GRACE
Welcomes you to the
SOUTHERN PANHANDLE
SMALL AREA PLAN
Vision Week
Please Enter Through the Pavilion!



SWOT ANALYSIS & VISIONING

The Steering Committee met on June 5, 2018 and the members developed a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis. The Steering Committee also provided one word(s) descriptions of how they envision the future Southern Panhandle planning area.

Strengths

- Schools (noted 5 times)
- Undeveloped land (noted 5 times)
- Proximity to Charlotte/Waxhaw/Rock Hill (noted 4 times)
- Capacity in water and sewer (noted 4 times)
- Highways, two major transportation arteries and proposed Dave Lyle Extension (noted 3 times)
- Access to US 521 (noted 3 times)
- Nature trails (noted 2 times)
- Rural living (noted 2 times)
- Area is strategic connection for trail from Andrew Jackson to Walnut Creek; New UDO guidelines can help facilitate trail development
- Connective roads to other communities
- CSX Rail Line for industry
- Distance to I-77
- Good park land
- Great growth – increase in land values
- Growing population and work force that is moving south
- Help shape development
- Highway 75 – Monroe Highway 5 – I-77
- Lack of negative industrial sites
- Limited curb cuts
- Location and proximity to retail and shopping



STEERING COMMITTEE MEETING, JUNE 2018
Andrew Jackson State Park



STEERING COMMITTEE MEETING, AUGUST 2018
Van Wyck Community Center

- Long-time family landowners
- Low density
- Natural beauty
- New schools
- Quality of life for active living
- State Park
- Two creeks that feed into the Catawba and water system
- Vacant properties with motivated sellers
- Working with stakeholders upfront

Weaknesses

- Traffic conditions (noted 6 times)
- Sewer limitations (noted 5 times)
- Unknowns that could impact the area – Dave Lyle Extension (noted 2 times)
- Connective road intersections could easily be overdeveloped
- Constraints with river on west and state line on east
- Current zoning and Future Land Use Map
- Difficult to get consensus
- Electric capacity
- Greenspaces being reduced
- US 521 only north/south route
- Infrastructure
- Insufficient roads – need for additional lanes and “deceleration lanes”
- Knowledge about trails/trail systems not there
- Knowledge for different modes of transportation
- Lack of services south of Rebound
- Many property owners may not be aware of CTT
- No identification of defined town – no neighborhood businesses – need to balance for existing homes
- No Master Plan – only Comprehensive Plan



STEERING COMMITTEE MEETING, AUGUST 2018
Town of Van Wyck Community Center.



STEERING COMMITTEE MEETING, DECEMBER 2018
Our Lady of Grace Catholic Church.

- Poorly maintained roads
- Road network (all residential)
- Several sewer sheds cross the region – complications
- Should be looking at the entire US 521 corridor to City of Lancaster
- Small, pocket communities
- Traffic north of Waxhaw Highway
- Transportation
- Two main roads heading north, 5 and US 521
- Utilities
- Very few residents in the area
- Vision discrepancies between various stakeholders

Opportunities

- Blank canvas (noted 3 times)
- Ability to get ahead of the growth/plan for it
- Additional opportunity for retail/commercial
- Being able to design superstreets ahead of time
- Better communication
- Create plan to support future growth for schools and community
- Creation of deceleration lanes – other road improvements to assist in traffic flow
- More industrial parcels
- Opportunity to be a conduit of growth that extends from panhandle to City of Lancaster
- Reduce curb cuts
- Relationship with Van Wyck community
- Smart, planned development and growth
- Structuring taxes to help pay for growth
- Super street
- Trails, recreational opportunities for Town of Van Wyck
- Use this plan as a template for other areas of the county
- We can learn from mistakes made from north part of county

Threats

- Aging population (noted 3 times)
- Affordability – small business owners (noted 2 times)
- Rapid development (noted 2 times)
- Balance needs of existing versus new residents (noted 2 times)
- Traffic flow and design (noted 2 times)
- Overcrowded schools – we only build schools after growth (noted 2 times)
- Andrew Jackson State Park (threat to facility)
- Congestion if we don't plan for collector road study – type of infrastructure improvements
- Cost involved
- Dense development
- Financial impact on county and property owners
- Highway 5
- Lack of balance – will not adequately plan for business development and it will be all one big chain of subdivisions with retailers mixed in – that doesn't pay the bills
- No design standards for US 521
- Not enough connections to Trail
- Preserving natural assets while being sensitive to property owners
- Repeat of a common theme of urban sprawl pitfalls
- Rezoning of property by county council
- Tax base - will taxes help support growth
- The growth is coming, like it or not
- Threats to natural areas
- Work together to prevent incorporation threats

VISIONING WORDS:



Visual Preference Exercise Board 1

Southern Panhandle's Future Look

Below are various images from other communities. The images include open space, parks, trails, rural living, residential homes, town homes, and multi-family homes. Which places would you like to see in the Southern Panhandle? **For each image, indicate whether you would like to see it in the Southern Panhandle or not.**

Mostly Like	Mostly Do Not Like	Open Space and Rural Living	Residential Homes, Town Homes, and Multi-Family	Mostly Like	Mostly Do Not Like
33	0			14	10
26	0			1	20
23	0			7	14
24	2			11	10
25	0			8	13
29	0			10	14
21	2			3	22
27	0			2	21

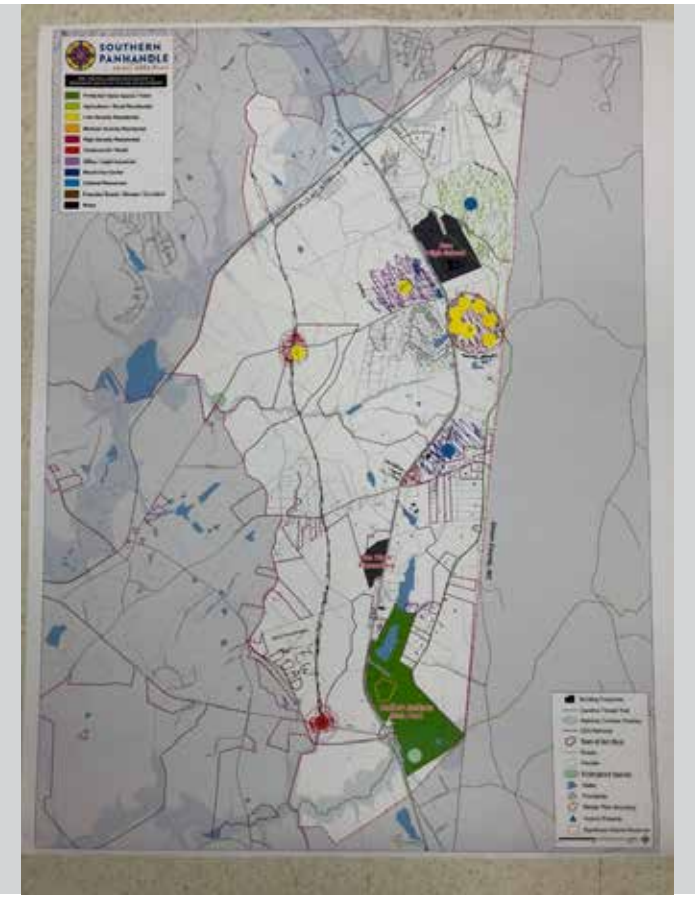
Visual Preference Exercise Board 2

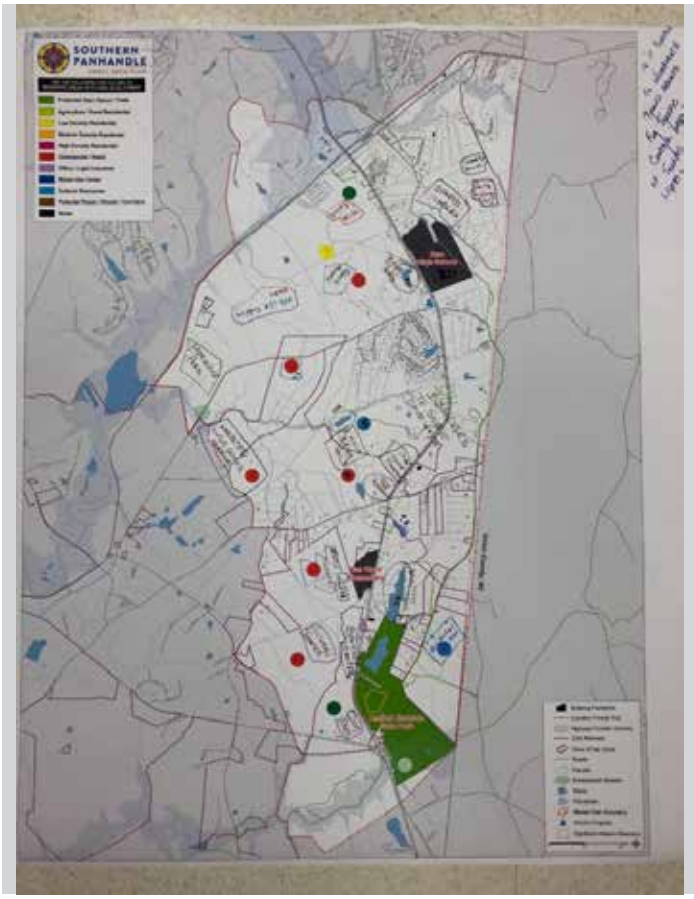
Southern Panhandle's Future Look

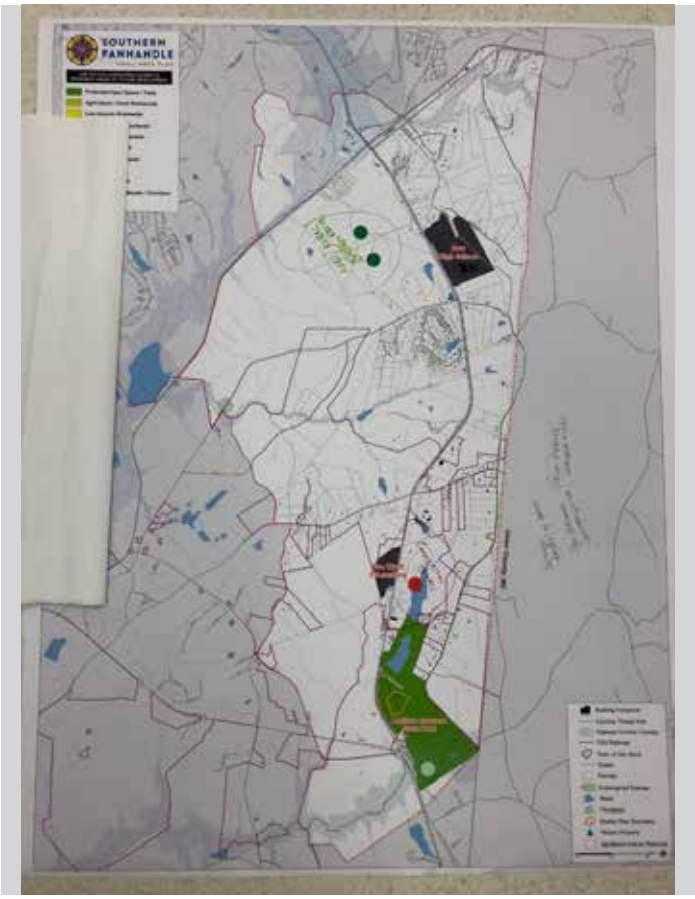
Below are various images from other communities. The images include commercial, retail, mixed-use, and employment. Which places would you like to see in the Southern Panhandle? **For each image, indicate whether you would like to see it in the Southern Panhandle or not.**

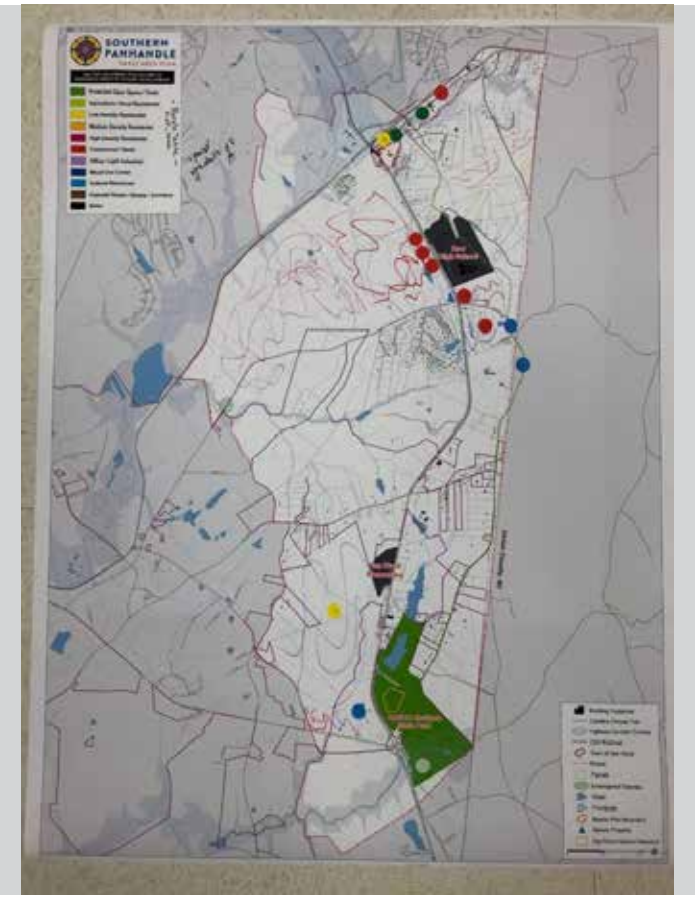
Commercial and Mixed-Use			Employment Areas		
Mostly Like	Mostly Do Not Like		Mostly Like	Mostly Do Not Like	
2	16			0	30
19	3			12	14
17	2			8	17
6	17			15	13
24	0			4	14
5	18			6	14
18	5			8	12
14	7			7	17

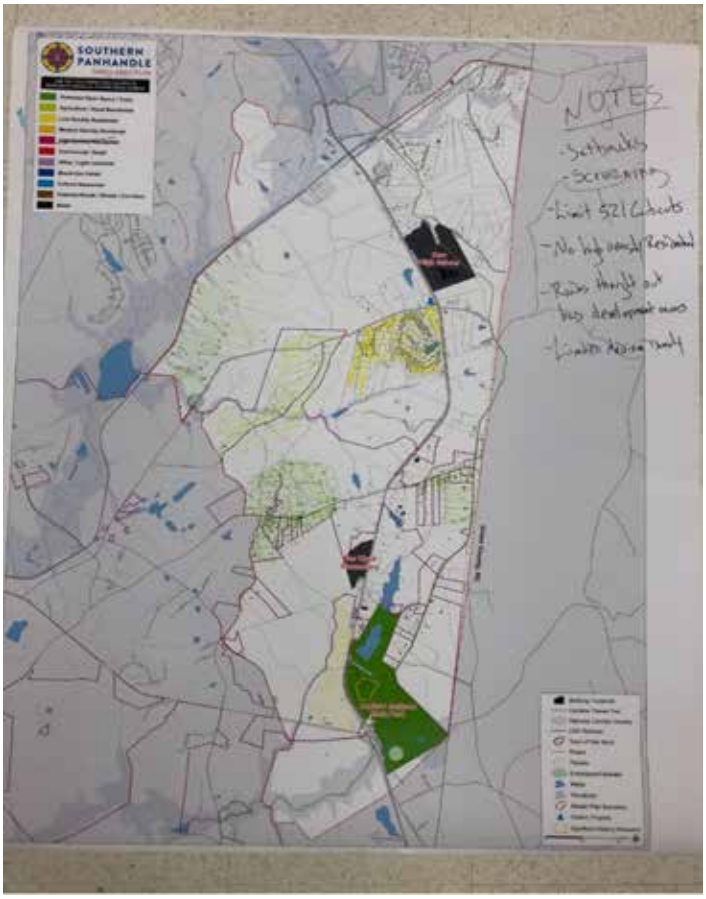
WORK GROUP MAPS

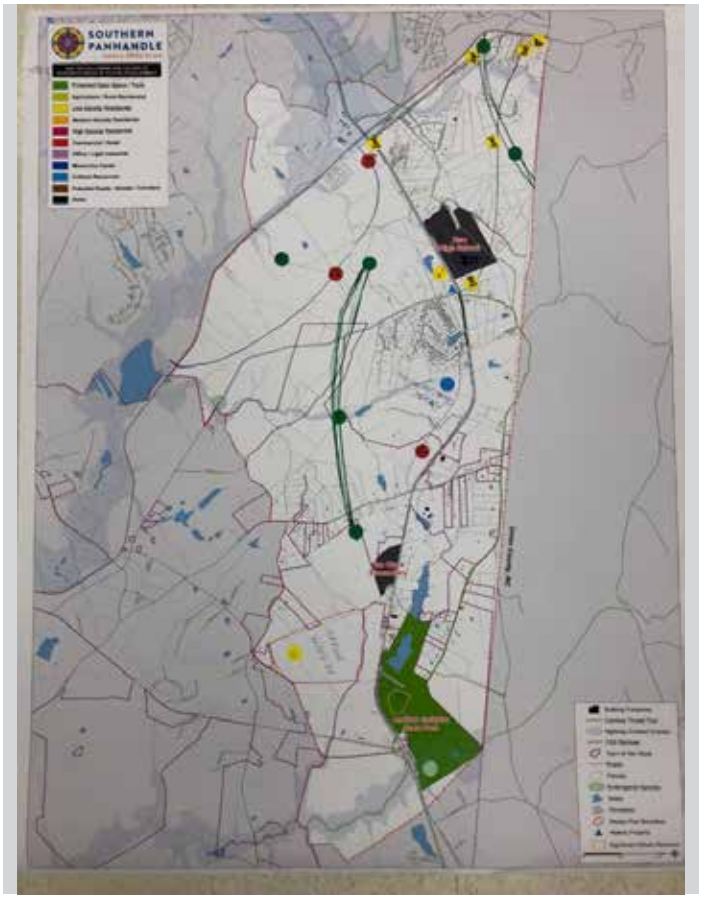


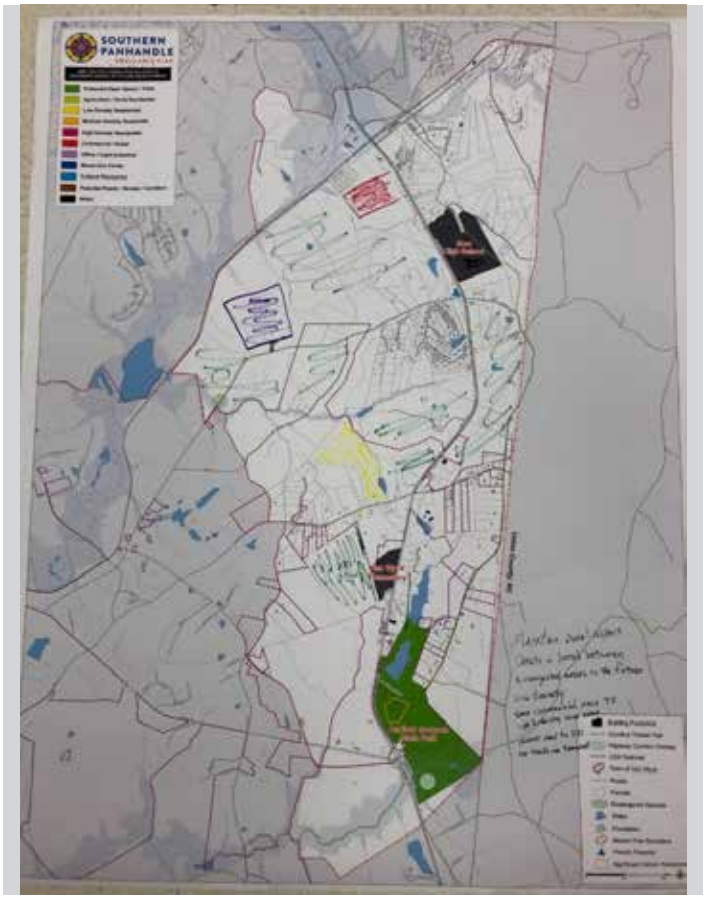







SOUTHERN PANHANDLE
NOTES


SOUTHERN PANHANDLE


SOUTHERN PANHANDLE

TO: Planning Commission

FROM: Katie See, AICP, Senior Planner

DATE: November 9, 2020

SUBJECT: **Comprehensive Plan Amendment – Southern Panhandle Small Area Plan**

In 2018 the Planning Department initiated the Southern Panhandle Small Area Plan, the purpose of which was to develop a vision for the planning area including future land use and transportation needs. The planning area is generally south of Highway 75/Waxhaw Highway, north of the intersection of Highway 5/US 521, east of Old Hickory Road and west of Union County, NC. A steering committee was established to provide input throughout the planning process.

Vision Week was held November 4-7, 2019 in order to interview large property owners to determine plans for their property, conduct the public workshop, and provide preliminary feedback to the steering committee. The public workshop was well attended by residents and stakeholders within the planning area who learned more about the goal of the plan and worked in small groups to brainstorm about their recommendations for the plan. The maps prepared by each small group were used to prepare the recommended land use plan as well as implementation strategies within the Small Area Plan.

The key areas of focus within the plan are the Recommended Land Use Map on page 15 and the Implementation Strategies found on pages 19-21.

County Council is tentatively scheduled to hold a public hearing on January 11, 2020 for the first ordinance reading. The Town of Van Wyck will adopt elements of the Plan to incorporate into their Comprehensive Plan, rather than adopting it in its entirety.

Please feel free to contact me at 283-9394 should you have any questions before the hearing.



LANCASTER COUNTY

SOUTH CAROLINA

DRAFT
9/25/20

ACKNOWLEDGMENTS

Lancaster County Council

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

Lancaster County Planning Commission

Rosa Sansbury, District 1
Tamecca Neely, District 2
Charles Keith Deese, District 3
James Barnett, District 4
Matthew Jones, District 5
Shelia Hinson, District 6
Ben Levine, District 7

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Ashley Davis, Planner
Jamie Gilbert, Economic Development Director
Jim Kiley, GIS Director

Southern Panhandle Steering Committee

Bret Baronak, Carolina Thread Trail
Jeff Pilon, John M. Belk Endowment
Kristen E. Blanchard, Economic Dev. Board
Brad Bucy, Lancaster County Water & Sewer District
Dick Christie, Katawba Valley Land Trust
Sean Corcoran, Town of Van Wyck Mayor
Kendrick Cunningham, Duke Energy
John Dillard, CSX Transportation
Jamie Gilbert, Economic Development Director
Terry Graham, Lancaster County Council, District 1
Kevin Hall, Property Owner
Daniel Hopkins, SC Dept. of Transportation
Natalie Jackson, Our Lady of Grace Catholic Church
Kirk Johnston, Andrew Jackson State Park Ranger
Eric Lengers, Property Owner
Hans L. Lengers, Property Owner
Barrie Marsh, Osceola United Methodist Church
Sandy Martin, Duke Energy
Joe McCain, Founders Federal Credit Union
Johnny Parker, Duke Energy
Dr. Jonathan Phipps, Lancaster County School District Superintendent
Athena Rivera, Economic Development Board
Tim Thornton, Lancaster County Natural Gas Authority
Berma Tims, Resident/Business Owner
Stephen White, Lancaster County Water & Sewer District
Steve Willis, Lancaster County Administrator
Fred Witherspoon, Steele Hill AME Zion Church

Special thanks to the staff and members of Our Lady of Grace Catholic Church for hosting the Visioning Week event and Steering Committee Meetings. Thanks to Andrew Jackson State Park, the Town of Van Wyck, and Steele Hill AME Zion Church for also hosting Steering Committee meetings.

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INTRODUCTION & BACKGROUND

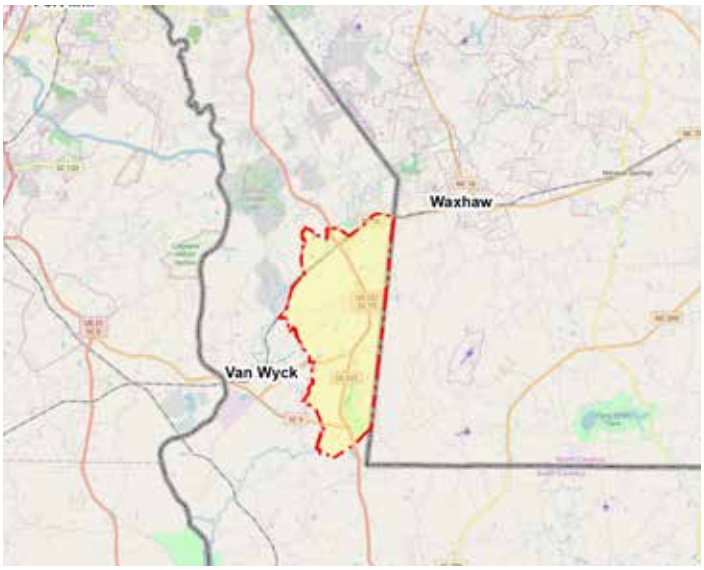


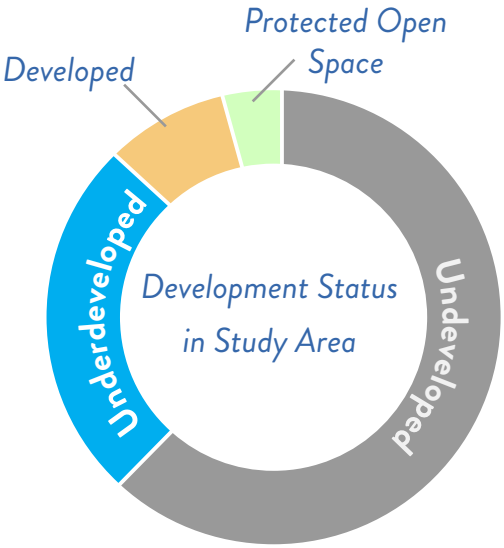
PROJECT OVERVIEW

The population of Lancaster County has grown by approximately 20% since the 2010 Census. Much of this growth has been in the Indian Land area, immediately north of the study area, but the areas of growth are expanding. In 2019, the County approved the Roselyn subdivision, an 1,850-home project on 1,800 acres—the largest residential project in Lancaster County. The site—located just south of the study area—is expected to include a County park. While the Southern Panhandle is currently dominated by low density, single-family residential homes and a rural landscape, development pressure is growing. Current zoning is primarily Rural Neighborhood, Rural Residential, and Open Space Preservation, with limited non-residential pockets. The area has many assets that make it attractive for future development, including Van Wyck Elementary School, Indian Land High School, the key US 521 and SC Highway 5 corridors, and Andrew Jackson State Park. With significant undeveloped land, County staff expects rezoning requests in the study area to continue to increase.

County leaders recognized a need for a Southern Panhandle Small Area Plan in order to develop a consistent vision for land use and transportation as the area grows. This plan provides the County with a guide for future growth, as well as an assessment of infrastructure needed to serve that growth. While looking to the future, the plan upholds current County goals and policies, such as maintaining a strong economy and managed growth and keeping the environment safe and healthy.

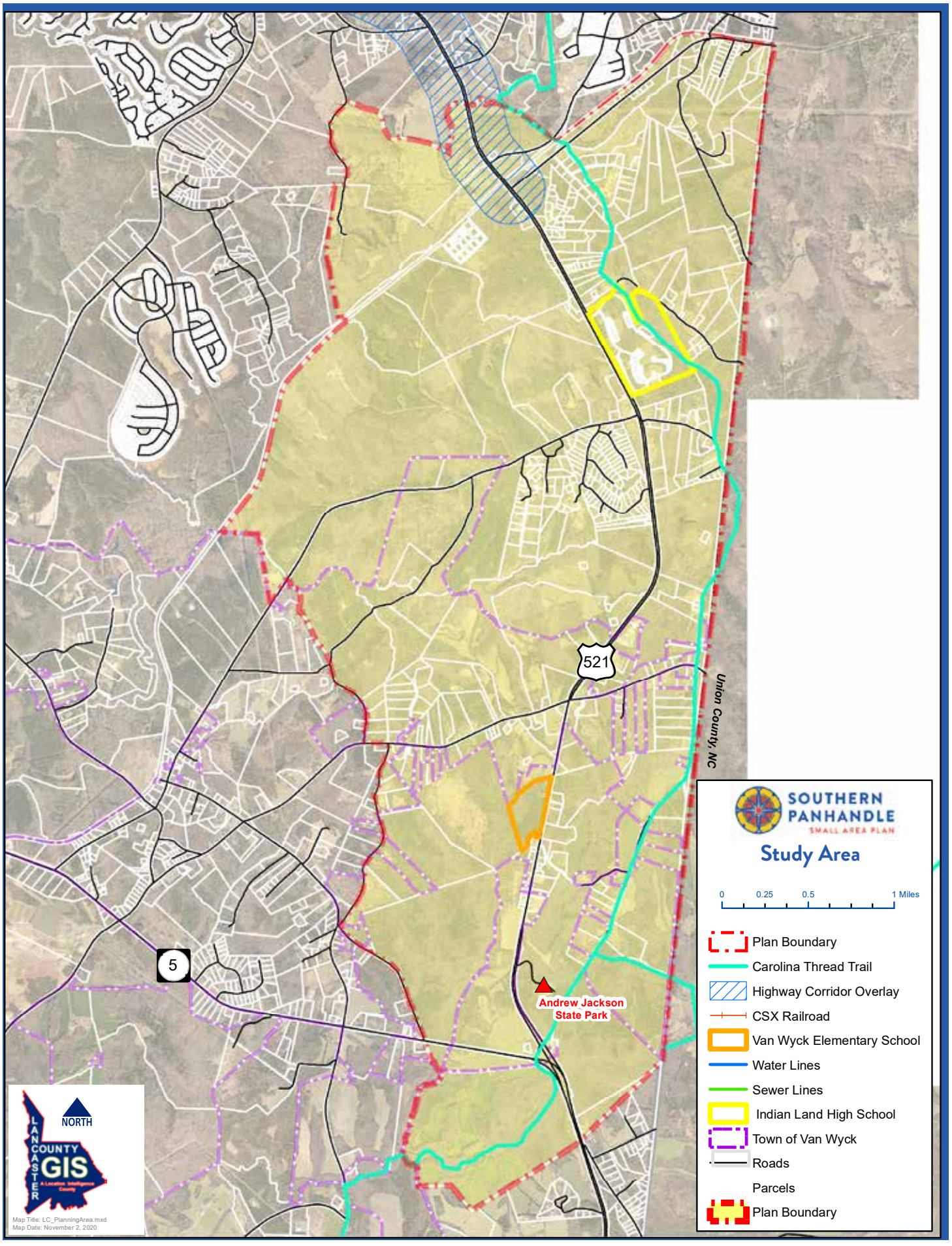
PLANNING CONTEXT





The Southern Panhandle Small Area Plan includes approximately 8,500 acres of primarily rural living. The area is located in Lancaster County south of Indian Land; west of Union County, NC; east of York County, SC; and north of the City of Lancaster. The area includes Van Wyck Elementary School, Indian Land High School, Andrew Jackson State Park, Millstone Creek Neighborhood, sections of the Carolina Thread Trail, significant undeveloped assets, and abundant natural and cultural resources. Almost 23% of the study area is within the Town of Van Wyck.

The Southern Panhandle planning area has extensive opportunities for development and redevelopment. Approximately 88% of the land is considered to be either Undeveloped or Underdeveloped. Land was considered to be underdeveloped if the parcel was not fully developed or not considered to be used to the best potential. (See Appendix B for a map of development status.)


SOUTHERN PANHANDLE
SMALL AREA PLAN
Study Area
0 0.25 0.5 1 Miles
Plan Boundary
Carolina Thread Trail
Highway Corridor Overlay
CSX Railroad
Van Wyck Elementary School
Water Lines
Sewer Lines
Indian Land High School
Town of Van Wyck
Roads
Parcels
Plan Boundary
521
5
Union County, NC
Andrew Jackson State Park
NORTH
LANCASTER COUNTY GIS
Map Title: LC_PlanningArea.mxd
Map Date: November 2, 2020

RELATIONSHIP TO OTHER PLANS

This plan builds on a number of previous County and regional plans. The most relevant plans are shown below. Additional plans can be found in Appendix A.

Lancaster County Comprehensive Plan 2014-2024

The Plan identifies the majority of the Southern Panhandle Planning Area as Rural Living on the Future Land Use map. Rural Living includes a variety of residential types that include farmhouses, large acreage rural family dwellings, and conservation subdivisions that preserve open landscape and traditional buildings. Along the northern boundary, a new conceptual transportation corridor (Dave Lyle Boulevard extension) is shown along with the Neighborhood Mixed Use land use category.

Carolina Thread Trail Master Plan, 2011

The Carolina Thread Trail is a 15-county bi-state program to create an interconnected trail system with major regional trails. A guiding principle of the Carolina Thread Trail is “respect for the land and respect for the landowner.” The Plan includes 182 miles of trails and 41 miles of blueways. The Lancaster Panhandle Greenway segment of the trail system is 20.4 miles long and 8.3 miles of it runs through the study area. Connection and access opportunities are located at Andrew Jackson State Park, Twelve Mile Creek, and the historic Old Waxhaw Presbyterian Church / Cemetery in Union County, NC.



Recreation Needs Assessment and Strategic Recommendations, 2015

The Recreation Needs Assessment and Strategic Recommendations was completed by Clemson University to evaluate park and recreation needs in Lancaster County. The study determined a broad support for improved recreation facilities, programs, and services from a large cross-section of the community including gender, age, and ethnicity. A 100-acre multi-purpose recreation center was recommended south of the Southern Panhandle and north of the City of Lancaster next to the intersection of US 521 and Shiloh Unity Road.

Town of Van Wyck

Lancaster County coordinates regularly with jurisdictions within the County. As noted previously, almost a quarter of the study area is within the Town of Van Wyck. Currently, Lancaster County staff is responsible for processing land use applications within the Town. Major applications are reviewed and approved by the Van Wyck Planning Commission and Town Council. The Town is in the process adopting their first Comprehensive Plan and will be incorporating applicable sections of the Southern Panhandle Small Area Plan.

PUBLIC OUTREACH

In keeping with the County's policy of transparency in the planning process, recommendations contained in this plan are grounded in an extensive public engagement process. The vision and planning themes reflect the values of residents from the study area and surrounding communities. A steering committee made up of key stakeholders in the area met throughout the process and helped to guide the development of the plan.



The central event of the planning process was the four-day Visioning Week at Our Lady of Grace Catholic Church. The week included a hands-on workshop where residents, property owners, and other stakeholders participated in a visual preference survey and small-group discussions about the future of the Southern Panhandle. During the week, County representatives also held one-on-one stakeholder interviews with major property owners, business owners, and relevant agency representatives. The public was invited to drop in any time during the week to share ideas and to ask questions. Common themes identified during Vision Week included the importance of preserving the area's rural lifestyle, protecting natural resources and community heritage, planning for infrastructure needs, developing trails, and establishing mixed use centers and employment areas in designated locations.



Among the area's **strengths** identified throughout the planning process were the schools, the abundant undeveloped land, location within the region, and nature trails. **Weaknesses** and **threats** included traffic conditions, infrastructure, unknowns such as the Dave Lyle Boulevard Extension, the aging population, affordability, and rapid development. The major **opportunity** identified was the ability to plan ahead for growth, as the area is currently a blank canvas.



(A more detailed description of the public engagement process and the results of a SWOT analysis can be found in Appendix C.)

EXISTING CONDITIONS

To understand the context for growth in the area, an assessment of existing conditions was conducted. The existing conditions assessment consisted of a physical analysis of the area and determination of available infrastructure and transportation needs.

Utilities

The Lancaster Water & Sewer District (LCWSD) is the utility provider in the study area. Sewer service is not yet available in most of the area though it will become available as development occurs. Capacity fees, which provide funding for facility improvements, are paid by development prior to construction.

Infrastructure, particularly sewer, is a limiting factors for development in the study area. The pipe sizes necessary for improvements within the area are dependent upon the density of proposed residential developments, how much land within a project area is improved, and the intensity of non-residential development. According to the Lancaster County Water & Sewer District (LCWSD), the most important sewer need for this study area is an equalization basin, which would allow the LCWSD to control how much sewer flow goes into the sewer station, thereby avoiding spikes in flow. The location has been identified for this basin, slightly northwest of the planning area boundary. A study was completed in 2019, but the project completion date is unknown at this time.

A pump station will be needed north of the intersection of Highway 5 and US 521. The LCWSD recently completed a sewer project that will facilitate future expansion. They coordinated with CSX and the SCDOT to extend an 18” sewer line under the railroad and Highway 75/Waxhaw Highway, which will be an advantage for development in the northern portion of the study area.

Transportation

The main transportation corridor in the Southern Panhandle is Highway 521, a four-lane divided highway. Highway 521 includes north and south bound traffic volumes and has multiple roads that intersect, including Highway 75, Steele Hill Road, Rebound Road, and Highway 5. These crossroads provide access points along Highway 521 for routes north to Indian Land and to NC and south to the City of Lancaster. At these intersection locations, transportation enhancements are needed such as traffic signals, geometric design changes, realignments, accessibility, and safety.

The Rock Hill-Fort Mill Area Transportation Study (RFATS) is the local Metropolitan Planning Organization (MPO). The Lancaster County northern panhandle is located within the northeast section of the RFATS area, whose boundaries consist of North Carolina to the north and east and the Catawba River to the west. US 521, which runs north-south, is a major arterial within the RFATS area.

The Rock Hill-Fort Mill Area Transportation Study (RFATS) region initiated a Collector Street Plan in 2017 to reduce long-term traffic congestion as additional development occurs by outlining a network of supporting streets to expand driver choice, provide alternative routes, and guide the construction of a more fully developed network of interconnected streets (RFATS Collector Street Plan, 2017). Dave Lyle Boulevard currently stretches from west of Main Street in Rock Hill to Waterford Park Drive, connecting to I-77 and US-21, and an extension of Dave Lyle Boulevard is planned within Lancaster County and the Planning Area; however it is listed on the Long Range Transportation Plan unfunded project list. The Dave Lyle Boulevard Extension Concept Plan is reflected in the Transportation Map in Appendix B.

A traffic signal was recently installed at the intersection of US 521 and Highway 75/Waxhaw Highway. This signal ties into the proposed Dave Lyle Boulevard Extension connection. The second traffic signal will be located at the intersection of US 521 and Witherspoon Drive for Indian Land High School.

The Carolina Thread Trail (CT Trail) is proposed to run through the study area predominately on the eastern side of US 521 and southwest of the intersection of US 521 and Highway 5. The CT Trail should be installed as the project area develops over time, and in accordance with the Carolina Thread Trail Master Plan and Lancaster County Unified Development Ordinance. It should connect to the existing portion currently located in the Walnut Creek residential community and park, just north of the study area boundary.

RFATS commissioned the Bike Walk plan in 2016 to guide short and long-term transportation and land use planning decisions for a safer, more accessible bicycling and walking environment (Bike Walk, 2016). The plan identified proposed network maps which include primary routes for active transportation. While the RFATS boundary limit ends at Highway 75/ Waxhaw Highway, it shows the southern portion of the Carolina Thread Trail – within this study area boundary – connecting to the existing portion of the CT Trail at Highway 75/Waxhaw Highway, coming from the existing Walnut Creek CT Trail segment. This segment of the trail is proposed to be a shared use path which would ultimately run parallel to the Dave Lyle Boulevard Extension.

CSX Rail

A CSX Railroad line is located along the northern boundary of the Planning Area. The line, which carries between five and ten trains per day, includes double stack containers and provides rail service of inbound and outbound consumer goods to adjacent properties.

CSX Rail will be constructing approximately 4,000 feet of rail siding from east of Hancock Road to west of Hector Road as part of a project intended to consolidate rail crossings, eliminate rail-highway conflicts and improve emergency response time by eliminating delays due to blocked crossings by constructing a grade separated crossing along Highway 75/Waxhaw Highway. The portion of this project located within the study area consists of a siding extension for trains to dwell at a safe distance from rail-highway crossings by providing an additional track. This will accommodate the anticipated increase in train frequency and length.

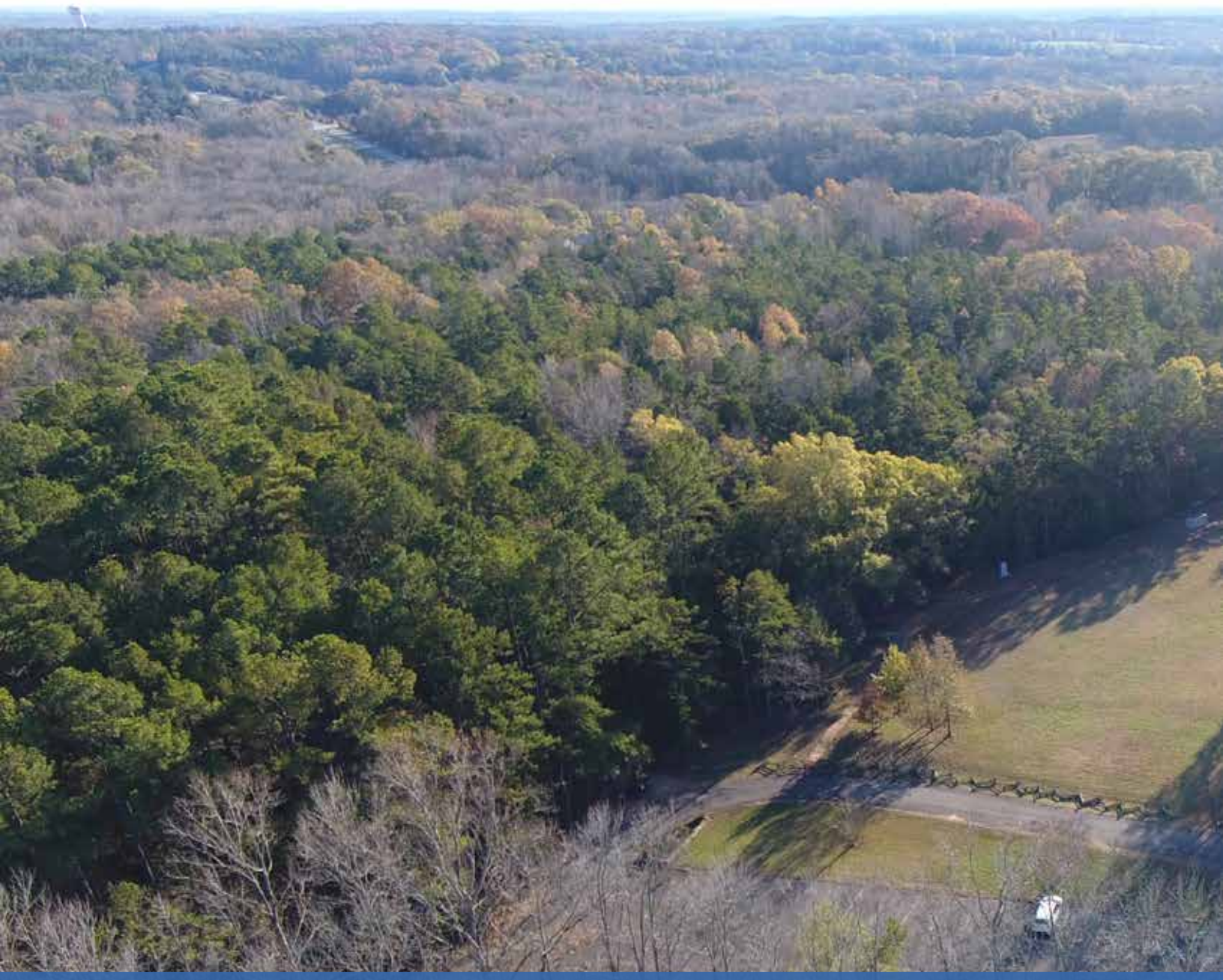
Duke Energy

Duke Energy serves the Planning Area with a distribution system that meets the service needs. Major distribution system enhancements that may be necessary can be accomplished within the timelines of customer projects. Duke Energy plans to add capacity along Highway 521 upgrading 12kV lines to 24kV lines. These upgrades will be completed as new developments occur. The initial phases of the distribution enhancements will occur in the northern portion of the Planning Area and are anticipated to be completed in 2021. As the Planning Area continues to grow and develop, Duke Energy has the capacity to meet the energy demands within their stations across the region.

Natural Gas

Lancaster County Natural Gas Authority serves customers across the Planning Area. Gas main and service line extension projects are accomplished at the request of and within the timelines of customer projects. No major natural gas system upgrades or enhancements are anticipated for the Planning Area, and Lancaster County Natural Gas Authority has the capacity to meet the gas needs as growth occurs within the Planning Area.

Additional information about the study area, as well as detailed maps, can be found in Appendices A and B.



PLAN THEMES & RECOMMENDED LAND USE PLAN



VISION STATEMENT:

The Southern Panhandle Small Area Plan seeks to preserve the rural lifestyle and values of residents by ensuring that developments conserve the natural landscape, cultivate employment centers, and create efficient infrastructure through enhanced connectivity, safety, and mobility.

PLAN THEMES WITH RECOMMENDED LAND USE PLAN

RECOMMENDED LAND USE PLAN

The Recommended Land Use Plan reflects input from residents, property owners, and stakeholders from the Visioning Week held in November, 2019. Participation included drop-in discussions, one-on-one interviews, and a community evening workshop. The evening Hands-On Workshop included a diverse group of 54 individuals from the community who participated in a Visual Preference Survey and developed seven group scenarios. The consensus on the feedback received was specific on intentional growth in the Southern Panhandle that adds value and maintains the rural lifestyle of the area. The common threads heard across all the engagement opportunities are noted below.

- Maintain Rural Character and Support Local Heritage
- Focus Employment and Suburban Development in Key Areas
- Protect and Manage Tree Canopy
- Ensure Growth Does Not Detract from Andrew Jackson State Park
- Encourage Sewer and Other Infrastructure Investment in Key Growth Areas
- Protect the Natural Environment as a Key Identity Element

PLAN THEMES

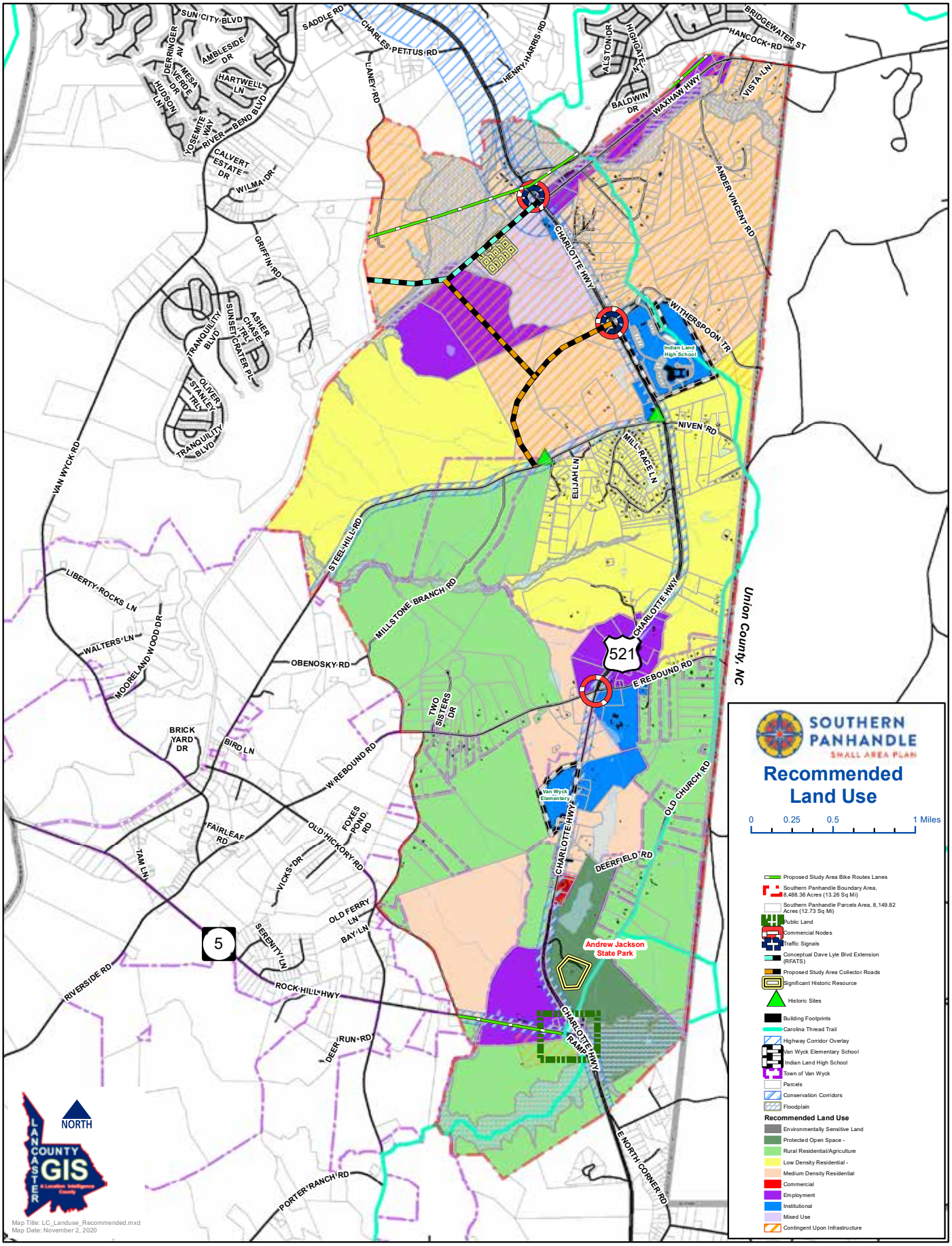
From these common threads, four plan themes were developed and incorporated into the Recommended Land Use Plan.

- Preserve Natural Landscape
- Celebrate Rural Lifestyle
- Cultivate Employment Centers
- Create Efficient Infrastructure





Source: Uptown 101


SUN CITY BLVD
SADDLE RD
CHARLES PETTUS RD
HENRY HARRIS RD
ALSTON DR
HIGHGATE LN
BRIDGEWATER ST
HANCOCK RD
AMBLESIDE DR
DERRINGER AV
MESA VERDE DR
HARTWELL LN
HUDSON LN
YOSEMITE WAY
RIVER BEND BLVD
LANEY RD
BALDWIN DR
WAXHAW HWY
VISTA LN
CALVERT ESTATE DR
WILMA DR
ANDER VINCENT RD
GRIFFIN RD
CHARLOTTE HWY
WITHERSPOON TR
Indian Land High School
TRANQUILITY BLVD
SUNSET CRATER PL
ASHER CHASE TRL
OLIVER STANLEY TRL
NIVEN RD
MILL RACE LN
ELIJAH LN
VAN WYCK RD
STEEL HILL RD
LIBERTY ROCKS LN
WALTERS LN
MOORELAND WOOD DR
MILLSTONE BRANCH RD
OBENOSKY RD
521
E REBOUND RD
TWO SISTERS DR
BRICK YARD DR
BIRD LN
W REBOUND RD
Van Wyck Elementary
OLD CHURCH RD
FOXES POND RD
FAIRLEAF RD
OLD HICKORY RD
VICKS DR
TAM LN
DEERFIELD RD
OLD FERRY LN
BAY LN
5
SERENITY LN
Andrew Jackson State Park
RIVERSIDE RD
ROCK HILL HWY
CHARLOTTE HWY RAMP
DEER RUN RD
NORTH CORNER RD
PORTER RANCH RD
Union County, NC
SOUTHERN PANHANDLE
SMALL AREA PLAN
Recommended Land Use
0 0.25 0.5 1 Miles
Proposed Study Area Bike Routes Lanes
Southern Panhandle Boundary Area, 8,488.36 Acres (13.26 Sq Mi)
Southern Panhandle Parcels Area, 8,149.82 Acres (12.73 Sq Mi)
Public Land
Commercial Nodes
Traffic Signals
Conceptual Dave Lyle Blvd Extension (RFATS)
Proposed Study Area Collector Roads
Significant Historic Resource
Historic Sites
Building Footprints
Carolina Thread Trail
Highway Corridor Overlay
Van Wyck Elementary School
Indian Land High School
Town of Van Wyck
Parcels
Conservation Corridors
Floodplain
Recommended Land Use
Environmentally Sensitive Land
Protected Open Space -
Rural Residential/Agriculture
Low Density Residential -
Medium Density Residential
Commercial
Employment
Institutional
Mixed Use
Contingent Upon Infrastructure
NORTH
LANCASTER COUNTY GIS
Map Title: LC_Landuse_Recommended.mxd
Map Date: November 2, 2020

FUTURE LAND USE CATEGORIES



Environmentally Sensitive Lands

Areas designated for protection and preservation of floodplains and wetlands.



Protected Open Space

These areas are designated for the protection of properties under public ownership, such as parks, trails, greenways, and/or properties otherwise restricted for use for passive or active recreation.



Rural Residential/Agricultural

Large tracts of property with rural living that provide an abundance of open space and forested lands. Limited to a density of one dwelling unit per acre.



Low Density Residential

Land for single-family residential subdivisions and supporting recreational, religious, and educational uses at a density of 1.5 dwelling units per acre. Conservation subdivisions are encouraged here.



Medium Density Residential

Single-family residential subdivisions and supporting recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Conservation subdivisions are encouraged here.



Commercial

Opportunities for shopping, professional services, and entertainment. These areas do not typically allow auto-oriented developments.



Employment

Employment-oriented development such as office, medical, light industrial, and service centers that are clean, quiet, and compatible with adjacent residential or business districts.



Institutional

Intended for educational facilities, government facilities, healthcare institutions, places of worship, and other similar uses.

FUTURE LAND USE CATEGORIES



Mixed Use

Designed for pedestrian walkability and as an economic activity center incorporating daily shopping, community, entertainment, housing needs, and public spaces. This can include multi-story buildings surrounded with compact moderate density housing options such as detached and attached residential uses and is connected to adjacent areas by trails and walking paths.



Conservation Corridors

Transportation corridors will be identified for the preservation of natural resources such as tree canopies, topography, and rolling hills to protect the natural beauty of the Southern Panhandle.

The design of developments must include building materials and site placement along the corridor that reflects development that is incorporated in the natural landscape and uses the rural environment as an amenity to add value and beauty. Signage and lighting for development should be discreet and attractive.

Recommended Land Use Distribution

Recommended Land Use	Acres	Sq Miles	Percentages	Total Developable Acres	Sq. Miles	Percentages
Protected Open Space	344	0.54	4%	-	0.00	4%
Rural Residential / Agriculture	2,896	4.53	34%	2,827	4.42	37%
Low Density Residential	2,094	3.27	25%	2,090	3.27	27%
Medium Density Residential	2,120	3.31	25%	1,741	2.72	23%
Commercial	34	0.05	0.4%	34	0.05	0.4%
Employment	430	0.67	5%	416	0.65	5%
Institutional	339	0.53	4%	339	0.53	4%
Mixed Use	232	0.36	3%	228	0.36	3%
Totals	8,489	13.26	100%	7,675	11.99	100%

Source: Catawba Regional Council of Governments

PLAN GOALS & IMPLEMENTATION

GOAL: RETAIN THE SOUTHERN PANHANDLE RURAL CHARACTER

Objective: Retain Significant Areas for Low-Density Residential Development and Agricultural Uses

Implementation Items:

- Cultivate development of a farmers market, local farms stands, and other agricultural supporting uses to provide an opportunity to sell local produce, bring visitors to the area, and meet the commerce needs of local farmers. **LT**
- Require rural identifying elements along major roadways with new development such as 3/4 board and post fencing, distinct signage design, and similar identifying elements. **MT**
- Encourage the establishment of community gardens within subdivision open space areas and other common areas. **ST**
- Support use of zoning districts that are consistent with the Rural Residential/Agriculture future land use classification as a means to continue the existing rural character and agricultural production in area. **C**
- Support development of agritourism uses in the Rural Residential/Agricultural future land use classification to help entertain and educate the local and regional community on the importance of agriculture. **C**

Timing Key:
C = Continuous
ST = Short Term (0 to 5-Years)
MT = Mid Term (6 to 10-Years)
LT = Long Term (Over 10-Years)

Objective: Preserve and Enhance the Southern Panhandle Culture and Heritage

Implementation Items:

- Examine opportunity for a historical marker or other remembrance tools to preserve the history of the Osceola community. **MT**
- Include the study area within any future county or state cultural resources inventories. **LT**
- Encourage the designation of historic structures in the local register. **C**
- Provide support to owners of historic structures in obtaining formal federal or state recognition of those structures. **C**

GOAL: HELP DEVELOP ANDREW JACKSON STATE PARK INTO A MAJOR REGIONAL DESTINATION

Objective: Grow the Park into a 7-Days a Week Activity Center

Implementation Items:

- Undertake joint recreation programing between Andrew Jackson State Park and the Lancaster County Parks and Recreation Department. **C**
- Take advantage of the park's centralized location in the region and abundance of natural resources to help cultivate regular use of the park by local and regional outdoor clubs for meetings and activities. These may include geocaching, archery, hiking/running, birding, biking, photography, fishing, radio controlled (RC) watercrafting, environmental activism groups, etc. **C**
- Promote adoption of the park as the home base for recreation clubs, clubs associated with Indian Land High School, and regional Girl Scout and Cub/Boy Scout troops, etc. **C**

Objective: Encourage Land Uses near Andrew Jackson State Park that Provide Supporting Goods and Services to Park Guests

Implementation Items:

- Create supplementary site and building design standards to minimize the visual obtrusiveness of commercial uses and require architectural design elements complimentary to the park and its natural features. **ST**
- Support small-scale rezonings to institutional or low-intensity commercial districts in the immediate vicinity of US-521 and SC-5 that will provide supporting goods and services such as food service, private campgrounds, fuel, etc. **C**

GOAL: CREATE A BALANCED SOUTHERN PANHANDLE LAND USE PATTERN

Objective: Develop Employment and Shopping Opportunities in Targeted Segments of the Study Area

Implementation Items:

- Create opportunities for small-scale retail development that can help provide goods and services for the local community. **MT**
- Non-residential development along US-521 and SC-5 should incorporate rural building design elements such as pitched roofs, non-masonry or EIFS building materials, and similar elements. **ST**
- Focus long-term economic development near the intersections of US-521 and SC-5 and US-521 and SC-75. **LT**
- A master planned, regional mixed-use town center and/or employment center should be considered in the far northwest portion of the Southern Panhandle study area. **LT**
- Rezonings to non-residential districts should be generally consistent with the Future Land Use Map. The timing of rezonings to non-residential districts should be contingent on the availability of public water and sewer infrastructure. **C**

Objective: Residential Densities Should be Appropriate for their Location

Implementation Items:

- Rezonings to higher-density residential districts should be generally consistent with the Future Land Use Map. Medium-density residential development should be encouraged in the vicinity of the two schools within the study area, with the exception of property located within the town limits of Van Wyck. The timing of rezonings to higher-density residential districts should be contingent on the availability of public water and sewer infrastructure. **C**
- Low/rural density residential development should occur in residential areas located away from the two schools within the study area, and should be achieved through large lot subdivisions or conservation subdivision design with an abundance of open space. **C**
- Townhomes, apartments, condominiums, and similar higher-density residential uses are appropriate when part of a master planned development within the mixed-use areas. **C**

GOAL: ESTABLISH THE NATURAL ENVIRONMENT AS A IDENTIFYING ELEMENT OF THE SOUTHERN PANHANDLE

Objective: Protect Natural Resources

Implementation Items:

- Establish policies for minimum tree retention in association with new development projects. **ST**
- Require the use of native tree and shrub species in association with required landscaping for new development. **ST**
- Establish a min. 50-ft conservation corridor along US-521 and Rebound Road to retain existing trees and natural features. Integrate cultural and heritage features within these corridors in a manner that minimizes vegetation disturbance. **ST**
- Improve the existing Lancaster County Cluster Subdivision Overlay District to retain higher quantities of useable open space. **ST**
- Evaluate existing Lancaster County environmentally sensitive area buffer standards to ensure adequate protection of critical resources. **ST**
- Incentivize the use of low-impact development techniques for stormwater management. **ST**
- For non-mixed use commercial and rural residential areas, minimize the use of curb and gutter on new roads and within parking lots. **C**
- Coordinate with the Katawba Valley Land Trust and the State of South Carolina to protect areas critical for clean water, endangered/threatened species protection, and recreational opportunities. **C**

Objective: Create and Promote Nature Based Recreation Opportunities

Implementation Items:

- Encourage the marketing and branding of the Southern Panhandle area as being a nature-based destination. **LT**
- Support implementation of the Carolina Thread Trail and the Walk-Bike RFATS Pedestrian plan for the US-521 and SC-75 corridors. **C**
- Require new major residential subdivisions, institutional uses, and larger employment developments to create private trail systems that interlink with the Carolina Thread Trail and Andrew Jackson State Park. **C**

GOAL: SUPPORT TRANSPORTATION AND OTHER INFRASTRUCTURE INVESTMENT

Objective: Support Transportation and Utility Investment in a Manner that is Consistent with the Southern Panhandle Vision

Implementation Items:

- Implement the RFATS Collector Road Study. **LT**
- Develop a collector/minor arterial road system in the western section of the study area as the Southern Panhandle develops over time. Right-of-Way dedication and road construction (as appropriate) for the proposed Dave Lyle Boulevard Extension and the proposed Southern Panhandle study collector/minor arterial roads should be undertaken as part of development projects occurring within the general alignment areas.**LT**
- Coordinate with SCDOT on needed intersection improvements for safety and functionality as growth occurs within the Southern Panhandle. **LT**
- Support extension of public water, sewer, natural gas, and other utility infrastructure in areas of the Southern Panhandle designated for non-residential uses and medium-density residential development. **LT**
- Coordinate with Comporium Communications, the Town of Van Wyck, and other partners on developing strategies to integrate a rural broadband network within the Southern Panhandle area. **LT**
- Above-ground utility infrastructure should be constructed, sited, and/or screened in a manner that ensures it blends in with the natural landscape. **C**



APPENDIX A: EXISTING CONDITIONS



PAST PLANNING INITIATIVES

Comprehensive Economic Development Strategies for the Catawba Region, 2019

The Comprehensive Economic Development Strategies (CEDS) is an area-wide assessment of economic trends and infrastructure needs within the Catawba Region. The CEDS is a program developed by the US Economic Development Administration (US EDA) that receives activities and programs of the Catawba Regional Council of Governments in promoting economic progress within the district.

Catawba Regional Housing Assessment, 2018

The Catawba Regional Housing Assessment is an evaluation of the economic conditions and general housing affordability within each county of the region. The Housing Assessment also considers the burden of housing costs of residents including goals and new steps to address housing affordability within the Catawba Region. Initiatives include identifying potential funding sources; evaluating property options available within the region; analyzing neighborhoods; and collaborating with construction, development, and financing partners in the region.

CONNECT Our Future, 2015

The CONNECT Our Future planning process was a three-year project covering fourteen counties in North and South Carolina that developed a vision for future growth at the local and regional levels. The project included a $4.9 million US Housing and Urban Development Sustainable Communities Grant Program and $3 million in local in-kind public and private matching funds. From 2000 to 2008, the bi-state area was the fastest-growing area in the country. The population was projected to increase by 74% by 2050 with 1.2 million additional people and 860,000 additional jobs.

Six core values were generated by community input during the project: a strong, diverse economy; sustainable, well-managed growth; a safe and healthy environment; increased collaboration; enhanced social equity; and high-quality educational opportunities. The top ten priorities for the CONNECT planning area were:

- Support our communities
- Maximize return on investment
- Support local farms
- Improve access to parks and open space
- Increase transportation choices
- Improve water quality
- Improve air quality
- Grow jobs closer to home
- Increase housing choices
- Reduce commuting costs

Recreation Needs Assessment and Strategic Recommendations, 2015

The Recreation Needs Assessment and Strategic Recommendations was completed by Clemson University to evaluate park and recreation needs in Lancaster County. The study determined a broad support for improved recreation facilities, programs, and services from a large cross-section of the community including gender, age, and ethnicity. A 100-acre multi-purpose recreation center was recommended south of the Southern Panhandle and north of the City of Lancaster next to the intersection of US 521 and Shiloh Unity Road.

Comprehensive Plan, 2014

The Comprehensive Plan was adopted in December 2014 and identifies the majority of the Southern Panhandle Planning Area as Rural Living on the Future Land Use Map. Rural Living includes a variety of residential types that include farmhouses, large acreage rural family dwellings, and conservation subdivisions that preserve open landscape and traditional buildings. Along the northern boundary, a new conceptual transportation corridor is shown along with the Neighborhood Mixed Use land use. The Lancaster County Comprehensive Plan also notes some areas in the Southern Panhandle planning area as Special District – Industrial use.

Carolina Thread Trail Master Plan, 2011

The Carolina Thread Trail is a 15-county bi-state program to create an interconnected trail system with major regional trails. The Carolina Thread Trail Master Plan integrates all trails and greenway areas into a comprehensive multi-use network for connecting people, places, and destinations. The plan includes benefits of trails on health, the economy, the environment, culture, and transportation. A guiding principle of the Carolina Thread Trail is "respect for the land and respect for the landowner."

The Master Plan includes 182 miles of trails and 41 miles of blueways. The segment of the trails in the Southern Panhandle planning area is the Lancaster Panhandle Greenway segment which is 20.4 miles in length. The portion of that Greenway within the planning area is 8.3 miles in length. Connection and access opportunities are located at Andrew Jackson State Park, Twelve Mile Creek, and the historic Old Waxhaw Presbyterian Church / Cemetery in Union County, NC.



CAROLINA THREAD TRAIL AND CORRIDOR STUDY
Twelve Mile Creek Trail at Walnut Creek (upper image) and Reconfiguration options for SC 5 and US 521 from US 521 / SC 9 Corridor Study (middle and lower images)

PHYSICAL ANALYSIS

The Southern Panhandle planning area has many assets that serve as catalysts for future development. The planning area includes Van Wyck Elementary School and Indian Land High School, as well as US 521 and SC Highway 5—key corridors within the region. Also within the planning area are abundant natural resources such as the Andrew Jackson State Park. This section covers the existing conditions and the opportunities for development.

Location / Economy

The Southern Panhandle is strategically located near high growth areas of Indian Land to the north and Union County, NC to the east. The planning area is also east of York County and north of the City of Lancaster, which is experiencing relatively moderate development. The area is home to multiple industries, businesses, health facilities, and places of worship.

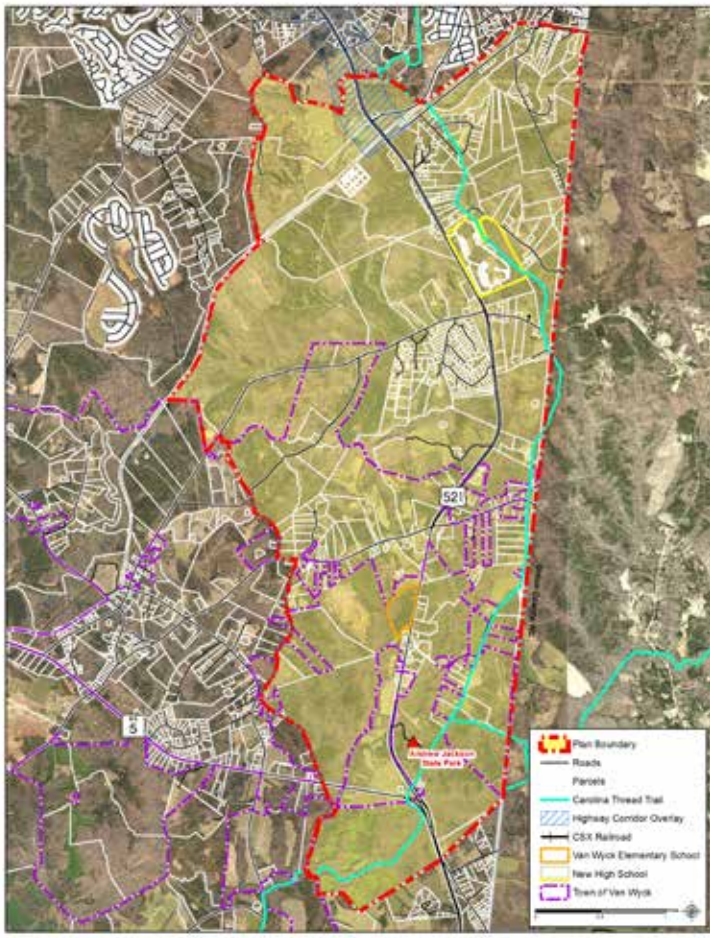
The area has been experiencing development pressures in recent years. In 2019, the County approved the Roselyn subdivision, an 1850-home project on 1,800 acres—the largest residential project in Lancaster County. The site—located just south of the study area—is expected to include a County park.

PLANNING AREA

The Southern Panhandle planning area is reflected in the aerial view to the right and includes approximately 8,200 acres and 611 parcels with 473 property owners. The planning area is centered around US 521 and is bordered to the east by Union County, NC and bordered to the west by CSX Railroad and the Town of Van Wyck. The northern boundary is the area north of Highway 75 and the southern boundary is Andrew Jackson State Park and the intersection of SC Highway 5 and US 521.

A map showing the location of existing homes in the planning area can be found in Appendix B. The US Census Bureau estimates for 2018 that 947 residents live in 353 households within the planning area. The median household income is $44,943 and the median household value is $250,000.

Aerial View of the Study Area



Existing Land Use Distribution

Land Use	Acres	Sq Miles	Percentages
Park / Open Space	327.54	0.51	3.88%
Working Farm	669.75	1.05	10.09%
Rural Living	7,182.03	11.22	80.23%
Large Lot Residential	109.97	0.17	1.38%
Medium Density Residential	77.39	0.12	0.74%
Civic / Institutional	66.99	0.10	2.67%
Commercial	43.70	0.07	0.42%
Industrial	49.42	0.08	0.59%
Totals	**8,526.79**	**13.32**	

Note: Right-of-way included in totals.

Traffic Counts

The Average Daily Traffic Counts in the planning area reflect the following volume of traffic for 2018:

- US 521 between SC 75 to SC 5 – 11,400
- SC 75 – 6,000
- Steele Hill Road (East) – 1,000
- Steele Hill Road (West) – 350
- West Rebound Road – 1,050

Existing Land Use

The current land use is reflected in Figure 8, Land Use and the distribution is reflected in Table 4, Existing Land Use Distribution. The planning area is predominately rural with 84% of the acres categorized as Rural Living, 8% Working Farms, and 4% Permanent Open Space. The remaining 4% of land uses are a mix of large lot and mixed density residential, professional, retail, commercial, and industrial uses. Land with some limitations is reflected in Figure 11, Environmental Constraints.

Existing Zoning Map

The existing zoning for the Southern Panhandle Planning Area can be found in Appendix B. The majority of the planning area is zoned for Rural Neighborhood, Rural Residential, and Open Space Preservation. Other zoning districts in the planning area include Low Density Residential, several types of Commercial districts, Light Industrial, and a Legacy Planned Development District.

Infrastructure

Lancaster County Water and Sewer District (LCWSD) serves the Planning Area. The entirety of the Planning Area has the potential to be served with public water; however service is generally limited to those area along major road corridors. The Catawba River Water Treatment Plant, located west of Andrew Jackson State Park in Lancaster County, is a joint venture between LCWSD and Union County, NC with a 50/50 ownership. A 500,000 gallon water tank is located on Highway 521 north of Steele Hill AME Zion Church. Currently, sewer is available only at the northeast and southeast portions of the intersection of Highway 521 and Highway 75. Sewer system enhancements by LCWSD are development-driven and performed supplementary to LCWSD's Wastewater Extension Guidelines outlined in their Water & Wastewater Developer Policy.

The Conceptual Sewer Master Plan for the Highway 521 and Highway 5 area includes a proposed Equalization Facility on approximately ten acres to the west of the Planning Area. The addition of an Equalization Facility will reduce the potential for overflows in the system or at the treatment facility, mitigate environmental damage, improve the efficiency of the treatment facility, and maximize the infrastructure sizing by equalizing peak flows. Several locations are identified for potential gravity sewer lines with sewer lift stations. LCWSD will evaluate their infrastructure sizing needs as the proposed land use plans and zoning are updated. The LCWSD sewer discharge permit for the Catawba River is 15 MGD. LCWSD's Indian Land Wastewater Treatment Facility is currently under construction for an upgrade to 5 MGD and the hydraulic capacity at the treatment facility can be increased as needed to meet the water and sewer needs as development occurs within the Planning Area.

Cultural Resources

The Southern Panhandle has many significant cultural resources that should be preserved and protected as well as celebrated and shared for future generations.

The County has not completed a historic inventory since the 1986. As of that time, the Steele Hill AME Zion Church Arbor (built in 1885) was the only structure identified as eligible to be nominated for the National Register of Historic Places. The Steele Hill Rosenwald School Building has not yet been evaluated for potential National Register eligibility. These historic African American sites should be considered for historic preservation programs provided by the South Carolina Department of Archives and History and the National Trust for Historic Preservation's African American Cultural Heritage Action Fund program.

The Steele Hill Rosenwald School was built as part of the Julius Rosenwald Building Fund, established in the early 1900s to address educational inadequacies and establish better primary schools for African Americans. Three of the seven South Carolina Rosenwald Schools are still standing. The Steel Hill School was used until the 1950s and is currently a single-family home.

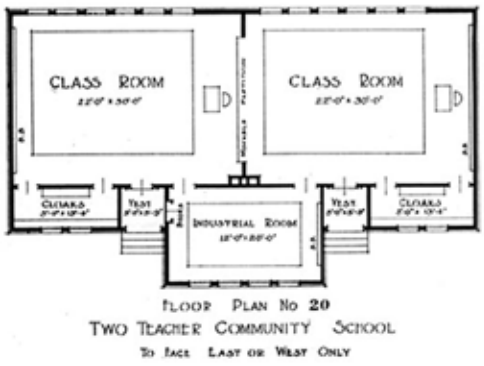
Other cultural resources include the Village of Osceola, located approximately one-half mile on the west side of US 521 at the Highway 75 intersection south of the CSX Railroad. The Village was first surveyed in 1888. Today the historic village is grown over and many of the structures are gone. The 1986 Lancaster County historic survey did not identify any National Register-eligible properties in the Osceola Community area.



STEELE HILL ROSENWALD SCHOOL
Source: Fisk University Rosenwald Fund Card File Database.

Rosenwald Two Teacher Community School Plan





FLOOR PLAN NO 20
TWO TEACHER COMMUNITY SCHOOL
TO FACE EAST OR WEST ONLY

Natural Resources

The Southern Panhandle has abundant natural resources that contribute to the rural living lifestyle of the area. Andrew Jackson State Park is 360 acres and has an 18-acre lake for boating and fishing, a pair of one-mile loop trails for walking and hiking, 25 campsites, two picnic sites, a museum, a meeting house, and an amphitheater. The park is located the southeast portion of the Southern Panhandle.

The planning area is located within the Santee River Basin. According to the SC Department of Natural Resources (SCDNR), many State Wildlife Action Plan freshwater fish species are found within the planning area.

While SCDNR does not indicate Carolina Heelsplitter in the planning area, the US Fish and Wildlife Service has identified Waxhaw Creek as a current and previous location for the endangered species, and it is still considered significant habitat. (The critical habitat is located upstream in NC). It is also a possibility that the endangered Schweinitz's Sunflower could found here. While the plan area is not currently designated as a habitat, the flower has been identified nearby.

Floodplain and wetlands may be found across the northern and southern portions of the planning area and along Millstone Branch, south of the Millstone subdivision. The Twelve Mile Creek Trail at Walnut Creek Park is located at the northern portion of the Southern Panhandle and is a part of the Carolina Thread Trail.

The **South Atlantic Conservation Blueprint** is a spatial plan that identifies priority areas for conservation across parts of six states, from southern Virginia to northern Florida. Data from the plan was considered for identification of natural resources.

A map of environmental constraints can be found in Appendix B.





ENDANGERED SPECIES
Schweinitz's Sunflower, Source: Gary Kaufmann
Carolina Heelsplitter, Source: Katawba Valley Land Trust

Collision Data

The following table includes data on number of fatal collisions, number of injury collisions, property damage only collisions, total collisions, persons killed, and persons injured at the four locations in the Southern Panhandle at the four major corridor intersections as located on pages 38 - 41. In addition, data is provided depicting the average per year for each of these categories, as well as comparative data for the entirety of Highway 521 in Lancaster County for 2018.

Collision Data, 2005 - 2019

Intersection Collision Summary Data 2005 - 2019	Fatal Collision	Injury Collision	Property Damage Only Collision	Total Collisions	Persons Killed	Persons Injured
US 521 and SC 75	1	29	92	122	3	51
US 521 and Steele Hill Road	0	7	17	24	0	7
US 521 and W. Rebound Road	1	17	69	87	2	23
US 521 and SC 5	1	18	58	77	1	31
Total	3	71	236	310	6	112
Average per Year	0.2	4.7	15.7	20.6	0.4	7.4
Total 2018 (all of US 521)	3	5	378	516	3	8

Source: South Carolina Department of Public Safety
Note: 2018 and 2019 Data is Preliminary

MAJOR CORRIDORS



Northern area, US 521, view West of CSX Railroad and Highway 75



US 521 at East Rebound Road, view North



Northern Area, Intersection of US 521 and Highway 75 and Osceola United Methodist Church



Intersection of US 521 and East and West Rebound Roads, view Northeast



Intersection area of US 521 and Steele Hill Road and Nivens Road, view North



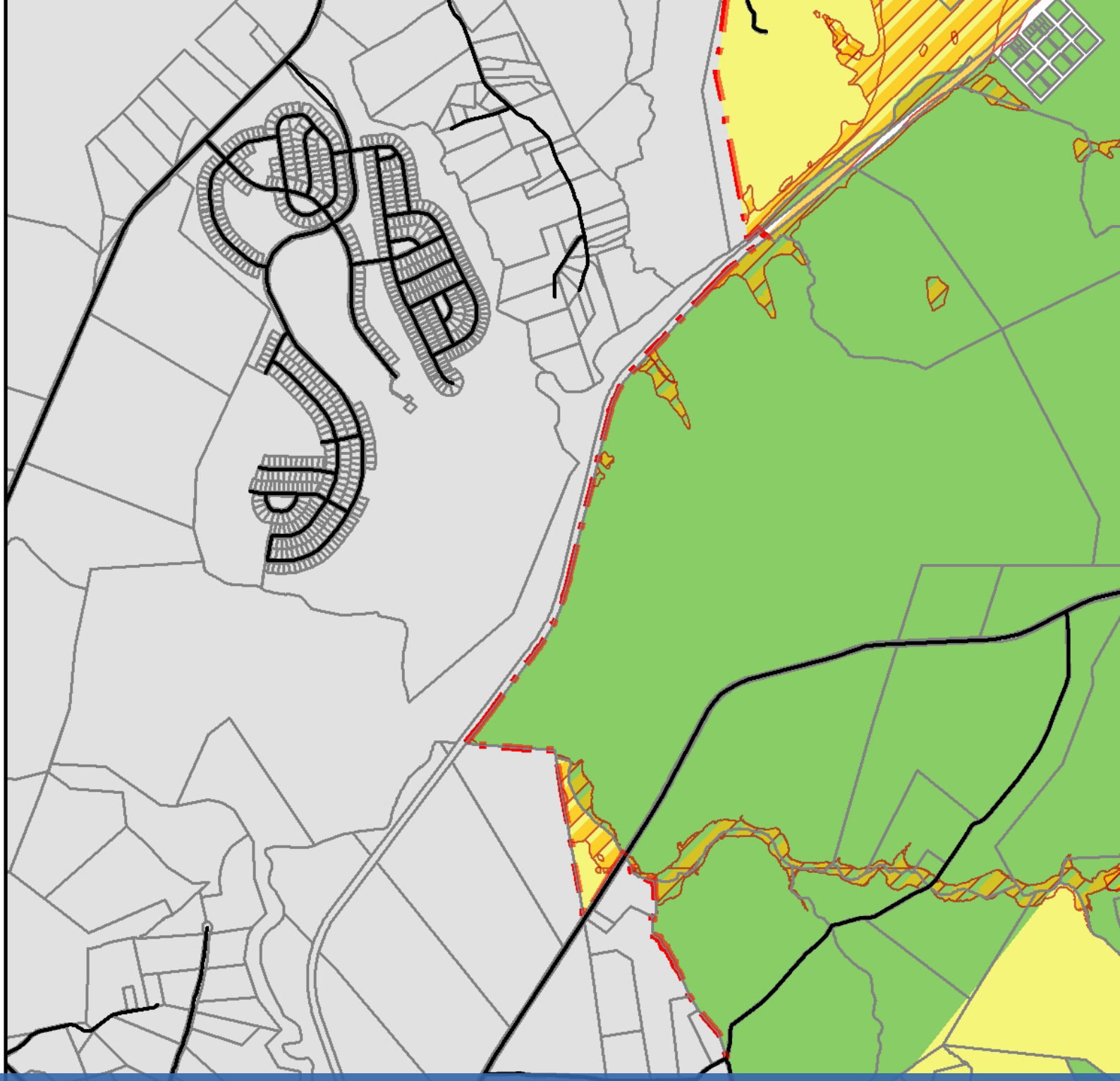
US 521, view North at Van Wyck Elementary School



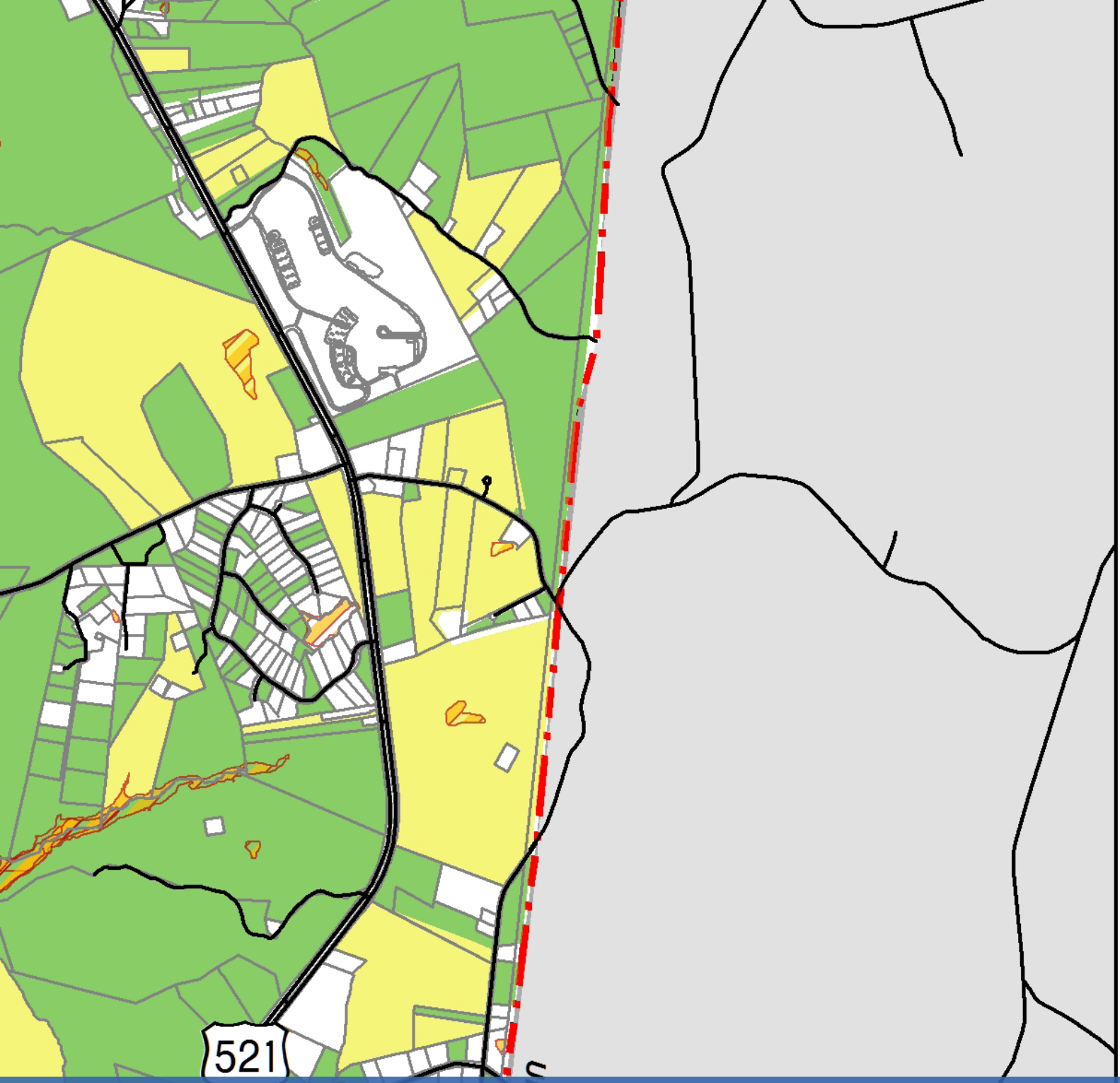
Intersection area of US 521 and Steele Hill Road and Nivens Road, view South

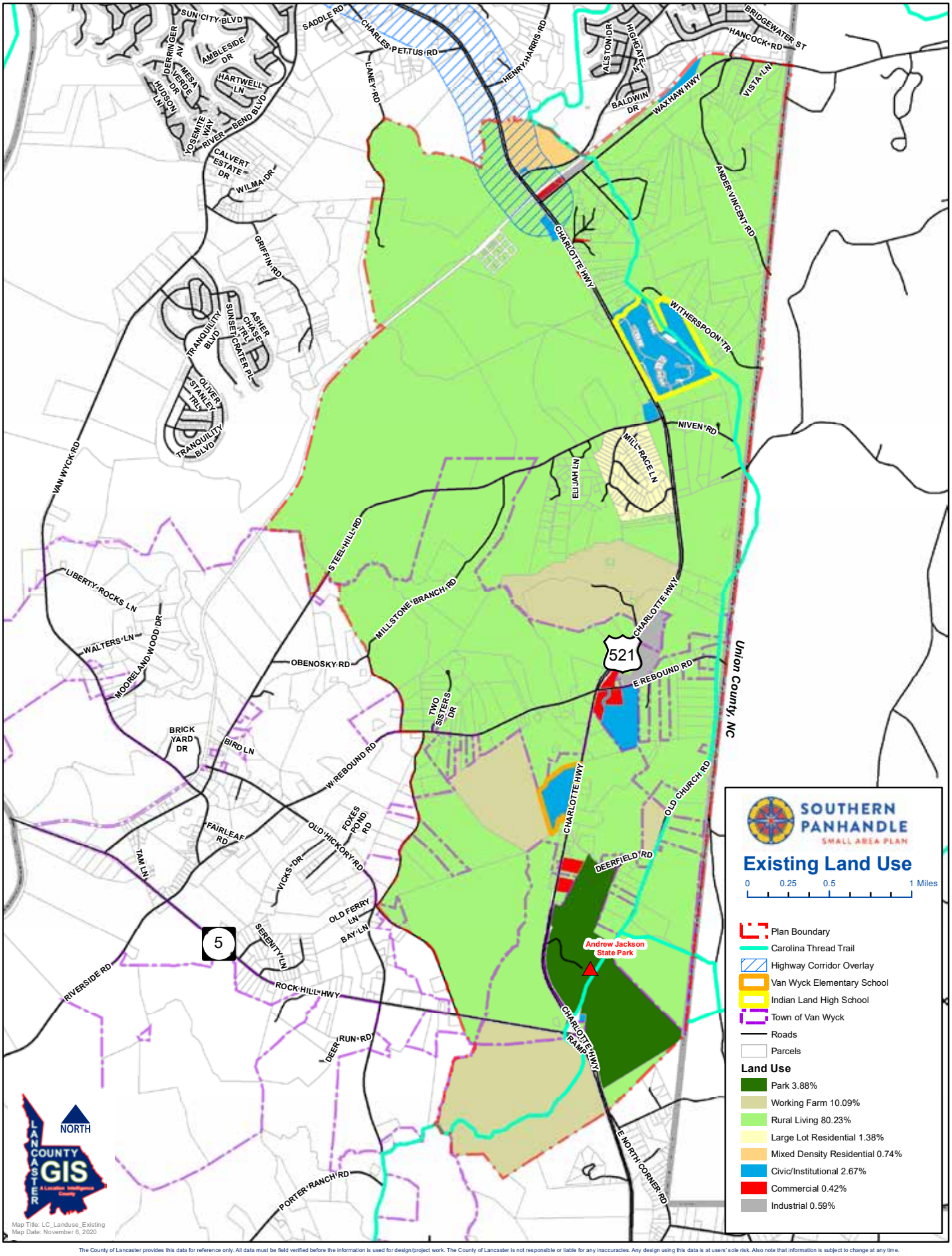


Southern area, intersection of US 521 and Highway 5, view Northwest

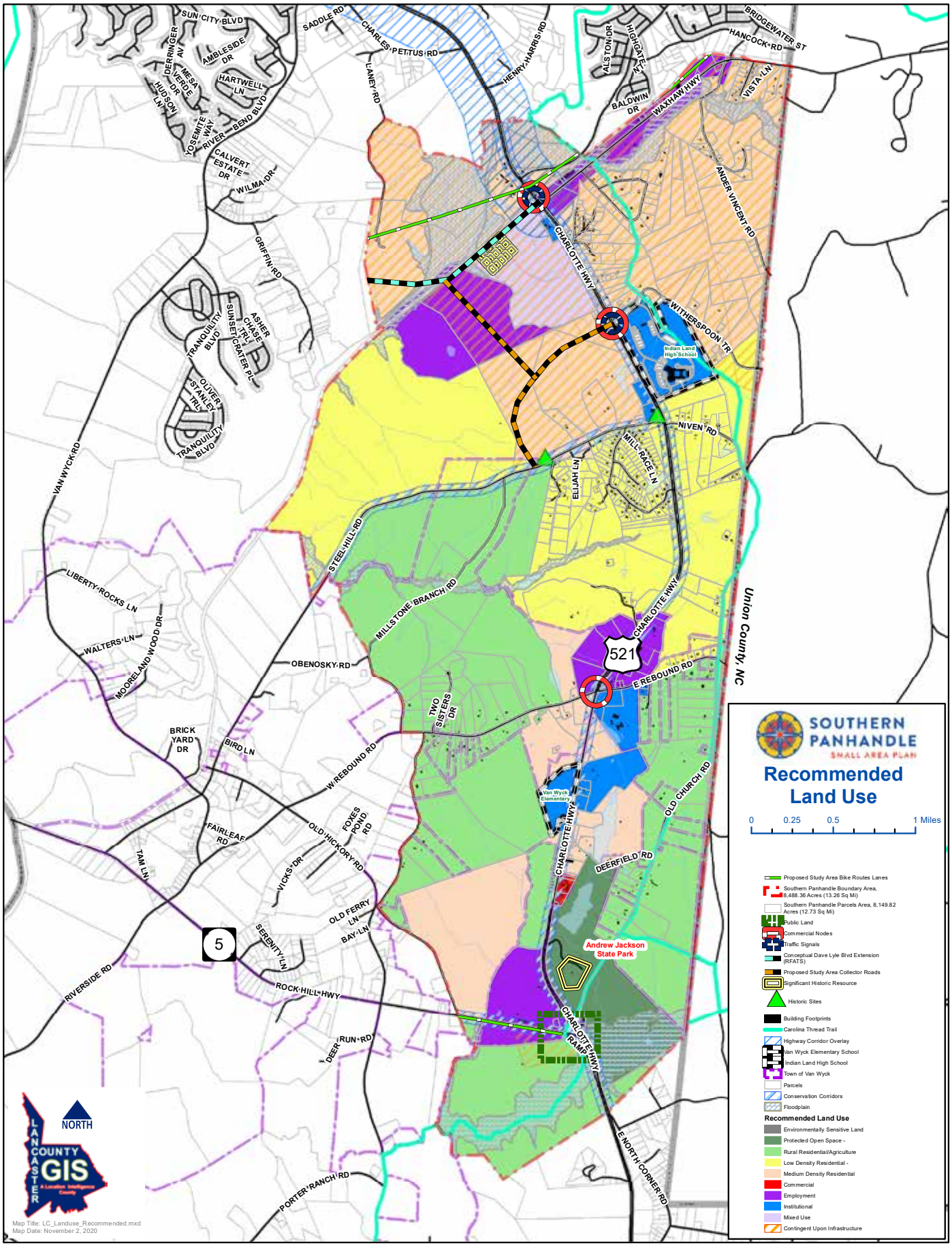


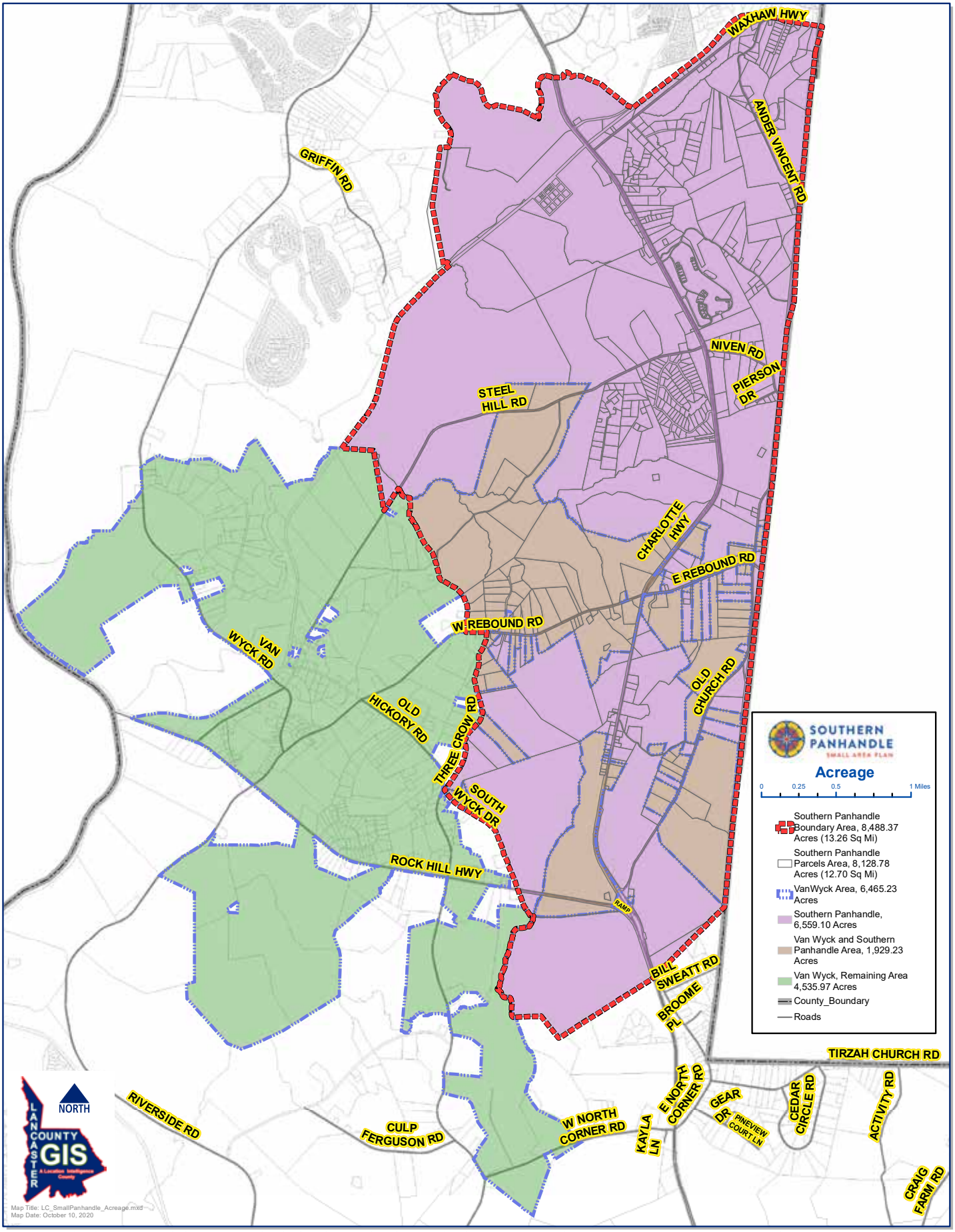
APPENDIX B: MAPS


521
Union County, NC

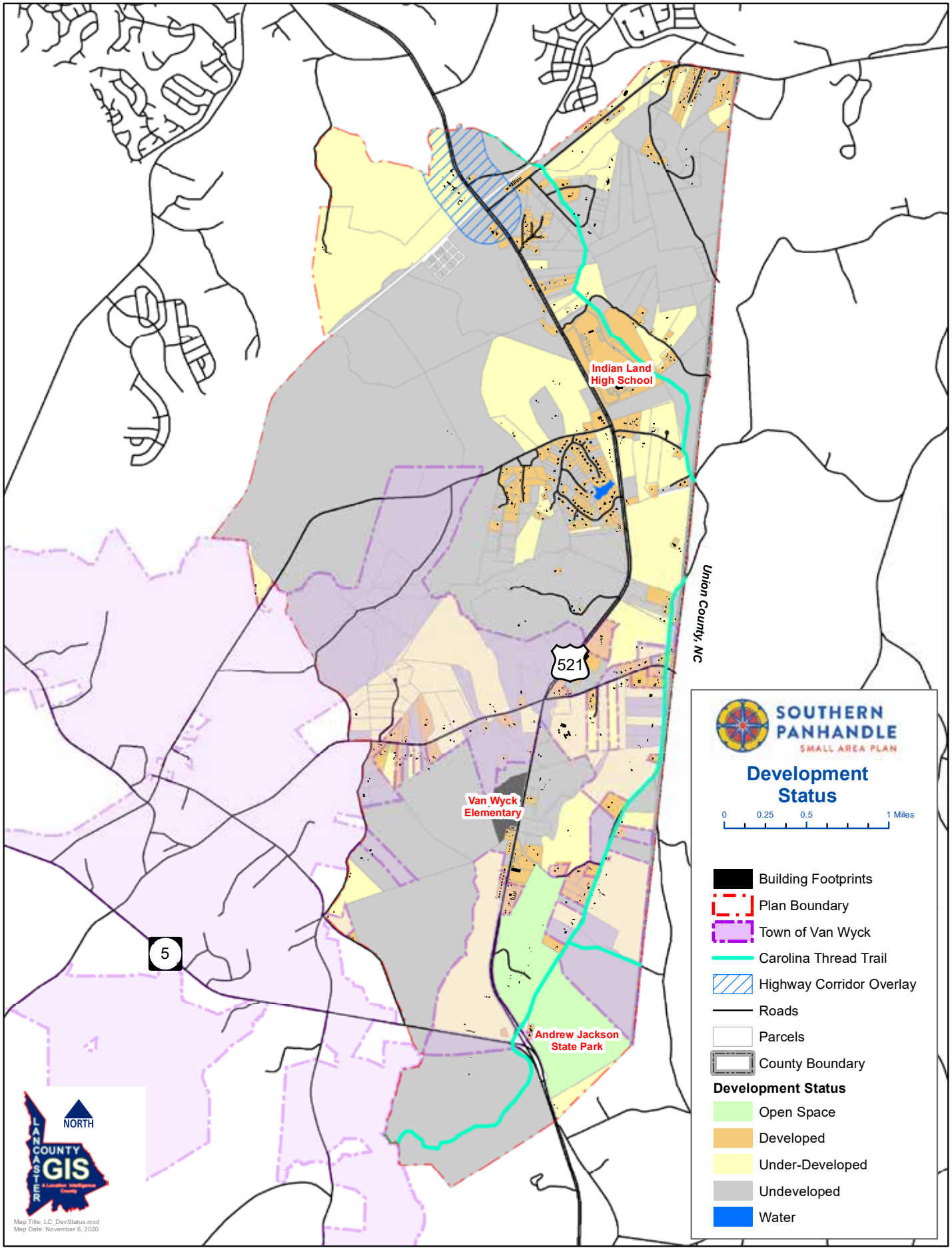


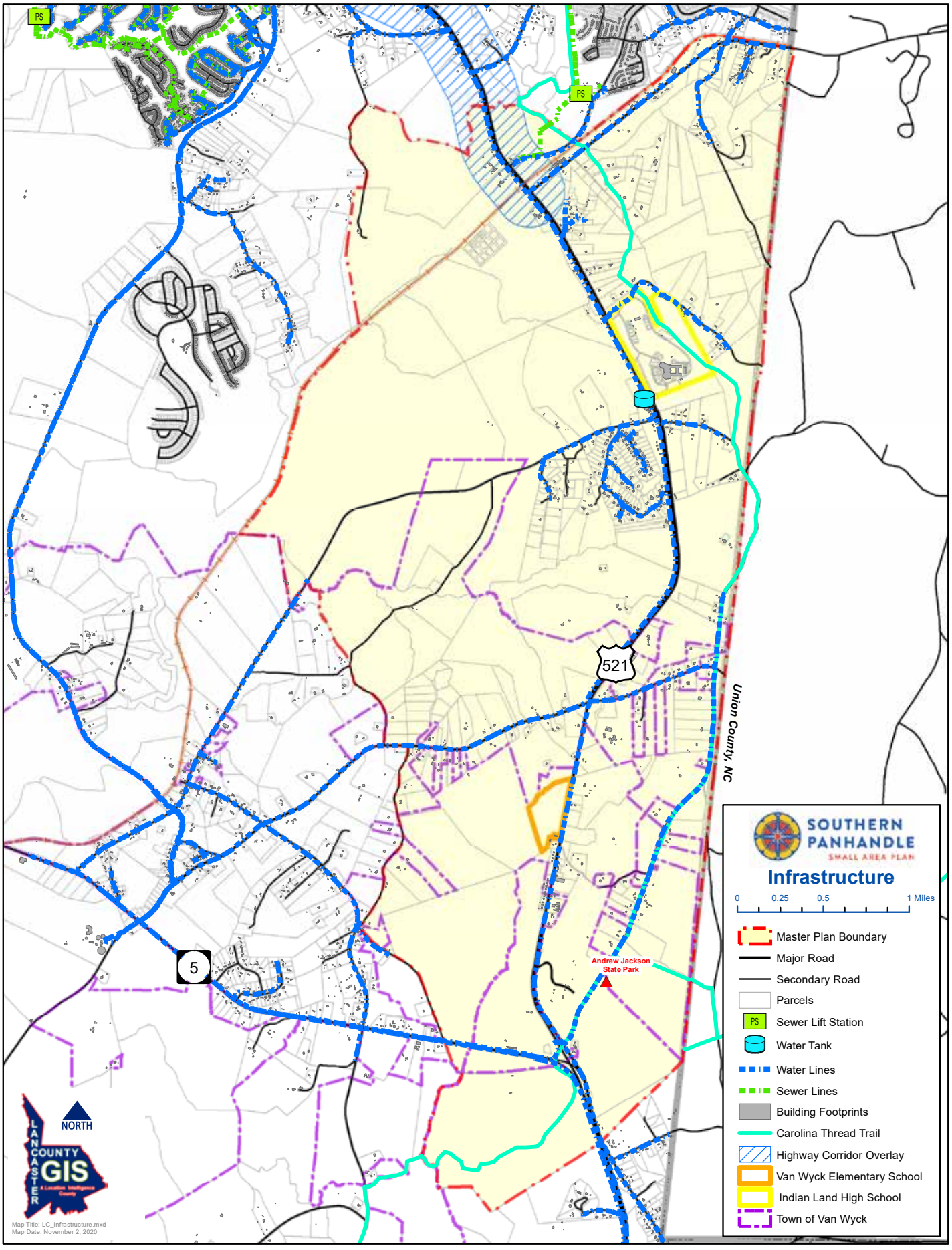
The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information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

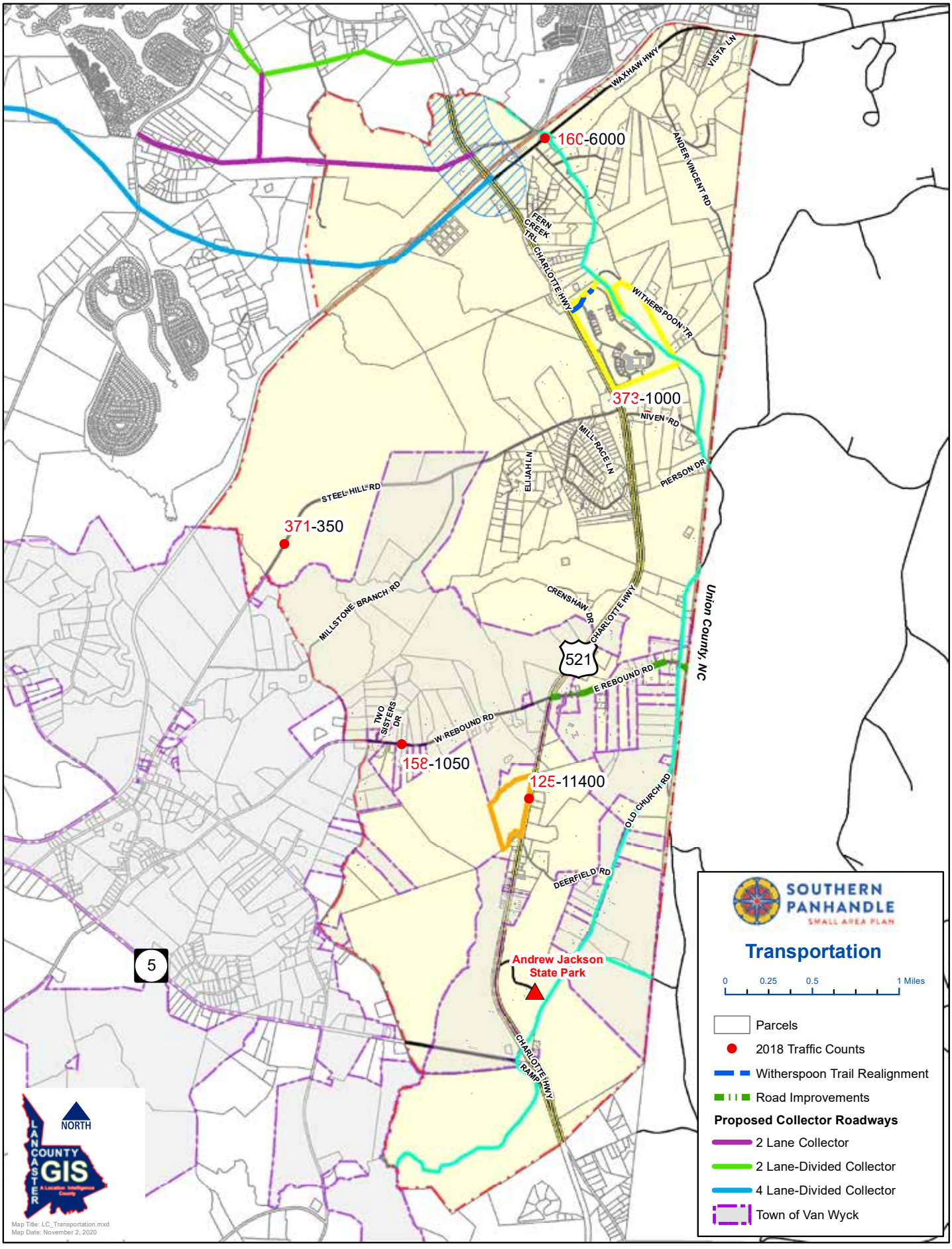

SOUTHERN PANHANDLE
SMALL AREA PLAN
Recommended Land Use
0 0.25 0.5 1 Miles
Proposed Study Area Bike Routes Lanes
Southern Panhandle Boundary Area, 8,488.36 Acres (13.26 Sq Mi)
Southern Panhandle Parcels Area, 8,149.82 Acres (12.73 Sq Mi)
Public Land
Commercial Nodes
Traffic Signals
Conceptual Dave Lyle Blvd Extension (RFATS)
Proposed Study Area Collector Roads
Significant Historic Resource
Historic Sites
Building Footprints
Carolina Thread Trail
Highway Corridor Overlay
Van Wyck Elementary School
Indian Land High School
Town of Van Wyck
Parcels
Conservation Corridors
Floodplain
Recommended Land Use
Environmentally Sensitive Land
Protected Open Space -
Rural Residential/Agriculture
Low Density Residential -
Medium Density Residential
Commercial
Employment
Institutional
Mixed Use
Contingent Upon Infrastructure
Union County, NC
Andrew Jackson State Park
Indian Land High School
Van Wyck Elementary
CHARLOTTE HWY
ROCK HILL HWY
WAXHAW HWY
OLD CHURCH RD
DEERFIELD RD
E REBOUND RD
W REBOUND RD
NIVEN RD
MILLSTONE BRANCH RD
STEEL HILL RD
OBENOSKY RD
PORTER RANCH RD
E NORTH CORNER RD
RIVERSIDE RD
OLD FERRY LN
BAY LN
SERENITY LN
FAIRLEAF RD
OLD HICKORY RD
FOXES POND RD
VICKS DR
TAM LN
BRICK YARD DR
BIRD LN
TWO SISTERS DR
LIBERTY ROCKS LN
WALTERS LN
MOORELAND WOOD DR
VAN WYCK RD
GRIFFIN RD
CALVERT ESTATE DR
WILMA DR
SUN CITY BLVD
AMBLESIDE DR
HARTWELL LN
BEND BLVD
RIVER
YOSEMITE WAY
HUDSON LN
MESA VERDE DR
DERRINGER AV
SADDLE RD
CHARLES PETTUS RD
LANEY RD
HENRY HARRIS RD
ALSTON DR
HIGHGATE LN
BALDWIN DR
HANCOCK RD
BRIDGEWATER ST
VISTA LN
ANDER VINCENT RD
WITHERSPOON TR
MILL RACE LN
ELIJAH LN
TRANQUILITY BLVD
SUNSET CRATER PL
ASHER CHASE TRL
OLIVER STANLEY TRL
521
5
NORTH
LANCASTER COUNTY GIS
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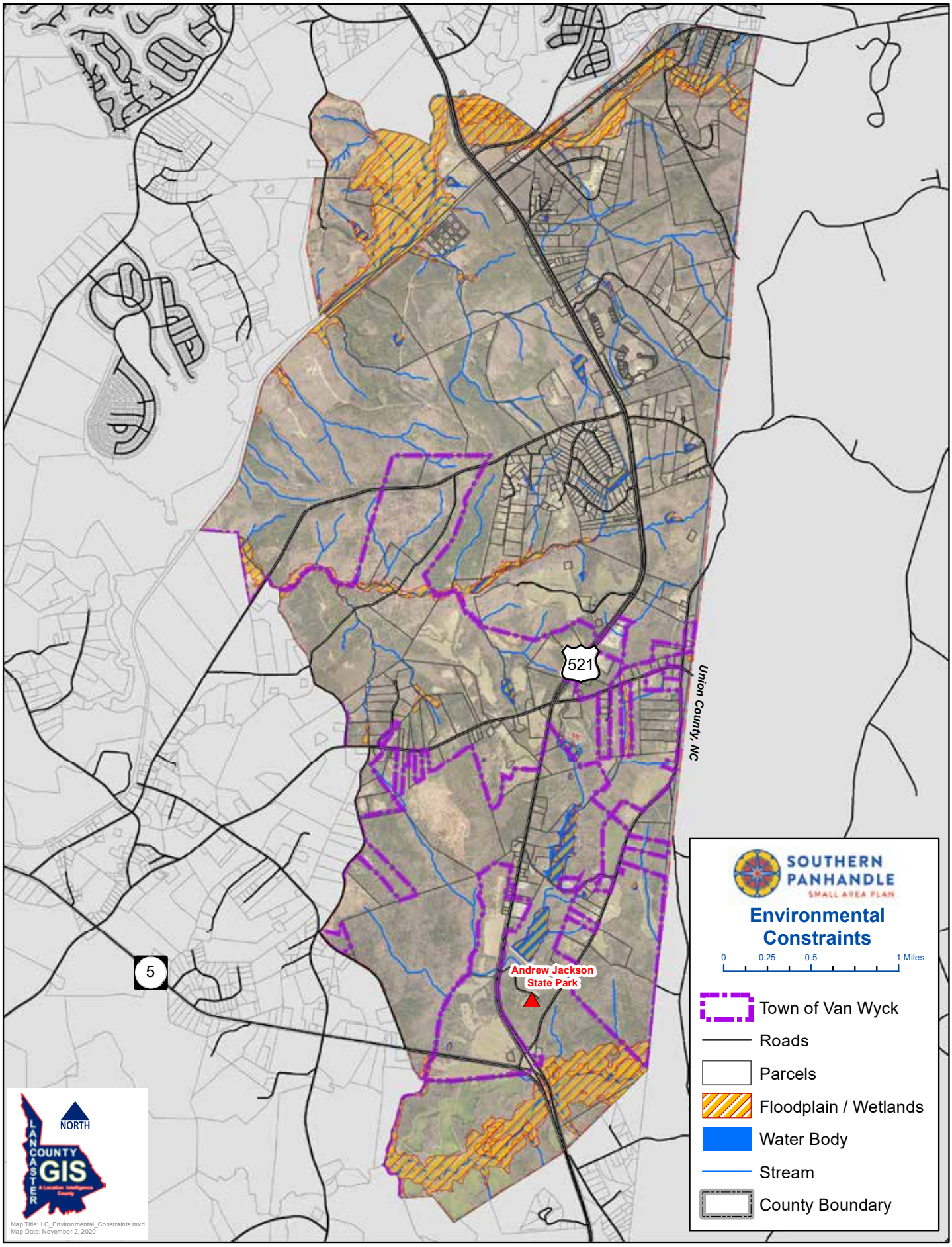


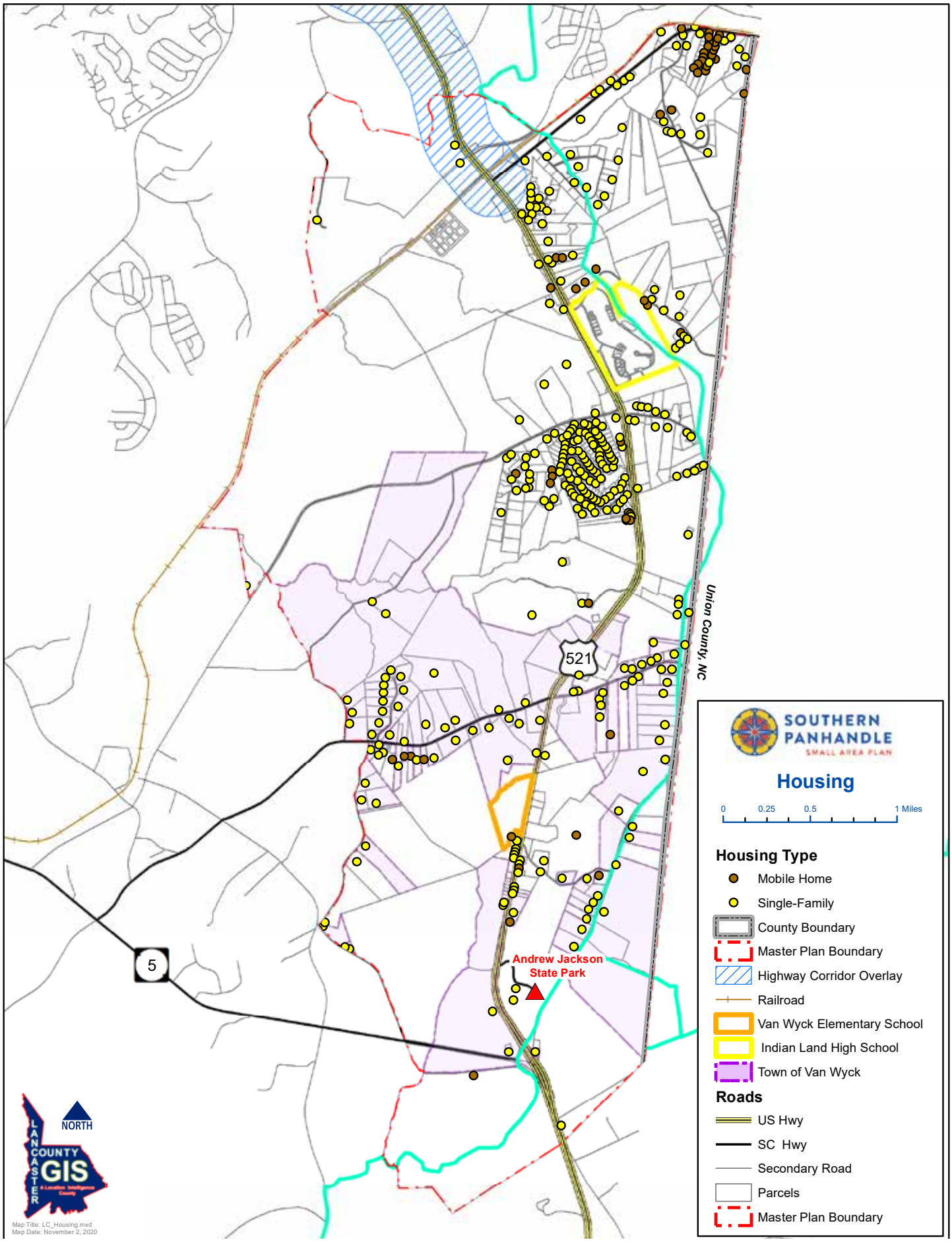
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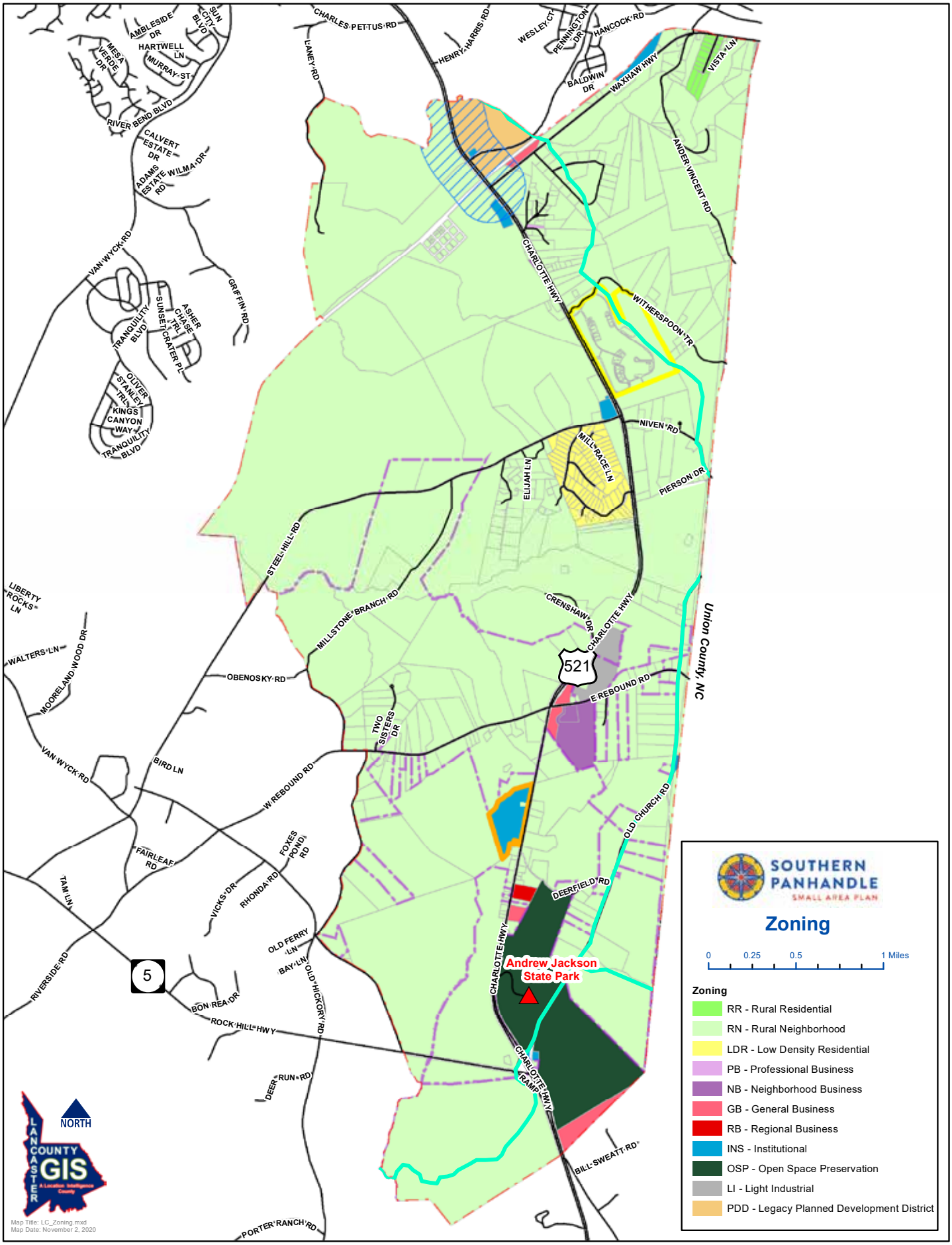

Indian Land High School
Union County, NC
521
Van Wyck Elementary
5
Andrew Jackson State Park
SOUTHERN PANHANDLE
SMALL AREA PLAN
Development Status
0 0.25 0.5 1 Miles
Building Footprints
Plan Boundary
Town of Van Wyck
Carolina Thread Trail
Highway Corridor Overlay
Roads
Parcels
County Boundary
Development Status
Open Space
Developed
Under-Developed
Undeveloped
Water
NORTH
LANCASTER COUNTY GIS
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Map Date: November 6, 2020

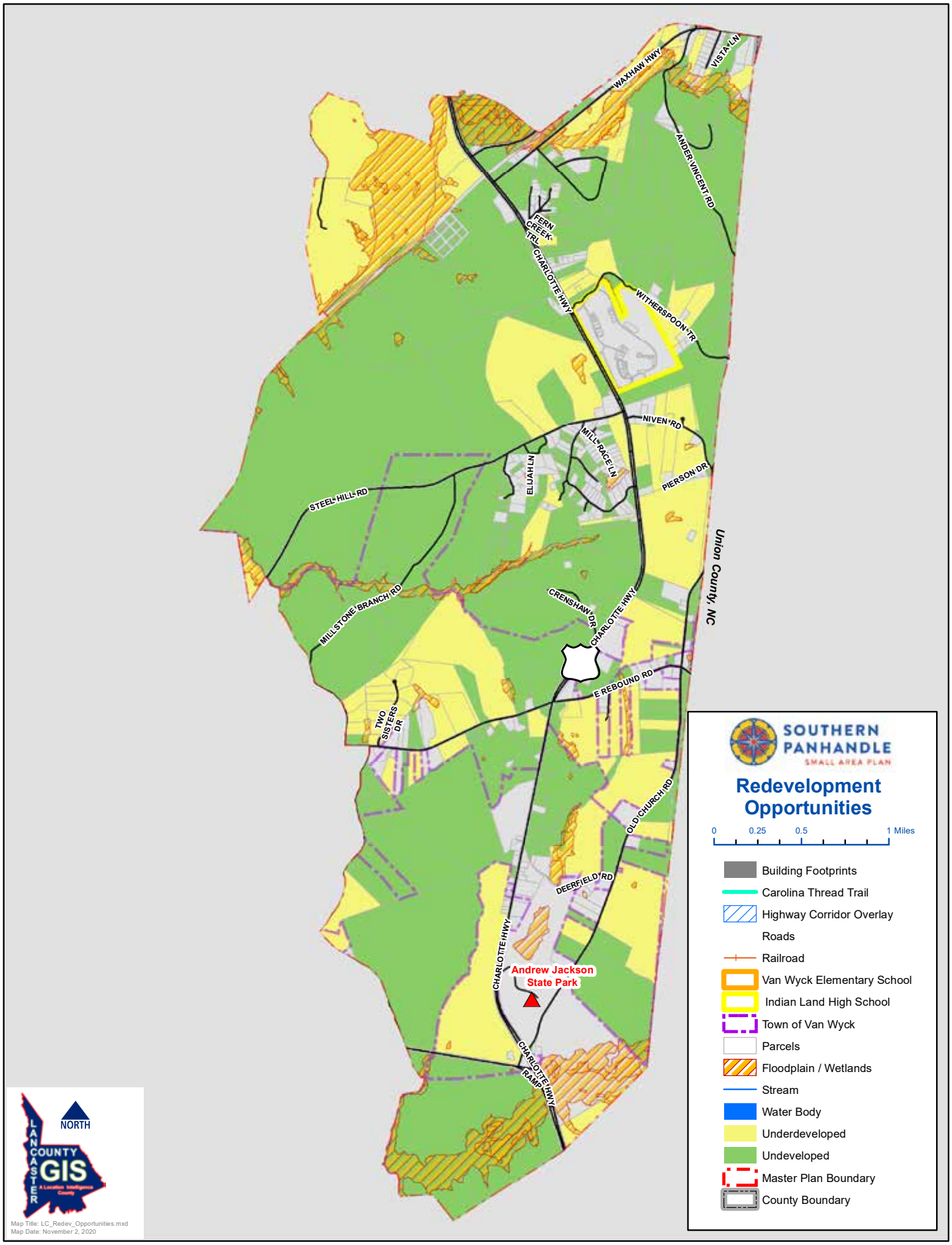

PS
PS
521
5
Union County, NC
Andrew Jackson State Park
NORTH
LANCASTER COUNTY GIS
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Map Date: November 2, 2020
SOUTHERN PANHANDLE
SMALL AREA PLAN
Infrastructure
0
0.25
0.5
1 Miles
Master Plan Boundary
Major Road
Secondary Road
Parcels
Sewer Lift Station
Water Tank
Water Lines
Sewer Lines
Building Footprints
Carolina Thread Trail
Highway Corridor Overlay
Van Wyck Elementary School
Indian Land High School
Town of Van Wyck


160-6000
373-1000
371-350
158-1050
125-11400
WAXHAW HWY
VISTA LN
ANDER VINCENT RD
FERN CREEK TRL
CHARLOTTE HWY
WITHERSPOON TR
NIVEN RD
MILL RACE LN
ELIJAH LN
PIERSON DR
STEEL HILL RD
MILLSTONE BRANCH RD
CRENSHAW DR
CHARLOTTE HWY
521
E REBOUND RD
W REBOUND RD
TWO SISTERS DR
OLD CHURCH RD
DEERFIELD RD
Andrew Jackson State Park
CHARLOTTE HWY RAMP
5
Union County, NC
NORTH
LANCASTER COUNTY GIS
A Location Intelligence County
Map Title: LC_Transportation.mxd
Map Date: November 2, 2020
SOUTHERN PANHANDLE
SMALL AREA PLAN
Transportation
0 0.25 0.5 1 Miles
Parcels
2018 Traffic Counts
Witherspoon Trail Realignment
Road Improvements
Proposed Collector Roadways
2 Lane Collector
2 Lane-Divided Collector
4 Lane-Divided Collector
Town of Van Wyck


521
5
Union County, NC
Andrew Jackson
State Park
SOUTHERN
PANHANDLE
SMALL AREA PLAN
Environmental
Constraints
0
0.25
0.5
1 Miles
Town of Van Wyck
Roads
Parcels
Floodplain / Wetlands
Water Body
Stream
County Boundary
NORTH
LANCASTER
COUNTY
GIS
Map Title: LC_Environmental_Constraints.mxd
Map Date: November 2, 2020


SOUTHERN PANHANDLE
SMALL AREA PLAN
Housing
0 0.25 0.5 1 Miles
Housing Type
Mobile Home
Single-Family
County Boundary
Master Plan Boundary
Highway Corridor Overlay
Railroad
Van Wyck Elementary School
Indian Land High School
Town of Van Wyck
Roads
US Hwy
SC Hwy
Secondary Road
Parcels
Master Plan Boundary
Union County, NC
521
5
Andrew Jackson State Park
NORTH
LANCASTER COUNTY GIS
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Map Date: November 2, 2020

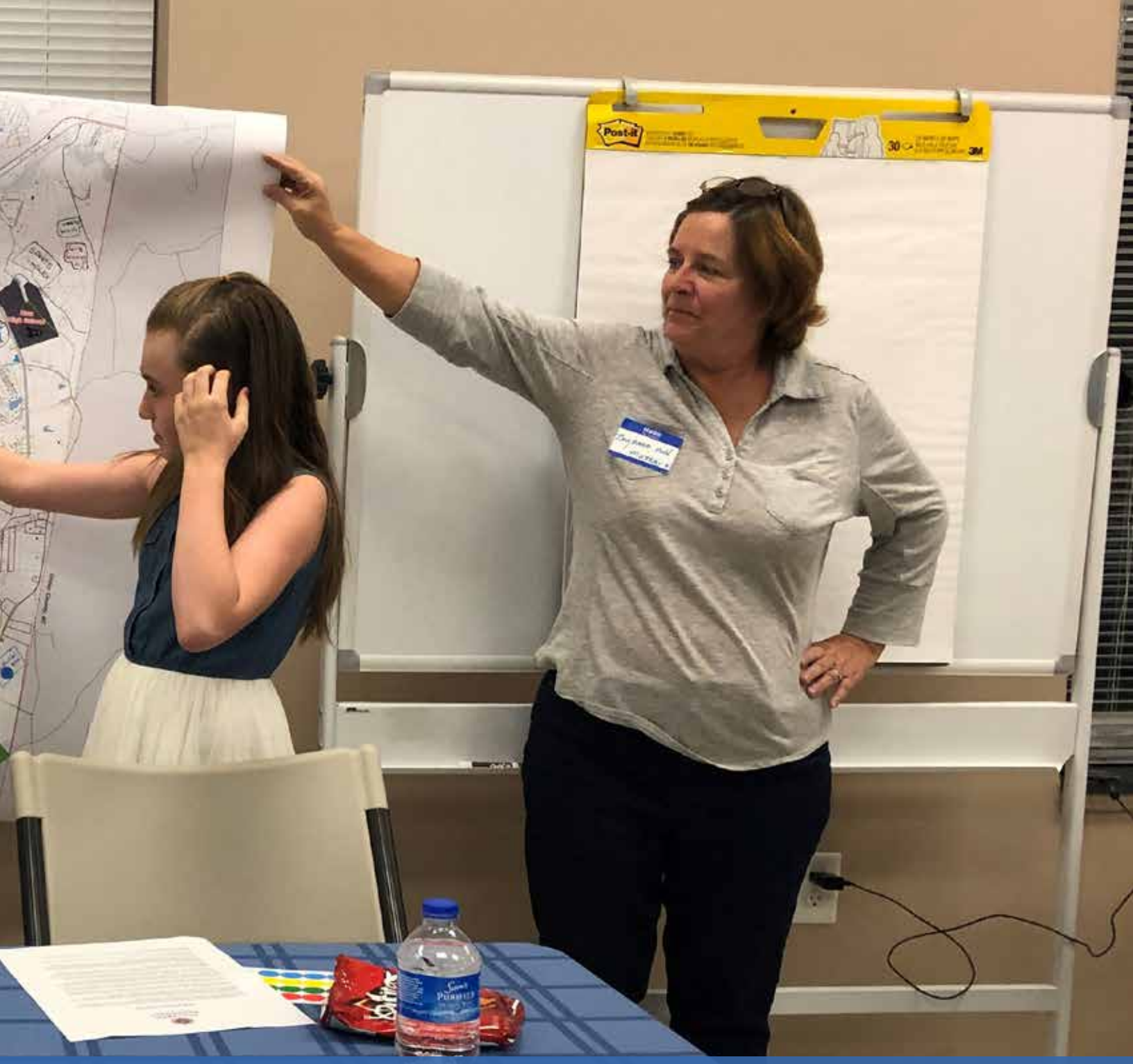

SOUTHERN PANHANDLE
SMALL AREA PLAN
Zoning
0 0.25 0.5 1 Miles
Zoning
RR - Rural Residential
RN - Rural Neighborhood
LDR - Low Density Residential
PB - Professional Business
NB - Neighborhood Business
GB - General Business
RB - Regional Business
INS - Institutional
OSP - Open Space Preservation
LI - Light Industrial
PDD - Legacy Planned Development District
Andrew Jackson State Park
Union County, NC
CHARLOTTE HWY
ROCK HILL HWY
W REBOUND RD
E REBOUND RD
OLD CHURCH RD
DEERFIELD RD
STEEL HILL RD
MILLSTONE BRANCH RD
OBENOSKY RD
NIVEN RD
PIERSON DR
WITHERSPOON TR
ANDER VINCENT RD
WAXHAW HWY
HENRY HARRIS RD
CHARLES PETTUS RD
HANCOCK RD
VAN WYCK RD
RIVERSIDE RD
BILL SWEATT RD
PORTER RANCH RD
DEER RUN RD
OLD HICKORY RD
OLD FERRY LN
BAY LN
BON REA DR
FAIRLEAF RD
FOXES POND RD
RHONDA RD
VICKS DR
TAM LN
BIRD LN
TWO SISTERS DR
CRENSHAW DR
ELIJAH LN
MILL RACE LN
LANEY RD
BALDWIN DR
WESLEY CT
PENNINGTON DR
VISTA LN
RIVER BEND BLVD
CALVERT ESTATE DR
ADAMS ESTATE RD
WILMA DR
GRIFFIN RD
TRANQUILITY BLVD
SUNSET CHATER PL
ASHER CHASE TRL
OLIVER STANLEY TRL
KINGS CANYON WAY
MESA VERDE DR
AMBLESIDE DR
HARTWELL LN
MURRAY ST
SUN CITY BLVD
LIBERTY ROCKS LN
WALTERS LN
MOORELAND WOOD DR
521
5
NORTH
LANCASTER COUNTY GIS
Map Title: LC_Zoning.mxd
Map Date: November 2, 2020


WAXHAW HWY
VISTA LN
ANDER VINCENT RD
FERN CREEK TRL
CHARLOTTE HWY
WITHERSPOON TR
NIVEN RD
MILL RACE LN
ELIJAH LN
PIERSON DR
STEEL HILL RD
Union County, NC
MILLSTONE BRANCH RD
CRENSHAW DR
CHARLOTTE HWY
E REBOUND RD
TWO SISTERS DR
OLD CHURCH RD
DEERFIELD RD
CHARLOTTE HWY
Andrew Jackson State Park
CHARLOTTE HWY RAMP
SOUTHERN PANHANDLE
SMALL AREA PLAN
Redevelopment Opportunities
0 0.25 0.5 1 Miles
Building Footprints
Carolina Thread Trail
Highway Corridor Overlay
Roads
Railroad
Van Wyck Elementary School
Indian Land High School
Town of Van Wyck
Parcels
Floodplain / Wetlands
Stream
Water Body
Underdeveloped
Undeveloped
Master Plan Boundary
County Boundary
NORTH
LANCASTER COUNTY GIS
Map Title: LC_Redev_Opportunities.mxd
Map Date: November 2, 2020



APPENDIX C: PUBLIC ENGAGEMENT

SOUTHERN PANHANDLE
SMALL AREA PLAN


Post-it
30
3M

APPENDIX C
PUBLIC ENGAGEMENT

Public Participation

The Southern Panhandle Small Area Plan was developed with the participation and input from stakeholders from the planning area and the surrounding communities. The Southern Panhandle vision and planning themes reflect the values of the residents and stakeholders. Staff from the Lancaster County Planning Department and Catawba Regional Council of Governments met with residents and property owners from the Southern Panhandle. Visioning Week was held November 4 - 7, 2019 at Our Lady of Grace Catholic Church. Events included a hands-on workshop, property owner and stakeholder interviews, drop-in visits, and a Steering Committee meeting.

Steering Committee

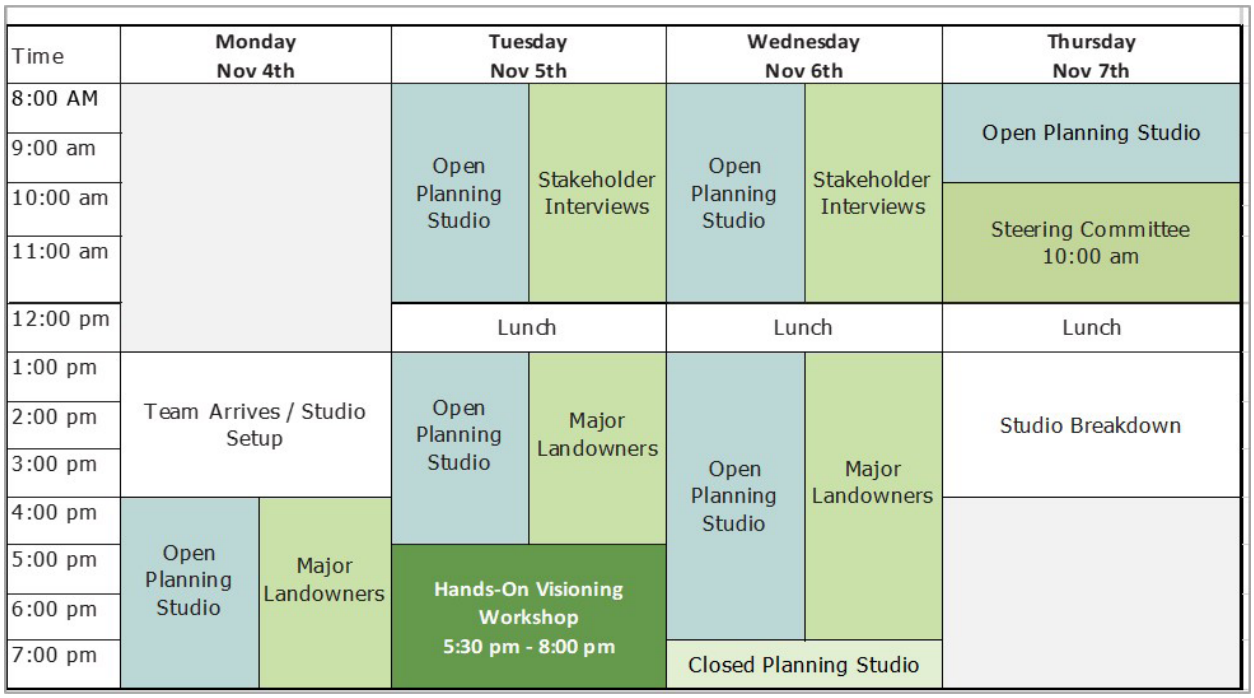
The Steering Committee was comprised of representatives from Lancaster County, Lancaster County Economic Development, Town of Van Wyck, Andrew Jackson State Park, Lancaster County School District, Lancaster County Water and Sewer District, Lancaster County Gas Authority, CSX Transportation, SCDOT, Duke Energy, John M. Belk Endowment, Our Lady of Grace Catholic Church, Osceola United Methodist Church, Steele Hill AME Zion Church, Katawba Valley Land Trust, Carolina Thread Trail, business and property owners, and residents.

The Steering Committee met throughout the process of developing the Southern Panhandle Small Area Plan. Meetings were held throughout the planning area that included Andrew Jackson State Park, Van Wyck Community Center, Our Lady of Grace Catholic Church, and Steele Hill AME Zion Church. The Steering Committee provided direction for the development of the Small Area Plan.

Southern Panhandle Steering Committee Meeting Schedule

Meeting Date	*Location*	*Purpose of Meeting*
June 5, 2018	*Andrew Jackson State Park, Meeting House*	*Small Area Plan Purpose and Overview, SWOT Analysis, and Vision Exercise*
August 15, 2018	*Town of Van Wyck Community Center*	*SWOT Analysis / Vision Exercise Outcomes, Planning Area Boundary, and Existing Conditions Maps*
December 13, 2018	*Our Lady of Grace Catholic Church, Parish Hall*	*Existing Conditions Report, District Name / Logo, and Planning Charrette*
August 27, 2019	*Steele Hill AME Zion Church, Fellowship Hall*	*Existing Conditions Draft Document Review and Visioning Week Schedule / Public Participation*
November 7, 2019	*Our Lady of Grace Catholic Church, Parish Hall*	*Visioning Week Outcomes, Big Ideas, Plan Themes, Vision, and Next Steps*

Promotional Materials



Visioning Week Schedule

The Southern Panhandle Small Area Plan incorporated various types of community participation promotions. Postcards were mailed to all property owners within the Planning Area listing all events and opportunities for residents to participate. Letters were sent to 26 property owners with property acreage totaling 50 acres or more and providing information about the study and inviting the property owner(s) to meet with staff. The chart below lists other opportunities for residents and property owners to participate in the community engagement activities during Visioning Week.

Visioning Week Community Outreach

2019	*Type of Community Outreach*
Week of October 14th	*Lancaster County and Catawba Regional COG Websites*
October 15th	*Letters Mailed to Property Owners with >50 Acres*
October 16th	*Press Release*
October 17th	*Postcard Mailed to All Property Owners*
October 17th	*Emails Sent to All Agencies / Organizations*
Week of October 21st	*Schools and Places of Worship Social Media / Websites*
October 23rd	*Newspaper Ad in the Carolina Gateway*

VISIONING WEEK

Hands-On Workshop

The Southern Panhandle Hands-On Workshop was held on the evening of Tuesday, November 5, 2019 from 5:30 pm to 8:00 pm. Residents, property owners, and other stakeholders received information about the planning area and participated in a visual preference survey and small group discussion to brainstorm about the future of the Southern Panhandle.

Rox Burhans, AICP, Lancaster County Development Services Division Director, welcomed the 54 participants to Visioning Week and thanked them for sharing their ideas for the Southern Panhandle Small Area Plan. Cole McKinney, Catawba Regional Council of Governments, presented an overview of the project objectives. Mr. McKinney explained the importance to ensure the future integrity and economic vitality and to develop place-making strategies through proactive planning.

Kara W. Drane, AICP, Catawba Regional Council of Governments provided examples of place-making techniques, highlighted the Visioning Week schedule, and introduced the breakout session portion of the Hands-On Workshop. Participants were divided randomly by name tag "dot" color and assigned one of seven groups. Each group developed a vision documented on maps and descriptions of the future Southern Panhandle. The feedback provided by the groups were incorporated into the Southern Panhandle Small Area Plan Recommended Land Use Map. The big ideas that the groups reported included:

- Maintain Rural Community
- Protect Local Heritage
- Ensure Growth is Well-Planned
- Prevent Loss of Tree Canopy
- Protect Andrew Jackson State Park
- Plan for Transportation Enhancements
- Provide for Sewer Enhancements as Needed
- Be a Natural Retreat Destination





Visioning Week Postcard Invitation



Stakeholder Interviews

Staff from Lancaster County Planning Department and Catawba Regional Council of Governments held stakeholder interviews with major property owners, business owners, and agency representatives during Visioning Week. The purpose of the interviews was to gather information and compile different perspectives from stakeholders throughout the Southern Panhandle. The feedback provided to planners included opportunities for future growth, and all of the property owners shared personal ties and connections to the Southern Panhandle planning area.

Drop-In Visits

The public was invited to drop-in and talk with the Lancaster County Planning Department and Catawba Regional Council of Governments staff during Visioning Week to share ideas and ask questions about the Southern Panhandle Small Area Plan Project. The drop-in visits provided residents the opportunity to stop by Our Lady of Grace Catholic Church at their convenience to participate in the process and development of the small area plan. Times were available during the day and early evening.

Through Wednesday evening, a total of 95 residents engaged in the Southern Panhandle Small Area Plan Visioning Week activities:

- November 4th / Interviews and Drop-ins – 12 participants
- November 5th / Interviews and Drop-ins – 13 participants
- November 5th / Hands-On Workshop – 54 participants
- November 6th / Interviews and Drop-ins – 16 participants








Visioning Week Work Groups Report Out






OUR LADY OF GRACE
Welcomes you to the
SOUTHERN PANHANDLE
SMALL AREA PLAN
Vision Week
Please Enter Through the Pavilion!



SWOT ANALYSIS & VISIONING

The Steering Committee met on June 5, 2018 and the members developed a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis. The Steering Committee also provided one word(s) descriptions of how they envision the future Southern Panhandle planning area.

Strengths

- Schools (noted 5 times)
- Undeveloped land (noted 5 times)
- Proximity to Charlotte/Waxhaw/Rock Hill (noted 4 times)
- Capacity in water and sewer (noted 4 times)
- Highways, two major transportation arteries and proposed Dave Lyle Extension (noted 3 times)
- Access to US 521 (noted 3 times)
- Nature trails (noted 2 times)
- Rural living (noted 2 times)
- Area is strategic connection for trail from Andrew Jackson to Walnut Creek; New UDO guidelines can help facilitate trail development
- Connective roads to other communities
- CSX Rail Line for industry
- Distance to I-77
- Good park land
- Great growth – increase in land values
- Growing population and work force that is moving south
- Help shape development
- Highway 75 – Monroe Highway 5 – I-77
- Lack of negative industrial sites
- Limited curb cuts
- Location and proximity to retail and shopping



STEERING COMMITTEE MEETING, JUNE 2018
Andrew Jackson State Park



STEERING COMMITTEE MEETING, AUGUST 2018
Van Wyck Community Center

- Long-time family landowners
- Low density
- Natural beauty
- New schools
- Quality of life for active living
- State Park
- Two creeks that feed into the Catawba and water system
- Vacant properties with motivated sellers
- Working with stakeholders upfront

Weaknesses

- Traffic conditions (noted 6 times)
- Sewer limitations (noted 5 times)
- Unknowns that could impact the area – Dave Lyle Extension (noted 2 times)
- Connective road intersections could easily be overdeveloped
- Constraints with river on west and state line on east
- Current zoning and Future Land Use Map
- Difficult to get consensus
- Electric capacity
- Greenspaces being reduced
- US 521 only north/south route
- Infrastructure
- Insufficient roads – need for additional lanes and "deceleration lanes"
- Knowledge about trails/trail systems not there
- Knowledge for different modes of transportation
- Lack of services south of Rebound
- Many property owners may not be aware of CTT
- No identification of defined town – no neighborhood businesses – need to balance for existing homes
- No Master Plan – only Comprehensive Plan



STEERING COMMITTEE MEETING, AUGUST 2018
Town of Van Wyck Community Center.



STEERING COMMITTEE MEETING, DECEMBER 2018
Our Lady of Grace Catholic Church.

- Poorly maintained roads
- Road network (all residential)
- Several sewer sheds cross the region – complications
- Should be looking at the entire US 521 corridor to City of Lancaster
- Small, pocket communities
- Traffic north of Waxhaw Highway
- Transportation
- Two main roads heading north, 5 and US 521
- Utilities
- Very few residents in the area
- Vision discrepancies between various stakeholders

Opportunities

- Blank canvas (noted 3 times)
- Ability to get ahead of the growth/plan for it
- Additional opportunity for retail/commercial
- Being able to design superstreets ahead of time
- Better communication
- Create plan to support future growth for schools and community
- Creation of deceleration lanes – other road improvements to assist in traffic flow
- More industrial parcels
- Opportunity to be a conduit of growth that extends from panhandle to City of Lancaster
- Reduce curb cuts
- Relationship with Van Wyck community
- Smart, planned development and growth
- Structuring taxes to help pay for growth
- Super street
- Trails, recreational opportunities for Town of Van Wyck
- Use this plan as a template for other areas of the county
- We can learn from mistakes made from north part of county

Threats

- Aging population (noted 3 times)
- Affordability – small business owners (noted 2 times)
- Rapid development (noted 2 times)
- Balance needs of existing versus new residents (noted 2 times)
- Traffic flow and design (noted 2 times)
- Overcrowded schools – we only build schools after growth (noted 2 times)
- Andrew Jackson State Park (threat to facility)
- Congestion if we don't plan for collector road study – type of infrastructure improvements
- Cost involved
- Dense development
- Financial impact on county and property owners
- Highway 5
- Lack of balance – will not adequately plan for business development and it will be all one big chain of subdivisions with retailers mixed in – that doesn't pay the bills
- No design standards for US 521
- Not enough connections to Trail
- Preserving natural assets while being sensitive to property owners
- Repeat of a common theme of urban sprawl pitfalls
- Rezoning of property by county council
- Tax base - will taxes help support growth
- The growth is coming, like it or not
- Threats to natural areas
- Work together to prevent incorporation threats

VISIONING WORDS:



Visual Preference Exercise Board 1

Southern Panhandle's Future Look

Below are various images from other communities. The images include open space, parks, trails, rural living, residential homes, town homes, and multi-family homes. Which places would you like to see in the Southern Panhandle? **For each image, indicate whether you would like to see it in the Southern Panhandle or not.**

Mostly Like	Mostly Do Not Like	Open Space and Rural Living	Residential Homes, Town Homes, and Multi-Family	Mostly Like	Mostly Do Not Like
33	0			14	10
26	0			1	20
23	0			7	14
24	2			11	10
25	0			8	13
29	0			10	14
21	2			3	22
27	0			2	21

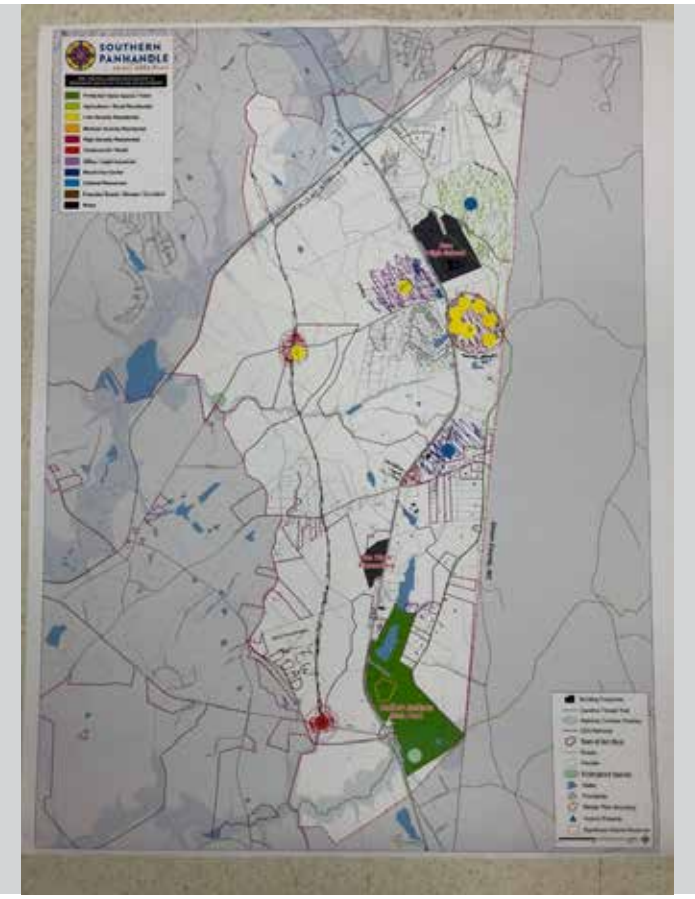
Visual Preference Exercise Board 2

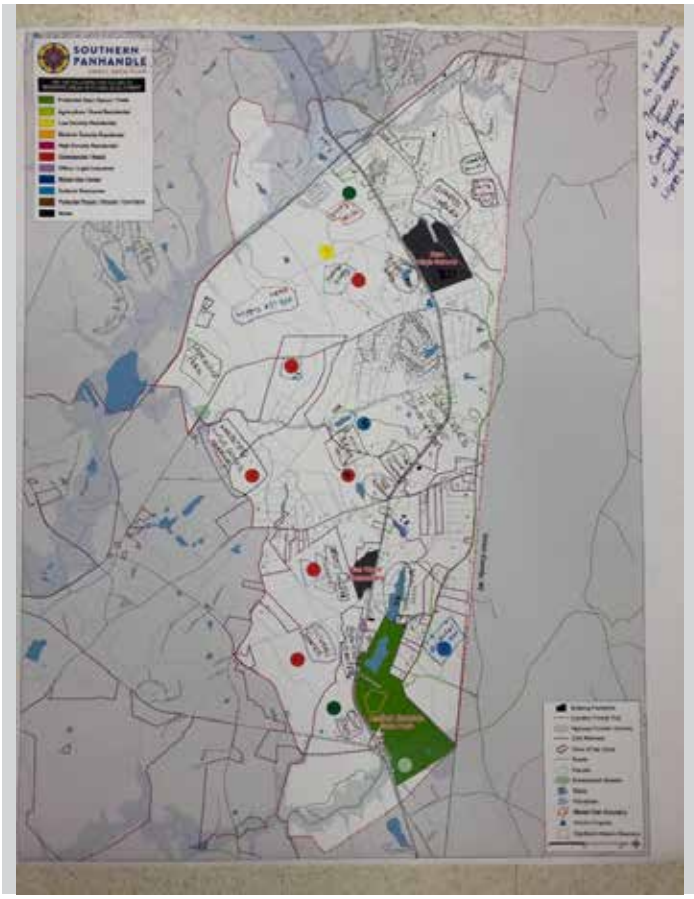
Southern Panhandle's Future Look

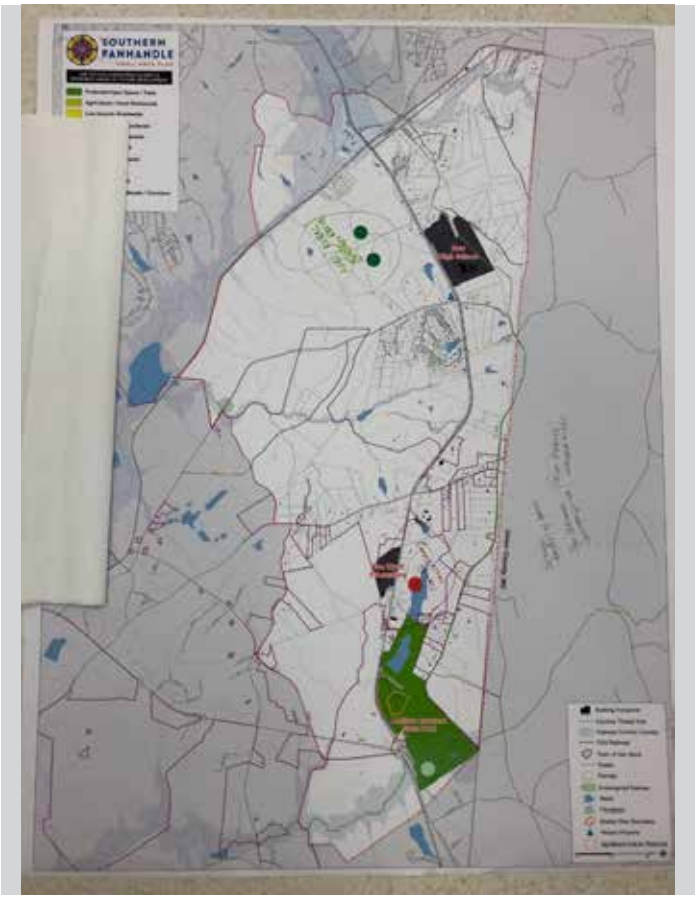
Below are various images from other communities. The images include commercial, retail, mixed-use, and employment. Which places would you like to see in the Southern Panhandle? **For each image, indicate whether you would like to see it in the Southern Panhandle or not.**

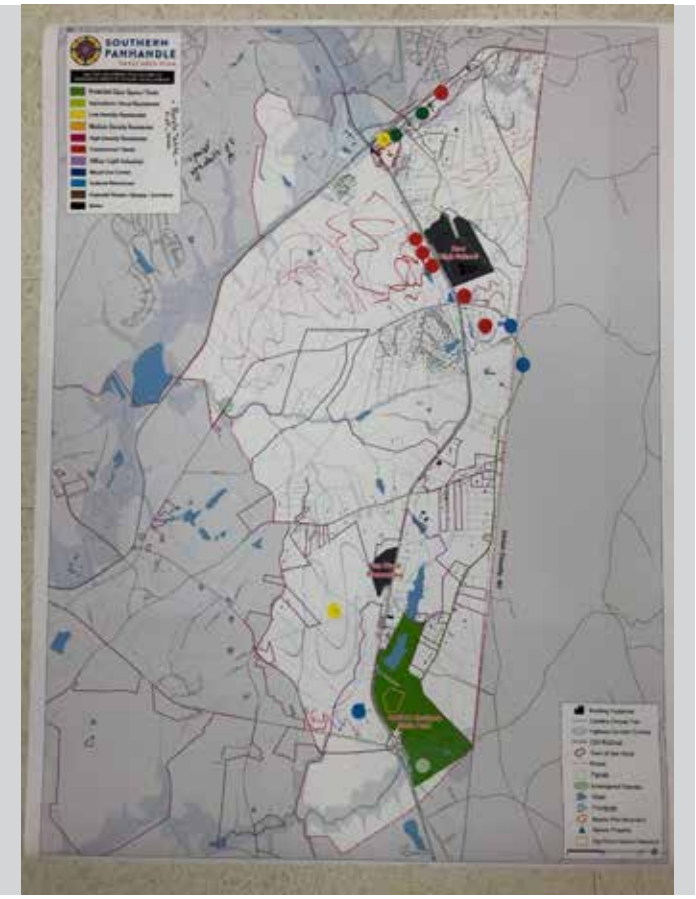
Commercial and Mixed-Use			Employment Areas		
Mostly Like	Mostly Do Not Like		Mostly Like	Mostly Do Not Like	
2	16			0	30
19	3			12	14
17	2			8	17
6	17			15	13
24	0			4	14
5	18			6	14
18	5			8	12
14	7			7	17

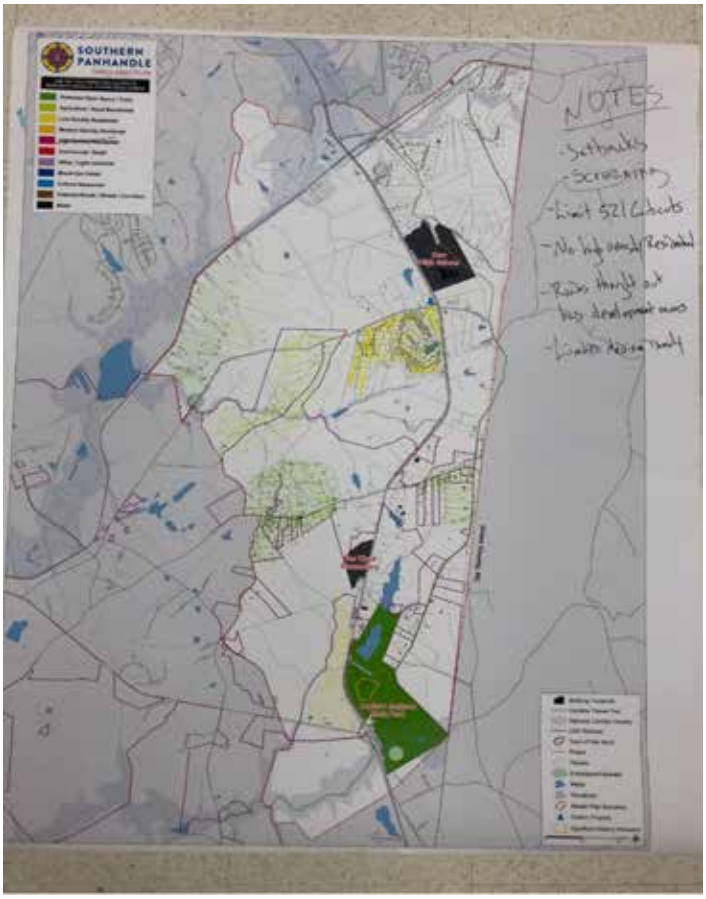
WORK GROUP MAPS

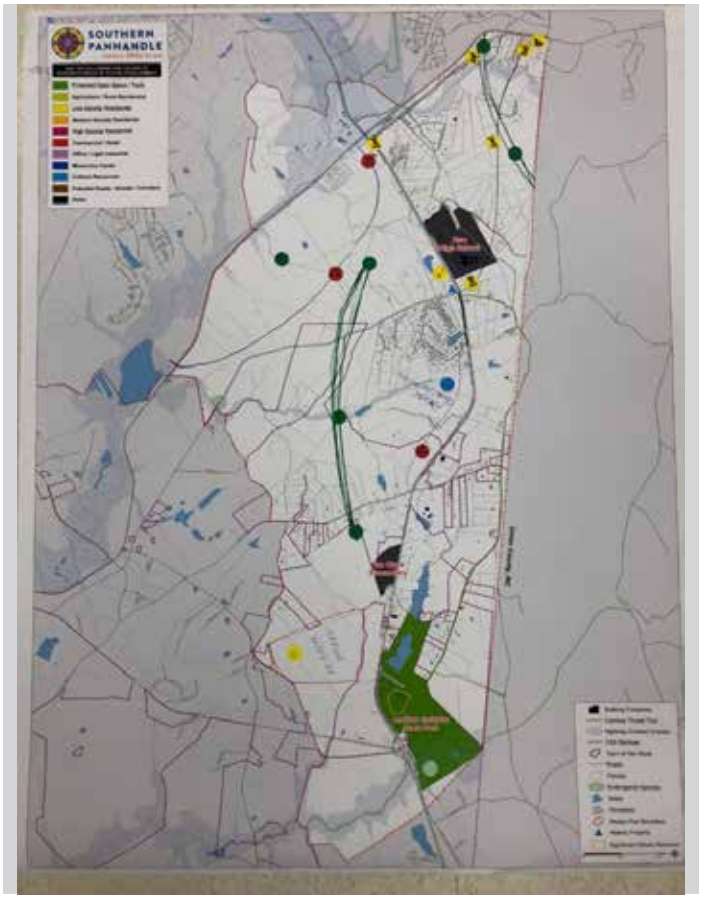


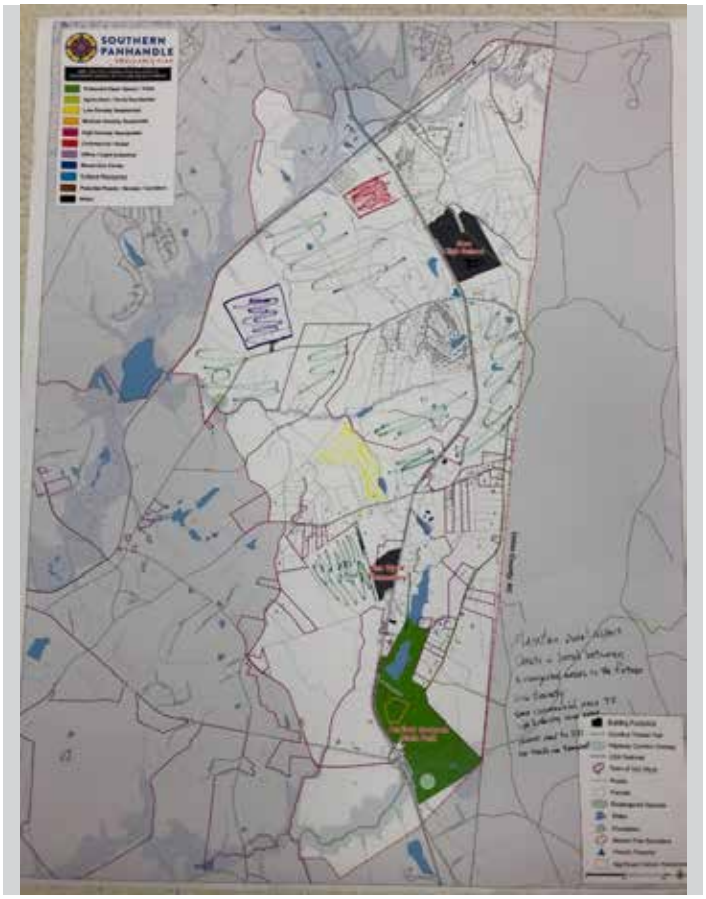







SOUTHERN PANHANDLE
NOTES


SOUTHERN PANHANDLE


SOUTHERN PANHANDLE

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1712
Contact Person / Sponsor: Steve Willis/Administration and John Dubose/County Attorney
Department: Administration
Date Requested to be on Agenda: 1/25/2021

Issue for Consideration:
Sealed bids were received for a Lancaster County property located on Happy Trail on December 31, 2020. The highest bid was for $30,000.

Points to Consider:

Funding and Liability Factors:
N/A

Council Options:
Approve or Deny the sale of the surplus real property.

Recommendation:
Approve the conveyance of surplus real property.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1712	1/5/2021	Ordinance

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2021-1712

AN ORDINANCE AUTHORIZING LANCASTER COUNTY TO SELL AND CONVEY COUNTY OWNED PROPERTY LOCATED ON HAPPY TRAIL AND CONTAINING 4.57 ACRES, MORE OR LESS, BY PRIVATE SALE, BEING SHOWN ON THE LANCASTER COUNTY TAX MAPS AS PARCEL NUMBER 0071-00-038.03

WHEREAS, the County Council of Lancaster County currently owns a 4.57 acre, more or less, parcel of unimproved land located on Happy Trail which was originally purchased in 1992 with the intention of providing investment opportunities or serving as a future site for public improvements which would benefit Lancaster County and its citizens; and

WHEREAS, after due consideration, Lancaster County determined that the real property is surplus to the needs of Lancaster County and has placed the property on the market and has solicited bids for the real property with the intention of selling the property for a fair price; and

WHEREAS, Lancaster County Council has determined that the real property is surplus to the needs of Lancaster County; and

WHEREAS, after marketing the property for sale, a potential purchaser and high bidder for the property has contacted the County Council expressing an interest in the surplus real property and County Council considers that the sale of the surplus real property can generate funds that will result in an acceptable return on investment to Lancaster County, thus benefitting the county as a whole and providing funds for future needs of the County; and

WHEREAS, the County Council finds that sale of the property to the high bidder for the bid of Thirty Thousand Dollars ($30,000.00) is an appropriate price and the sale of this surplus real property will be advantageous to the County and represents an important and necessary governmental function.

NOW, THEREFORE, BE IT ORDAINED, by the County Council, as follows:

Section 1. Authorization.

The County is authorized to:

(A) negotiate in good faith with the potential purchaser who has submitted the highest bid for the property in hopes of consummating the sale;

(B) The County Council of Lancaster County hereby authorizes and directs that the Chairman of the Lancaster County Council, make, execute and deliver the deed conveying the premises described herein to the successful bidder, to sign all required documents and do all things necessary to complete the sale of the said property.

Section 2. 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 3. Conflicting Provisions.

Any ordinance, resolution, or other order of the Lancaster County Council, the terms of which are in conflict with this ordinance, is, only to the extent of that conflict, repealed.

Section 4. Effective Date.

This Ordinance shall take effect only after the County Council has approved it after three readings and a public hearing has been duly and timely held.

LANCASTER COUNTY, SOUTH CAROLINA

By:_____
Steve Harper, Chairman
Lancaster County Council

By:_____
Billy Mosteller, Secretary
Lancaster County Council

(SEAL)
ATTEST:

_____
Sherrie Simpson, Clerk to Council
Lancaster County Council

First Reading: January 11, 2021
Second Reading: January 25, 2021
Public Hearing: February 8, 2021
Third Reading: February 8, 2021

Approved as to form:

_____
John DuBose, County Attorney

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1713
Contact Person / Sponsor: Jamie Gilbert / Economic Development
Department: Economic Development
Date Requested to be on Agenda: 1/25/2021

Issue for Consideration:
LCDED is working with a Project Smith, a well-established and respected business that is considering purchasing an existing industry building in Lancaster County for its office, manufacturing and warehouse operations. The company has evaluated locations throughout the Carolinas. The company has identified an existing building in Lancaster County as their preferred location. If Project Smith were to locate in Lancaster County, the project would result in a capital investment of over $7 million and 43 new jobs in Lancaster County. No positions at the operation will have an annual salary of less than $40,000.
In an effort to secure the Project Smith's commitment to expanding their operations to Lancaster County, LCDED has proposed to the company a thirty year Special Source Revenue Credit (SSRC) at 62% annually to be applied against a the project's real and personal property ad valorem taxes.

Points to Consider:

- Project Smith is a well-respected and established company that would be desirable to have in Lancaster County.
- The project is competitive and property tax reductions are critical to the securing the project in Lancaster County.
- The purchase of the existing building represents a significant portion of the project's capital investment. The building is not eligible for a FILOT since it is currently being taxed. At one time, the building was subject to a FILOT that has since expired.
- Project Smith's purchase is expected to triple the market value of the building. This will proportionally increase the ad valorem taxes on the building.
- The SSRC will assist Project Smith in offsetting the 9% manufacturing assessment rate (FILOT rates are 6%), the annual change in millage (millage rates are locked in under a FILOT) and the increase in the building assessment both at the time of purchase and the five year reassessment process (building values are frozen for the term of the FILOT).

Funding and Liability Factors:
There are no funding or liability factors. As previously noted, the SSRC applies to an existing property being taxed; however, Project Smith's purchase and upgrades are expected to increase the value of the building three fold. As a result, real property tax revenues after year five are expected to increase over what is currently being generated. If the building were to remain vacant, real property taxes from Project Smith after incentives are applied will more than double on the property.

Council Options:
County Council can approve, amend, table or reject the Project Smith SSRC Ordinance.

Recommendation:
LCDED recommends County Council approve the Project Smith SSRC Ordinance as presented.

ATTACHMENTS:

Description	Upload Date	Type

Ordinance 2021-1713	1/21/2021	Ordinance
Exhibit A to Ordinance 2021-1713 - Special Source Revenue Credit Agreement	1/6/2021	Exhibit

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2021-1713

AN ORDINANCE

TO AUTHORIZE THE EXECUTION AND DELIVERY OF A SPECIAL SOURCE REVENUE CREDIT AGREEMENT BY AND AMONG LANCASTER COUNTY, ####, INC., AND @@@@, LLC, (PROJECT SMITH) PROVIDING FOR SPECIAL SOURCE REVENUE CREDITS; AND TO EXPRESS THE INTENTION OF COUNCIL TO PROVIDE MONIES TO THE ECONOMIC DEVELOPMENT FUND.

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

Section 1. Findings and Determinations.

The Lancaster County Council finds and determines that:

(a) Lancaster County, South Carolina (the "County"), acting by and through its County Council (the "County Council") is authorized and empowered to establish a multicounty park ("MCP") pursuant to Article VIII, Section 13(D) of the Constitution of South Carolina, and also authorized to provide special source revenue credits ("SSRCs") pursuant to Sections 4-1-170, 4-1-172, 4-1-175 and 4-29-68 of the Code of Laws of South Carolina 1976, as amended (the "MCP Act") against fee-in-lieu of tax ("FILOT") payments ("FILOT Payments") made pursuant to the MCP Act to reimburse a project for the costs of designing, acquiring, constructing, improving, or expanding (*i*) infrastructure serving the project, or (*ii*) improved or unimproved real estate and personal property, including machinery and equipment used in the operation of a manufacturing or commercial enterprise, through which powers the industrial development of South Carolina and the County will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate and remain in South Carolina and the County and thus to utilize and employ the workforce, products, and natural resources of South Carolina to benefit the general public welfare of the County by providing services, employment, and other public benefits not otherwise provided locally;

(b) ####, Inc., and @@@@, LLC, (Project Smith) on their own or together with one or more of their subsidiaries, affiliates, successors, assigns, sponsors, lessors, and others (collectively, the "Company"), desires to invest capital in the County in order to construct and install one or more facilities in the County (the "Project"), *provided, that,* approvals of various incentives contemplated for the Project are formalized by the State and/or County;

(c) the Project is anticipated to result in an investment of at least $5,600,000 in real and personal property with an associated creation of at least thirty (30) new, full-time jobs; and

(d) by passage of Resolution No. 1119-R2020, adopted October 26, 2020, Council committed the County to (*i*) enter into a Special Source Revenue Credit Agreement with the Company under the MCP Act, (*ii*) provide for SSRCs against the FILOT Payments to be made by the Company, and (*iii*) locate the Project in an MCP.

Section 2. Additional Findings.

Council makes the following additional findings:

(a) The Project will constitute a "project" as the term is referred to and defined in the MCP Act, and the County's actions herein will subserve the purposes and in all respects conform to the provisions and requirements of the MCP Act.

(b) The Project and the payments in lieu of taxes set forth herein are beneficial to the County, and the County has evaluated the Project based upon all criteria prescribed by law, including the anticipated dollar amount and nature of the investment to be made.

(c) The Project is anticipated to benefit the general public welfare of the County by providing services, employment, recreation, or other public benefits not otherwise adequately provided locally.

(d) The Project gives rise to no pecuniary liability of the County or any incorporated municipality or a charge against the general credit or taxing power of either.

(e) The purposes to be accomplished by the Project, *i.e.*, economic development and addition to the tax base of the County, are proper governmental and public purposes.

(f) The inducement of the location or expansion of the Project within the County and State is of paramount importance.

(g) The benefits of the Project to the public will be greater than the costs to the public.

Section 3. Approval of Special Source Revenue Credit Agreement.

The form, terms, and provisions of the Special Source Revenue Credit Agreement ("SSRC Agreement"), attached hereto as Exhibit A, are approved, and all of the terms, provisions, and conditions thereof are incorporated herein by reference as if the SSRC Agreement were set out in this ordinance in its entirety. The Council Chair and Council Secretary are authorized, empowered, and directed to execute and acknowledge the SSRC Agreement in the name of and on behalf of the County, and thereupon to cause the SSRC Agreement to be delivered to the Company. The SSRC Agreement is to be in substantially the form as attached to this ordinance and hereby approved, with such changes therein as shall not be materially adverse to the County and as shall be approved by the officials of the County executing the same, upon the advice of counsel to the County, such officer's execution thereof to constitute conclusive evidence of such officer's approval of any and all changes or revisions therein from the form of the SSRC Agreement attached to this ordinance.

Section 4. Economic Development Fund.

(a) Council finds that (*i*) by passage of Ordinance No. 2014-1260, Council created an Economic Development Fund with the intent to make monies available to the fund from new revenues to the County derived from new and expanded businesses and industry, and (*ii*) the ability to make monies available to the Economic Development Fund can be difficult because of complexities and legalities applicable to fee-in-lieu of tax arrangements and multi-county parks.

(b) It is the intent of Council, in the annual County budget, to appropriate monies to the Economic Development Fund based on the new revenue that the County receives pursuant to the SSRC Agreement. Specifically, it is Council's intent to appropriate from the General Fund of the County an amount based on the following formula: Seven percent (7%) times the amount of money received pursuant to the SSRC Agreement by the County after distribution to other taxing entities in the most recently completed tax year.

Section 5. Authority to Act.

The Council Chair, Council Secretary, Clerk to Council, County Administrator, County Attorney and all other appropriate officials of the County are authorized and directed to do any and all things necessary to effect the execution and delivery of the SSRC Agreement and the performance of all obligations of the County under and pursuant to the SSRC Agreement.

Section 6. 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 7. Controlling Provisions.

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

Section 8. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: January 11, 2021
Second Reading: January 25, 2021
Public Hearing: February 8, 2021
Third Reading: February 8, 2021

Approved as to form:

_____
John K. DuBose III, County Attorney

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Exhibit A to Ordinance No. 2021–1713

Special Source Revenue Credit Agreement

See attached.

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SMITH (#########) – JANUARY 6, 2021

SPECIAL SOURCE REVENUE CREDIT AGREEMENT

by and among

LANCASTER COUNTY, SOUTH CAROLINA,

#########, INC.,

and

XXXXXXXXXXXXX, LLC

Dated as of February 8, 2021

SPECIAL SOURCE REVENUE CREDIT AGREEMENT

This SPECIAL SOURCE REVENUE CREDIT AGREEMENT, dated as of February 8, 2021 (as the same may be amended, modified or supplemented from time to time in accordance with the terms hereof, the "Agreement"), is by and among LANCASTER COUNTY, SOUTH CAROLINA (the "County"), a body politic and corporate, and a political subdivision of the State of South Carolina, #########, INC. ("#########"), a North Carolina corporation and XXXXXXXXXXXX, LLC ("Xxxxxxxxxxxx"), a North Carolina limited liability company (collectively, ######### and Xxxxxxxxxxxx, are referred to as "Company").

W I T N E S S E T H :

WHEREAS, the County, acting by and through its County Council (the "County Council") is authorized and empowered to establish a multicounty park ("MCP" or "Park") pursuant to Article VIII, Section 13(D) of the Constitution of South Carolina, and also authorized to provide special source revenue credits pursuant to Sections 4-1-170, 4-1-172, 4-1-175 and 4-29-68 of the Code of Laws of South Carolina 1976, as amended (the "MCP Act") against fee-in-lieu of tax ("FILOT") payments ("FILOT Payments") made pursuant to the MCP Act to reimburse a project for the costs of designing, acquiring, constructing, improving, or expanding (*i*) infrastructure serving the project, or (*ii*) improved or unimproved real estate and personal property, including machinery and equipment used in the operation of a manufacturing or commercial enterprise ("Special Source Improvements"), through which powers the industrial development of South Carolina and the County will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate and remain in South Carolina and the County and thus to utilize and employ the workforce, products, and natural resources of South Carolina to benefit the general public welfare of the County by providing services, employment, and other public benefits not otherwise provided locally; and

WHEREAS, the Company desires to invest capital in the County in order to construct and install one or more facilities with the expected investment estimated to be at least $5,600,000 in real and personal property with an associated creation of at least thirty (30) new, full-time jobs (the "Project"); and

WHEREAS, pursuant to the MCP Act, the County, by passage of Ordinance No. 1011, and Chester County, South Carolina ("Chester County"), by passage of Ordinance No. 02-01-01A, have jointly developed a Park ("Lancaster-Chester Park") by entering into that certain Agreement for the Development of a Joint Industrial and Business Park (Greyne) dated December 21, 2009 (as amended, modified, or supplemented through the date hereof, and as may be amended, modified, or supplemented from time to time, the "Lancaster-Chester Park Agreement"); and

WHEREAS, in accordance with the MCP Act, real and personal property having a *situs* in a Park in the County, including, but not limited to, the Lancaster-Chester Park, is exempt from all *ad valorem* taxation, but, the owners or lessees of such real and personal property are obligated to make, or cause to be made, payments in lieu of taxes to the County in the total amount equivalent to the *ad valorem* taxes or other fee in lieu of tax payments that would have been due and payable with respect to the real and personal property but for the location of the real and personal property within the Park and the exemption; and

WHEREAS, the County has determined to provide for inclusion of the Project Site within the boundaries of the Lancaster-Chester Park, if such property is not already so included, and to maintain the

Project Site within the boundaries of the Lancaster-Chester Park, or a replacement or successor Park, in order to facilitate the provision of, and receipt by, the Company of the special source revenue credits set forth in greater detail herein; and

WHEREAS, the County, as inducement for the location of the Project in the County, and in accordance with the MCP Act, has determined that the County shall provide, and the Company shall receive, special source revenue credits against each FILOT Payment due from the Company with respect to the Project, all as set forth in greater detail herein; and

WHEREAS, the County Council has authorized the execution and delivery of this Agreement by Ordinance No. 2021-1713 enacted by the County Council on February 8, 2021 (the "County Ordinance").

NOW, THEREFORE, in consideration of the respective representations and agreements hereinafter contained, the above recitals which are incorporated herein by reference, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

ARTICLE I

DEFINITIONS

The defined terms in this Agreement shall for all purposes of this Agreement have the meanings specified in the recitals above and in this **Article I**, unless the context clearly otherwise requires. Except where the context otherwise requires, (*i*) words importing the singular number shall include the plural number and *vice versa*, and (*ii*) the words "hereof", "herein", "hereunder", and other words of similar import refer to this Agreement as a whole.

"Affiliate" means any corporation, limited liability company, partnership or other Person or entity which now or hereafter owns all or part of either ######### or Xxxxxxxxxxxx, or which now or hereafter is owned in whole or in part by either ######### or Xxxxxxxxxxxx, or by any partner, shareholder or owner of either ######### or Xxxxxxxxxxxx, as well as any corporation, limited liability company, partnership or other Person, which now or hereafter bears a relationship to either ######### or Xxxxxxxxxxxx, as described in Section 267(b) of the Internal Revenue Code.

"Code" means the Code of Laws of South Carolina 1976, as amended.

"Company" means, collectively, ######### and Xxxxxxxxxxxx, and their successors and assigns.

"Costs of Special Source Improvements" means all of the costs of designing, acquiring, constructing, improving, equipping or expanding the Special Source Improvements, whether incurred prior to or after the date of this Agreement, and shall be deemed to include, but not be limited to: (a) existing buildings and building improvements together with all existing machinery and equipment; (b) obligations incurred for labor, materials, and other expenses to builders and materialmen in connection with the acquisition, construction, and installation of the Special Source Improvements; (c) the cost of construction bonds and of insurance of all kinds that may be required or necessary during the course of construction and installation of the Special Source Improvements, which is not paid by the contractor or

contractors or otherwise provided for; (d) the expenses for test borings, surveys, test and pilot operations, estimates, plans and specifications and preliminary investigations therefore, and for supervising construction, as well as for the performance of all other duties required by or reasonably necessary in connection with the acquisition, construction, and installation of the Special Source Improvements; and (e) all other costs which shall be required under the terms of any contract for, or incurred in connection with, the designing, acquisition, construction, equipping and installation of the Special Source Improvements.

"*County*" means Lancaster County, South Carolina, a body politic and corporate and a political subdivision of the State.

"*County Ordinance*" has the meaning ascribed thereto in the recitals of this Agreement.

"*Jobs Commitment*" means the commitment of ######### and Xxxxxxxxxxxx, collectively, to create New Full-Time Jobs paying an hourly wage rate meeting the Wage Requirement.

"*Lancaster-Chester Park*" means initially with respect to the Project Site, the Lancaster-Chester Park established pursuant to the terms of the Lancaster-Chester Park Agreement, and thereafter any Park which hereafter includes the Project Site and which is designated by the County as such pursuant to any Park agreement which replaces or succeeds the Lancaster-Chester Agreement.

"*Lancaster-Chester Park Agreement*" has the meaning ascribed thereto in the recitals of this Agreement.

"*MCP Act*" has the meaning ascribed thereto in the recitals of this Agreement.

"*New Full-Time Jobs*" means new full-time jobs *(i.e.,* at least thirty (30) hours per week) created by Company for the Project, all with health care benefits ("New Full-Time Jobs") at the following employment levels and in the designated timeframes:

(*i*) to have employed in New Full-Time Jobs meeting the Wage Requirement, not less than twenty-five (25) for those months in which the Project is operating in the County in calendar year 2021 (applicable to the FILOT Payment due without penalty by January 15, 2023),

(*ii*) to have employed in New Full-Time Jobs meeting the Wage Requirement, not less than an average of twenty-eight (28) in calendar year 2022 (applicable to the FILOT Payment due without penalty by January 15, 2024),

(*iii*) to have employed in New Full-Time Jobs meeting the Wage Requirement, not less than an average of thirty (30) in calendar year 2023 (applicable to the FILOT Payment due without penalty by January 15, 2025) and each calendar year thereafter in which either ######### or Xxxxxxxxxxxx receives an SSRC pursuant to Section 3.01(a) below.

Jobs relocated from other states to the Project may be included in the determination whether the Company has fulfilled the Jobs Commitment if the relocated jobs meet the Wage Requirement.

"*Park*" has the meaning ascribed thereto in the recitals of this Agreement.

"Person" means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a joint venture, a trust, any unincorporated organization, or a government or an agency or a political subdivision thereof.

"Project" has the meaning ascribed thereto in the recitals of this Agreement.

"Project Site" means the land identified by Parcel Identification No. _____, with a physical address of _____, and consisting of approximately ____ acres.

"Property Tax Year" means the annual period which is equal to the fiscal year of ######### and Xxxxxxxxxxxx, *i.e.*, as of the original execution and delivery of this Agreement, with respect to both ######### and Xxxxxxxxxxxx, the annual period ending on December 31 of each year.

"Special Source Improvements" has the meaning ascribed thereto in the recitals of this Agreement.

"Special Source Revenue Credits" or "*SSRCs*" shall mean the special source revenue credits provided by the County and described in **Section 3.01** hereof.

"State" means South Carolina.

"#########" means #########, Inc., a North Carolina corporation and its successors and assigns.

"Xxxxxxxxxxxx" means Xxxxxxxxxxxx, LLC, a North Carolina limited liability company and its successors and assigns.

"Wage Requirement" means an hourly wage rate not less than twenty dollars ($20.00).

ARTICLE II

REPRESENTATIONS AND COVENANTS

SECTION 2.01. Representations by the County. The County represents that (*i*) it is a body politic and corporate and a political subdivision of the State, (*ii*) it is authorized by the MCP Act to enter into this Agreement, (*iii*) it has approved this Agreement in accordance with the procedural requirements of the MCP Act and any other applicable state law, and (*iv*) it has authorized its officials to execute and deliver this Agreement.

SECTION 2.02. Representations by the Company. A. ######### makes the following representations:

(1) ######### is a North Carolina corporation, duly organized, validly existing, and in good standing, under the laws of North Carolina and is authorized to transact business in South Carolina, has power to enter into this Agreement, and by proper corporate action has authorized the respective ######### official or officials signing this Agreement to execute and deliver this Agreement.

#########' fiscal year end is December 31 and ######### will notify the County of any changes in the fiscal year of #########.

(2) The Special Source Revenue Credits provided by the County in the manner set forth in this Agreement have been instrumental to ######### in inducing the location of the Project in the County.

B. Xxxxxxxxxxxx makes the following representations:

(1) Xxxxxxxxxxxx is a North Carolina limited liability company, duly organized, validly existing, and in good standing, under the laws of North Carolina and is authorized to transact business in South Carolina, has power to enter into this Agreement, and by proper corporate action has authorized the respective Xxxxxxxxxxxx official or officials signing this Agreement to execute and deliver this Agreement. Xxxxxxxxxxxx's fiscal year end is December 31 and Xxxxxxxxxxxx will notify the County of any changes in the fiscal year of Xxxxxxxxxxxx.

(2) The Special Source Revenue Credits provided by the County in the manner set forth in this Agreement have been instrumental to Xxxxxxxxxxxx in inducing the location of the Project in the County.

SECTION 2.03 Covenants by the County. The County will use its best efforts to include, and thereafter maintain, the Project Site within the boundaries of the Lancaster-Chester Park for the term of this Agreement.

ARTICLE III

FILOT PAYMENTS AND SPECIAL SOURCE REVENUE CREDITS

SECTION 3.01. FILOT Payments and Special Source Revenue Credits.

(a) Company acknowledges and agrees that under the MCP Act, the Project is exempt from *ad valorem* property taxes and that the Company is required to make annual FILOT Payments with respect to the Project in an amount equal to what the *ad valorem* property taxes would be if the Project were not located in the Lancaster-Chester Park, less the Special Source Revenue Credits provided in **Section 3.01(b)** below. The FILOT Payments to be made by the Company under this Agreement shall be calculated in the same manner as *ad valorem* taxes and the Company shall receive, in addition to the Special Source Revenue Credits provided in **Section 3.01(b)** below, all other credits, exemptions, or reductions against *ad valorem* taxes or against payments in lieu of taxes due pursuant to the MCP Act allowed by law. County and Company acknowledge and agree that any exemption that would otherwise be allowed pursuant to Section 3(g), Article X of the Constitution of South Carolina and the exemptions allowed pursuant to Section 12-37-220(B)(32) and (34) of the Code shall be applied in the calculation of the FILOT Payments. The collection and enforcement of the FILOT Payments shall be as provided in Section 12-2-90 of the Code.

(b) To defray or reimburse the Costs of Special Source Improvements with respect to the Project, the County agrees to provide, and the Company shall, subject to the provisions of Section 3.02 hereof, receive, Special Source Revenue Credits equal to sixty-two percent (62%) of the FILOT Payments due with

respect to the Company's investments in real and personal property for a period of thirty (30) consecutive tax years, beginning with the FILOT Payment due from the Company for tax year 2022 (*i.e.*, the FILOT Payment due to be paid without penalty on or before January 15, 2023) and ending with the FILOT Payment due from the Company in tax year 2051 (*i.e.,* the FILOT Payment due to be paid without penalty on or before January 15, 2052).

(c) The Special Source Revenue Credits to which the Company shall receive with respect to each tax year set forth above in **Section 3.01(b)** above shall be reflected by the County Auditor or other authorized County official or representative on each FILOT Payment bill sent to the Company by the County for each tax year, by reducing the fee-in-lieu of tax payment otherwise due from the Company for the tax year by the amount of Special Source Revenue Credits to be provided to the Company for the tax year.

(d) If **Section 3.01(b)** above, or the provision of the Special Source Revenue Credits is found to be invalid, illegal or unenforceable by a court of competent jurisdiction, the County agrees to provide the Company with an incentive that is valid pursuant to such court ruling and commensurate to the nature and value of the benefits intended to be provided under this Agreement, to the maximum extent legally permitted.

(e) THIS AGREEMENT AND THE SPECIAL SOURCE REVENUE CREDITS PROVIDED HEREUNDER ARE LIMITED OBLIGATIONS OF THE COUNTY AND ARE PROVIDED BY THE COUNTY SOLELY FROM THE FEE-IN-LIEU OF TAX PAYMENT MADE BY THE COMPANY WITH RESPECT TO THE PROJECT AND DO NOT AND SHALL NOT CONSTITUTE A GENERAL OBLIGATION OF THE COUNTY WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION AND DO NOT AND SHALL NOT CONSTITUTE OR GIVE RISE TO A PECUNIARY LIABILITY OF THE COUNTY OR A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWER OF THE COUNTY. THE FULL FAITH, CREDIT, AND TAXING POWER OF THE COUNTY ARE NOT PLEDGED IN CONNECTION WITH THE PROVISION OF THE SPECIAL SOURCE REVENUE CREDITS HEREUNDER.

(f) In accordance with the MCP Act, the Special Source Revenue Credits authorized herein shall not, in the aggregate, exceed the aggregate cost of Special Source Improvements funded from time to time in connection with the Project by the Company.

(g) Notwithstanding any other provision of this Agreement, the Company acknowledges and agrees that County's obligation to provide the special source revenue credits ends, and this Agreement is terminated, if the Company ceases operation of the Project. For purposes of this **Section 3.01(g)**, "**cease operations**" means permanent closure of the Project. The Company agrees that if this Agreement is terminated pursuant to this **Section 3.01(g)**, that under no circumstance shall the County be required to refund or pay any monies to the Company.

(h) In any year in which the Company fails to meet the Jobs Commitment, the SSRC shall be reduced in the same proportion that the Company failed to meet the Jobs Commitment. For example, if for the calendar year 2022, the Jobs Commitment is to have not less than an average of twenty-eight (28), but the Company employed an average of twenty-four (24) meeting the Jobs Commitment, then the SSRC would be set at 85.7% (24 divided by 28 equals 85.7%) of 62% which results in an SSRC applicable to the FILOT Payment due without penalty by January 15, 2024 of 53.1% (85.7% times 62% equals 53.1%).

(i) Notwithstanding any other provision of this Agreement, the SSRCs provided in **Section 3.01(b)** above are not applicable in any year immediately following a year in which the Company has failed to employ an average of at least ten (10) individuals in new full-time jobs (*i.e.,* each at least thirty (30) hours per week and all with health care benefits).

SECTION 3.02. Maintenance of Books and Records; Annual Reports; Examinations and Inspections; Confidential Information. (a) ######### and Xxxxxxxxxxxx shall each maintain, or cause to be maintained, such books and records with respect to the Project as will permit the identification of the portions of the Project placed in service, the amount of investment with respect thereto, and any computations of the fee-in-lieu of tax payment and the special source revenue credits made by either ######### and Xxxxxxxxxxxx hereunder. ######### and Xxxxxxxxxxxx each agree to comply with all reporting requirements of the State and the County applicable to fee-in-lieu of tax property under the MCP Act, including without limitation the reports and returns required by Section 12-2-90 of the Code.

(b) Upon direction of the governing body of the County, a County Official may request and obtain such financial books and records from ######### and Xxxxxxxxxxxx that support the respective returns of ######### and Xxxxxxxxxxxx, as may be reasonably necessary to verify the calculations of the fee-in-lieu of tax payments by ######### and Xxxxxxxxxxxx. For purposes of this Agreement, the term "County Official" includes the County Administrator, County Auditor, County Assessor, County Treasurer, and the County Director of Economic Development.

(c) Each year during the term hereof, the Company shall deliver to the County Auditor, the County Assessor, the County Treasurer, and County Director of Economic Development a copy of any form or return it files with the South Carolina Department of Revenue with respect to the Project at the same time as delivery thereof to the South Carolina Department of Revenue.

(d) During the term hereof, ######### and Xxxxxxxxxxxx shall each deliver to the County Auditor and the County Director of Economic Development on or before each May 31 following the end of a Property Tax Year, beginning with May 31, 2022, the information required by the County Auditor for a fee-in-lieu of tax payment bill to be prepared in accordance with this Agreement and **Section 3.01(a)** hereof. The information delivered must include, at a minimum, the amount of investment by the Company in Project property. If the County incurs expenses in the computation, preparation and verification of the annual fee-in-lieu of tax payment bill, the Company agrees to reimburse the County for those expenses, including, but not limited to, expenses incurred by the County for accountants and similar experts (the "Administrative Expense Reimbursement"). The annual Administrative Expense Reimbursement is capped at one thousand dollars ($1000.00). If the information and certification required by this subsection is not delivered to the County Auditor and County Director of Economic Development on or before May 31 of the applicable year, ######### and Xxxxxxxxxxxx each agree that the Special Source Revenue Credits are forfeited for the FILOT Payment due for Project property for the then current Property Tax Year.

(e) The Company agrees that the County and its authorized agents shall have the right at all reasonable times and upon prior reasonable notice to enter upon and examine and inspect the Project and to have access to and examine and inspect all its books and records pertaining to the Project. The right of examination and inspection shall be exercised only upon reasonable and necessary terms and conditions prescribed by the Company to protect the confidentiality and proprietary rights of ######### and

Xxxxxxxxxxxxx. Any such entrance upon and examination and inspection of the Project shall be at the County's expense.

(f) The County acknowledges and understands that the information provided by the Company may contain, and the Company may have and maintain at the Project, certain confidential and proprietary information, including, but not limited to, trade secrets, financial, sales or other information concerning the operations and processes of the Company ("Confidential Information") and that any disclosure of the Confidential Information could result in substantial harm to the Company and could have a significant detrimental impact on the employees and also upon the County. Except as required by law, including, without limitation, court orders, the County agrees to use its best reasonable efforts to keep confidential, and to cause employees, agents and representatives of the County to keep confidential, the Confidential Information which may be obtained from the Company, its agents or representatives, when the Confidential Information is clearly marked and identified as Confidential Information. The County shall not knowingly and willfully disclose and shall cause all employees, agents and representatives of the County to not knowingly and willfully disclose the marked and identified Confidential Information to any Person or entity other than in accordance with the terms of this Agreement. If a demand is made for the release, under color of law, to a third party of any Confidential Information, the County shall notify the Company and give the Company the opportunity to contest the release.

ARTICLE IV

TRANSFERS OF PROJECT PROPERTY; ASSIGNMENT

SECTION 4.01. Transfers of Project Property; Assignment of Interest in this Agreement. The County hereby acknowledges that the Company may from time to time and, to the extent permitted by applicable law, sell, transfer, lease, convey, or grant the right to occupy and use the Project, in whole or in part, or assign its interests in this Agreement, in whole or in part, to one or more Persons without the consent of the County; *provided, however,* that any transfer or assignment by the Company of all or any of their interest in this Agreement to any Person other than an Affiliate shall require the prior written consent or subsequent ratification of the County, which consent or ratification shall not be unreasonably withheld, conditioned, or delayed and which shall be evidenced by resolution of County Council; and *provided, further,* that the Company shall provide written notice to the County of any such transfer or assignment. Subject to the foregoing provisions of this **Section 4.01**, no such sale, lease, conveyance, grant, transfer or assignment shall relieve the County from the County's obligation to provide the Special Source Revenue Credits to the Company, or any transferee or assignee of the same, under this Agreement.

ARTICLE V

DEFAULTS AND REMEDIES

SECTION 5.01. Events of Default. If any party shall fail duly and punctually to perform any material covenant, condition, agreement or provision contained in this Agreement on the part of such party to be performed, which, except as otherwise provided in this Agreement, failure shall continue for a period of thirty (30) days after written notice by another party, specifying the failure and requesting that it be remedied, is given to the defaulting party by first-class mail, then such party shall be in default under this Agreement (an "Event of Default"); *provided, however,* that if any such failure is not, with due diligence, susceptible of cure within such 30-day period, then such defaulting party shall have a period of

time not to exceed sixty (60) days from the date of such written notice by the other party to remedy such failure, unless such parties agree in a writing signed by all parties to an extension of such time prior to its expiration.

SECTION 5.02. Legal Proceedings. Upon the happening of any Event of Default by a party, then and in every such case each other party in its respective discretion may:

(1) by mandamus, or other suit, action, or proceeding at law or in equity, enforce all of its rights and require the defaulting party to carry out any agreements with or for its benefit and to perform its duties under the MCP Act and this Agreement;

(2) bring suit upon this Agreement;

(3) exercise any or all rights and remedies provided by the applicable laws of South Carolina; or

(4) by action or suit in equity enjoin any acts or things which may be unlawful or in violation of its rights.

SECTION 5.03. Remedies Not Exclusive. No remedy in this Agreement conferred upon or reserved to the Company or the County is intended to be exclusive of any other remedy or remedies, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute.

SECTION 5.04. Nonwaiver. No delay or omission of the Company or the County to exercise any right or power accruing upon any default or Event of Default shall impair any such right or power or shall be construed to be a waiver of any such default or Event of Default, or an acquiescence therein; and every power and remedy given by this **Article V** to the Company or the County may be exercised from time to time and as often as may be deemed expedient.

ARTICLE VI

MISCELLANEOUS

SECTION 6.01. Termination This Agreement shall automatically terminate on the date upon which all Special Source Revenue Credits provided for in **Section 3.01** hereof have been provided to, and received by, the Company. Additionally the County and the Company may jointly agree to terminate this Agreement at any time and the Company may, at their option, unilaterally terminate this Agreement at any time with respect to all, or any portion of the Project.

SECTION 6.02. Binding Effect; Successors and Assigns. This Agreement shall be binding, in accordance with its terms, and to the extent permitted by law, upon and inure to the benefit of the Company, the County and their respective successors and assigns. All covenants, stipulations, promises, and agreements contained in this Agreement, by or on behalf of, or for the benefit of, the County, shall bind or inure to the benefit of the successors of the County from time to time and any officer, board, commission, agency, or instrumentality to whom or to which any power or duty of the County shall be transferred.

SECTION 6.03. Provisions of Agreement for Sole Benefit of the Company and the County. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any Person other than the Company and the County any right, remedy, or claim under or by reason of this Agreement, this Agreement being intended to be for the sole and exclusive benefit of the Company and the County.

SECTION 6.04. Severability. In case any one or more of the provisions of this Agreement shall, for any reason, be held to be illegal, invalid or unenforceable, the illegality, invalidity or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed and enforced as if the illegal, invalid or unenforceable provisions had not been contained herein so as to most closely effectuate the legal, valid and enforceable intent hereof and so as to afford the Company with the maximum benefits to be derived herefrom.

SECTION 6.05. No Liability for Personnel of the County, the Company or the Affiliated Company. No covenant or agreement contained in this Agreement is deemed to be a covenant or agreement of any elected official, member, agent, or employee of the County or its governing body or the Company or any of their respective officers, elected officials, employees, or agents in an individual capacity, and neither the members of the governing body of the County nor any official of the County or the Company executing this Agreement is liable personally on the Special Source Revenue Credits or this Agreement or subject to any personal liability or accountability by reason of the issuance thereof.

SECTION 6.06. Notices. All notices, certificates, requests, or other communications under this Agreement are sufficiently given and are deemed given, unless otherwise required by this Agreement, when (*i*) delivered or (*ii*) sent by facsimile and confirmed by United States first-class registered mail, postage prepaid, addressed as follows:

(a) As to the County:

Lancaster County
Attn.: County Administrator
P.O. Box 1809 (29721)
101 N. Main Street, 2nd Floor (29720)
Lancaster, South Carolina
Phone: (803) 416-9300
Fax: (803) 285-3361

with a copy to (which shall not constitute notice for purposes of this Agreement):

Mr. Jamie Gilbert
Economic Development Director, Lancaster County
P.O. Box 1809
Lancaster, South Carolina 29721
Phone: (803) 286-3633
Fax: (803) 416-9497
Email: jgilbert@lancastercountysc.net

(b) As to #########:

#########, Inc.

(c) As to Xxxxxxxxxxxx:

Xxxxxxxxxxxx, LLC

The County and the Company shall, by notice given under this **Section 6.06**, designate any further or different addresses to which subsequent notices, certificates, requests or other communications shall be sent.

SECTION 6.07. Administrative Fees. The Company shall reimburse, or cause reimbursement of, the County for reasonable expenses, including, reasonable attorneys' fees, related to review and approval of this Agreement, and any other documents related to this Agreement.

SECTION 6.08. Merger. This Agreement constitutes the entire agreement among the parties to it with respect to the matters contemplated in it, and it is understood and agreed that all undertakings, negotiations, representations, promises, inducements and agreements heretofore had among these parties are merged herein.

SECTION 6.09. Agreement to Sign Other Documents and to Take Further Action. The County agrees that it will from time to time execute and deliver such further instruments, in form and substance reasonably acceptable to it, and take such further action as may be reasonable and as may be requested by the Company as may be required to carry out the purpose of this Agreement. The requesting party shall reimburse, or cause reimbursement of, the County for reasonable attorneys' fees, related to review and negotiation of such further instruments. Such instruments or actions shall never create or constitute an indebtedness of the County within the meaning of any South Carolina constitutional provision or statutory limitation and shall never constitute or give rise to a pecuniary liability of the County, other than against the fee-in-lieu of tax payments made by the Company with respect to the Project, or a charge against its general credit or taxing power or pledge the credit or taxing power of the County, the State, or any other political subdivision of the State.

SECTION 6.10. Construction of Agreement. The parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party does not apply in the interpretation of this Agreement or any amendments or exhibits to this Agreement.

SECTION 6.11. Applicable Law. The laws of South Carolina govern the construction of this Agreement.

SECTION 6.12. Counterparts. This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same instrument.

SECTION 6.13. Amendments. This Agreement may be amended only by written agreement of the parties hereto.

SECTION 6.14. Waiver. Either party may waive compliance by the other party with any term or condition of this Agreement but the waiver is valid only if it is in a writing signed by the waiving party.

SECTION 6.15. Further Proceedings. It is intended by the parties that any action to be taken hereinafter by the County pursuant to the express provisions of this Agreement may be undertaken by the County without necessity of further proceedings. To the extent that additional proceedings are required by law, however, the County agrees, to the extent permitted by law, to undertake all such steps as may be reasonably required or appropriate to effectuate the intent of this Agreement.

SECTION 6.16. Chamber Membership. Company agrees to maintain a membership in the Lancaster County Chamber of Commerce for those years in which the SSRC, as defined in **Section 3.01(b)** above, is applied.

SIGNATURES FOLLOW ON NEXT PAGE.

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IN WITNESS WHEREOF, Lancaster County, South Carolina has caused this Agreement to be executed by its respective appropriate officials and its respective corporate seal to be hereunto affixed and attested and #########, Inc. and Xxxxxxxxxxxx, LLC, has each caused this Agreement to be executed by its authorized officers, effective the day and year first above written.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Larry Honeycutt, Secretary, County Council

[SEAL]

Attest:

_____
Sherrie Simpson, Clerk to Council,
Lancaster County, South Carolina

#########, INC.,
a North Carolina corporation

By: _____

Its: _____

XXXXXXXXXXXXX, LLC,
a North Carolina limited liability company

By: _____

Its: _____

Agenda Item Summary

Ordinance # / Resolution #: Resolution 1133-R2021
Contact Person / Sponsor: Steve Willis/ Administration
Department: Administration
Date Requested to be on Agenda: 1/25/2021

Issue for Consideration:
Starting the hiring process for a Deputy Coroner, Probate Court Case Manager, and Crime Scene Technician.

Points to Consider:
Earlier this year Council considered several positions. Staff has tabled the Infrastructure Inspector position until the FY 21-22 Budget process. We will bring it back up then.

Council had last year indicated a desire to fill positions in the Coroner's Office and Probate Court if financial conditions were favorable. They are and we propose to fill those two slots at the 2nd pay period in February.

Earlier this year Council was briefed on a Task Force grant received by the Sheriff's Office. As part of that Task Force the Sheriff will need another Crime Scene Technician. Again we propose to fill this at the second pay period in November.

The Coroner, Probate Judge, and Sheriff need to begin the process now to post these positions in order to have the new employees ready to start work in February.

The Resolution only covers new positions. Council has indicated a desire to look at certain Solid Waste salaries and that will be done as part of the upcoming Budget Review tentatively scheduled for February.

Funding and Liability Factors:
Per the Resolution the fiscal impact will be $72,285 transferred from Department 110 to Department 068 ($33,620) and Department 069 ($38,665). $39,700 would be repurposed within the Department 110 budget.

This involves repurposing funds existing within the approved FY 20-21 General Fund Budget in Department 110.

I do need to note that in FY 21-22 we will need to budget for a full fiscal year for these positions.

Council Options:
Approve or reject the Resolution.

Recommendation:
Approve the Resolution.

ATTACHMENTS:

Description	Upload Date	Type
Resolution 1133-R2021	1/5/2021	Resolution

STATE OF SOUTH CAROLINA)
) **RESOLUTION 1133-R2021**
COUNTY OF LANCASTER)

A RESOLUTION

TO AUTHORIZE INITIATING THE HIRING PROCESS FOR CERTAIN POSITIONS IN CERTAIN DEPARTMENTS PENDING A BUDGET AMENDMENT AND ALLOWING ACTIONS TO BE TAKEN BY APPLICABLE COUNTY STAFF.

WHEREAS, the Lancaster County Council recognizes that specific additional positions are needed in the Coroner's Office, Probate Court, and Sheriff's Office; and

WHEREAS, the specific positions are Deputy Coroner, Probate Court Case Manager, and Crime Scene Technician; and

WHEREAS, the planned budget transfer (from 110 Sheriff's Office in the amount of $72,285) will authorize these positions at the following salary amounts effective the second pay period in February 2021; Coroner's Office (068) - $33,620 and Probate Court (069) - $38,665. The following amount would be repurposed in the Sheriff's Office (110) - $39,700; and

WHEREAS, the Coroner, Probate Judge, and Sheriff need to begin the hiring process now to be able to bring the new staff members on at the specified pay period.

NOW, THEREFORE, BE IT RESOLVED that the County Council approves the Coroner, Probate Judge, Sheriff, and Human Resources Director taking such action as may be necessary to initiate the hiring process for the above designated positions and to fill the positions beginning the second pay period in February 2021.

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IT IS SO RESOLVED

by County Council this _____ day of _____, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
John K. DuBose, III, County Attorney

Agenda Item Summary

Ordinance # / Resolution #: Resolution 1134-R2021
Contact Person / Sponsor: Steve Willis/Administration and Darren Player/Fire - Emergency Services
Department: Administration
Date Requested to be on Agenda: 1/25/2021

Issue for Consideration:
Required bi-annual update of the Continuity of County Government Plan

Points to Consider:
We are required to update this plan, as prepared by the Lancaster County Emergency Management staff, upon the start of every two year County Council term.

Funding and Liability Factors:
N/A

Council Options:
Approve or reject the Resolution.

Recommendation:
Approve the Resolution.

ATTACHMENTS:

Description	Upload Date	Type
Resolution 1134-R2021	1/19/2021	Resolution
Continuity of Government Plan	1/13/2021	Exhibit

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

RESOLUTION # 1134-R2021

A RESOLUTION UPDATING THE CONTINUITY OF COUNTY GOVERNMENT PLAN AS LAST AMENDED BY RESOLUTION 1045-R2019

WHEREAS, the Lancaster County Council desires to re-adopt the Lancaster County Continuity of County Government Plan; and

WHEREAS, a copy of the updated plan, dated January 25, 2021 is attached hereto and included herein by reference; and

NOW, THEREFORE, BE IT RESOLVED by the County Council of Lancaster, South Carolina, that the Lancaster County Continuity of County Government Plan dated January 25, 2021, as prepared by the Lancaster County Emergency Management Office, is hereby adopted. Furthermore, County Council adopts the following Council succession plan as required by Section VI(A)(4):

1. Chair of County Council
2. Vice-Chair of County Council
3. Secretary of County Council
4. Most senior member of County Council based upon date of initial oath of office, provided that service on Council must have been continuous. In the event there is a break in service, the earliest date of oath of office where there is continuous service shall be utilized.
5. Where the date of oath of office shall be the same, by alphabetical order of last name.

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AND IT IS SO RESOLVED

Dated this _____ day of _____, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to County Council

Approved as to form:

_____
John DuBose, County Attorney

Continuity of County Government Plan

Originally Published-January 25, 2006
Revised-April 1, 2008
Revised-September 28, 2009
Revised-March 2, 2011
Revised-December 11, 2012
Revised-January 8,2015
Revised-January 23, 2017
Revised-February 1, 2019
Revised-February 12, 2019

The purpose of this document is to provide for the preparation and coordination of plans for emergency management within the County in the event of a disaster, for the exercise of emergency powers and for the continuity of County government, in a manner consistent with the South Carolina Code of Laws.

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Section – 1

Basic Plan

**Comprehensive Plan for Emergency
Succession of Authority**

I. INTRODUCTION

The declared purposes of this document are to provide for the preparation and coordination of plans for emergency management within the County in the event of a disaster, for the exercise of emergency powers and for the continuity of County government, in a manner consistent with the South Carolina Code of Laws Title 1, Article 1., Chapter 9. [SC ST SEC 1-9-50] thru [SC ST SEC 1-9-60] and Title 25, Chapter 1., Article 1. [SC ST SEC 25-1-450]. This plan is designed to meet the requirements set forth in 58-1**.** Local Emergency Preparedness Standards. [SC ADC 58-1] C.1.b.

II. EMERGENCY MANAGEMENT POLICY

It is the policy of Lancaster County to make effective preparation and use of resources, and facilities for dealing with any emergency or disaster that may occur. Disasters and emergencies by their very nature may disrupt existing systems and the capability of Lancaster County to respond to protect life, public health and public property. Therefore, citizens are encouraged to be prepared to be self-sufficient for up to five days should an emergency or disaster occur.

III. DEFINITIONS

"Absent" means not present in the State of South Carolina for a period of 24 hours or more.

"Director" means the Emergency Management Director.

"Disaster" means actual or threatened natural, or man-caused public calamity, including, but not limited to, enemy attack, sabotage, hazardous material incident and extraordinary fire, flood, storm, pandemic, epidemic, tsunami and earthquake.

"Emergency Management" means the preparation for and the coordination of all emergency functions, other than functions for which military forces are primarily responsible, to prevent, minimize and repair injury and damage resulting from disasters.

"Deputy Administrator" means the individual designated to exercise the powers and duties of the Administrator during such time as the Administrator is absent, unavailable or the position is vacant.

"Unavailable" means either that a vacancy in the office exists or that the lawful incumbent of the office is absent or unable to exercise the powers and discharge the duties of the office.

"Vacancy" means that an office of a County official is legally unoccupied due to the incumbent's death, incapacity, resignation or other reason.

IV. POWERS AND DUTIES

The Director is empowered:

A. To request the Administrator of Lancaster County or in the case of Vacancy, the officially appointed Deputy Administrator or in his/her absence, the Chair of the County Council to proclaim the existence or threatened existence of a disaster and termination thereof, or to issue such proclamation if the Administrator or, if applicable, Deputy Administrator and the Chair are unavailable, subject to confirmation by the Administrator or, if applicable, Deputy Administrator, or appropriate successor as otherwise set forth herein, at the earliest practicable time;

B. To request the Administrator of Lancaster County or in the case of Vacancy, the officially appointed Deputy Administrator or in his/her absence, the Chair of the County Council to request the Governor to proclaim a state of extreme emergency when, in the opinion of the Director, the resources of the area or region are inadequate to cope with the disaster, or to make such request to the Governor if the Administrator or, if applicable, Deputy Administrator and the Chair, are unavailable, subject to confirmation by the Administrator or, if applicable, Deputy Administrator, or appropriate successor as otherwise set forth herein, at the earliest practicable time;

C. Whenever practicable, to consult with the Council prior to any request for a declaration of emergency or disaster under A. or B. above, or notify the Council within 24 hours of making a declaration.

D. To organize, administer and operate the Department of Emergency Management for the accomplishment of the purposes of this Chapter, subject to the direction and control of the County Administrator or, if applicable, Deputy Administrator;

E. To develop mutual aid agreements to be executed by the County Administrator or designee.

F. The Department of Emergency Management shall be the hazardous materials incident coordinating agency for Lancaster County.

V. DISASTER AND EMERGENCY POWERS OF DIRECTOR

In the event of the proclamation of a disaster as provided in this Chapter, or the proclamation of a state of extreme emergency by the Governor or the State Director of Emergency Management, or declaration of a Presidential Emergency, or Incident of National Significance, the Director is empowered:

A. To make and issue rules and regulations on matters reasonably related to the protection of life and property as affected by such disaster; Provided, however, such rules and regulations must be confirmed at the earliest practicable time by the Administrator of Lancaster County;

B. With the approval of the County Administrator or designee to obtain vital supplies, equipment and such other properties found lacking and needed for the protection of Lancaster County property and the life of the residents thereof, and bind the County for the fair value thereof, and if required immediately, to commandeer the same for public use;

C. To require emergency services of any County officer or employee and, in the event of the proclamation of a state of extreme emergency by the Governor in the region in which this County is located, to command the aid of as many citizens of this community as he thinks necessary in the execution of his official duties; Such persons shall be entitled to all privileges, benefits and immunities as are provided by state law for registered emergency workers.

VI. SUCCESSION OF AUTHORITY

A. In the event the Administrator is absent or unavailable, the powers and duties of the office of the Administrator shall be exercised and discharged by the following officers in the following order:

1. Deputy Administrator

2. Chair of the Council

3. Vice Chair of the Council

4. Remaining Council members in succession as determined by resolution.

B. Council shall resolve issues of succession of authority by tenure

during the first meeting following the organization of council and election of officers. Council shall, by resolution, establish for itself an order of succession of authority to be continuous for a period of two years.

C. Any Council member succeeding to the Office of the Administrator on a temporary interim basis pursuant to this Section shall discharge the duties of that office until such time as the appointed officer is available for duty or a regular successor is appointed by the ordinary means applicable to the Office of the Administrator.

D. Whenever practicable, the Administrator or Deputy Administrator shall notify the Chair of the Council, succeeding official, and Director at least 72 hours prior to the Administrator's absence.

E. In the event the Director is absent or unavailable, the powers and duties of the office of the Director shall be exercised and discharged by the following officers in the following order:

1. Emergency Management Deputy Director

2. Lancaster County Fire Rescue Apparatus/Equipment Officer

3. Lancaster County Fire Rescue Training Officer and Lancaster County Emergency Management Chief of Operations, Planning & Implementation

VII. Continuity of County Government

A. In the event of a disaster, it is essential to assure continued operation of County government, to preserve and protect records essential to the continued functioning of County government, and to provide for the appointment of temporary interim successors to the elected and appointed offices of the County.

Elected officials of Lancaster County include:

Auditor
Clerk of Court
Coroner
Probate Judge
Sheriff
Treasurer
County Council (7 Districts)

1. If a declared disaster reduces the number of members of the County Council, then those members who are available for duty shall have full authority to act in all matters as the County Council. In the event no member of the County Council is available for duty, then those elected County officials other than judges, as are available for duty shall jointly act as the County Council and shall possess by majority vote the full authority of the County Council.

2. Elected County Officers, other than members of the County Council and the Judiciary, shall designate by title (if feasible) or by named person, emergency interim successors and specify their order of succession. The officer shall review and revise, as necessary, designations to insure current status. The officer shall designate a sufficient number of persons so that there will be not less than three or more than seven, deputies or emergency interim successors or any combination thereof, at any one time. In the event that any officer (or his/her deputy provided for pursuant to law) is unavailable, the powers of the office shall be exercised and duties discharged by the designated emergency interim successor in the order specified. (See SC ST SEC 1-9-60)

3. The County Administrator shall, subject to such rules as the Administrator may adopt, permit each appointed County officer to designate one or more temporary interim successors of such officer in the event the officer is unavailable for duty during an emergency caused by a declared disaster.

B. Any County officer succeeding to an office on a temporary interim basis pursuant to this Section shall discharge the duties of that office until such time as the elected or appointed officer is available for duty or a regular successor is appointed by the ordinary means applicable to the office.

C. Whenever it becomes impracticable, due to disaster, to convene the Council in the County seat, the Council may convene in any of the following alternate locations, pursuant to the South Carolina Code of laws section 6-3-10 thru section 6-3-30.

1. Buford High School
   4290 Tabernacle Road
   Lancaster, South Carolina 29720
   (803) 286-7068

2. Andrew Jackson High School
   6925 Kershaw Camden Highway
   Kershaw, South Carolina 29067
   (803) 475-2381

3. Indian Land High School
   8063 River Road
   Indian Land, South Carolina 29707
   (803) 547-7571

D. If it becomes impracticable or unsafe for members of the Council to convene in person during a declared emergency, the Council may convene by teleconference or any other reasonable means. After any emergency relocation, the business of the Council shall be lawfully conducted at such alternate site or sites for the duration of the emergency.

E. Essential Records Preservation. All departments of Lancaster County shall identify records essential for continuity and preservation of government and provide for their protection according to the guidelines set by the South Carolina Code of Laws [SC ADC 12-500].

VIII. Severability

A. If any provision of this plan or its application to any person or circumstance is held invalid, the remainder of the plan or the application of the provision to other persons or circumstances shall not be affected.

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LANCASTER COUNTY CONTINUITY OF COUNTY GOVERNMENT PLAN

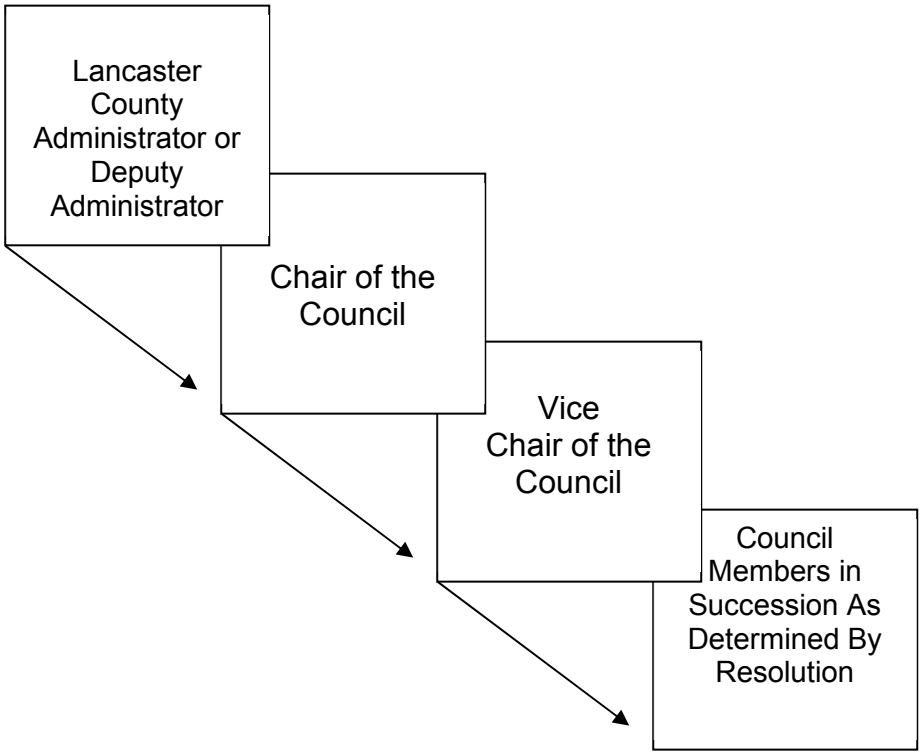
Section – 2
Annexes

Comprehensive Plan for Emergency Succession of Authority

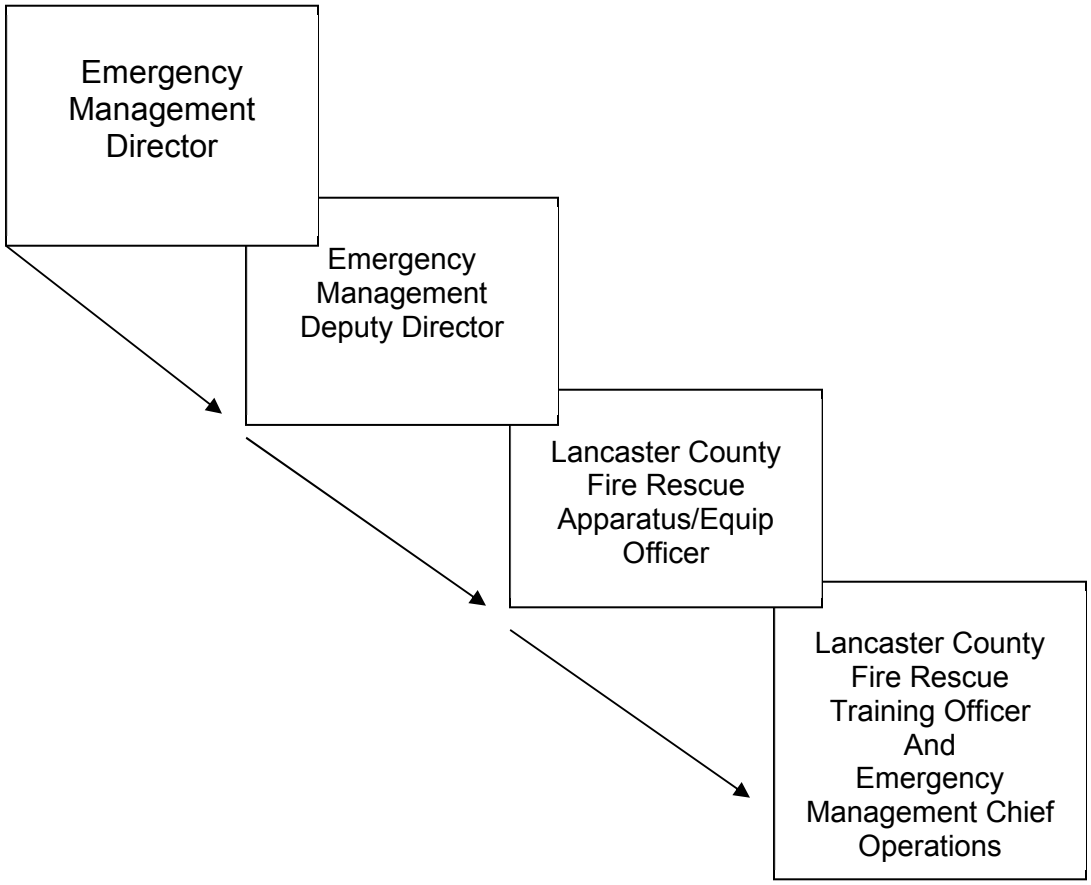
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SUCCESSION OF AUTHORITY

County Administrator



Emergency Management Director



I. Buford High School

In the event the County seat of Lancaster cannot be used to conduct normal business, Buford High School, Located approximately 8.5 miles to the east of the County Government Building, is a primary alternate choice for an emergency relocation of County Council. Buford High School has adequate space to hold County Council Meetings.

Buford High School is located at:

4290 Tabernacle Road
Lancaster, South Carolina 29720

II. Andrew Jackson High School

Andrew Jackson High School is located approximately 14.75 miles south east of the County Government building. In the event that neither the County Seat or Buford High School are available due to an emergency situation or disaster, Andrew Jackson High School has an auditorium and additional space as may be required to hold County Council meetings.

Andrew Jackson High School is located at:

6925 Kershaw Camden Highway
Kershaw, South Carolina 29067

III. Indian Land High School

Indian Land High School is located approximately 16.5 miles north of the County Government building. In the event that neither the County Seat or Buford High School or Andrew Jackson High School are available due to an emergency situation or disaster, Indian Land High School has an auditorium and additional space as may be required to hold County Council meetings.

Indian Land High School is located at:

8063 River Road
Indian Land, South Carolina 29707

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South Carolina Code of Laws
(Unannotated)
Current through the end of the 2018 Session

TITLE 1. ADMINISTRATION OF THE GOVERNMENT

CHAPTER 9. EMERGENCY PROVISIONS

ARTICLE 1. EMERGENCY INTERIM EXECUTIVE AND JUDICIAL SUCCESSION

SECTION 1-9-20. Definitions.

a) "Unavailable" means either that a vacancy in office exists and there is no deputy authorized to exercise all of the powers and discharge the duties of the office, or that the lawful incumbent of the office (including any deputy exercising the powers and discharging the duties of an office because of a vacancy) and his duly authorized deputy are absent or unable to exercise the powers and discharge the duties of the office.

(b) "Emergency interim successor" means a person designated pursuant to this article, in the event the officer is unavailable, to exercise the powers and discharge the duties of an office until a successor is appointed or elected and qualified as may be provided by the Constitution, statutes, charters and ordinances or until the lawful incumbent is able to resume the exercise of the powers and discharge the duties of the office.

(c) "Office" includes all State and local offices, the powers and duties of which are defined by the Constitution, statutes, charters, and ordinances, except the office of Governor, and except those in the General Assembly and the judiciary.

(d) "Attack" means any attack or series of attacks by an enemy of the United States causing, or which may cause, substantial damage or injury to civilian property or persons in the United States in any manner by sabotage or by the use of bombs, missiles, shellfire, or atomic, radiological, chemical, bacteriological, or biological means or other weapons or processes.

(e) "Political subdivision" includes counties, cities, towns, villages, townships, districts, authorities, and other public corporations and entities whether organized and existing under charter or general law.

SECTION 1-9-50. Authorization of qualified local governments to enact ordinances providing for emergency interim successors to local offices. [SC ST SEC 1-9-50]

With respect to local offices for which the governing bodies of cities, towns, villages, townships, and counties may enact resolutions or ordinances relative to the manner in which vacancies will be filled or temporary appointments to office made, such bodies are hereby authorized to enact resolutions or ordinances providing for emergency interim successors to offices of such governmental units. Such resolutions and ordinances shall not be inconsistent with the provisions of the article.

SECTION 1-9-60. Applicability of emergency interim successor provisions to officers of political subdivisions not included in § 1-9-50. [SC ST SEC 1-9-60]

The provisions of this section shall be applicable to officers of political subdivisions (including, but not limited to, cities, towns, villages, townships and counties, as well as school, fire, power, water, sewer, watershed conservation, soil conservation, public service and drainage districts) not included in § 1-9-50. Such officers, subject to such regulations as the executive head of the political subdivision may issue, shall upon approval of this article, designated by title (if feasible) or by named person, emergency interim successors and specify their order of succession. The officer shall review and revise, as necessary, designations made pursuant to this article to insure their current status. The officer will designate a sufficient number of persons so that there will be not less than three, nor more than seven, deputies or emergency interim successors or any combination thereof, at any time. In the event that any officer of any political subdivision (or his deputy provided for pursuant to law) is unavailable, the powers of the office shall be exercised and duties shall be discharged by his designated emergency interim successors in the order specified. The emergency interim successor shall exercise the powers and discharge the duties of the office to which designated until such time as a vacancy which may exist shall be filled in accordance with the Constitution or statutes; or until the officer (or his deputy or a preceding emergency interim successor) again becomes available to exercise the powers and discharge the duties of his office.

South Carolina Code of Laws
(Unannotated)
Current through the end of the 2018 Session

TITLE 25. MILITARY, CIVIL DEFENSE AND VETERANS AFFAIRS

CHAPTER 1. MILITARY CODE

ARTICLE 4. SOUTH CAROLINA EMERGENCY MANAGEMENT DIVISION

SECTION 25-1-450. Duties of state, county and municipal governments for mutual assistance in emergencies. [SC ST SEC 25-1-450]

State, county and municipal governments shall cooperate in developing and maintaining a plan for mutual assistance in emergencies.

(1) State government shall be responsible for:

(a) Establishing policies and developing a plan and procedures to insure maximum utilization of all state resources to minimize loss of life and injury to the populace and destruction or damage to resources and facilities of the State during emergencies resulting from enemy attack or natural or man-made emergencies.

(b) Providing state forces and resources to support local governmental emergency operations and coordinating support with local governments from other sources, including the federal government and those unaffected counties of the State, and

implement mutual assistance agreements with adjoining states.

(c) Assuming direction and control of area or local government emergency operations when requested by the county legislative delegation or their designees or when local government authority has broken down or is nonexistent or when the nature or magnitude of an emergency is such that effective response and recovery action is beyond local government's capability or when, in the event of a war emergency or declared natural or man-made emergency, state direction is required for implementation of a national plan.

(2) County and municipal governments shall be responsible for:

(a) Organizing, planning and otherwise preparing for prompt, effective employment of available resources of the county or municipality to support emergency operations of the municipalities of the county or to conduct emergency operations in areas where no municipal capability exists.

(b) Coordinating support to municipal emergency operations from other sources including state and federal assistance as well as support made available from other municipalities of the county.

(c) Developing and implementing a shelter/relocation plan to protect the populace from the hazards of a nuclear emergency and to provide for the congregate housing and care of persons displaced or rendered homeless as a result of a natural or man-made emergency.

South Carolina Code of Laws
(Unannotated)
Current through the end of the 2018 Session

TITLE 6 LOCAL GOVERNMENT –PROVISIONS APPLICABLE TO SPECIAL PURPOSE DISTRICTS AND OTHER POLITICAL SUBDIVISIONS

CHAPTER 3 EMERGENCY SEATS OF GOVERNMENT FOR POLITICAL SUBDIVISIONS

SECTION 6-3-10. Establishment of emergency locations for seats of government of political subdivisions. [SC ST SEC 6-3-10]

Whenever, due to an emergency resulting from the effects of enemy attack, or the anticipated effects of a threatened enemy attack, it becomes imprudent, inexpedient or impossible to conduct the affairs of local government at the regular or usual place thereof, the governing body of each political subdivision of this State may meet at any place within or without the territorial limits of such political subdivision on the call of the presiding officer or any two members of such governing body, and shall proceed to establish and designate by ordinance, resolution or other manner, alternate or substitute sites or places as the emergency temporary location, or locations, of government where all, or any part, of the public business may be transacted and conducted during the emergency situation. Such

sites or places may be within or without the territorial limits of such political subdivision and may be within or without this State.

SECTION 6-3-20. Conduct of public business at emergency locations.

During the period when the public business is being conducted at the emergency temporary location, or locations, the governing body and other officers of a political subdivision of this State shall have and possess and shall exercise, at such location, or locations, all of the executive, legislative and judicial powers and functions conferred upon such body and officers by or under the laws of this State. Such powers and functions may be exercised in the light of the exigencies of the emergency situation without regard to or compliance with time-consuming procedures and formalities prescribed by law and pertaining thereto, and all acts of such body and officers shall be as valid and binding as if performed within the territorial limits of their political subdivision.

SECTION 6-3-30. Chapter shall be controlling.

The provisions of this chapter shall control and be supreme in the event it shall be employed notwithstanding any statutory, charter or ordinance provision to the contrary or in conflict herewith.

South Carolina Code of Regulations
(Unannotated)
Current through State Register Volume 41, Issue 8, effective June 22, 2018

ARTICLE 5

GENERAL RETENTION SCHEDULES FOR COUNTY RECORDS
INTRODUCTION AND GENERAL MATTERS

12-500. Introduction and General Matters; Application of Schedule.

The following general schedules contain minimum records retention periods for the official copy of the records. These retentions and dispositions apply regardless of physical format, i.e., paper, microfilm, electronic storage, digital imaging, etc. Convenience, informational or duplicate copies are not governed by this regulation and may be destroyed when no longer needed for reference. To destroy records in accordance with this regulation, county governments must complete and submit a report of records destroyed form to the Department of Archives and History after eligible records have been destroyed. These forms are available from the Department's Division of Archives and Records Management. Before disposing of public records under these general schedules, county governments should insure that the records have no further audit, legal, or fiscal value. These general schedules supersede all schedules approved previously for the same records series. However, county governments may opt out of these general schedules and request the continuing use of existing schedules or the establishment of specific retention schedules for their records when appropriate, necessary, or in order to avoid conflict with other laws or regulations.

SUBARTICLE 1

REGISTER OF DEEDS

12-501.1. Grantor and Grantee Index to Conveyances.

A. Description: A finding aid to instruments in the conveyance book series. Information includes name of grantee and grantor, book and page number where document is recorded, day and year of execution, month, day and year of recordation, number of acres or lots and a description of the land.

B. Retention: Permanent. Microfilm for security.

12-501.2. Conveyances (Deeds, Titles to Real Estate).

A. Description: Documents real property transactions plus infrequent entries involving personal property. Information includes grantor, grantee, location and description of land, monetary consideration, encumbrances (if any), signature of grantor, notary, and witnesses (or facsimiles thereof), date recorded, and plats (where applicable).

B. Retention: Permanent. Microfilm for security.

12-501.3. Mortgagor and Mortgagee Index to Real Estate Mortgages.

A. Description: A finding aid to instruments in the real estate mortgage book series. Information includes name of mortgagee and mortgagor, book and page number where document is recorded, and the date.

B. Retention: Permanent. Microfilm optional.

12-501.4. Real Estate Mortgages and Satisfactions.

A. Description: Records the transfer of property, serving as a security for a debt which becomes void when the debt is paid according to the terms of the mortgage. Information includes name of mortgagor and mortgagee, description of the property, date of instrument, date of recording and satisfaction of mortgage (where applicable).

B. Retention: Permanent. Microfilm optional.

12-501.5. Index to Plats.

A. Description: A finding aid to plats. Information includes name of owner and surveyor, date filed, date surveyed, volume and page number, property location, description, map number.

B. Retention: Permanent. Microfilm for security.

12-501.6. Plats.

A. Description: Documents the legal survey and mapping of lands for grants and conveyances. Information includes location, boundaries and divisions, date of survey, certificate of surveyor, scale, property owners, date of recording, and plat.

B. Retention: Permanent. Microfilm for security.

12-501.7. Index to Miscellaneous Records.

A. Description: A finding aid to instruments in the miscellaneous record series. Information includes name of party, book and page number.

B. Retention: Permanent. Microfilm optional.

12-501.8. Miscellaneous Records.

A. Description: Various instruments filed with the register of mesne conveyance or clerk of court as register of mesne conveyance. These include charters, contracts, options, agreements, powers of attorney, covenants, articles of association, articles of mergers between corporations, notices of forthcoming mergers, assignments of contract to mortgages, limited partnership agreements, and notices of intent to petition.

B. Retention: Permanent. Microfilm optional.

12-501.9. Index to Uniform Commercial Code Financing Statements.

A. Description: A finding aid for liens on personal property under the Uniform Commercial Code adopted for South Carolina as of January 1968. Information includes name of debtor, date of personal debt, date of maturity character of debt, and description of personal property pledged.

B. Retention: 1 year after all entries have been terminated or lapsed, then destroy.

12-501.10. Uniform Commercial Code Financing Statements.

A. Description: Original papers recording liens on personal property under the Uniform Commercial Code adopted for South Carolina as of January 1968. These replace chattel mortgages. Information includes file number, debtor's name and address, secured party, filing date, time, number, and officer, types of property covered, signature of party and signature of clerk.

B. Retention:

(1) Financing statements where transmitting utility is the debtor: 1 year after termination statement has been filed, then destroy. If a microfilm or other photographic record of the financing statement and any related statements (continuation, assignment, release) exist, originals may be destroyed immediately after receipt of termination statement.

Microfilm or other photographic records may then be destroyed one year after termination statement has been filed.

(2) Other financing statements: 1 year after statement has lapsed or termination statement has been filed, then destroy. If a microfilm or other photographic record of the financing statement and any related statements (continuation, assignment, release) exist, originals may be destroyed immediately after statement has lapsed or after receipt of termination statement. Microfilm or other photographic records may then be destroyed one year after statement has lapsed or termination statement has been filed.

12-501.11. Charters.

A. Description: Consists of information on charters which have been recorded in the office of the Secretary of State. Information includes name of organization, incorporators, date, place of activities, capital, stock, increases in capital stock and cancellations.

B. Retention: Permanent. Microfilm optional.

12-501.12. Chattel Mortgages and Indexes.

A. Description: Defunct series containing original papers recording liens on personal property by chattel mortgages. Information includes debtor's name and address, secured party, filing date, time, number, officer, types of property covered, signature of party, signature of notary. These have been replaced by Uniform Commercial Code Financing Statements.

B. Retention:

(1) Records concerning chattel mortgages for rural electric cooperatives and Public Service Commission regulated utilities: Until termination statement is filed, then destroy.

(2) Other records: Destroy.

12-501.13. Index to Federal Tax Liens.

A. Description: Finding aid to federal tax liens. Information includes name of taxpayer, address of taxpayer, date of filing, hour of filing, and amount of tax with interest.

B. Retention: Permanent. Microfilm optional.

12-501.14. Federal Tax Liens.

A. Description: Standard forms filed in the office against personal property as a means of collecting delinquent federal taxes. Information includes period ending, type and amount of taxes owed, amount of penalty, amount of interest, total taxes, name/address of taxpayer, warrant number, date of notice and demand, date signed, and signature of tax official.

B. Retention: 10 years and 30 days after date of assessment or last extension, whichever is longer, then destroy.

12-501.15. Index to State Tax Liens.

A. Description: Finding aid to state tax liens. Information includes name of taxpayer, address of taxpayer, date of filing, hour of filing, and amount of tax with interest.

B. Retention: 10 years, then destroy.

12-501.16. State Tax Liens.

A. Description: Standard forms filed in the office against personal property as a means of collecting delinquent state taxes. Information includes period ended, type and amount of taxes owed, amount of penalty, interest, total tax, name/address of taxpayer, warrant number, date of notice and demand, date assigned, and signature of tax official.

B. Retention: 10 years, then destroy.

12-501.17. Index to Mechanics Liens.

A. Description: Serves as the principal finding aid for locating mechanics liens. Information includes name of plaintiff, name of defendant, and file number.

B. Retention: 10 years after final entry has been executed, discharged, released, or dissolved, then destroy.

12-501.18. Mechanics Liens.

A. Description: Records transcripts of mechanics' and contractor's claims filed as statutory liens on property to secure payment of debt for materials or labor used thereon. Information includes name of defendant, name of plaintiff, description of lien, recording date and time, book numbers and page number.

B. Retention: 10 years after final judgment to execute the lien, discharge, release or dissolution has been entered upon the registry, then destroy.

Agenda Item Summary

Ordinance # / Resolution #: Resolution 1135-R2021
Contact Person / Sponsor: Steve Willis/ Administration
Department: Administration
Date Requested to be on Agenda: 1/25/2021

Issue for Consideration:
To amend the calendar to provide for a six month trial of Committee of the Whole meetings.

Points to Consider:
This is just a trial schedule.

The current Standing Committees remain in place with the current members.

Funding and Liability Factors:
N/A

Council Options:
Approve or reject the Resolution.

Recommendation:
Approve the Resolution.

ATTACHMENTS:

Description	Upload Date	Type
Resolution 1135-R2021	1/15/2021	Resolution

STATE OF SOUTH CAROLINA)
) **RESOLUTION 1135-R2021**
COUNTY OF LANCASTER)

Underline = new material

A RESOLUTION

TO AMEND THE CALENDAR YEAR 2021 COUNTY COUNCIL COMMITTEE MEETING CALENDAR.

WHEREAS, County Council desires to utilize Committee of the Whole meetings through the month of July on a trial basis; and

WHEREAS, the Calendar Year 2021 County Council Committee Meeting Calendar needs to be amended to reflect this.

NOW, THEREFORE, BE IT RESOLVED by the County Council that the County of Lancaster Council Committee Calendar for 2021 is amended as follows:

Council Standing Committees

The Public Safety Committee meets the Tuesday following the 1st Council Meeting of the month in the County Administration Building, Council Conference Room, 101 N. Main Street, Lancaster, South Carolina at 5:00 p.m., and at other times as called by the Chair.

January	*No Meeting – Committee of the Whole Instead*	July	*No Meeting – Committee of the Whole Instead*	
February	*No Meeting – Committee of the Whole Instead*	August	Tuesday	August 10, 2021
March	*No Meeting – Committee of the Whole Instead*	September	Tuesday	September 14, 2021
April	*No Meeting – Committee of the Whole Instead*	October	Tuesday	October 12, 2021
May	*No Meeting – Committee of the Whole Instead*	November	Tuesday	November 09, 2021
June	*No Meeting – Committee of the Whole Instead*	December	Tuesday	December 14, 2021

The Infrastructure and Regulation Committee meets on the Tuesday following the 1st Council Meeting of the month in the County Administration Building, Council Conference Room, 101 N. Main Street, Lancaster, South Carolina at 3:00 p.m., and at other times as called by the Chair.

January	*No Meeting – Committee of the Whole Instead*	July	*No Meeting – Committee of the Whole Instead*	
February	*No Meeting – Committee of the Whole Instead*	August	Tuesday	August 10, 2021
March	*No Meeting – Committee of the Whole Instead*	September	Tuesday	September 14, 2021
April	*No Meeting – Committee of the Whole Instead*	October	Tuesday	October 12, 2021
May	*No Meeting – Committee of the Whole Instead*	November	Tuesday	November 09, 2021
June	*No Meeting – Committee of the Whole Instead*	December	Tuesday	December 14, 2021

The Administration Committee meets on the Tuesday following the 1st Council Meeting of the month in the County Administration Building, Council Conference Room, 101 N. Main Street, Lancaster, South Carolina at 10:00 a.m., and at other times as called by the Chair.

January	*No Meeting – Committee of the Whole Instead*		July	*No Meeting – Committee of the Whole Instead*	
February	*No Meeting – Committee of the Whole Instead*		August	Tuesday	August 10, 2021
March	*No Meeting – Committee of the Whole Instead*		September	Tuesday	September 14, 2021
April	*No Meeting – Committee of the Whole Instead*		October	Tuesday	October 12, 2021
May	*No Meeting – Committee of the Whole Instead*		November	Tuesday	November 09, 2021
June	*No Meeting – Committee of the Whole Instead*		December	Tuesday	December 14, 2021

The Committee of the Whole meets on the Tuesday following the 1st Council Meeting of the month in the County Administration Building, Council Chambers, 101 N. Main Street, Lancaster, South Carolina at 4:00 p.m., and at other times as called by the Chair.

February	Tuesday	February 9, 2021	May	Tuesday	May 11, 2021
March	Tuesday	March 9, 2021	June	Tuesday	June 15, 2021
April	Tuesday	April 13, 2021	July	Tuesday	July 20, 2021

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IT IS SO RESOLVED

by County Council this _____ day of _____, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
John K. DuBose, III, County Attorney

Agenda Item Summary

Ordinance # / Resolution #: Resolution 1136-R2021
Contact Person / Sponsor: Steve Willis/Administration and John Dubose/County Attorney
Department: Administration
Date Requested to be on Agenda: 1/25/2021

Issue for Consideration:
Approving the remaining bonds for Bond Area 3 in Walnut Creek.

Points to Consider:
Council has previously approved Public Works Improvement District Bonds for Phase 3 of Walnut Creek. A portion of the bonds were issued in 2016. The remaining four million four hundred and fifteen thousand dollars are proposed for issuance at this time. The proceeds will be used to develop a 10 acre commercial tract and a lands owned by Lennar where 520 single family homes will be built.

These bonds will be on parity with the earlier Phase 3 bonds.

The term sheet, including repayment schedule, are attached.

These are Special Source Revenue bonds associated with the Walnut Creek Public Works Improvement District. The full faith and credit of Lancaster County IS NOT pledged on these bonds.

The Resolution would authorize the Chairman of County Council to execute the Term Sheet on behalf of Lancaster County.

Funding and Liability Factors:
Bond amount is $4,415,000.

The purchaser is a sophisticated institutional investor with experience purchasing similar investments. The purchaser represents that its present intention is to hold the bonds, if issued, for its own account and not with a current view to distribution, and the bonds, until certain milestones are achieved would be restricted to "qualified institutional buyers" or "accredited investors" as defined under applicable federal securities laws, rules, and regulations.

The actual approval of the bonds will require three readings of an ordinance and a public hearing. Our legal team at Smith Robinson and Burr Forman will handle this.

Council Options:
Approve or reject the Resolution.

Recommendation:
Approve the Resolution.

ATTACHMENTS:

Description	Upload Date	Type
Resolution 1136-R2021	1/19/2021	Resolution
Letter regarding Summary of Terms	1/20/2021	Letter

STATE OF SOUTH CAROLINA)
) **RESOLUTION NO. 1136-R2021**
COUNTY OF LANCASTER)

A RESOLUTION

GIVING PRELIMINARY APPROVAL TO ISSUE NOT EXCEEDING $4,620,000 PRINCIPAL AMOUNT WALNUT CREEK IMPROVEMENT DISTRICT ASSESSMENT REVENUE BONDS, SERIES 2021A-3; TO APPROVE THE EXECUTION AND DELIVERY OF A PROPOSAL IN CONNECTION THEREWITH; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

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

Section 1. Findings and determinations; Purpose.

(a) The Lancaster County Council (the "Council") finds and determines that:

(1) By Ordinance No. 713 enacted on January 30, 2006, as amended by Ordinance No. 2015-1367 enacted on December 14, 2015, Ordinance No. 2016-1393 enacted on November 14, 2016, and Ordinance No. 2019-1602 enacted on September 9, 2019 (as so amended, the "Improvement District Ordinance"), the Council authorized the creation of the Walnut Creek Improvement District, formerly known as the Edenmoor Improvement District (the "District"), relating to an approximately 868-acre residential development known as "Walnut Creek", formerly known as "Edenmoor" (the "Development"); and

(2) By Ordinance No. 733 enacted on April 24, 2006, the Council authorized and provided for the issuance and sale by Lancaster County, South Carolina (the "County") of $24,115,000 principal amount of its Edenmoor Improvement District Assessment Revenue Bonds, Series 2006A (the "Series 2006A Bonds") and $11,500,000 principal amount of its Edenmoor Improvement District Assessment Revenue Bonds, Series 2006B (the "Series 2006B Bonds"); provided that the Series 2006B Bonds have been redeemed in full and are no longer outstanding; and

(3) The Series 2006A Bonds, together with the Series 2006B Bonds, were issued in order to fund certain public improvements within or associated with the Development, which Series 2006A Bonds are payable from and secured by non-*ad valorem* assessments (presently consisting only of an Assessment A) imposed upon the parcels therein (each, an "Assessment" or "Assessment A"; collectively, the "Assessments"); and

(4) Pursuant to the Improvement District Ordinance, the District was subdivided into three areas (referenced herein as Bond Area 1, Bond Area 2 and Bond Area 3 (each, a "Bond Area")); and

(5) Pursuant to Ordinance No. 2015-1368 enacted on December 14, 2015 (the "2016A-1 Bond Ordinance"), the County issued (1) $8,510,000 aggregate principal amount of its Walnut Creek Improvement District Assessment Refunding Revenue Bonds, Series 2016A-1 (secured solely by and payable from Assessments related to Bond Area 1), to refund a portion of the Series 2006A Bonds, (2) $9,670,000 aggregate principal amount of its Walnut Creek Improvement District Assessment Revenue Bonds, Series 2006A-2 Bonds (secured solely by and payable from Assessments related to Bond Area 2) in exchange for and cancellation of an equal aggregate principal amount of Series 2006A Bonds which were outstanding on the date thereof, and $4,695,000 aggregate principal amount of its Walnut Creek Improvement District Assessment Revenue Bonds, Series 2006A-3 Bonds (secured solely by and payable from Assessments related to Bond Area 2) in exchange for and cancellation of an equal aggregate principal amount of Series 2006A Bonds which were outstanding on the date thereof (the "Series 2006A-3 Bonds"), of which there are $3,580,000 principal amount of the Series 2006A-3 presently outstanding; and

(6) Pursuant to Ordinance No. 2016-1393 enacted on November 14, 2016 (the "2016A-2/A-3 Bond Ordinance"), the Council authorized the issuance and sale by the County of not exceeding $8,000,000 principal amount

of its Walnut Creek Improvement District Assessment Revenue Bonds, in one or more series (the "Authorized Bonds"), secured by the Assessments imposed within Bond Area 2 or Bond Area 3; in December 2016, the County issued $3,380,000 principal amount of its Walnut Creek Improvement District Assessment Revenue Bonds, Series 2016A-2, leaving $4,620,000 principal amount of Authorized Bonds which are still available for issuance for Bond Area 2 or Bond Area 3; and

(7) At the request of Lennar Carolinas, LLC, the primary land owner within Bond Area 3, the County has received a proposal (the "Proposal") from Preston Hollow Capital, LLC, a non-bank municipal specialty finance company experienced in purchasing and owning similar assessment revenue bonds issued in South Carolina and throughout the United States ("PHC"), which describes the terms and conditions pursuant to which PHC proposes to purchase a series of the County's Walnut Creek Improvement District Revenue Bonds secured by the Assessments imposed within Bond Area 3 on a parity with the outstanding Series 2006A-3 Bonds, in an aggregate principal amount not exceeding $4,620,000 (the "Series 2021A-3 Bonds"); and

(8) The proceeds of the Series 2021A-3 Bonds would be used to acquire certain public improvements within or associated with the District, including roads, sidewalks, infrastructure, water and sewer improvements and similar eligible facilities contemplated by the Improvement District Ordinance; and

(9) PHC has represented to the County that it is a sophisticated investor with the present intent to hold the Series 2021A-3 Bonds, if issued, for its own account and not with a current view to distribution, and that ownership of the Series 2021A-3 Bonds would, until certain milestones are achieved, be restricted to "qualified institutional buyers" or "accredited investors" as defined under applicable federal securities laws, rules and regulations;

(b) Although the 2016A-2/A-3 Bond Ordinance heretofore authorized the issuance of the Series 2021A-3 Bonds, given the passage of time and the fact that the sale of the Series 2021A-3 Bonds to PHC was not specifically contemplated thereby, it is the purpose of this resolution that the Council give its preliminary approval for the issuance and sale of the Series 2021A-3 Bonds to PHC, to be formalized by subsequent consideration by the Council of a separate bond ordinance, and authorize and direct the County Administrator to execute the Proposal in connection therewith.

Section 2. Preliminary Approval of Series 2021A-3 Bonds; Approval of Proposal of PHC.

The Council hereby gives its preliminary approval for the issuance and sale of the Series 2021A-3 Bonds to PHC; provided, however, that nothing herein shall obligate the County to issue the Series 2021A-3 Bonds in any particular amount, if at all. The form, terms and provisions of the Proposal filed with the Clerk to Council, be and hereby are approved. The Chairman of the Council and the County Administrator of the County, or either of them acting alone (each an "Authorized Representative"), are hereby authorized, empowered and directed to execute and deliver the Proposal, with such changes or revisions as are permitted hereby, in the name of and on behalf of the County. The Authorized Representatives, with advice from the County Attorney, are hereby delegated the authority to approve such changes in the form, terms and provisions of the Proposal as may be necessary or advisable in connection with the transactions contemplated hereby and thereby; provided, that the execution and delivery of the Proposal shall constitute conclusive evidence of approval of any and all changes or revisions therein from the form of the Proposal filed with the Clerk to Council. Any amendments to the Proposal shall be executed in the same manner.

Section 3. Authority to Act.

The Council Chair, Council Secretary, Clerk to Council, County Administrator, County Attorney and all other appropriate officials of the County are authorized and directed to do any and all things necessary to effect the purposes of this resolution.

Section 4. Conflicting provisions.

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

Section 5. **Severability.**

If any section of this resolution is, for any reason, determined to be void or invalid by a court of competent jurisdiction, it shall not affect the validity of any other section of this resolution which is not itself void or invalid.

Section 6. **Effective Date.**

This resolution is effective upon passage by Council.

SIGNATURES FOLLOW ON NEXT PAGE.

AND IT IS SO RESOLVED

Dated this ____ day of January, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
John K. DuBose III, County Attorney

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PRESTON HOLLOW
CAPITAL

1717 MAIN ST. | SUITE 3900 | DALLAS, TX 75201
T: 214.389.0800 | F: 214.217.3278 | PHCLLC.COM

January 19, 2021

Mr. Steve Willis, County Administrator
Lancaster County, South Carolina
c/o Mr. Michael Seezen
Burr and Forman

Via Email

Re: Lancaster County, SC (Walnut Creek Improvement District (Bond Area 3)) 2021 Bonds

Dear Mr. Willis:

We are pleased to provide you with the following summary of general terms and conditions (this "**Summary of Terms**"), which describes terms upon which Preston Hollow Capital, LLC ("**PHC**") proposes to purchase the above-referenced bonds (the "**Bonds**").

Background

1. Overview:

Walnut Creek, formerly known as Edenmoor (the "**Development**") is an 868-acre master planned residential community located in Lancaster County, South Carolina (the "**County**"). To facilitate the funding of certain eligible public improvement costs relating to the Development, the County formed the Walnut Creek Improvement District (the "**District**"). The District is sub-divided in three separate areas of land in the District: Bond Area 1, Bond Area 2, and Bond Area 3. The County has previously issued bonds secured by assessments on land in each bond area, including prior bonds secured by assessments on lands in Bond Area 3 (the "**Existing Bond Area 3 Bonds**").

The land in Bond Area 3 includes (i) a 10-acre commercial parcel and (ii) lands currently owned by Lennar Homes ("**Developer**") designated for development of approximately 520 single family units. To fund additional eligible public improvement costs in Bond Area 3, the County and the Developer desire that additional bonds (the "**2021 BA3 Bonds**") secured on parity with the Existing Bond Area 3 Bonds by the Bond Area 3 assessments be issued.

This Summary of Terms describes the general terms and conditions of the 2021 BA3 Bonds.

2. Sources and Uses*:

Summary of 2021 BA3 Bonds

SOURCES OF FUNDS			USES OF FUNDS		
Par Amount		$ 4,415,000	DSRF		$ 220,750
OID		$ -	Cost of Issuance	3%	$ 132,450
	Total Sources	**$ 4,415,000**	Project Fund		$ 4,061,800
				Total Uses	**$ 4,415,000**

* Preliminary, subject to change. Principal amount of the Series 2021 BA3 Bonds not to exceed $4,620,000.

3.	**Closing Date:**		As soon as reasonably practicable based on County requirements. PHC is able to complete due diligence and be in a position to close as required by the County.
4.	**Bond Terms*:**	*Type of Bond:*	Tax-Exempt Term Bond
		Funding Structure:	Fully funded at closing.
		Form of Bond Sale:	Limited offering underwriting by FMSbonds, Inc., as Underwriter.
		Coupon:	6% (assuming closing no later than March 31, 2021)
		Price:	100%
		Final Maturity:	2046
		Denominations:	$5,000 and integral multiples thereof
		Investor/Resale Restrictions:	None. PHC will have the right to sell, transfer, and otherwise convey the 2021 BA3 Bonds without restriction.
		Interest Payments:	Interest will be payable semi-annually on a 30/360 basis.
		Principal Repayment:	See **Exhibit A** for repayment schedule.
		Optional Redemption:	Subject to redemption at any time beginning 10 years after issuance at par plus accrued interest
		DTC/CUSIP:	CUSIPs to be obtained by the Underwriter. The 2021 BA3 Bonds are to be delivered to PHC by the Underwriter via DTC.
		Other General Bond Requirements:	See **Exhibit B.**
5.	**Reserves:**	*Debt Service Reserve Fund:*	Proceeds of the 2021 BA3 Bonds will be deposited to a debt service reserve fund ("**DSRF**") at closing in an amount sufficient to fund the DSRF Requirement. The term "**DSRF Requirement**" means 5% of the original proceeds (within the meaning of the Internal Revenue Code) of the 2021 BA3 Bonds.
		Capitalized Interest:	None.
6.	**Security for the 2021 BA3 Bonds:**		The 2021 BA3 Bonds will be secured on parity with the Existing Bond Area 3 Bonds by revenues derived from assessments imposed on lands in Bond Area 3 and other sources of payment and pledged funds securing the Existing Bond Area 3 Bonds.

* Preliminary, subject to change.

OTHER MATTERS

7.	**Terms Non-exhaustive; Due Diligence:**	The transactions described in this Summary of Terms are contingent upon PHC's satisfactory review, credit underwriting, and approval of due diligence documentation with respect to the Developer, the Development, and related matters.
8.	**Governing Law:**	This Summary of Terms shall be governed by, construed, and enforced in accordance with the laws of the State of New York. The documents relating to the 2021 BA3 Bonds will be governed by the laws of the State of South Carolina.
9.	**PHC Acting as Principal; Not a Municipal or Other Advisor:**	The financing of the 2021 BA3 Bonds is an arm's length, commercial transaction in which PHC will be acting solely as a principal and for its own interest. PHC is a sophisticated institutional investor with experience in purchasing obligations similar to the 2021 BA3 Bonds described herein. Please be advised that this letter is delivered solely in PHC's capacity as a prospective purchaser of the 2021 BA3 Bonds described herein, and PHC (i) is not, and is not acting as, a financial advisor, underwriter, letter of credit provider, or municipal advisor to the Developer, the County, or any other party, and (ii) has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 or otherwise to any party with respect to the 2021 BA3 Bonds, or the discussions, undertakings and procedures relating thereto.
10.	**Non-Binding Summary of Terms:**	THIS SUMMARY OF TERMS IS FOR DISCUSSION PURPOSES ONLY AND IS NOT INTENDED TO AND DOES NOT IMPLY OR CONSTITUTE IN ANY WAY A COMMITMENT, OFFER, AGREEMENT, AGREEMENT IN PRINCIPLE, AGREEMENT TO AGREE OR CONTRACT BY PHC TO LEND, UNDERWRITE OR OTHERWISE CONSUMMATE ANY OF THE TRANSACTIONS CONTEMPLATED HEREBY, BUT RATHER, THE TERMS UPON WHICH PHC IS WILLING TO PROCEED WITH FURTHER REVIEW OF THIS TRANSACTION, WHICH SUCH REVIEW MAY BE TERMINATED BY PHC IN ITS SOLE DISCRETION AT ANY TIME AND FOR ANY OR NO REASON WHATSOEVER. THIS SUMMARY OF TERMS IS NOT INTENDED TO AND DOES NOT CREATE ANY BINDING LEGAL OBLIGATION OR IMPLIED DUTY (OF GOOD FAITH OR OTHERWISE) ON PHC. [The remainder of this page is intentionally left blank.]

Thank you for this opportunity. We look forward to discussing this Summary of Terms with you. If you have any questions, please do not hesitate to call.

Sincerely,
Preston Hollow Capital, LLC

By: 

Ramiro Albarran, Managing Director

Accepted and Agreed:
Lancaster County, South Carolina

By:_____
Name Title

Date:_____

Exhibit A*

Walnut Creek Improvement District

EXISTING DEBT SERVICE

Year	Assessment Cap	Principal	Interest 5.33%	D/S	Admin	Total Prior
2021	$ 660,000	$ 95,000	$ 190,814	$ 285,814	$ 37,142	$ 322,956
2022	$ 660,000	$ 100,000	$ 185,751	$ 285,751	$ 37,885	$ 323,636
2023	$ 660,000	$ 105,000	$ 180,421	$ 285,421	$ 38,643	$ 324,063
2024	$ 660,000	$ 115,000	$ 174,824	$ 289,824	$ 39,416	$ 329,240
2025	$ 660,000	$ 120,000	$ 168,695	$ 288,695	$ 40,204	$ 328,898
2026	$ 660,000	$ 125,000	$ 162,299	$ 287,299	$ 41,008	$ 328,307
2027	$ 660,000	$ 130,000	$ 155,636	$ 285,636	$ 41,828	$ 327,464
2028	$ 660,000	$ 140,000	$ 148,707	$ 288,707	$ 42,665	$ 331,372
2029	$ 660,000	$ 145,000	$ 141,245	$ 286,245	$ 43,518	$ 329,763
2030	$ 660,000	$ 155,000	$ 133,517	$ 288,517	$ 44,388	$ 332,905
2031	$ 660,000	$ 165,000	$ 125,255	$ 290,255	$ 45,276	$ 335,531
2032	$ 660,000	$ 170,000	$ 116,461	$ 286,461	$ 46,182	$ 332,642
2033	$ 660,000	$ 180,000	$ 107,400	$ 287,400	$ 47,105	$ 334,505
2034	$ 660,000	$ 190,000	$ 97,806	$ 287,806	$ 48,047	$ 335,853
2035	$ 660,000	$ 200,000	$ 87,679	$ 287,679	$ 49,008	$ 336,687
2036	$ 660,000	$ 210,000	$ 77,019	$ 287,019	$ 49,989	$ 337,007
2037	$ 660,000	$ 220,000	$ 65,826	$ 285,826	$ 50,988	$ 336,814
2038	$ 660,000	$ 235,000	$ 54,100	$ 289,100	$ 52,008	$ 341,108
2039	$ 660,000	$ 245,000	$ 41,574	$ 286,574	$ 53,048	$ 339,622
2040	$ 660,000	$ 260,000	$ 28,516	$ 288,516	$ 54,109	$ 342,625
2041	$ 660,000	$ 275,000	$ 14,658	$ 289,658	$ 55,191	$ 344,849
2042	$ 660,000	$ -	$ -	$ -	$ 56,295	$ 56,295
2043	$ 660,000	$ -	$ -	$ -	$ 57,421	$ 57,421
2044	$ 660,000	$ -	$ -	$ -	$ 58,570	$ 58,570
2045	$ 660,000	$ -	$ -	$ -	$ 59,741	$ 59,741
2046	$ 660,000	$ -	$ -	$ -	$ 60,936	$ 60,936
	$ 17,160,000	$ 3,580,000	$ 2,458,196	$ 6,038,196	$ 1,250,614	$ 7,288,810

PROPOSED DEBT SERVICE

Year	Remaining Capacity	Principal	Interest 6.00%	D/S
2021	$ 337,044	$ 55,000	$ 264,900	$ 319,900
2022	$ 336,364	$ 55,000	$ 261,600	$ 316,600
2023	$ 335,937	$ 60,000	$ 258,300	$ 318,300
2024	$ 330,760	$ 60,000	$ 254,700	$ 314,700
2025	$ 331,102	$ 60,000	$ 251,100	$ 311,100
2026	$ 331,693	$ 65,000	$ 247,500	$ 312,500
2027	$ 332,536	$ 70,000	$ 243,600	$ 313,600
2028	$ 328,628	$ 75,000	$ 239,400	$ 314,400
2029	$ 330,237	$ 80,000	$ 234,900	$ 314,900
2030	$ 327,095	$ 80,000	$ 230,100	$ 310,100
2031	$ 324,469	$ 85,000	$ 225,300	$ 310,300
2032	$ 327,358	$ 90,000	$ 220,200	$ 310,200
2033	$ 325,495	$ 95,000	$ 214,800	$ 309,800
2034	$ 324,147	$ 100,000	$ 209,100	$ 309,100
2035	$ 323,313	$ 105,000	$ 203,100	$ 308,100
2036	$ 322,993	$ 110,000	$ 196,800	$ 306,800
2037	$ 323,186	$ 120,000	$ 190,200	$ 310,200
2038	$ 318,892	$ 125,000	$ 183,000	$ 308,000
2039	$ 320,378	$ 130,000	$ 175,500	$ 305,500
2040	$ 317,375	$ 140,000	$ 167,700	$ 307,700
2041	$ 315,151	$ 145,000	$ 159,300	$ 304,300
2042	$ 603,705	$ 445,000	$ 150,600	$ 595,600
2043	$ 602,579	$ 470,000	$ 123,900	$ 593,900
2044	$ 601,430	$ 500,000	$ 95,700	$ 595,700
2045	$ 600,259	$ 530,000	$ 65,700	$ 595,700
2046	$ 599,064	$ 565,000	$ 33,900	$ 598,900
	$ 9,871,190	$ 4,415,000	$ 5,100,900	$ 9,515,900

SOURCES & USES OF FUNDS

	Series 2020
COUPON	6.00%
PRICE	100.000

SOURCES OF FUNDS

Par Amount		$ 4,415,000
OID		$ -
Total Sources		**$ 4,415,000**

USES OF FUNDS

DSRF		$ 220,750
Cost of Issuance	3%	$ 132,450
Project Fund		$ 4,061,800
Total Uses		**$ 4,415,000**

* Preliminary, subject to change. Principal amount of the Series 2021 BA3 Bonds not to exceed $4,620,000.

Exhibit B

General Bond Terms

1.	**Underwriter:**	FMSbonds, Inc.
2.	**Offering Document:**	Offering document in standard and customary form describing the 2021 BA3 Bonds and the security therefor, the Development, the Developer, and related matters to be delivered and posted on EMMA in connection with the sale of the 2021 BA3 Bonds. Engineering report, MuniCap report, and other standard and customary documentation to be attached as exhibits to the offering document.
3.	**Continuing Disclosure:**	Standard Continuing Disclosure Agreement compliant with Rule 15c2-12, regardless of any exemptions thereto, required. Quarterly and annual EMMA reporting requirements will be required of the Developer and the County.
4.	**Legal Opinions:**	Appropriate legal opinions (with respect to the validity of the 2021 BA3 Bonds, the exclusion from gross income of interest thereon, 10b-5, securities law exemption, etc.) in a form acceptable and addressed to PHC will be required from Bond Counsel, County's Counsel, Developer's Counsel, and Underwriter's Counsel, among others.
5.	**Exchange of Term Bonds for Serial and/or Term Bonds:**	With the written consent of 100% of the beneficial holders of the applicable 2021 BA3 Bonds presented for exchange, the Trustee shall exchange all such Bonds presented for exchange for two or more serial and/or term bonds (the "**Modified Bonds**") as directed by the beneficial holders. The overall debt service on the Modified Bonds shall be no greater than the overall debt service on the exchanged bonds. The Modified Bonds shall be issued in book-entry form with DTC, and the expenses associated with reissuance, obtaining new CUSIP numbers and DTC registration, bond counsel, financial advisor, and other opinions, and the reasonable fees of the Trustee (trustee fees not to exceed $5,000), shall be paid by the holders of the 2021 BA3 being exchanged.
6.	**PHC Transaction Costs:**	PHC transaction costs (not to exceed $25,000) to be paid out of proceeds of the 2021 BA3 Bonds.
7.	**Administrative Expenses:**	Administrative expenses such as Trustee expenses, District administrator expenses, and County legal costs assumed to be paid from assessments. See **Exhibit A**.

Agenda Item Summary

Ordinance # / Resolution #: Resolution 1137-R2021 / Planning Case Number: MX-020-2051
Contact Person / Sponsor: Robert G. Tefft / Planning
Department: Planning
Date Requested to be on Agenda: 1/25/2021

Issue for Consideration:
Request to approve a Master Development Plan for a proposed 217-unit apartment development to be known as The Lodges at Indian Land located on approximately 38.88 acres of land on the north side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive (TM #'s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03 and 0006-00-087.04).

Points to Consider:
The applicant is proposing to develop the property as 217 rental apartments (80 townhomes, 63 cottage court units, and 74 garden apartments) at a density of 5.6 dwelling units per acre.

Compatibility of Uses and Structures:
The surrounding uses to the north, east and west are primarily single-family detached dwellings. The proposed residential uses along the perimeter of the Master Development Plan: townhouse and cottage court building types, are compatible with these single-family detached dwellings. The more intense aspect of the proposed development, the garden apartments, are located at the center of the property and would be buffered by the townhouse and cottage court buildings from the surrounding single-family detached dwellings.

General Site Design:
The proposed Master Development Plan will facilitate pedestrian accessibility/concentration of development (critical mass) in a compact, walkable area, and the mixed use development will be designed and developed to provide an appropriate interrelationship between the various uses and structures within the development through the use of complementary materials, unified streetscape treatment, buffering, connectivity for vehicular and pedestrian movement, building orientation, parking location and height transition. Further, it is the inherent nature of the cottage court design that common areas are provided, and that holds true with this project. In addition to those common areas, an amenity area consisting of the leasing/amenity building, swimming pool, and open space is proposed at the northwest corner of the second intersection in the development from Fort Mill Highway.

Funding and Liability Factors:
N/A

Council Options:
Approve or deny the request.

Recommendation:
At its meeting of December 15, 2020, the Planning Commission voted 7-0 to recommend approval of the Master Development Plan, subject to the following conditions of approval:

1. That the project engineer submit flow data to the LCWSD Engineering Department to better understand what infrastructure would need to be upsized/modified;
2. That the Master Development Plan is revised to depict an internal trail system along and around the unnamed stream on the east side of the property;
3. That a road cross section is added to preliminary plat drawing; and
4. That a pedestrian connection is provided between the subject development and the adjacent commercial development to the southwest (TM # 0006-00-087.02).

Staff recommended approval of the Master Development Plan, subject to those same conditions of approval as made by the Planning Commission.

ATTACHMENTS:

Description	Upload Date	Type
Resolution 1137-R2021	1/20/2021	Resolution
Staff Report	12/2/2020	Planning Staff Report
Ex 1: Application	12/2/2020	Exhibit
Ex 2: Location Map / Zoning Map	12/7/2020	Exhibit
Ex 3: Master Development Plan	12/2/2020	Exhibit
Ex 4: Trip Generation Analysis	12/7/2020	Exhibit
Public Hearing Notice for Resolution 1137-R2021 (Planning Department Case Number: MX-020-2051)	1/19/2021	Public Hearing Notices

STATE OF SOUTH CAROLINA (

(

COUNTY OF LANCASTER (

RESOLUTION NO. 1137-R2021

A RESOLUTION

TO APPROVE THE MASTER DEVELOPMENT PLAN SUBMISSION OF NWR DEVELOPMENT LLC, FOR A PROPOSED 217-UNIT APARTMENT DEVELOPMENT KNOWN AS "THE LODGES AT INDIAN LAND" AND LOCATED ON APPROXIMATELY 38.88 ACRES, MORE OR LESS, CURRENTLY ZONED MIXED USE DISTRICT (MX) AND LOCATED ON THE NORTH SIDE OF FORT MILL HIGHWAY, APPROXIMATELY 225 FEET EAST OF ROSEMONT DRIVE.

WHEREAS, NWR Development, LLC, has submitted a Master Development Plan for a proposed 217-unit apartment development (comprised of 80 townhomes, 63 cottage court units, and 74 garden apartments) located upon 38.88 acres, more or less, of real property currently zoned Mixed-Use District (MX) on the north side of Fort Mill Highway, approximately 225 feet east of Rosemont Drive (TMS #s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03 and 0006-00-087.04).

WHEREAS, on December 15, 2020, the Lancaster County Planning Commission held a public hearing on the proposed Master Development Plan and, by a unanimous vote recommended approval of the Master Development Plan subject to the following conditions of approval:

1) That the project engineer submit flow data to the LCWSD Engineering Department to better understand what infrastructure would need to be upsized/modified; and
2) That the Master Development Plan is revised to depict an internal trail system along and around the unnamed stream on the east side of the property; and
3) That a road cross section is added to preliminary plat drawing; and
4) That a pedestrian connection is provided between the subject development and the adjacent commercial development to the southwest (TM # 0006-00-087.02).

WHEREAS, in accordance with Unified Development Ordinance a Mixed Use Master Plan is to be reviewed and approved with finality by Lancaster County Council.

WHEREAS, The Future Land Use Map identifies these properties as Neighborhood Mixed Use. The proposed Master Development Plan will result in development that is consistent with the Neighborhood Mixed-Use Future Land Use Category, as well as the land use considerations set forth in the Walkable Neighborhood Community Type. Accordingly, the Master Development Plan is consistent with the Comprehensive Plan.

WHEREAS, the Master Development Plan, subject to the conditions contained herein, satisfies each of the requirements contained in the Unified Development Ordinance ("UDO") for a Master Development Plan is Section 9.2.9.B.9

NOW, THEREFORE, upon review and consideration of the Land Design Master Plan Preliminary Plat and supporting documentation, it is resolved that:

The Master Development Plan is approved subject to the same conditions of approval recommended by the Planning Commission:

1) That the project engineer submit flow data to the LCWSD Engineering Department to better understand what infrastructure would need to be upsized/modified; and
2) That the Master Development Plan is revised to depict an internal trail system along and around the unnamed stream on the east side of the property; and
3) That a road cross section is added to preliminary plat drawing; and
4) That a pedestrian connection is provided between the subject development and the adjacent commercial development to the southwest (TM # 0006-00-087.02).

AND IT IS SO RESOLVED

Dated this _____ day of _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
John DuBose, County Attorney

PROPOSAL:	Request to approve a Master Development Plan and Preliminary Plat for a proposed 217-unit apartment development to be known as The Lodges at Indian Land located on approximately 38.88 acres of land.
PROPERTY LOCATION:	North side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive (TM #'s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03 and 0006-00-087.04)
CURRENT ZONING:	Mixed Use (MX) District
APPLICANT:	NWR Development, LLC
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW:

Site Information / Proposal

The subject property consists of approximately 38.88 acres of land which is presently zoned Mixed Use (MX) District. The land, which is currently vacant except for a few single-family detached dwellings, is proposed to be developed as 217 apartments comprised of 80 townhomes, 63 cottage court units, and 74 garden apartments at a density of 5.6 dwelling units per acre.

Summary of Adjacent Zoning and Uses

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

ANALYSIS & FINDINGS:

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

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

The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Walkable Neighborhood Community Type "is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early

part of the 20th century, and has been revived in recent decades as a relevant option for future development." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

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

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

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

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

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

In addition to the above, it should be noted that a Traffic Impact Analysis (TIA) was originally conducted for the subject property by Kimley-Horn on December 16, 2019 based upon a different project configuration. This TIA was subsequently updated by Kimley-Horn on September 4, 2020 based upon the current iteration of the project. The resulting Trip Generation Analysis is attached to this staff report.

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

The Lancaster County Water and Sewer District (LCWSD) has reviewed the proposed Master Development Plan and has commented that there is a high probability downstream sewer infrastructure would need to be upsized to handle the additional flow this development will generate onto the system. Further, LCWSD recommends having the project engineer submit flow data to the LCWSD Engineering Department to better understand what infrastructure would need to be upsized/modified. Accordingly, this has been made a condition of approval.

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

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

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

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

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

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

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

- The mixed use development shall be designed and developed to provide an appropriate interrelationship between the various uses and structures within the development through the use of complementary materials, unified streetscape treatment, buffering, connectivity for vehicular and pedestrian movement, building orientation, parking location and height transition.
- Residential and commercial uses may be located within the same or adjoining structures, provided applicable health and safety regulations are followed.
- Structures shall provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Structures shall have consistent scale and massing to create a unified project. Compatibility

with the immediate context is required. However, gradual transitions in scale and massing are permitted.

- Blank walls shall be avoided by including ground floor windows, recesses, extensions and breaks in roof elevation.
- Design shall provide differentiation between ground level spaces and upper stories. For example, bays or balconies for upper levels, and awnings, canopies or other similar treatments for lower levels can provide differentiation. Variation in building materials, trim, paint, ornamentation, windows, or other features such as public art, may also be used.
- Design shall ensure privacy in residential sectors through effective window placement, soundproofing, landscape screening or orientation of outdoor living areas (e.g., balconies, porches and patios). Opposite facing windows at close distances should be offset vertically or horizontally, or employ appropriate materials (e.g., glazed or tinted) to protect privacy.

As discussed previously with regard to required "findings of fact" b and d, staff believes that the proposed Master Development Plan will meet the provisions noted in paragraphs i and iii, above. Further, it is the inherent nature of the cottage court design that common areas are provided, and that holds true with this project. In addition to those common areas, an amenity area consisting of the leasing/amenity building, swimming pool, and open space is proposed at the northwest corner of the second intersection in the development from Fort Mill Highway.

It should be noted that it is staff's understanding that an internal trail system is intended to be provided along and around the unnamed stream on the east side of the property; however this trail system is not depicted on the Master Development Plan. Accordingly, the inclusion of this internal trail system on the Master Development Plan has been made a condition of approval.

f. Housing diversity shall be required within the district - At least two (2) different residential types (attached, detached, multiple family, or two family) with a range of prices and sizes shall be incorporated into the development. Single-family lot sizes shall be varied to provide a mixture of lot sizes.

As previously noted the Master Development Plan consists of 80 townhomes, 63 cottage court units, and 74 garden apartments – all of which will be available for rent. Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

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

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

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

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

COMMUNITY MEETINGS:

The applicant has held two community meetings with regard to the proposed Master Development Plan. The first community meeting occurred on Tuesday, September 8, 2020, and second occurred on Thursday, October 29, 2020. Both meetings were held at Pleasant Hill United Methodist Church (238 Fort Mill Highway). In general, there was not a great deal of concern noted by surrounding property owners with regard to the project; however some owners did have concern as to the proximity of their rear property line with regard to proposed development which the developers have addressed. It was also discussed about the potential to provide a pedestrian connection between the proposed development and the adjacent commercial development to the southwest.

PHOTOS OF PROJECT AREA:



Looking north toward subject property from Fort Mill Highway



Looking north toward subject property from Fort Mill Highway



Looking north toward subject property from Fort Mill Highway



Looking east toward subject property from Wedgewood Lane stub-out

STAFF RECOMMENDATION:

Staff recommends approval of the request for a Master Development Plan for a proposed 217-unit apartment development to be known as The Lodges at Indian Land located on approximately 38.88 acres of land, subject to the following conditions of approval and pursuant to the following findings of fact:

Conditions of Approval:

1. That the project engineer submit flow data to the LCWSD Engineering Department to better understand what infrastructure would need to be upsized/modified;
2. That the Master Development Plan is revised to depict an internal trail system along and around the unnamed stream on the east side of the property;
3. That a road cross section is added to preliminary plat drawing; and
4. That a pedestrian connection is provided between the subject development and the adjacent commercial development to the southwest (TM # 0006-00-087.02).

Findings of Fact:

1. That the subject property consists of 38.88 acres of land located on the north side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive (TM #'s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03 and 0006-00-087.04);
2. That the subject property is currently zoned Mixed Use (MX) District;
3. That the subject property has a Future Land Use Category of Neighborhood Mixed Use with a Community Type of Walkable Neighborhood; and
4. That the Master Development Plan meets each of the required "findings of fact" as set forth in UDO Section 9.2.9.B.9.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Master Plan
4. Trip Generation Analysis

STAFF CONTACT:

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

Lancaster County
South Carolina

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

MASTER DEVELOPMENT PRELIMINARY PLAT
MIXED-USE DISTRICT

APPLICATION AND APPROVAL PROCESS:

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

PROJECT INFORMATION

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

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

Project Description: The Lodges at Indian Land

Applicant Name: Michael Gribble, NWR Development, LLC

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

Phone: 704-714-9681 Fax: _____ Email: mgribble@nwravin.com

Property Owner Name: Adam Sosne, The Lodges at Indian Land, LLC

Address: 6626 Gordon Rd., Suite C, Wilmington, NC 28411

Phone: 910-798-3006 Fax: _____ Email: adam@mcadamshomes.net

Other Project Contacts: _____

Name: Jacob Bachman, ColeJenest & Stone

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

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

Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

_____ _____

Applicant Signature Property Owner Signature

10/30/20 10-30-20

Date Date

CHECKLIST - USE THE CHECKLIST ITEMS BELOW TO PREPARE THE PLAT DRAWING

1. **General Information**
   a. Date, north point, and scale
   b. Name and firm address of the professional individual responsible for preparing master development plan
   c. Name and address of the property owner or applicant
   d. Location sketch
   e. Legal description of the subject property
   f. Size of subject property in acres (square feet if less than two (2) acres)
   g. Boundary survey
   h. Preparer's professional seal
2. **Existing Conditions**
   a. Existing zoning classification of subject property
   b. Property lines and required setbacks (dimensioned)
   c. Location, width and purpose of all existing easements
   d. Location and dimension of all existing structures on the subject property
   e. Location of all existing driveways, parking areas and total number of existing parking spaces on subject property
   f. Abutting street right-of-way width
   g. Location of all existing structures, driveways, and parking areas within 100 feet of the subject property's boundary
   h. Location of all existing structures, driveways, and parking areas within 300 feet of the subject property's boundary
   i. Existing water bodies (lakes, rivers, creeks, wetlands, etc.)
   j. Existing landscaping and vegetation on the subject property, including a tree survey, if required
   k. Size and location of existing utilities

l. Location of all existing surface water drainage facilities

3. **Proposed Development**

   a. Location and dimensions of all proposed buildings

   b. Location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks, walls, fences, signs, exterior lighting, curbing, parking areas (including dimensions of a typical parking space and the total number of spaces to be provided), and unloading areas

   c. Recreation areas, common use areas, dedicated open space and areas to be conveyed for public use

   d. Floodplain areas and basement and finished floor elevations of all buildings

   e. Landscape plan (showing location of proposed materials, size and type)

   f. Layout and typical dimensions of proposed parcels and lots

   g. Number of proposed dwelling units (by type)

   h. Number and location of affordable dwelling units

   i. All deed restrictions or covenants

   j. Brief narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces

   k. Lighting plan

4. **Engineering**

   a. Location and size of proposed utilities, including connections to sewer and water supply systems

   b. Location and type of all proposed surface water drainage facilities

   c. Grading plan at no more than two foot contour intervals[1]

   d. Proposed streets (including pavement width, materials, and easement or right-of-way dimensions)

5. **Building Details**

   a. Typical elevation views of all sides of each building type

   b. Gross and net floor area

   c. Elevation views of building additions

   d. Building height

   e. Building materials

6. **Additional Information**

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

Location Map

Case Numbers: MX-020-2051

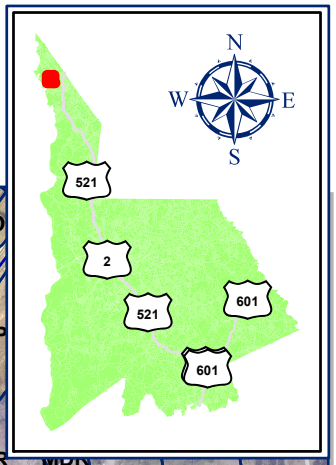
Proposal: Master Development Plan for a proposed 217-unit apartment development located on approximately 38.88 acres of land.

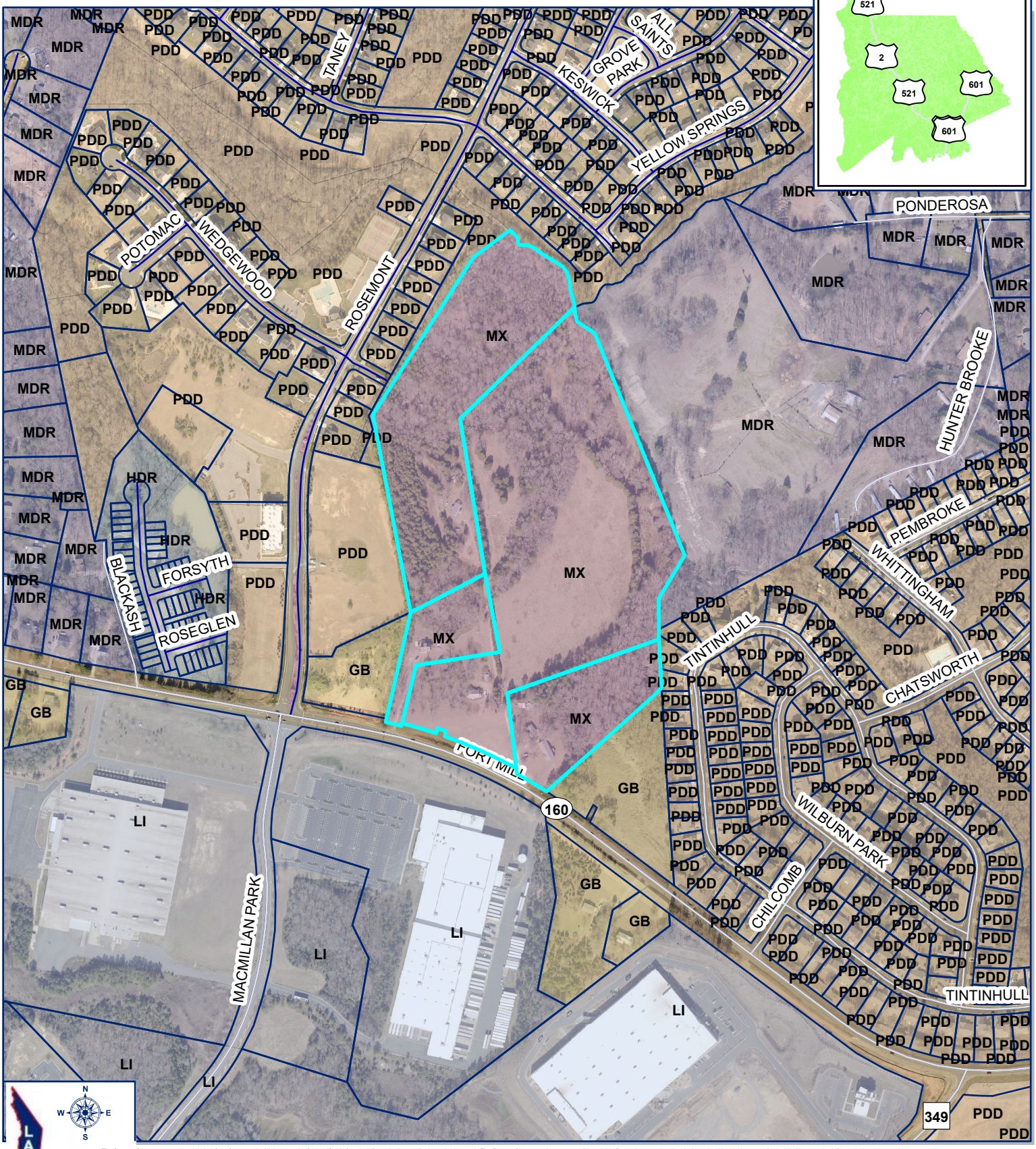
Tax Map #'s: 0006-00-086.00, 0006-00-087.00, 0006-00-087.03 and 0006-00-087.04

Applicant: NWR Development, LLC

Map Date: November 24, 2020

Map Created by: RT





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

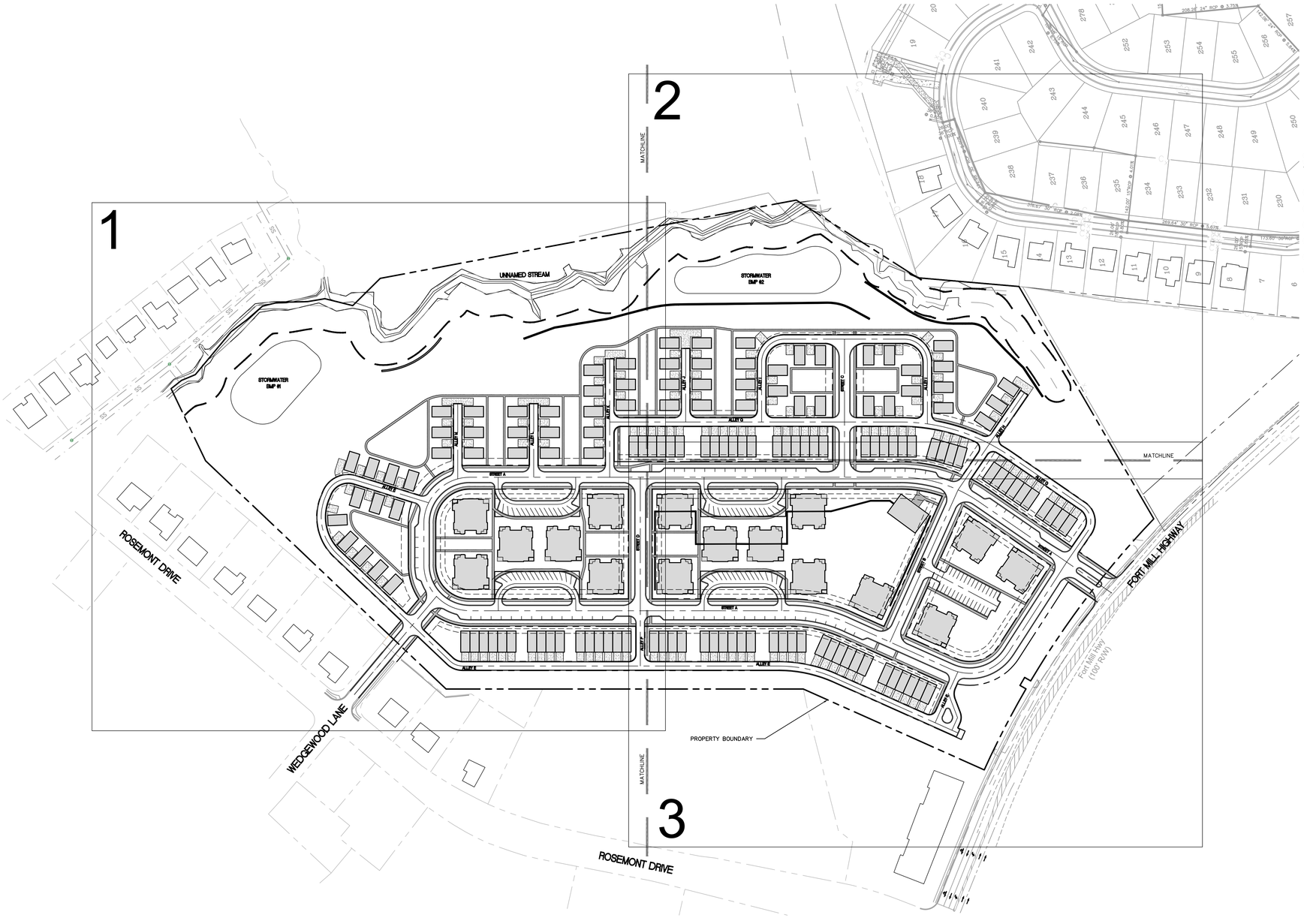
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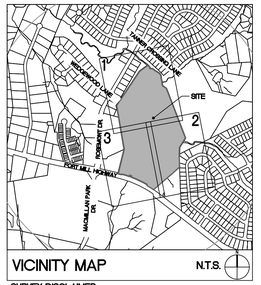
0 165 330 660 990 1,320 Feet

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY INDIAN LAND, SC 29707

MASTER DEVELOPMENT PLAN





SURVEY DISCLAIMER

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

SHEET INDEX

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

PROJECT NARRATIVE

THE PROPOSED MIXED-USE MASTER DEVELOPMENT PLAN IN LANCASTER COUNTY WOULD ACCOMMODATE A MIX OF SINGLE-FAMILY DETACHED (COTTAGE) HOMES, SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS, AND MULTI-FAMILY DWELLING UNITS, FOR A TOTAL OF APPROXIMATELY TWO HUNDRED AND SEVENTEEN (217) DWELLING UNITS ON THE SITE. THERE ARE CURRENTLY 525 PARKING SPACES PROPOSED WITH THIS PLAN.

South Carolina 811 Call Before You Dig

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

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

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Charlotte, North Carolina 28202

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NORTHWOOD RAVIN, LLC

558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

OVERALL PROJECT PLAN

Project No.
4727

Issued
10/29/20

NOT FOR CONSTRUCTION

Revised

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-103 SOUTH CAROLINA

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1345 JOHN W. MANN III
10/29/20

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

C-000

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FEMA FLOOD ZONE SUMMARY

SITE IS NOT LOCATED IN FEMA FLOOD ZONES

ADJACENT PARCEL USE

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

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LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

EXISTING CONDITIONS

Project No.
4727

Issued
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Revised

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-103 NORTH CAROLINA

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1345

10/29/20

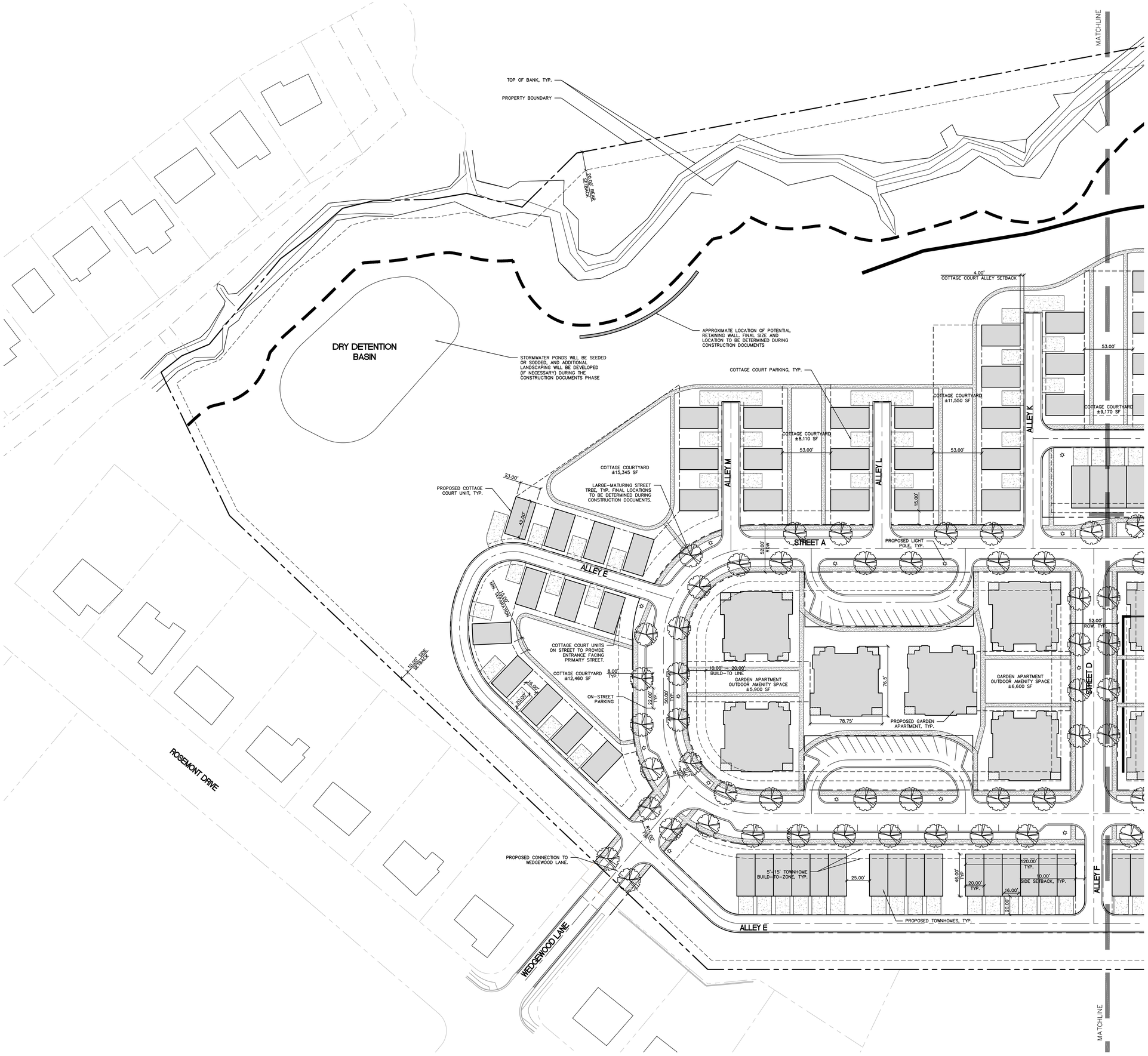
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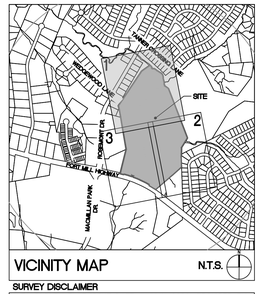
C-100

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LEGEND

SYMBOL		DETAIL
	PROPOSED SIDEWALK	-/-
	PROPOSED ACCESSIBLE RAMP	-/-
	PROPOSED DIRECTIONAL ACCESSIBLE RAMP	-/-
	PROPOSED ACCESSIBLE SPACE	-/-
	PROPOSED ACCESSIBLE SIGN	-/-
	PROPOSED 1'-6" CURB & GUTTER	-/-
	PROPOSED 2'-6" CURB & GUTTER	-/-

DEVELOPMENT SUMMARY

DEVELOPER:	NORTHWOOD RAVIN LLC.	
SITE ACREAGE:	38.88 ACRES (EXISTING PARCELS)	
TAX PARCELS:	0006-00-086.00; 0006-00-087.00 0006-00-087.04; 0006-00-087.03	
FEMA FLOOD PANEL NUMBER:	45057C0020E	
EXISTING ZONING:	MIXED-USE (MX)	
EXISTING USE:	RESIDENTIAL/VACANT	
PROPOSED USE/UNITS:	TOWNHOMES (80 UNITS) COTTAGE COURTS (63 UNITS) GARDEN APARTMENTS (74 UNITS) 217 TOTAL UNITS	
PROPOSED DENSITY:	5.6 D.U.A	
MAX. BUILDING HT:	TOWNHOMES: COTTAGE COURTS: GARDEN APARTMENTS:	3 STORIES/45' 2 STORIES/40' 3 STORIES/45'
MIN. LOT WIDTH:	TOWNHOMES: COTTAGE COURTS: GARDEN APARTMENTS:	100' 150' 100'
MIN. LOT AREA:	TOWNHOMES: COTTAGE COURTS: GARDEN APARTMENTS:	1,300 SF 1,200 SF 12,500 SF
BUILD TO ZONE:	TOWNHOMES: COTTAGE COURTS: GARDEN APARTMENTS:	5' TO 15' 10' TO 20' 15'
REAR SETBACK:	TOWNHOMES: COTTAGE COURTS: GARDEN APARTMENTS:	20' 10' 20'
END UNIT SETBACK:	TOWNHOMES: COTTAGE COURTS: GARDEN APARTMENTS:	5' 10' 5'
BUILDING SEPARATION:	TOWNHOMES: COTTAGE COURTS: GARDEN APARTMENTS:	20' 15' 20'
CONNECTIVITY INDEX:	12 SEGMENTS/8 NODES = 1.50	

PARKING SUMMARY:

PARKING REQUIRED:		
TOWNHOMES:	@1.5 SPACES/UNIT	120 SPACES
COTTAGE COURTS:	@1.0 SPACES/UNIT	63 SPACES
GARDEN APARTMENT:	@1.5 SPACES/UNIT	111 SPACES
TOTAL REQUIRED:		304 SPACES

PARKING PROVIDED:
TOWNHOMES – 2.0 SPACES AT EACH UNIT
COTTAGE COURTS – 2.0 SPACES AT EACH UNIT
GARDEN APARTMENT – ON-STREET AND OFF-STREET LOT
TOTAL PROVIDED: 525 SPACES*
*ON-STREET PARKING: 67 SPACES

SEE SHEET C-201 FOR PRELIMINARY PLAT NOTES

South Carolina 811 Call Before You Dig

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

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558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4727

Issued
10/29/20

NOT FOR CONSTRUCTION

Revised

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 NORTH CAROLINA

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1345 10/29/20

N

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

C-200

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ColeJenest & Stone, P.A. 2020

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STAKING AND MATERIALS NOTES

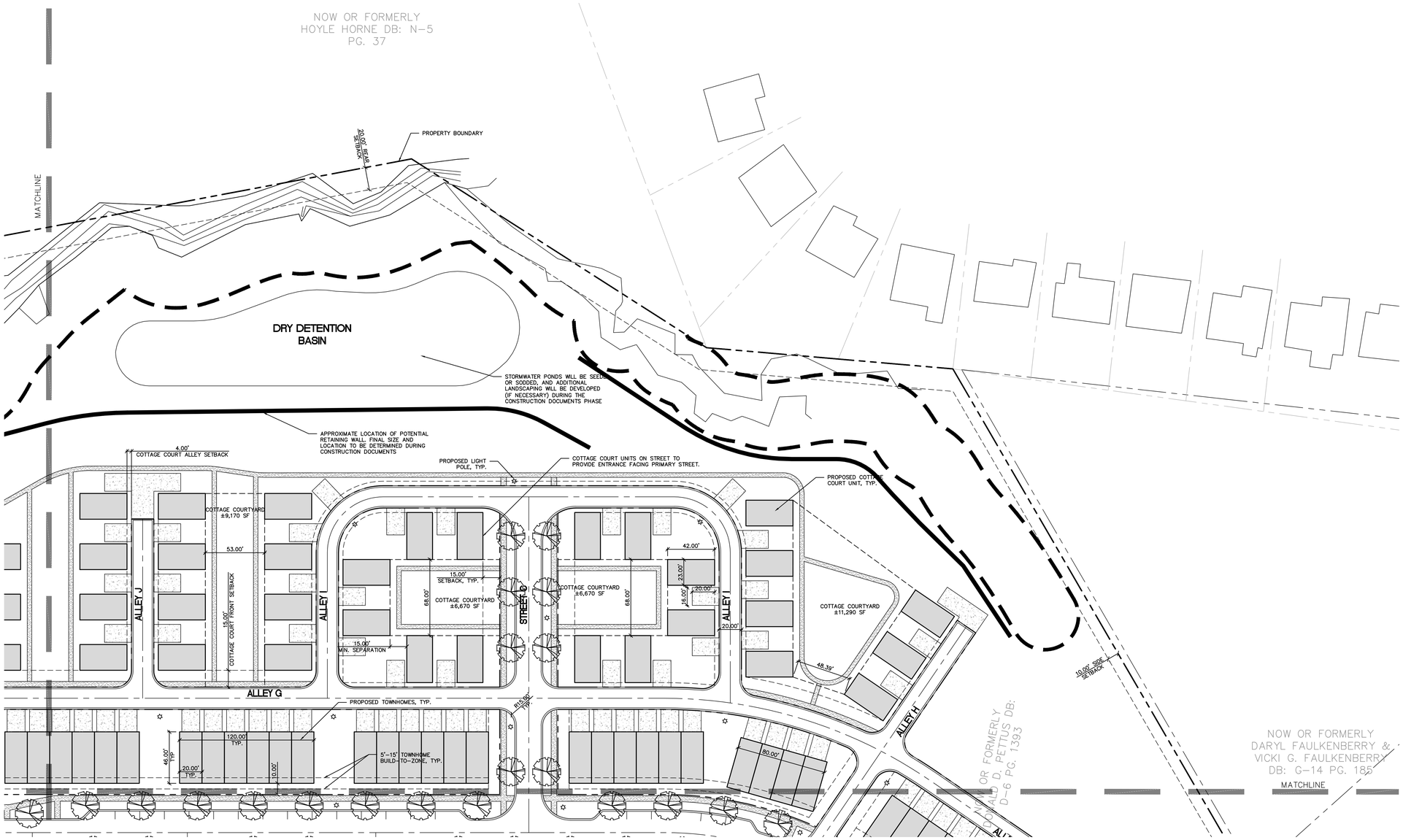
1. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY COLEJENEST & STONE, P.A. IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DIMENSIONS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

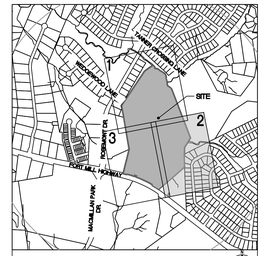
LANCASTER COUNTY NOTES

1. ALL STREETS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE IRRESPECTIVE OF FINAL OWNERSHIP AND MAINTENANCE.
2. RIGHT OF WAYS ASSOCIATED WITH PROPOSED STREETS WILL BE PUBLIC AND BE OWNED, OPERATED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LANCASTER COUNTY RESERVES THE RIGHT OF ACCESS TO THESE RIGHT OF WAYS IN THE EVENT EMERGENCY MAINTENANCE IS REQUIRED TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC.
3. ACCESS/EGRESS EASEMENTS TO REMAIN PRIVATE AND OWNED OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LANCASTER COUNTY ASSUMES NO RESPONSIBILITY FOR THE ON-GOING OPERATION OR MAINTENANCE OF THESE PRIVATE EASEMENTS.

PRELIMINARY PLAT NOTES:

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





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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

LEGEND

SYMBOL		DETAIL
	PROPOSED SIDEWALK	-/-
	PROPOSED ACCESSIBLE RAMP	-/-
	PROPOSED DIRECTIONAL ACCESSIBLE RAMP	-/-
	PROPOSED ACCESSIBLE SPACE	-/-
	PROPOSED ACCESSIBLE SIGN	-/-
	PROPOSED 1'-6" CURB & GUTTER	-/-
	PROPOSED 2'-6" CURB & GUTTER	-/-

South Carolina 811 Call Before You Dig

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SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4727

Issued
10/29/20

NOT FOR CONSTRUCTION

Revised

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1301 C-103 LAND SURVEYING

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1345

10/29/20

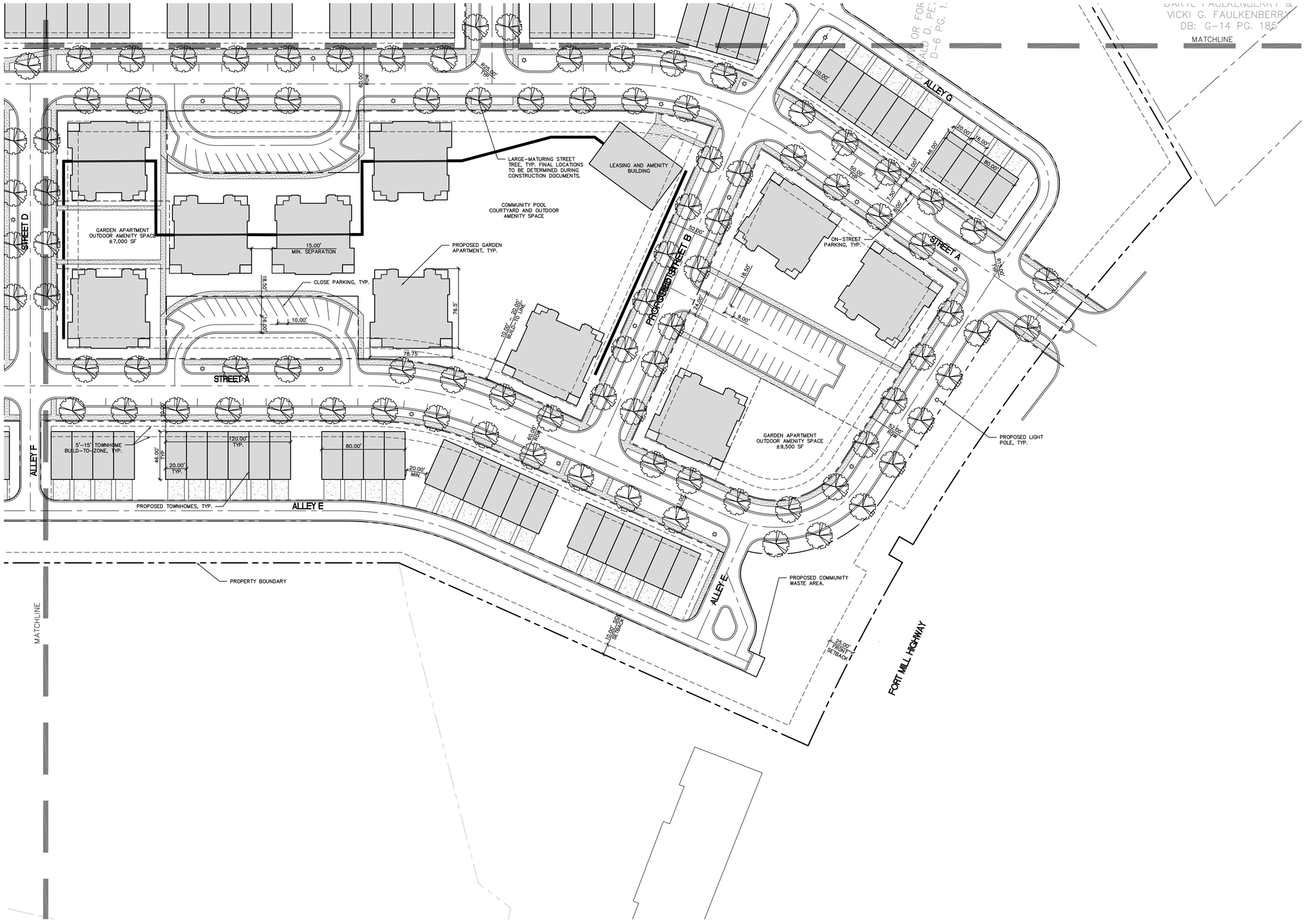
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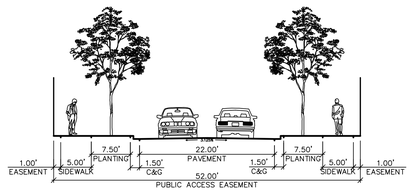
C-201

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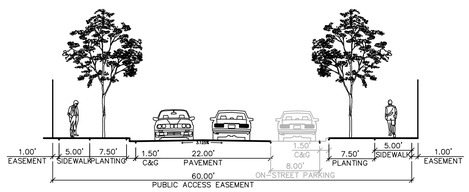
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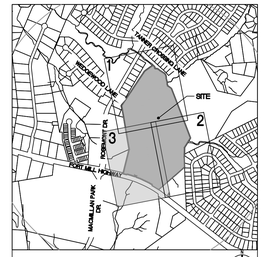
52' ROW – MODIFIED LOCAL URBAN



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



ALLEY



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL		DETAIL
	PROPOSED SIDEWALK	-/-
	PROPOSED ACCESSIBLE RAMP	-/-
	PROPOSED DIRECTIONAL ACCESSIBLE RAMP	-/-
	PROPOSED ACCESSIBLE SPACE	-/-
	PROPOSED ACCESSIBLE SIGN	-/-
	PROPOSED 1'-6" CURB & GUTTER	-/-
	PROPOSED 2'-6" CURB & GUTTER	-/-

SEE SHEET C-201 FOR PRELIMINARY PLAT NOTES

South Carolina 811

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LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4727

Issued
10/29/20

NOT FOR CONSTRUCTION

Revised

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-103 SOUTH CAROLINA

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1345 MANAGER

10/29/20

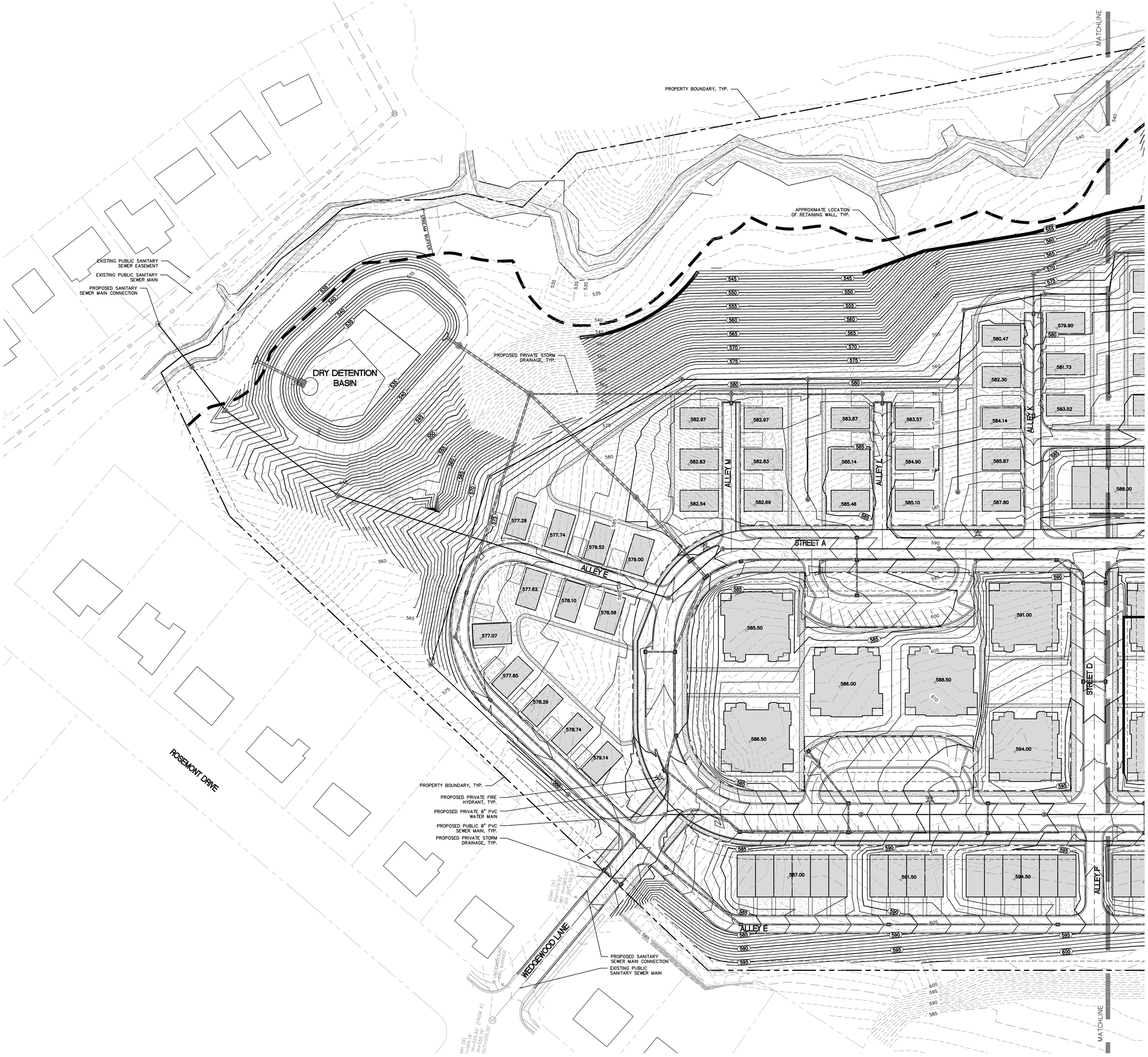
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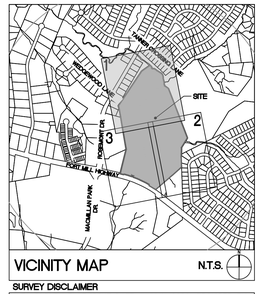
C-202

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LEGEND

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

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

South Carolina 811 Call Before You Dig

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LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

CONCEPTUAL GRADING AND UTILITY PLAN

Project No.
4727

Issued
10/29/20

NOT FOR CONSTRUCTION

Revised

COLEJENEST & STONE, P.A. CHARLOTTE, NORTH CAROLINA SEAL C-1081 C-103

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 3002 JOHN D. JENEST

10/29/20

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

C-300

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GRADING AND EARTHWORK NOTES

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

RETAINING WALL NOTES

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

FLOODPLAIN DEVELOPMENT NOTES

1. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM FEMA FLOOD INSURANCE RATE MAP PANEL 4505700020E, DATED 5/16/2017.

PROFESSIONAL'S CERTIFICATION:

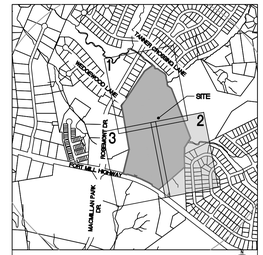
I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC,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

R. TODD FISHER, PE.
NAME

PROJECT MANAGER
TITLE

XX/XX/20
DATE

SOUTH CAROLINA PROFESSIONAL ENGINEER R. TODD FISHER NO. 30002 REGISTERED XX/XX/20



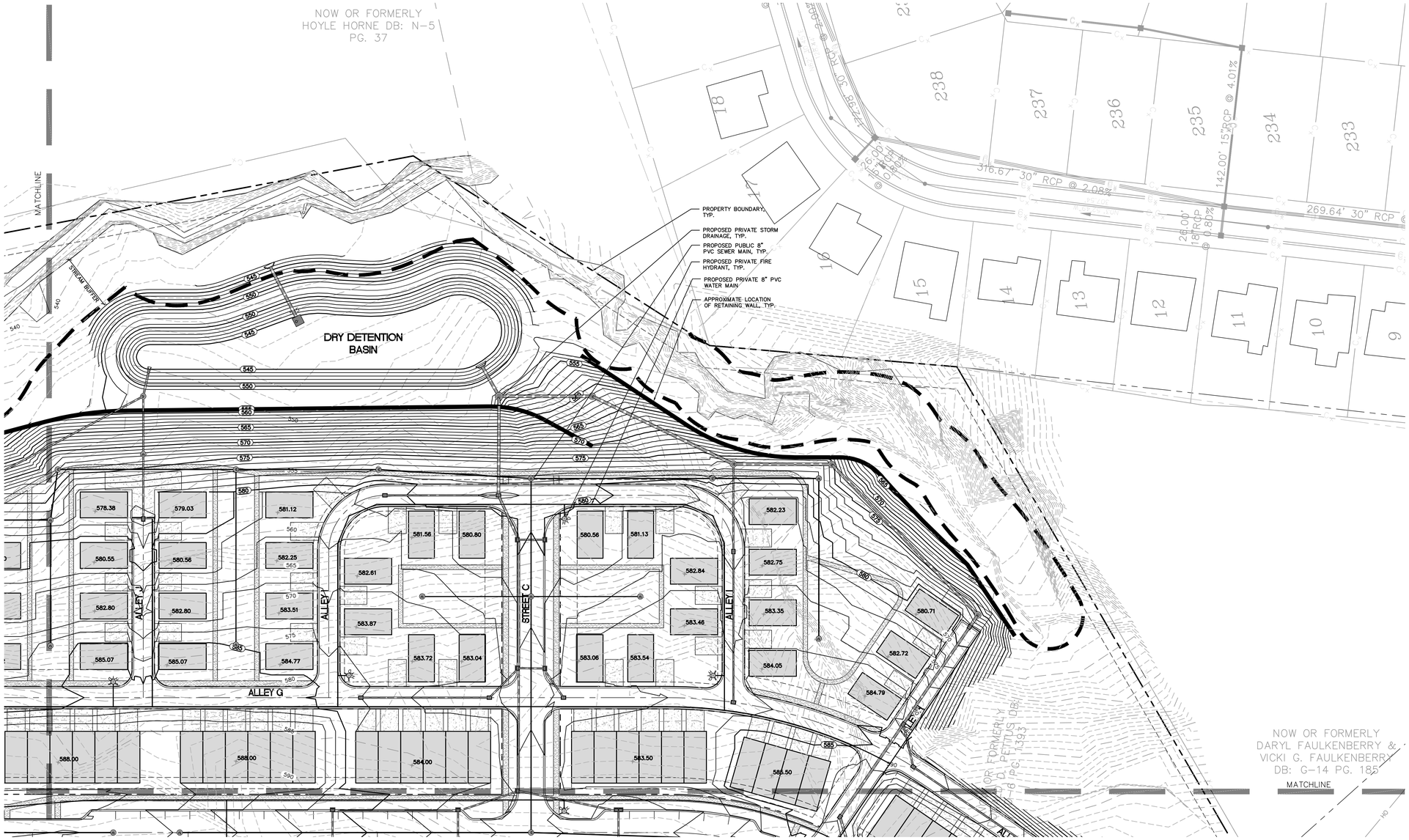
VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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

LEGEND

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



South Carolina 811 Call Before You Dig

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

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CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

CONCEPTUAL GRADING AND UTILITY PLAN

Project No.
4727

Issued
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Revised

COLEJENEST & STONE, P.A. SEAL C-1301 C-103 LAND SURVEYING

SOUTH CAROLINA PROFESSIONAL ENGINEER R. TODD FISHER NO. 30002 REGISTERED 10/29/20

SCALE: 1"=40'
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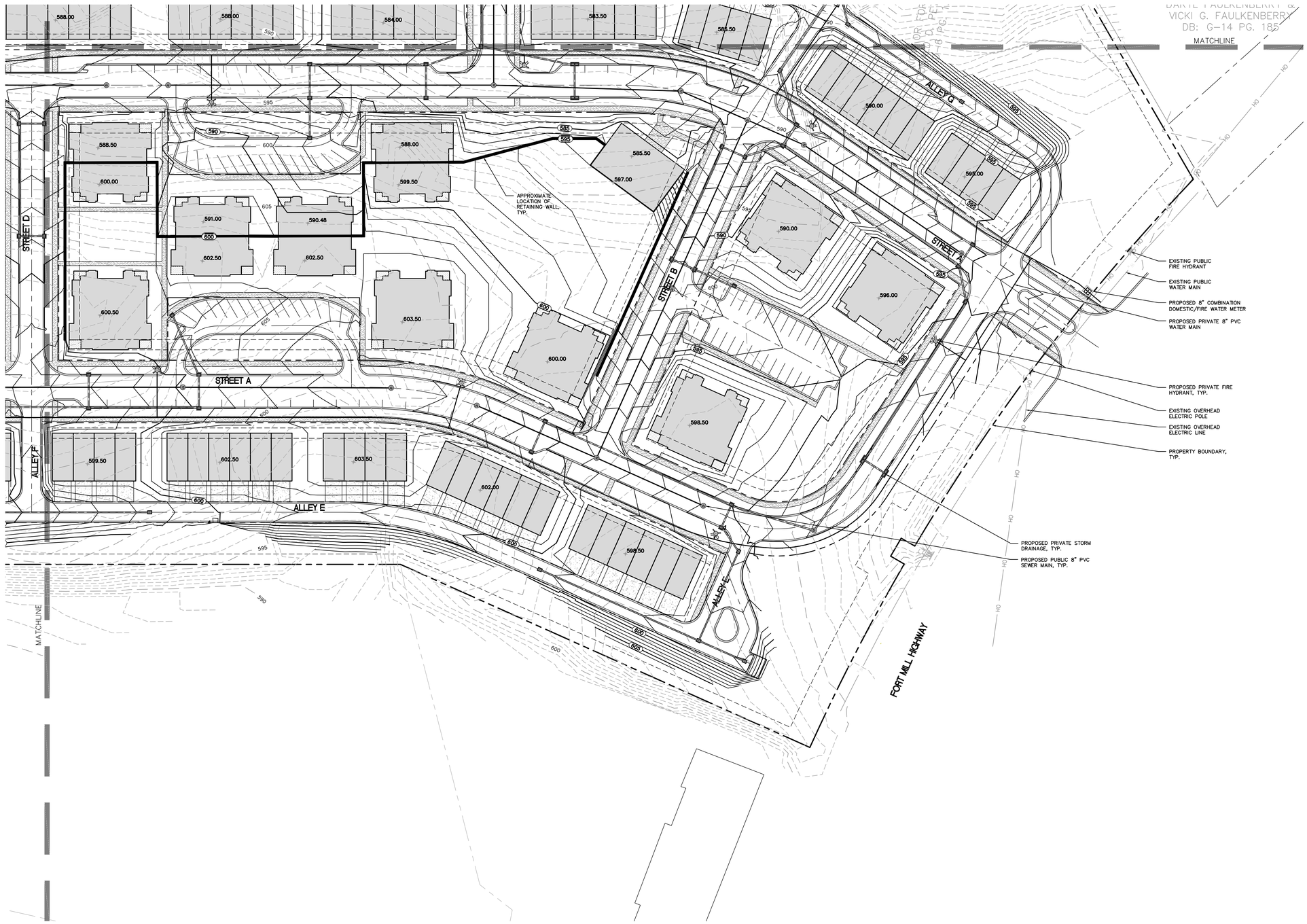
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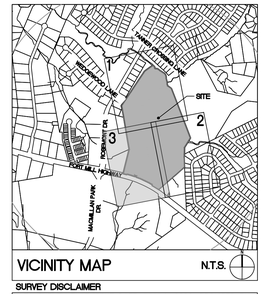
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LANCASTER COUNTY WATER AND SEWER DISTRICT WATER GENERAL NOTES

1. THESE NOTES ARE NOT INCLUSIVE OF ALL WATER & SEWER SPECIFICATIONS; PLEASE REFER TO LANCASTER COUNTY WATER AND SEWER STANDARD WATER & SEWER SPECIFICATIONS FOR DETAILED INFORMATION. ALL OF THE FOLLOWING IS AT CONTRACTOR'S EXPENSE ALONG WITH ANY OTHER REQUIRED INFRASTRUCTURE AS DETERMINED BY LANCASTER COUNTY WATER AND SEWER DISTRICT (LCWSD).
2. FOR ADDITIONAL INFORMATION ON MOST RECENT LCWASD WATER SPECIFICATIONS AND/OR DEVELOPER POLICY, PLEASE VISIT OUR WEB SITE WWW.LCWASD.ORG OR CONTACT LCWASD WATER SUPERINTENDENT OR INSPECTOR.
3. CONSTRUCTION OF WATER SYSTEMS SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS AND THE STANDARD SPECIFICATIONS OF THE LANCASTER COUNTY WATER & SEWER DISTRICT. ALL MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE LANCASTER COUNTY WATER & SEWER DISTRICT.
4. SANITARY SEWER MAINS AND WATER MAINS SHALL BE LAID AT LEAST 10' (TEN FEET) APART. IF SITE CONDITIONS PRECLUDE THIS HORIZONTAL SEPARATION, THEN THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH WITH AT LEAST 18" VERTICAL SEPARATION.
5. WHERE WATER MAINS CROSS OVER SANITARY SEWER MAINS, A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED.
6. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONTACTING ALL APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING THE SIZE AND LOCATION OF ALL DRAINAGE PIPES AND/OR STRUCTURES, OR OTHER UNDERGROUND UTILITIES, AFFECTED BY INSTALLATION OF THE WATER.
8. EACH LOT SHALL BE SERVED BY AN INDIVIDUAL ¾" WATER SERVICE, LOCATED APPROXIMATELY ON LOT LINES. THE WATER SERVICE LINE SHALL BE LOCATED SUCH THAT THE WATER METER IS NOT LOCATED WITHIN THE DRIVEWAY. WATER METERS WILL NOT BE SET IF WATER METER BOXES, VALVE BOXES OR THEIR APPURTENANCES ARE DAMAGED OR IMPROPERLY POSITIONED. ALL WATER METER BOXES SHALL BE AS APPROVED BY LANCASTER COUNTY WATER & SEWER DISTRICT AND SHALL BE INSTALLED PER THE STANDARD DETAIL.
9. DISTRICT APPROVED 12GA STRANDED COATED TRACER WIRE SHALL BE INSTALLED ON ALL WATER MAINS AND SERVICE CONNECTIONS. THE WIRE SHALL EXTEND INTO AND TO THE TOP OF THE METER OR VALVE BOX AT ALL LOCATIONS WITHOUT EXCEPTION.
10. THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS OF THE WATER AND SANITARY SEWER IMPROVEMENTS SPECIFIED IN THESE PLANS UPON COMPLETION OF THE RESPECTIVE PHASES OF WORK.
11. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE AND MAINTAIN AMPLE MEANS AND EQUIPMENT WITH WHICH TO REMOVE AND PROPERLY DISPOSE OF ANY AND ALL WATER ENTERING THE EXCAVATION OR OTHER PARTS OF THE WORK, AND KEEP ALL EXCAVATIONS DRY UNTIL SUCH TIME AS PIPE LAYING AND GRADING IS COMPLETED AND STRUCTURES AROUND THE PIPE IN UN-BACKFILLED TRENCHES OR OVER MASONRY TO BE BUILT ARE COMPLETED. NO WATER SHALL BE ALLOWED TO RISE UNTIL THE CONCRETE OR MORTAR HAS SET (24 HOURS MIN.). ALL WATER PUMPED OR DRAINED FROM THE WORK SHALL BE DISPOSED OF IN SUCH A MANNER AS TO PREVENT SILTATION AND/OR EROSION TO ADJACENT PROPERTY OR OTHER CONSTRUCTION.
12. TREES ARE NOT TO BE PLANTED OVER WATER MAINS, SEWER MAINS OR WITHIN THEIR EASEMENTS.
13. NO PROPOSED OR FUTURE SIDEWALKS SHALL BE INSTALLED OVER ANY WATER MAIN WITHIN THE PROJECT UNLESS APPROVED BY THE DISTRICT. WATER METERS AND SEWER SERVICE CONNECTIONS SHALL BE LOCATED OUTSIDE OF ANY SIDEWALK.
14. THE CONTRACTOR IS PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED ALSO LANCASTER COUNTY WATER AND SEWER DISTRICT.
15. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
16. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
17. WATER LINES UNDER ROADS WILL HAVE CONNECTIONS STUBBED OUT BEFORE ROAD IS SURFACED.
18. FIRE HYDRANTS SHALL HAVE A CLEAR SPACE OF 3 FEET FROM ANY PERMANENT STRUCTURES. HYDRANTS SHALL BE ORDERED FROM THE MANUFACTURER COLOR CODED TO MEET THE REQUIREMENTS OF THE LCWSD'S HYDRANT FLOW GUIDELINES.
19. REFER TO LANCASTER COUNTY WATER AND SEWER SPECIFICATIONS AND LANCASTER COUNTY WATER AND SEWER DISTRICT DEVELOPER POLICY FOR ADDITIONAL REQUIREMENTS.
20. UTILITY EASEMENTS ARE PROVIDED TO LANCASTER COUNTY WATER AND SEWER DISTRICT. ALL WATER METERS SHALL BE PLACED WITHIN THIS EASEMENT AND NOT IN THE SIDEWALK REGARDLESS OF HOW SHOWN ON THE PLAN. AT FIRE HYDRANTS THE EASEMENT SHALL BE 10 FEET IN ALL DIRECTIONS MEASURED FROM THE CENTER OF THE HYDRANT PER LANCASTER COUNTY WATER AND SEWER DISTRICT STANDARD DETAILS REGARDLESS OF HOW SHOWN ON THIS PLAN.
21. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING WATER AND SEWER MATERIALS APPROVAL LIST TO ENGINEER AND LANCASTER COUNTY WATER AND SEWER DISTRICT PRIOR TO PRE-CONSTRUCTION MEETING.
22. CONTRACTOR TO CONTACT LANCASTER COUNTY WATER AND SEWER INSPECTOR, JOHN HUDSON (803) 804-1452 AND/OR JASON GAINER (803) 320-2136, 48 HOURS PRIOR TO STARTING CONSTRUCTION AND PUPS (PALMETTO UTILITY PROTECTIONS SERVICE:1-888-721-7877 FOR ASSISTANCE IN LOCATING ANY EXISTING WATER AND SEWER LINES.
23. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION AND PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
24. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE AND FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
25. EXACT LOCATIONS OF WATER SERVICE CONNECTIONS, MANHOLES, VALVES, AND ALL OTHER APPURTENANCES ARE REQUIRED FOR AS-BUILT RECORDS AS WELL AS DISTANCES FROM DOWNSTREAM MANHOLES TO ANY TEES, WYES, OR STUB-OUTS, AND THE DISTANCE OF THE SEWER SERVICE LINE STUBBED OFF OF MAIN.
26. MINIMUM COVER OF 36 INCHES IS REQUIRED FOR WATER MAINS.
27. DUCTILE IRON PIPE IS REQUIRED FOR WATER MAINS IF THE FOLLOWING CONDITIONS OCCUR:
    - LESS THAN 12 INCH CLEARANCE FROM STORM DRAINS, GAS MAINS, TELEPHONE DUCT BANKS AND UNDERGROUND CABLES.
    - LESS THAT 18 INCH VERTICAL CLEARANCE FOR WATER LINE INSTALLED ABOVE SEWER LINE.
    - WATER LINE CROSSING UNDER SEWER LINE.
    - LESS THAN 10 FEET HORIZONTAL SEPARATION FOR WATER PARALLEL TO SEWER LINE.
28. SIZE AND LOCATION OF EXISTING WATER AND SEWER LINES IS TO BE VERIFIED BY THE CONTRACTOR.
29. CONTRACTOR SHALL COORDINATE THE PROPOSED WATER AND SEWER LINE WORK WITH LANCASTER COUNTY WATER AND SEWER DISTRICT.
30. MATERIAL AND WORKMANSHIP REQUIREMENTS TO BE IN ACCORDANCE WITH LANCASTER COUNTY WATER AND SEWER POLICIES, PROCEDURES, STANDARDS, AND SPECIFICATIONS.
31. CONTRACTOR SHALL REPAIR ALL FENCES, MAILBOXES, OR SIMILAR STRUCTURES OWNED BY OTHERS WHICH ARE DISTURBED DURING CONSTRUCTION.
32. ANY EXISTING WATER OR SEWER INFRASTRUCTURE THAT WILL BE LOCATED UNDER PAVEMENT WITHIN SCDOT'S RIGHT-OF-WAY, AS A RESULT OF ANY ROAD IMPROVEMENTS ASSOCIATED WITH A DEVELOPMENT MUST BE RELOCATED AT THE DEVELOPER'S EXPENSE. LANCASTER COUNTY WATER AND SEWER SHALL APPROVE THE RELOCATION PLAN PRIOR TO IMPLEMENTATION.





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LEGEND

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

South Carolina 811

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COLEJENEST & STONE, P.A. SEAL C-1361 C-103 SOUTH CAROLINA

NOTE CARD FOR THE RECORD No. 30027 10/29/20

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0 20' 40' 80'

C-302

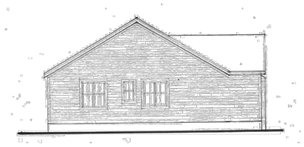
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CLUBHOUSE LEFT SIDE ELEVATION

CLUBHOUSE - LEFT N.T.S. 20



TYPICAL THREE BEDROOM LEFT SIDE ELEVATION

COTTAGE COURT: 3 BEDROOM - LEFT N.T.S. 12



TYPICAL TWO BEDROOM LEFT SIDE ELEVATION

COTTAGE COURT: 2 BEDROOM - LEFT N.T.S. 4



CLUBHOUSE RIGHT SIDE ELEVATION

CLUBHOUSE - RIGHT N.T.S. 19



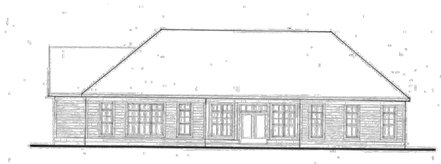
TYPICAL THREE BEDROOM RIGHT SIDE ELEVATION

COTTAGE COURT: 3 BEDROOM - RIGHT N.T.S. 11



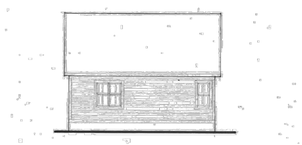
TYPICAL TWO BEDROOM RIGHT SIDE ELEVATION

COTTAGE COURT: 2 BEDROOM - RIGHT N.T.S. 3



CLUBHOUSE REAR ELEVATION

CLUBHOUSE - REAR N.T.S. 18



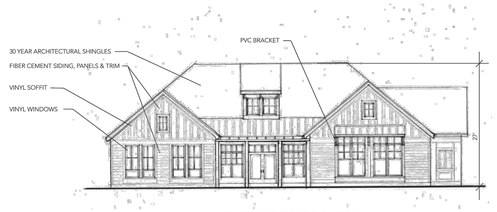
TYPICAL THREE BEDROOM REAR ELEVATION

COTTAGE COURT: 3 BEDROOM - REAR N.T.S. 10



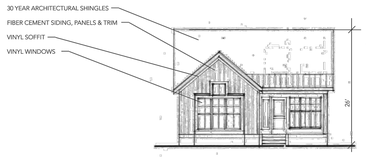
TYPICAL TWO BEDROOM REAR ELEVATION

COTTAGE COURT: 2 BEDROOM - REAR N.T.S. 2



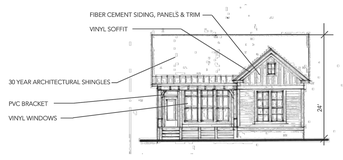
CLUBHOUSE FRONT ELEVATION

CLUBHOUSE - FRONT N.T.S. 17



TYPICAL THREE BEDROOM FRONT ELEVATION

COTTAGE COURT: 3 BEDROOM - FRONT N.T.S. 9



TYPICAL TWO BEDROOM FRONT ELEVATION

COTTAGE COURT: 2 BEDROOM - FRONT N.T.S. 1

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BUILDING DETAILS

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C-400

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TOWNHOUSE TYPICAL SIDE ELEVATION

TOWNHOUSE - RIGHT N.T.S. 3



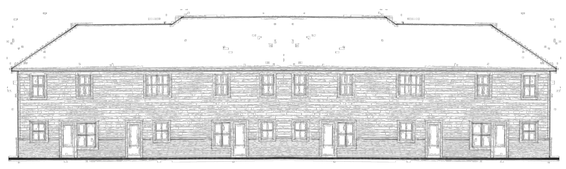
TYPICAL 6-PLEX 2 STORY REAR ELEVATION

6-PLEX - REAR N.T.S. 18



4-PLEX TYPICAL SIDE ELEVATION

4-PLEX - SIDE N.T.S. 10



TOWNHOUSE TYPICAL REAR ELEVATION

TOWNHOUSE - REAR N.T.S. 2



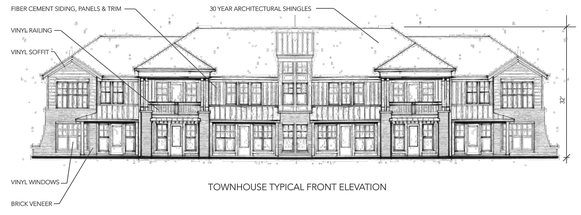
TYPICAL 6-PLEX 1/2 SPLIT SIDE ELEVATION

6-PLEX - SPLIT N.T.S. 17



4-PLEX FRONT AND REAR ELEVATION AND 6-PLEX FRONT ELEVATION

4 AND 6-PLEX - FRONT AND REAR N.T.S. 9



TOWNHOUSE TYPICAL FRONT ELEVATION

TOWNHOUSE - FRONT N.T.S. 1

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url+ www.colejeneststone.com

NORTHWOOD RAVIN, LLC

558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

BUILDING DETAILS

Project No.
4727

Issued
10/29/20

NOT FOR CONSTRUCTION

Revised

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-103 SOUTH CAROLINA

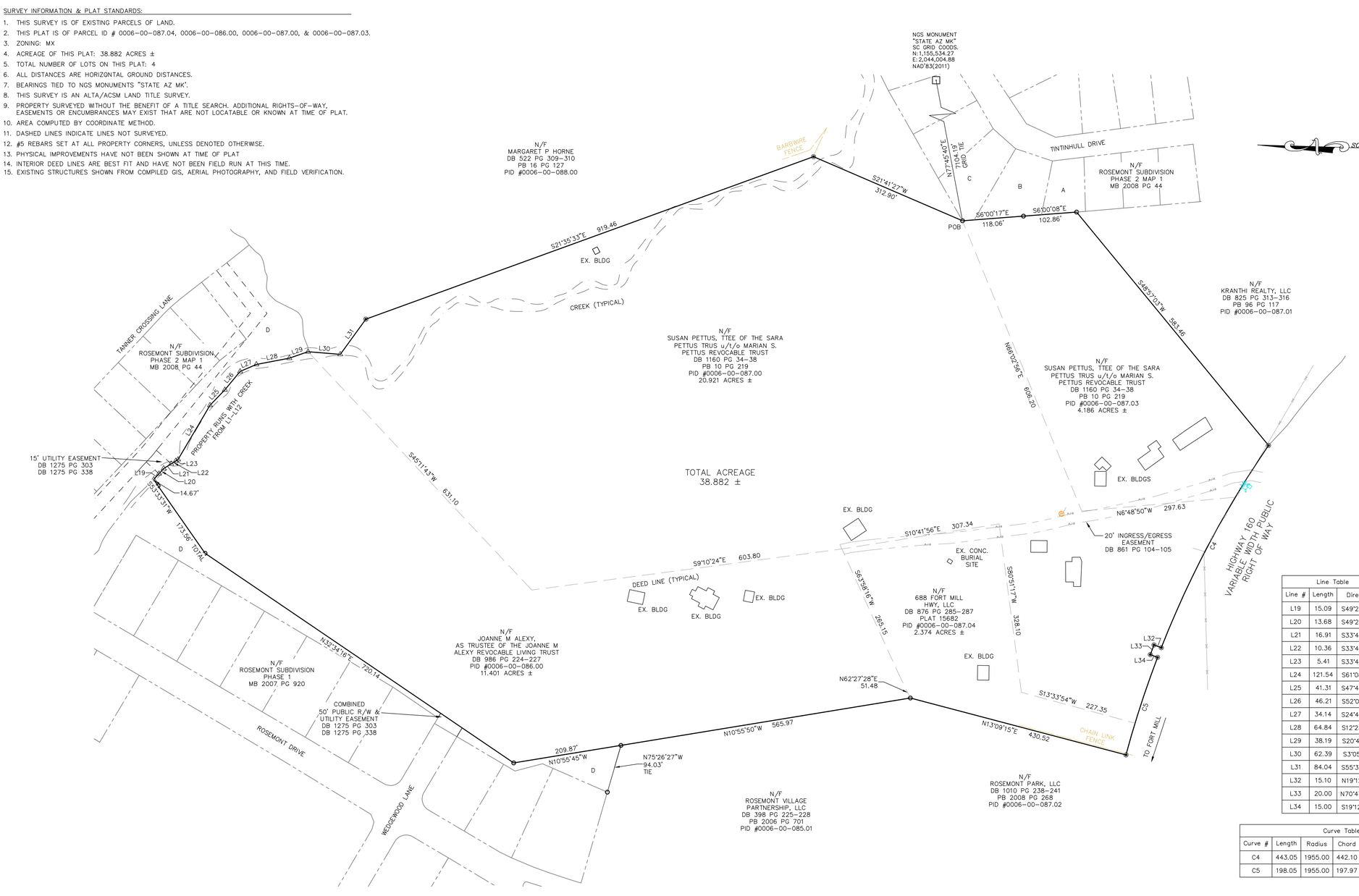
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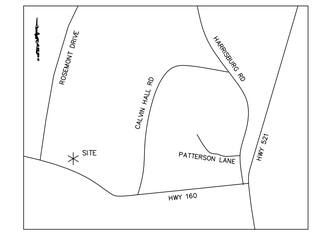
The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020 ©

SURVEY INFORMATION & PLAT STANDARDS:

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





VICINITY MAP – N.T.S.

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

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

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

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

ADJOINER LIST

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

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

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

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

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

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

LEGAL DESCRIPTION

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

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

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

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

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

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

14529
REGISTRATION #

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR LANCASTER COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NUMBERS 450057C0020E; DATED MAY 16, 2017, AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

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

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

REVIEW ONLY

KENNETH M. GREEN, RLS #14529

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

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

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

SURVEYED & MAPPED FOR:
THE LODGES AT INDIAN LAND LLC
6626-C GORDON ROAD
WILMINGTON NC, 28411

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

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

Kimley»Horn



TRANSPORTATION TECHNICAL MEMORANDUM



09/04/2020

September 4, 2020

TO: Rox Burhans
Lancaster County

FROM: Amy Massey, PE
Kimley-Horn and Associates, Inc.

SUBJECT: Lodges at Indian Land
Updated Trip Generation and Capacity Analysis

Kimley-Horn was retained to perform an updated Trip Generation analysis and capacity analysis based on the site plan prepared by Cole Jenest & Stone, 8-28-20 (attached). The resulting projected trips generated by the proposed updated development's land use were compared with the prior site plan prepared by R. Joe Harris (12-4-19) that was studied in the Lodges at Indian Land Traffic Impact Analysis (Kimley-Horn, 12-16-19). This TIA is incorporated by reference herein.

PROJECT DESCRIPTION

The Traffic Impact Analysis (TIA) studied 329 apartments and 124 townhomes with anticipated completion in year 2022; while the proposed updated plan consists of 78 apartments, 72 townhomes, and 66 single family homes also with anticipated completion in year 2022. The proposed site is located in the northeast quadrant of SC 160 and Rosemont Drive in Lancaster County, South Carolina. Two access points are proposed for the Lodges at Indian Land:

- Access #1 will extend the fourth leg of the full movement Rosemont Drive/Wedgewood Lane intersection eastward.
- Access #2 will create a full movement T-intersection with SC 160.

TRIP GENERATION ANALYSIS

The traffic generation potential of the proposed updated development was determined using the trip generation data published in *Trip Generation* (Institute of Transportation Engineers, 10th Edition). **Table 1** summarizes the projected trip generation for the proposed development. It is noted that the apartments are planned as one-story with four units to each building, so it is included in the low-rise multifamily calculation with the townhomes using ITE land use code 220. The single family trips were calculated using ITE code 210.

The TIA showed the prior plan to generate 2,688 daily trips, 169 AM peak trips, and 211 PM peak trips. As shown in Table 1, the proposed updated plan is projected to generate 1,804 daily trips, 122 AM peak hour trips, and 153 PM peak hour trips.

Table 1 - Trip Generation								
Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Multifamily Housing (Low-Rise)	150 DU	1094	70	16	54	85	53	32
Single-Family Detached Housing	66 DU	710	52	13	39	68	43	25
Total		1804	122	29	93	153	96	57

Since the proposed new plan would be anticipated to generate fewer trips and less traffic impact, the TIA recommendations and associated agency concurrence would remain applicable to the proposed updated development in the absence of further study. However, further study is provided below in the form of updated capacity analysis that shows that the recommended offsite improvements are no longer warranted due to the lesser impact of the updated plan. See the attached TIA recommendations and agency concurrence.

CAPACITY ANALYSIS

Kimley-Horn performed an updated capacity analysis of the SC 160/Old Bailes Road intersection with the updated trips to determine whether the northbound right-turn lane on Old Bailes Road is still called for with the reduced-density plan.

Kimley-Horn developed updated 2023 (build-out plus one) AM and PM peak hour build-out traffic volumes at the SC 160/Old Bailes Road intersection. The volumes consist of 2023 background traffic volumes taken directly from the TIA plus updated site traffic volumes. The site traffic volumes were calculated by applying the updated trip generation to the trip distribution and assignment percentages taken directly from the TIA.

A capacity analysis was performed for the updated 2023 build-out conditions at SC 160/Old Bailes Road intersection using Synchro 10 software, and compared back to the 2023 background scenario capacity analysis results taken directly from the TIA.

SC 160 is planned to be widened to a five-lane section between Rosemont Drive and Possum Hollow Road. Based on the roadway plans previously provided by South Carolina Department of Transportation (SCDOT), the existing eastbound right-turn lane is planned to be converted to a shared through-right lane and the northbound approach is planned to be striped with a 20-foot ingress lane and a 20-foot shared left-right egress lane.

With these laneage changes under 2023 background conditions, Old Bailes Road stop-controlled northbound approach is expected to operate at level of service (LOS) E in both peaks, with 46.5 seconds of delay in the AM peak and 42.0 seconds of delay in the PM peak. With the addition of updated site traffic under 2023 build-out conditions, the northbound approach is expected to drop to LOS F at 53.2 seconds in the AM peak while continuing to operate at LOS E at 46.6 seconds of delay in the PM peak. In the AM peak, the drop from LOS E to F is due to an increase of 6.7 seconds of delay, equating to a 14% increase.

With the addition of a northbound right-turn lane, AM peak-hour build-out improved conditions show LOS E and C for the northbound left- and right-turn movements, respectively; with a Synchro 95th percentile queue in the northbound right-turn lane of 12 feet. PM peak-hour build-out improved results show LOS D and C for the northbound left- and right-turn movements, respectively; with a Synchro 95th percentile queue in the northbound right-turn lane of 37 feet.

It should be noted that based on observation of the SimTraffic simulation, queues from the eastbound approach of the SC 160/US 521 intersection are expected to extend past Old Bailes Road during the PM peak hour under both background and build-out conditions, hence causing queuing on Old Bailes Road as reported in the TIA. Under 2023 build-out improved conditions during the AM peak, the SimTraffic max queue was reported to be 86 feet for the northbound right-turn lane. Therefore, if a northbound right-turn lane is required, then SCDOT's minimum right-turn lane storage length of 100 feet is recommended.

Synchro reports are attached.

CONCLUSION

Based on the analyses contained herein, the proposed updated plan would be expected to generate fewer daily, AM peak, and PM peak trips; and therefore would cause less of a traffic impact than the prior plan studied in the TIA. In addition, the impact of the proposed updated plan may still justify the addition of a northbound right-turn lane by the developer at the intersection of SC 160 and Old Bailes Road, but the SCDOT minimum of 100 feet for the right-turn lane would be recommended rather than the TIA-recommended 150-foot. This improvement should be coordinated with the current SC 160 widening project if possible.

Please contact me with questions.

Cc:

- SCDOT- Allison Love and David Gamble
- Northwood Ravin- Michael Gribble

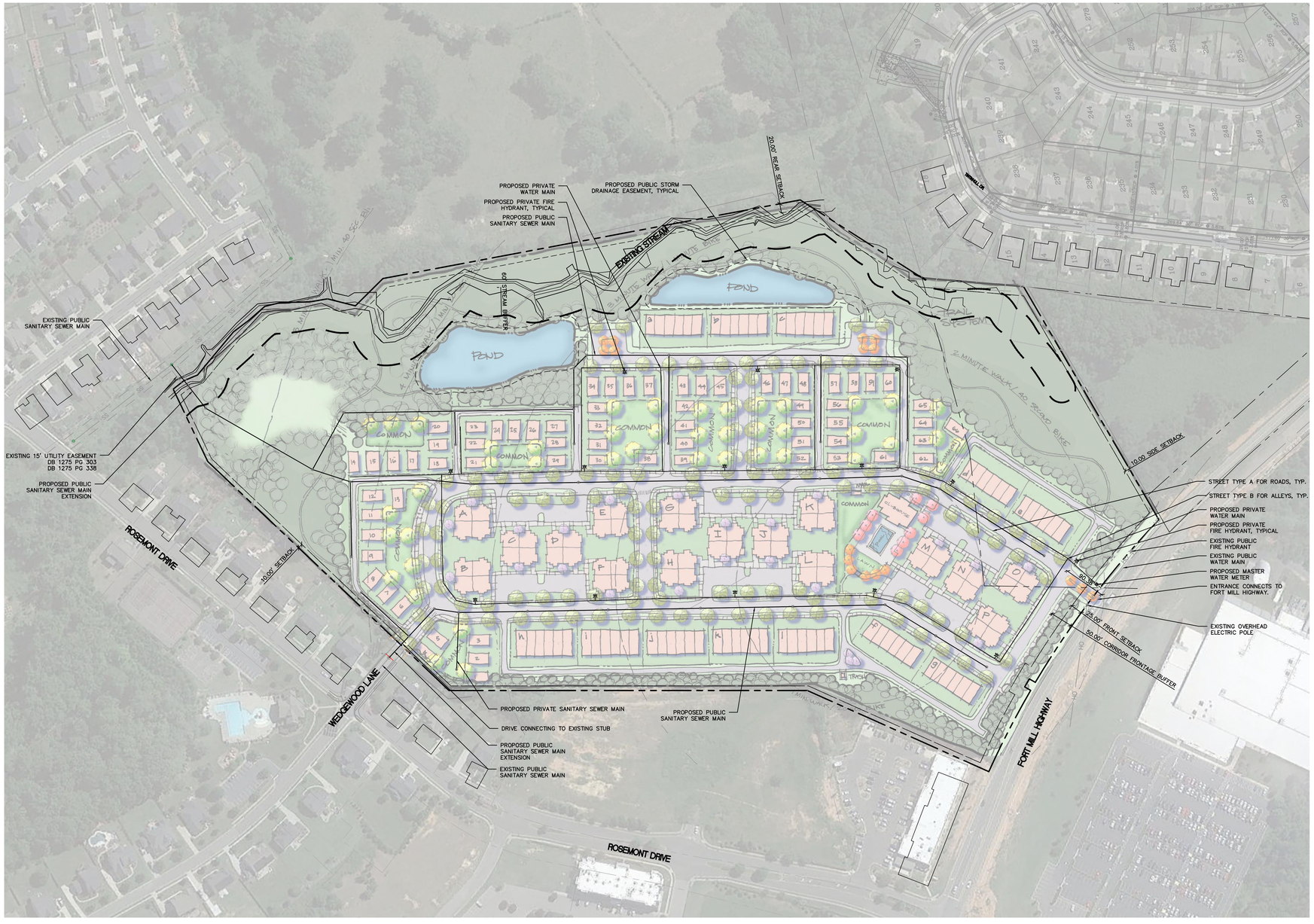
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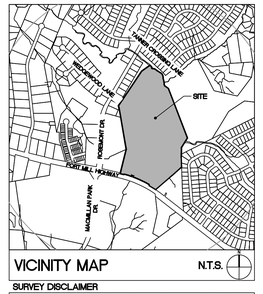
- Updated site plan
- TIA recommendations
- TIA concurrence
- Updated build-out and build-out improved Synchro reports

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY INDIAN LAND, SC

SKETCH PLAN





SURVEY DISCLAIMER

ALTA SURVEY PLAT ISSUE DATE JULY 7, 2020. PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC. 1186 STONECREST BLVD TEGA CAY, SC PHONE: 803-802-1799

DEVELOPMENT SUMMARY

DEVELOPER:	NORTHWOOD RAVIN, LLC
SITE ACREAGE:	38.88 ACRES (TOTAL ACREAGE)
TAX PARCEL:	0006-00-086.00 (MX) 0006-00-087.00 (MX) 0006-00-087.03 (MX) 0006-00-087.04 (MX)
EXISTING ZONING:	MIXED-USE DISTRICT (MX)
PROPOSED ZONING	MIXED-USE DISTRICT (MX)
ZONING OVERLAY:	HIGHWAY OVERLAY DISTRICT
EXISTING USE:	VACANT/SINGLE FAMILY
PROPOSED USE:	SINGLE FAMILY
ALLOWABLE DENSITY:	15 DUA
PROPOSED DENSITY:	5.40 DUA
UNIT COUNT:	210 UNITS PROPOSED
MAX. BUILDING HT:	AS ALLOWED BY THE ORDINANCE
FRONT SETBACK:	25'
REAR SETBACK:	20'
CORNER SETBACK:	15'
SIDE SETBACK:	10'
BUILDING SEPARATION:	10' REQUIRED (MIN.)

OPEN SPACE
REQUIRED O.S: 3.888 AC (10%)
PROVIDED O.S: 10 AC (26%)

NOTE: FUTURE AMENITY STRUCTURES SHALL NOT COUNT TOWARD REQUIRED OPEN SPACE, PER ORDINANCE.

TOTAL UNIT COUNT (210)

72 OF TOWNHOUSES	34%
66 OF COTTAGE COURT	32%
72 OF MULTI-FAMILY	34%

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

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

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

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

NORTHWOOD RAVIN, LLC

558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

SKETCH PLAN - DESIGN PLAN

Project No.
4727

Issued
08/28/20

Revised

SGA | NarmourWright DESIGN

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-103 NORTH CAROLINA

NOTE: THIS PLAN IS CONCEPT IN NATURE AND SUBJECT TO CHANGE

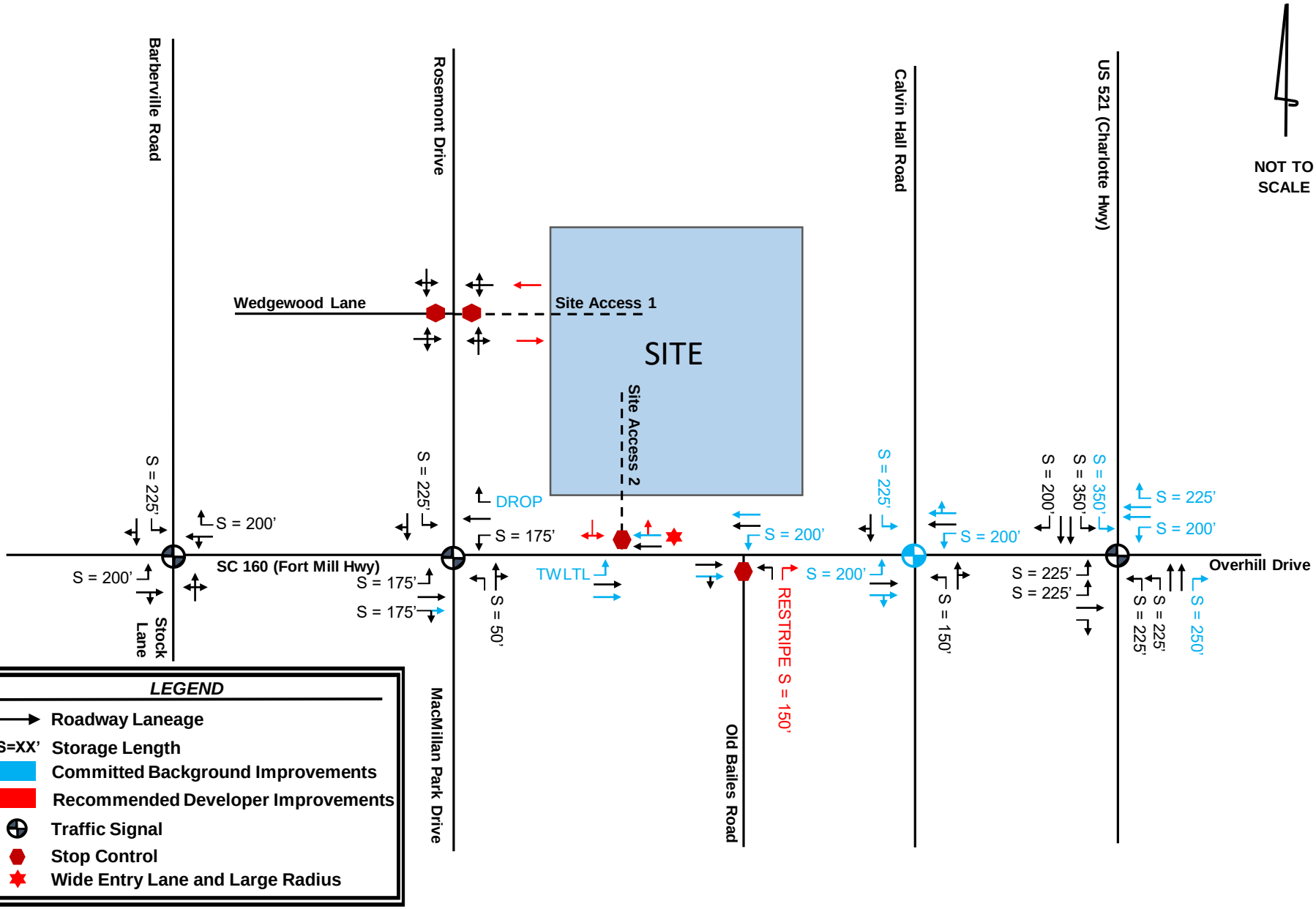
SCALE: 1"=100'
0 50' 100' 200'

SP-0.0

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ColeJenest & Stone, P.A. 2020

©



Kimley»Horn	Lodges at Indian Land Traffic Impact Analysis	Recommended Roadway Laneage	Figure 8.1

Carpenter, Liz

From:	Massey, Amy
Sent:	Tuesday, August 11, 2020 1:14 PM
To:	Rox Burhans
Cc:	Allison Love (LoveAC@scdot.org); Michael Gribble; Kevin Murphy; 'Bill Eubanks'; Jake Bachman; Johnson, Ben
Subject:	Lodges at Indian Land follow-up
Attachments:	SCDOT TIA Response - Lodges at Indian Land.pdf; 2020-01-25 TIA Review Memo.pdf; RE: Lodges at Indian Land follow-up

Hey Rox,

Good talking with you.
Based on our discussion, we'd need to perform a trip generation memo to show that the new plan would be generating less traffic than what was studied; and therefore the recommendations still hold.

That is, unless the developer would like to also see if the impact of 202 residential units on the SC 160/Old Bailes intersection is less analysis-wise to a point where the northbound right-turn lane on Old Bailes would no longer be recommended… considering that they are doing less than half of what was studied (453 units). I've attached the feedback received from the County and SCDOT regarding this turn lane for everyone's reference.

We will keep you posted from here.
Thank you,
Amy

Amy Massey, PE
Kimley-Horn
Direct: 704 954 7470 **|** Mobile: 704 287 3304
Connect with us: Twitter **|** LinkedIn **|** Facebook **|** Instagram| Kimley-Horn.com
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South Carolina
Department of Transportation

Cherokee County
Chester County
Chesterfield County
Fairfield County
Lancaster County
Union County
York County

January 2, 2020

Amy Massey, P.E.
Kimley-Horn & Associates, Inc.
200 South Tryon Street, Suite 200
Charlotte, North Carolina 28202

RE: Lodges at Indian Land Traffic Impact Analysis
SC 160 and Rosemont Drive (O.S.)
Lancaster County

Dear Ms. Massey:

Thank you for allowing us to review the Traffic Impact Analysis (TIA) regarding the site on SC 160 and Rosemont Drive. We concur in principle with the document. Once comments from all reviewers have been addressed, please submit a digital copy of the final draft to the Department.

We look forward to the project proceeding to the encroachment permit process. At that time, all geometrical features, pavement designs, etc., will be reviewed by the appropriate office. If you have any additional questions or concerns, please contact the District 4 Permit Office at 803-377-4155.

Sincerely,

C. Jason Johnston, P.E.
District 4 Engineering Administrator

CJJ/mrg
ec: Rox Burhans, Lancaster County Planning
Clint Beaver, Lancaster Resident Maintenance Engineer

File: D4/PO/ACL

District Four Engineering
Post Office Box 130
1232 JA Cochran Bypass
Chester, SC 29706
803-377-4155 | 803-581-0156 Fax

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Affirmative Action Employer
855-GO-SCDOT (855-467-2368)

Campco Engineering, Inc.
Consulting Engineers since 1974

MEMORANDUM

DATE: January 25, 2020

PROJECT: Lodges at Indian Land TIA

CE: 9783

RE: TIA Report Review

****

Campco Engineering, Inc. has completed a review of a traffic impact study entitled "Traffic Impact Analysis, Lodges at Indian Land" prepared by Kimley-Horn and Associates, Inc. dated December 2019. The study report estimates traffic that may be generated by the proposed development and its impact on the surrounding roadway system. The study included intersection analyses and results for the following intersection locations:

- SC 160 (Fort Mill Highway) at Barberville Road
- SC 160 (Fort Mill Highway) at Rosemont Drive/MacMillian Park Drive
- SC 160 (Fort Mill Highway) at Old Bailes Road
- SC 160 (Fort Mill Highway) at Calvin Hall Road
- SC 160 (Fort Mill Highway) at US 521 (Charlotte Highway)
- Rosemont Drive at Wedgewood Lane/Site Access #1
- SC 160 (Fort Mill Highway) at Site Access #2

The results of our review show that standard practices and procedures for traffic impact analyses, as defined in Section 6.8 of the Lancaster County Unified Development Ordinance, were followed in development of the study. The study process, results and recommendations contained in the study report appear to adequately address the impact of traffic that may be generated by the project as it is currently planned.

The study indicates that the northbound approach of Old Bailes Road to SC 160 should be marked to provide a separate right turn lane with 150' of storage. This configuration currently exists but will be changed to a single approach lane when the SC 160 widening project is completed. The report recommends coordination with SCDOT to discuss amending the SC 160 widening plans to provide separate right and left turn lanes on Old Bailes Road. Although we are in agreement with the recommendation, it appears that the proposed pavement width for Old Bailes Road on the SC 160 widening plans may need to be increased to accommodate the additional lane.

We hope that our comments are of value in development of this project. Please contact our office if you need additional information.

Submitted by:
Campco Engineering, Inc.

Robert L. Walsh, P.E., PTOE

CC: Rox Burhans, Lancaster County

k:\9783\tia review memo draft\2020-01-25 tia review memo.docx

Carpenter, Liz

From: Love, Allison C. <LoveAC@scdot.org>
Sent: Tuesday, February 25, 2020 1:51 PM
To: Massey, Amy
Cc: Carpenter, Liz; Rox Burhans; Gamble, David D.
Subject: RE: Lodges at Indian Land follow-up

Amy,

I have been out the past two weeks and I am trying to catch up on emails and phone messages. Thank you for your patience!

The Department requests the developer to restripe the northbound approach of Old Bailes Road at SC 160 to provide a separate right turn lane with 150' of storage. The existing pavement width should be adequate, but it will be reviewed in detail during the encroachment permit application process.

Thank you,

Allison C. Love, AICP
Assistant District Permit Engineer – District 4
SC Department of Transportation
(803) 385-4261

Safety 1st – Live By It!
Let 'em Work, Let 'em Live!

From: Massey, Amy <Amy.Massey@kimley-horn.com>
Sent: Tuesday, February 25, 2020 10:40 AM
To: Love, Allison C. <LoveAC@scdot.org>
Cc: Carpenter, Liz <Liz.Carpenter@kimley-horn.com>
Subject: Lodges at Indian Land follow-up

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Hey Allison,
Left you a vm on this, figured I'd go ahead and forward the doc. What would be the best way to address the comment (last main paragraph) on the recommendation to put back the exclusive left-right on northbound Old Bailes at SC 160, considering the current construction project?

Once we have an understanding of how SCDOT would like for the developer to address, we can provide a response to the County and then submit the final documentation via email pdf.

Thank you,
Amy

Amy Massey, PE
Kimley-Horn
Direct: 704-954-7470
Mobile: 704-287-3304

From: Rox Burhans <RBurhans@lancastersc.net>
Sent: Wednesday, February 12, 2020 6:02 PM
To: Massey, Amy <Amy.Massey@kimley-horn.com>
Subject: RE: [EXTERNAL] Miscellaneous

Hi Amy,

Sorry for the delayed response.

Attached is CAMPCO's memo on the Lodges. I had been waiting for SCDOT's concurrence, but have not received so I will send this to you independently. Paragraph 3 below necessitates some minor tweaks to the improvement program and/or further commentary.

If you have a received a concurrence letter from SCDOT, I would appreciate it if you would pass it along.

No TIAs at present to review, but that will not last long.

Thank you and take care.

Rox

> The study indicates that the northbound approach of Old Bailes Road to SC 160 should be marked to provide a separate right turn lane with 150' of storage. This configuration currently exists but will be changed to a single approach lane when the SC 160 widening project is completed. The report recommends coordination with SCDOT to discuss amending the SC 160 widening plans to provide separate right and left turn lanes on Old Bailes Road. Although we are in agreement with the recommendation, it appears that the proposed pavement width for Old Bailes Road on the SC 160 widening plans may need to be increased to accommodate the additional lane.

Lancaster County
South Carolina
www.mylancastersc.org

Rox Burhans, *Division Director*
Development Services Division

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P: (803) 285-6005 F: (877) 636-7963
rburhans@lancastersc.net

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Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1003	188	156	788	103	52
Future Volume (vph)	1003	188	156	788	103	52
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	200		215	0
Storage Lanes		0	1		0	0
Taper Length (ft)			150		85	
Lane Util. Factor	0.95	0.95	1.00	0.95	1.00	1.00
Frt	0.976				0.954	
Flt Protected			0.950		0.968	
Satd. Flow (prot)	3398	0	1752	3539	1720	0
Flt Permitted			0.950		0.968	
Satd. Flow (perm)	3398	0	1752	3539	1720	0
Link Speed (mph)	45			45	35	
Link Distance (ft)	3011			667	1959	
Travel Time (s)	45.6			10.1	38.2	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	4%	2%	3%	2%	2%	2%
Adj. Flow (vph)	1114	209	173	876	114	58
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1323	0	173	876	172	0
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 61.2%		ICU Level of Service B	
Analysis Period (min) 15			



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1003	188	156	788	103	52
Future Volume (Veh/h)	1003	188	156	788	103	52
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	1114	209	173	876	114	58
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	TWLTL			None		
Median storage veh)	2					
Upstream signal (ft)				667		
pX, platoon unblocked					0.88	
vC, conflicting volume			1323		2002	662
vC1, stage 1 conf vol					1218	
vC2, stage 2 conf vol					784	
vCu, unblocked vol			1323		1870	662
tC, single (s)			4.2		6.8	6.9
tC, 2 stage (s)					5.8	
tF (s)			2.2		3.5	3.3
p0 queue free %			66		41	86
cM capacity (veh/h)			513		194	405

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1
Volume Total	743	580	173	438	438	172
Volume Left	0	0	173	0	0	114
Volume Right	0	209	0	0	0	58
cSH	1700	1700	513	1700	1700	235
Volume to Capacity	0.44	0.34	0.34	0.26	0.26	0.73
Queue Length 95th (ft)	0	0	37	0	0	125
Control Delay (s)	0.0	0.0	15.6	0.0	0.0	53.2
Lane LOS			C			F
Approach Delay (s)	0.0		2.6			53.2
Approach LOS						F

Intersection Summary			
Average Delay	4.7		
Intersection Capacity Utilization	61.2%	ICU Level of Service	B
Analysis Period (min)	15		

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1003	188	156	788	103	52
Future Volume (vph)	1003	188	156	788	103	52
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	200		215	0
Storage Lanes		0	1		0	1
Taper Length (ft)			150		85	
Lane Util. Factor	0.95	0.95	1.00	0.95	1.00	1.00
Frt	0.976					0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3398	0	1752	3539	1770	1583
Flt Permitted			0.950		0.950	
Satd. Flow (perm)	3398	0	1752	3539	1770	1583
Link Speed (mph)	45			45	35	
Link Distance (ft)	3011			667	1959	
Travel Time (s)	45.6			10.1	38.2	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	4%	2%	3%	2%	2%	2%
Adj. Flow (vph)	1114	209	173	876	114	58
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1323	0	173	876	114	58
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 58.1%		ICU Level of Service B	
Analysis Period (min) 15			



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1003	188	156	788	103	52
Future Volume (Veh/h)	1003	188	156	788	103	52
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	1114	209	173	876	114	58
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	TWLTL			None		
Median storage veh)	2					
Upstream signal (ft)				667		
pX, platoon unblocked					0.88	
vC, conflicting volume			1323		2002	662
vC1, stage 1 conf vol					1218	
vC2, stage 2 conf vol					784	
vCu, unblocked vol			1323		1870	662
tC, single (s)			4.2		6.8	6.9
tC, 2 stage (s)					5.8	
tF (s)			2.2		3.5	3.3
p0 queue free %			66		41	86
cM capacity (veh/h)			513		194	405

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	NB 2
Volume Total	743	580	173	438	438	114	58
Volume Left	0	0	173	0	0	114	0
Volume Right	0	209	0	0	0	0	58
cSH	1700	1700	513	1700	1700	194	405
Volume to Capacity	0.44	0.34	0.34	0.26	0.26	0.59	0.14
Queue Length 95th (ft)	0	0	37	0	0	81	12
Control Delay (s)	0.0	0.0	15.6	0.0	0.0	47.2	15.4
Lane LOS			C			E	C
Approach Delay (s)	0.0		2.6			36.5	
Approach LOS						E	

Intersection Summary			
Average Delay	3.5		
Intersection Capacity Utilization	58.1%	ICU Level of Service	B
Analysis Period (min)	15		

Intersection: 3: Old Bailes Road & SC 160

Movement	EB	EB	WB	WB	WB	NB	NB
Directions Served	T	TR	L	T	T	L	R
Maximum Queue (ft)	408	404	156	30	27	582	86
Average Queue (ft)	60	62	69	1	1	329	12
95th Queue (ft)	446	444	128	24	22	588	70
Link Distance (ft)	2899	2899		597	597	1872	1872
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)			200				
Storage Blk Time (%)							
Queuing Penalty (veh)							



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	961	95	19	1121	105	138
Future Volume (vph)	961	95	19	1121	105	138
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	200		215	0
Storage Lanes		0	1		0	0
Taper Length (ft)			150		85	
Lane Util. Factor	0.95	0.95	1.00	0.95	1.00	1.00
Frt	0.986				0.923	
Flt Protected			0.950		0.979	
Satd. Flow (prot)	3459	0	1543	3539	1683	0
Flt Permitted			0.950		0.979	
Satd. Flow (perm)	3459	0	1543	3539	1683	0
Link Speed (mph)	45			45	35	
Link Distance (ft)	3011			667	1959	
Travel Time (s)	45.6			10.1	38.2	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	3%	2%	17%	2%	2%	2%
Adj. Flow (vph)	1068	106	21	1246	117	153
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1174	0	21	1246	270	0
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 51.9%		ICU Level of Service A	
Analysis Period (min) 15			



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	961	95	19	1121	105	138
Future Volume (Veh/h)	961	95	19	1121	105	138
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	1068	106	21	1246	117	153
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	TWLTL			None		
Median storage veh)	2					
Upstream signal (ft)				667		
pX, platoon unblocked					0.80	
vC, conflicting volume			1174		1786	587
vC1, stage 1 conf vol					1121	
vC2, stage 2 conf vol					665	
vCu, unblocked vol			1174		1488	587
tC, single (s)			4.4		6.8	6.9
tC, 2 stage (s)					5.8	
tF (s)			2.4		3.5	3.3
p0 queue free %			96		54	66
cM capacity (veh/h)			513		255	453

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1
Volume Total	712	462	21	623	623	270
Volume Left	0	0	21	0	0	117
Volume Right	0	106	0	0	0	153
cSH	1700	1700	513	1700	1700	339
Volume to Capacity	0.42	0.27	0.04	0.37	0.37	0.80
Queue Length 95th (ft)	0	0	3	0	0	166
Control Delay (s)	0.0	0.0	12.3	0.0	0.0	46.6
Lane LOS			B			E
Approach Delay (s)	0.0		0.2			46.6
Approach LOS						E

Intersection Summary			
Average Delay	4.7		
Intersection Capacity Utilization	51.9%	ICU Level of Service	A
Analysis Period (min)	15		



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	961	95	19	1121	105	138
Future Volume (vph)	961	95	19	1121	105	138
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	200		215	0
Storage Lanes		0	1		0	1
Taper Length (ft)			150		85	
Lane Util. Factor	0.95	0.95	1.00	0.95	1.00	1.00
Frt	0.986					0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3459	0	1543	3539	1770	1583
Flt Permitted			0.950		0.950	
Satd. Flow (perm)	3459	0	1543	3539	1770	1583
Link Speed (mph)	45			45	35	
Link Distance (ft)	3011			667	1959	
Travel Time (s)	45.6			10.1	38.2	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	3%	2%	17%	2%	2%	2%
Adj. Flow (vph)	1068	106	21	1246	117	153
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1174	0	21	1246	117	153
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 44.8%		ICU Level of Service A	
Analysis Period (min) 15			



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	961	95	19	1121	105	138
Future Volume (Veh/h)	961	95	19	1121	105	138
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	1068	106	21	1246	117	153
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	TWLTL			None		
Median storage veh)	2					
Upstream signal (ft)				667		
pX, platoon unblocked					0.80	
vC, conflicting volume			1174		1786	587
vC1, stage 1 conf vol					1121	
vC2, stage 2 conf vol					665	
vCu, unblocked vol			1174		1488	587
tC, single (s)			4.4		6.8	6.9
tC, 2 stage (s)					5.8	
tF (s)			2.4		3.5	3.3
p0 queue free %			96		54	66
cM capacity (veh/h)			513		255	453

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	NB 2
Volume Total	712	462	21	623	623	117	153
Volume Left	0	0	21	0	0	117	0
Volume Right	0	106	0	0	0	0	153
cSH	1700	1700	513	1700	1700	255	453
Volume to Capacity	0.42	0.27	0.04	0.37	0.37	0.46	0.34
Queue Length 95th (ft)	0	0	3	0	0	56	37
Control Delay (s)	0.0	0.0	12.3	0.0	0.0	30.5	17.0
Lane LOS			B			D	C
Approach Delay (s)	0.0		0.2			22.8	
Approach LOS						C	

Intersection Summary			
Average Delay	2.4		
Intersection Capacity Utilization	44.8%	ICU Level of Service	A
Analysis Period (min)	15		

The Lancaster News

701 North White Street
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 Council will conduct a public hearing on Monday, January 25, 2021. The hearing will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. MXU-020-2051: Application by NWR Development, LLC, to approve a Master Development Plan for a proposed 217-unit apartment development to be known as The Lodges at Indian Land located on approximately 38.88 acres of land on the north side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive (TM #'s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03 and 0006-00-087.04).

2. RZ-020-2602: Application by Billie Coker, to rezone approximately 2.25 acres of land on the south side of Mahaffey Line Drive, across from the intersection with (TM #'s 0082-00-20.00) from Medium Density Residential (MDR) to Rural Residential (RR).

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 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 identifier clearly referenced in the communication. At the public hearing and any adjournment of it, all interested persons may be heard either in person or by their designee or by submission of written comments.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of January 6, 2021

Benita G Coulter
Notary Public of South Carolina

My Commission Expires
January 13, 2021

CAROLINA GATEWAY

701 North White Street
PO Box 640
Lancaster, SC 29721
803-283-1133

PUBLIC HEARING NOTICE

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1. MXU-020-2051: Application by NWR Development, LLC, to approve a Master Development Plan for a proposed 217-unit apartment development to be known as The Lodges at Indian Land located on approximately 38.88 acres of land on the north side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive (TM #'s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03 and 0006-00-087.04).

2. RZ-020-2602: Application by Billie Coker, to rezone approximately 2.25 acres of land on the south side of Mahaffey Line Drive, across from the intersection with (TM #'s 0082-00-20.00) from Medium Density Residential (MDR) to Rural Residential (RR).

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 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 identifier clearly referenced in the communication. At the public hearing and any adjournment of it, all interested persons may be heard either in person or by their designee or by submission of written comments.

This is to certify that the attached Legal Notice was published in CAROLINA GATEWAY in the issue of January 6, 2021

Notary Public of South Carolina

My Commission Expires
January 13, 2021

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1699
Contact Person / Sponsor: Steve Willis/Administration and Hal Hiott/Parks and Recreation
Department: Administration
Date Requested to be on Agenda: 1/25/2021

Issue for Consideration:
To sell a six acre parcel of County property for a de minimis amount to the Council on Aging.

Points to Consider:
The parcel is currently unimproved and a small cleared portion is used for overflow parking for the Springdale Recreation Center. A tax map is attached as information.

The concept is to transfer the parcel for a minimal amount to the Council on Aging, who will utilize grant funding to construct a paved parking lot. During business hours it will be utilized by Council on Aging staff but will be available for Parks and Recreation use after hours and on weekends.

The deed will include a reversionary clause should the Council on Aging ever stop using it for parking.

The real property is currently deed restricted to public recreational use and staff will be communicating with South Carolina Parks, Recreation and Tourism to have the deed restriction released. If the Ordinance meets with approval of County Council it may proceed in the normal course but there may be a need to delay third and final reading until such time as the restriction can be released.

Funding and Liability Factors:
Requested sales price is ten ($10) dollars.

Council Options:
Approve or reject the Ordinance.

Recommendation:
Recommended for approval.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1699	1/5/2021	Ordinance
Exhibit A to Ordinance 2021-1699 - Limited Warranty Deed	1/15/2021	Exhibit
Tax Map for Ordinance 2021-1699	12/31/2020	Exhibit
Parking Sketch Plans	1/15/2021	Backup Material

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2021 – 1699

~~Indicates Matter Stricken~~
Indicates New Matter

AN ORDINANCE

TO APPROVE THE SALE OF SIX (6) ACRES OF LAND TO THE LANCASTER COUNTY COUNCIL ON AGING, SAID PARCEL BEING LOCATED IN THE CITY OF LANCASTER, WITH A TAX PARCEL NUMBER OF 0082C-0A-001.06, AND TO AUTHORIZE COUNTY OFFICIALS TO TAKE SUCH ACTIONS AS NECESSARY TO EFFECTUATE THE PURPOSES OF THIS ORDINANCE.

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

Section 1. Findings and determinations.

WHEREAS, the parcel is currently mostly wooded with a small section cleared to provide for overflow parking for events at the Springdale Recreation Center; and

WHEREAS, the Lancaster County Council on Aging proposes to acquire the parcel to construct a paved parking area for the Council on Aging; and

WHEREAS, the public benefit to be received by the County is that the Council on Aging would allow for the paved parking area to be used for overflow parking for Springdale Recreation Center; and

WHEREAS, the sale price of the parcel shall be ten dollars ($10.00) provided that a reversionary clause be executed so that should the parcel cease to be used for parking available to the Springdale Recreation Center the parcel will revert to County ownership.

Section 2. **Approval of Sale, Authority to Execute, Termination of Authority.**

A. The County Administrator, County Attorney, and such other County staff as may be necessary and convenient are authorized, empowered, and directed, in the name of and on behalf of Lancaster County, to execute, acknowledge, and deliver a deed conveying the land to the Buyer (the "Deed"). The form of the Deed is attached hereto as Exhibit A and all terms, provisions, and conditions of the Deed are incorporated herein by reference as if the Deed were set out in this ordinance in its entirety. By adoption of this ordinance, Council approves the Deed and all of its terms, provisions, and conditions. The Deed is to be substantially the form as attached to this ordinance and hereby approved, or with such minor changes therein as shall be approved by the officials of Lancaster County executing the same, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of the Deed attached to this ordinance.

B. Council authorizes and approves the sale of the Land to the Buyer.

C. The authority of the County staff as set forth in subsection A, of this section and the approval by Council of the sale of the Land to the Buyer, as set forth in subsection B of this section terminates if closing of the sale of the Land has not occurred by 5:00 pm on April 30, 2021.

Section 3. **Authority to Act.**

The Council Chair, Secretary, County Administrator, County Attorney, and Clerk to Council each are authorized to take such actions and to execute such documents as may be necessary to effectuate the purposes of this ordinance.

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 elsewhere 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.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	January 11, 2021
Second Reading:	January 25, 2021
Public Hearing:	February 8, 2021
Third Reading:	February 8, 2021

Approved as to form:

_____
John DuBose, County Attorney

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EXHIBIT A.

STATE OF SOUTH CAROLINA)
) **LIMITED WARRANTY DEED**
COUNTY OF LANCASTER)

KNOW ALL MEN BY THESE PRESENTS, That **LANCASTER COUNTY ("Grantor")**, a body politic and a political subdivision organized and existing under the laws of the State of South Carolina, for good and valuable consideration to it paid by the **LANCASTER COUNTY COUNCIL ON AGING ("Grantee"),** in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said **LANCASTER COUNTY COUNCIL ON AGING,** the following described property, to wit:

All of that certain piece, parcel or tract of land containing 6.0 acres, more or less, bounded on the north by S. Plantation Road, on the east by lands now or formerly owned by The Collins Investment Trust, on the south by Old Lansford Road and the right of way for Southern Railroad, and on the west by property now or formerly owned by Lancaster County Council on Aging.

Being a portion of the property conveyed to Grantor herein by Instrument of Trust dated November 22, 1958, and recorded in the Office of the Clerk of Court for Lancaster County in Deed Book T-4 at Page 380 and also by that Title to Real Estate Corrective Deed recorded on or about April 26, 2000, in the Office of the Clerk of Court for Lancaster County in Deed Book 80 at Page 1113.

Tax Map # 0082C-0A-001.06

ADDRESS OF GRANTEE: Lancaster County Council on Aging

PO Box 1296
Lancaster, SC 29721

The property is hereby conveyed to the Grantee subject to the following easements, conditions, restrictions, or exceptions, these and all such matters as may arise out of them being matters for which the warranty of Grantor as contained herein shall not apply:

1) OTHER THAN THE WARRANITES CONTAINED HEREIN, THE GRANTEE ACCEPTS POSSESSION OF AND TITLE TO THE PROPERTY ON AN "AS IS" BASIS. GRANTOR MAKES NO REPRESENTAITONS CONCERNING THE PHYSICAL CONDITION OF THE PROPERTY OR THE FITNESS OF THE PROPERTY FOR GRANTEE'S INTENDED PURPOSE.
2) Matters which might be shown by a current survey or physical inspection of the Property, conditions, right of way, easements, and restrictions of record, and zoning and land use regulations which may impact Grantee's use of the property.
3) Ad valorem taxes for the current year which are a lien but are not yet due and payable and rollback or deferred taxes, which constitute a lien but are not yet due and payable and which shall be paid by Grantor when assessed by the taxing authority
4) Grantee's use of the property shall be restricted and limited as follows:
    a. The property shall be used for construction of a paved parking area for use by Lancaster County Council of Aging and for off hours parking for Lancaster County Parks and Recreation activities and shall be used for no other purposes. In the event the Property ceases to be used as parking for Lancaster County Council on Aging (with cessation of use defined as Lancaster County Council on

Aging ceasing to use the subject property for parking for a period of three (3) months or greater), then title to the Property shall revert to Grantor or its successor in interest and all improvements thereon shall become property of Grantor. PROVIDED, HOWEVER, that Grantee's failure to so use the property for a period of eighteen (18) months from the date hereof shall not be deemed a violation of the forgoing restriction for so long as Grantee shall, during such period, be actively designing, planning, and/or construction of a paved parking facility upon the Property and shall use the property for no other purpose during such period.

b. Grantee grants a license of entry and use to Lancaster County and the patrons of Lancaster County Parks and Recreation to utilize the paved parking area during the hours that Grantee is not open to its patrons. Grantee shall not unreasonably withhold, restrict, or interfere with Grantor's utilization of the parking area.

TO HAVE AND TO HOLD all and singular the premises before mentioned, subject to the above easements, restrictions, and exceptions, together with any and all rights, members, and appurtenances thereof, the same being, belonging or otherwise appertaining to the only proper use and benefit of **LANCASTER COUNTY COUNCIL ON AGING** forever IN FEE SIMPLE, on the terms and conditions contained herein.

And **LANCASTER COUNTY,** does hereby bind itself, its Successors and Assigns to warrant and forever defend all and singular the said premises unto the said **LANCASTER COUNTY COUNCIL ON AGING,** against claims of all persons whomsoever claiming by, through or under

Grantor, or Grantor's successors and assigns, and against all others, subject to the restrictions and limitations contained herein.

WITNESS my Hand and Seal this _____ day of _____, 2021.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

LANCASTER COUNTY

_____ _____

By: _____

Its: _____

_____

STATE OF SOUTH CAROLINA) **ACKNOWLEDGMENT**

)

COUNTY OF)

I, _____, a Notary Public for the State of South Carolina, do hereby certify that **LANCASTER COUNTY,** by _____ its _____ _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

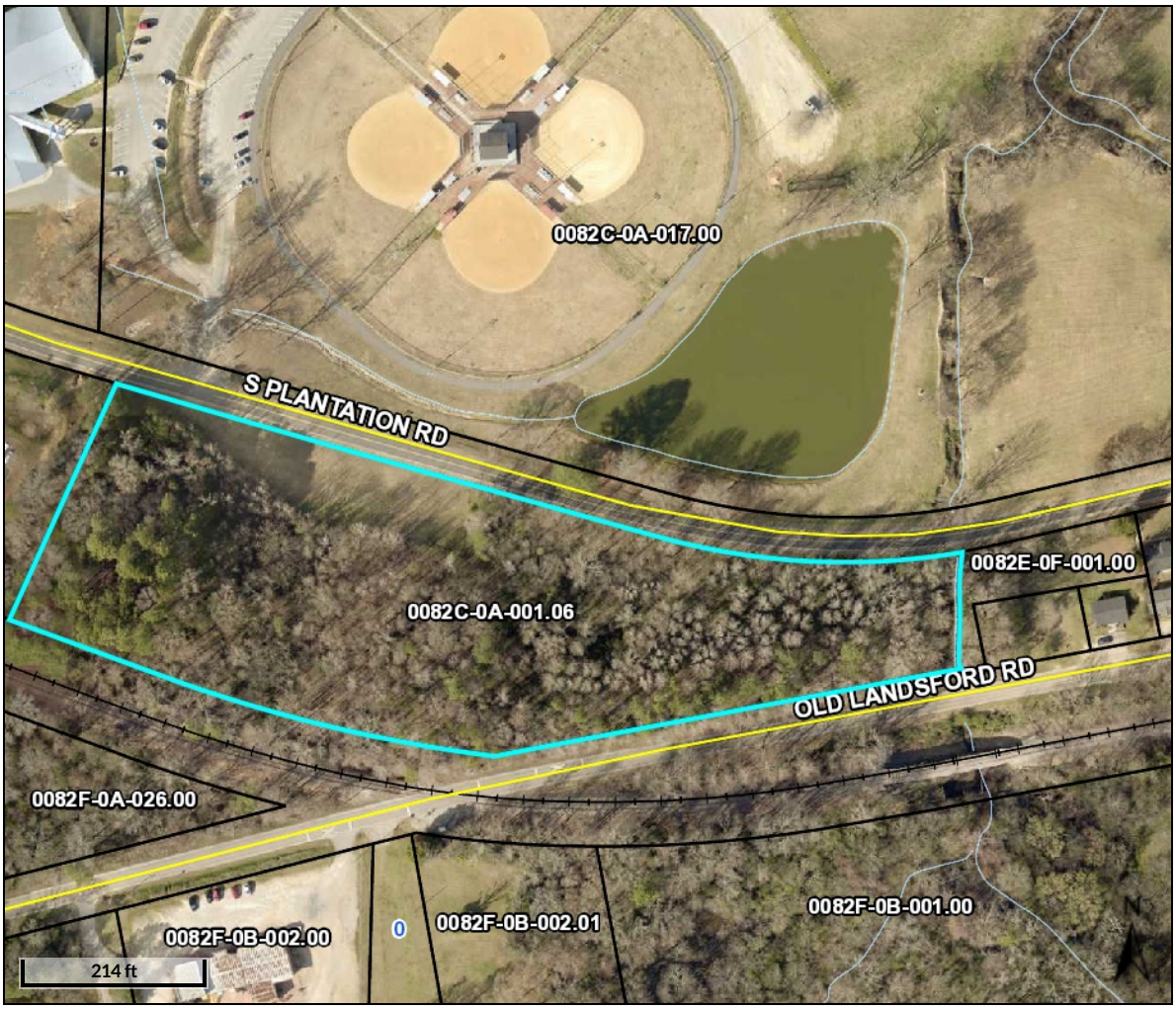
WITNESS my hand and seal this _____ day of _____, 2021

_____(SEAL)

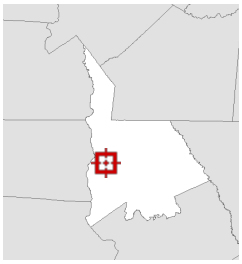
Notary Public for State of South Carolina

My commission expires:_____

qPublic.net™ Lancaster County, SC



Overview



Legend

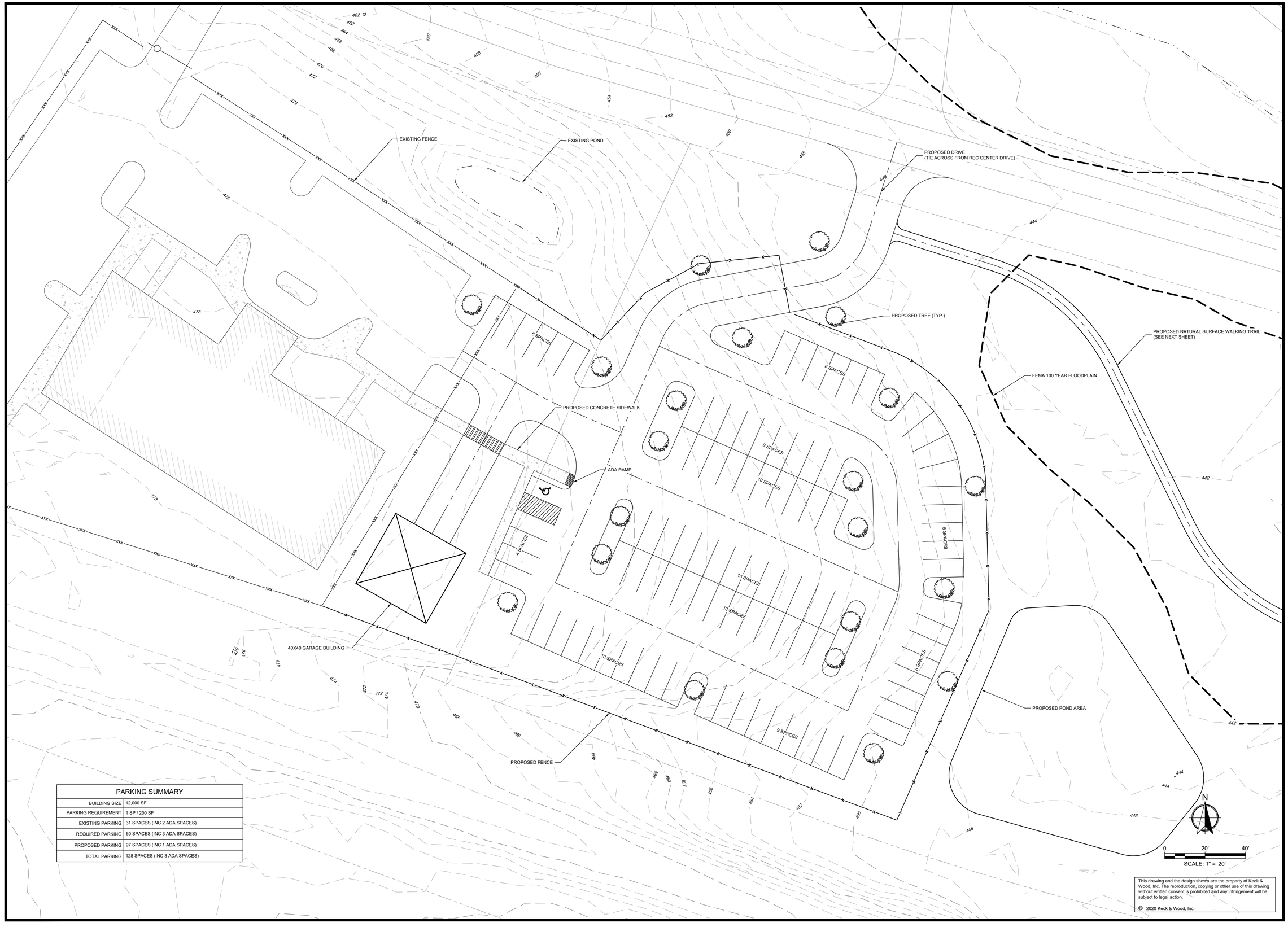
- Parcels
- Roads
- Streams and River
- Railroad

Parcel ID	0082C-0A-001.06	**Owner**	LANCASTER COUNTY	**Last 2 Sales**			
				Date	**Price**	**Reason**	**Qual**
Class Code	Exempt		PO BOX 1809	4/26/2000	$1	SOLD DOES NOT MATCH APPRAISAL RECORD	Q
Taxing District	County		LANCASTER, SC				
	Lancaster		29721	2/23/1998	$47000	TRUE SALE	Q
Land Size	6 ACRES	**Physical Address**	S PLANTATION RD				
		Assessed Value					

(Note: Not to be used on legal documents)

Date created: 12/1/2020
Last Data Uploaded: 12/1/2020 1:45:13 AM

Developed by Schneider GEOSPATIAL



PARKING SUMMARY	
BUILDING SIZE	12,000 SF
PARKING REQUIREMENT	1 SP / 200 SF
EXISTING PARKING	31 SPACES (INC 2 ADA SPACES)
REQUIRED PARKING	60 SPACES (INC 3 ADA SPACES)
PROPOSED PARKING	97 SPACES (INC 1 ADA SPACES)
TOTAL PARKING	128 SPACES (INC 3 ADA SPACES)

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Keck+Wood
COLLABORATION BY DESIGN
300 TECHNOLOGY CENTER WAY, SUITE 400
ROCK HILL, SC 29730
(803) 620-1300
keckwood.com

PRELIMINARY

KECK & WOOD, INC.
NO. 2020
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA

NO.	DATE	REVISION
1	-----	-----

Lancaster County Council on Aging
Parking Addition
Lancaster, South Carolina

Sketch 3

PRELIMINARY
NOT FOR CONSTRUCTION

Project Manager: Tripp Barrineau, PLA
Drawn By: SDG
Checked By: CEB
Date: 11/16/2020
Scale: As Shown

Project No.: XXXXXX
Drawing No.: C3.0

I:\WE\ Emp\Self\LA Council Aging\Sketch 3.dwg

EXISTING POND

EXISTING DITCH

FEMA 100 YEAR FLOODPLAIN

PROPOSED 6' NATURAL SURFACE WALKING TRAIL

EXISTING CREEK/DITCH

N

0 20' 40'

SCALE: 1" = 20'

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COLLABORATION BY DESIGN
300 TECHNOLOGY CENTER WAY, SUITE 400
ROCK HILL, SC 29730
(803) 620-1300
keckwood.com

PRELIMINARY

KECK & WOOD, INC.
No.2020
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA

NO.	DATE	REVISION
1	-----	-----

Lancaster County Council on Aging
Parking Addition
Lancaster, South Carolina

Sketch 3 Overall

PRELIMINARY
NOT FOR CONSTRUCTION

Project Manager:	Tripp Barrineau, PLA
Drawn By:	SDG
Checked By:	CEB
Date:	11/16/2020
Scale:	As Shown
Project No.:	XXXXXX
Drawing No.:	C3.1

I:\WD Emp\Staff\LA Council Aging\Sketch 3.dwg

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1700 / Planning Case Number: RZ-020-2206
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 1/25/2021

Issue for Consideration:
Request to rezone 7907 Henry Harris Road from Low Density Residential (LDR) to Rural Neighborhood (RN) District.
The request comes in response to an active zoning violation due to a complaint received from an adjacent property owner about excessive parking in relation to the commercial stable. Upon inspection, it was determined that the existing commercial stable is not permitted in the Low Density Residential (LDR) District. Commercial stables are permitted in the requested Rural Neighborhood (RN) District.

The property is located at 7907 Henry Harris Road.

The property is surrounded predominantly by other RN, LDR, and MDR zoned properties.

Points to Consider:
The barn on the property was constructed in 1994 while the stable was built in 1998. Prior to the existing 2016 UDO, the property was zoned R-30 and the commercial stable was permitted in that district. The revised zoning map in 2016 resulted in rezoning this property to LDR, which made the stable a legal non-conforming use. The commercial stable use ceased for an extended period of time resulting in it losing its "grandfathering" status.

Should the rezoning request be approved, the commercial stable would be a permissible use subject to the owner obtaining a zoning permit and complying with the applicable UDO requirements (parking, etc.). Having the property rezoned, obtaining a zoning and/or building permit, and implementing any required improvements will resolve the active violation case.

Funding and Liability Factors:
N/A

Council Options:
Approve or deny the rezoning request.

Recommendation:
At the November 17, 2020 meeting, the Planning Commission voted unanimously to recommend approval of the request. The adjacent property owner spoke against the request.

Staff recommends approval of the request to rezone.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1700	1/5/2021	Ordinance
Staff Report	11/10/2020	Planning Staff Report
Ex 1: Application	11/10/2020	Exhibit
Ex 2: Zoning Map	11/10/2020	Exhibit

Boundary Survey	12/31/2020	Exhibit
Recorded Easement Agreement	1/15/2021	Backup Material
Memorandum to County Council regarding access easement	1/21/2021	Backup Material

STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

ORDINANCE NO. 2021-1700

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE A 19.88 ACRE TRACT OF PROPERTY (TMS # 0014-00-034.15), OWNED BY RYAN URBAN, AND LOCATED AT 7907 HENRY HARRIS ROAD, LANCASTER, SOUTH CAROLINA, FROM LDR, LOW DENSITY RESIDENTIAL DISTRICT, TO RN, RURAL NEIGHBORHOOD DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Ryan Urban, applied to rezone 19.88 acres, more or less, located at 7907 Henry Harris Road, Lancaster, South Carolina (TMS # 0014-00-034.15), from LDR, Low Density Residential District, to RN, Rural Neighborhood District.

(b) On November 17, 2020, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a unanimous vote recommended approval of the rezoning request.

(c) The Future Land Use Category of the subject property is Neighborhood Mixed-Use, which corresponds to the Community Type of Suburban Single-Family Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type *"is formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers."*

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, beginning at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Suburban Single-Family Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

The requested RN District is consistent with the Neighborhood Mixed-Use Future Land Use category.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from LDR, Low Density Residential District, to RN, Rural Neighborhood District, for the following properties as identified by tax map number or other appropriate identifier:

Tax Map No. 0014-00-034.15

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 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 _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: January 11, 2021
Public Hearing: January 11, 2021
Second Reading: January 25, 2021
Third Reading: February 8, 2021

Approved as to form:

_____
John DuBose, County Attorney

PROPOSAL: Request to rezone approximately 19.88 acres of property (TM# 0014-00-034.15)

PROPERTY LOCATION: 7907 Henry Harris Road

CURRENT ZONING DISTRICT: Low Density Residential (LDR) District

PROPOSED ZONING DISTRICT: Rural Neighborhood (RN) District

APPLICANT: Ryan Urban

COUNCIL DISTRICT: District 7, Brian Carnes

OVERVIEW:

Proposal

The applicant has submitted a request to rezone their property located at 7907 Henry Harris Road. The request comes in response to an active zoning violation due to a complaint received from an adjacent property owner about excessive parking in relation to the commercial stable. Upon inspection, it was determined that the existing commercial stable is not permitted in the Low Density Residential (LDR) District. Commercial stables are permitted in the requested Rural Neighborhood (RN) District.

The barn on the property was constructed in 1994 while the stable was built in 1998. Prior to the existing 2016 UDO, the property was zoned R-30 and the commercial stable was permitted in that district. The revised zoning map in 2016 resulted in rezoning this property to LDR, which made the stable a legal non-conforming use. The commercial stable use ceased for an extended period of time resulting in it losing its "grandfathering" status.

Should the rezoning request be approved, the commercial stable would be a permissible use subject to the owner obtaining a zoning permit and complying with the applicable UDO requirements (parking, etc.). Having the property rezoned, obtaining a zoning and/or building permit, and implementing any required improvements will resolve the active violation case.

Site Information

The parcel to be rezoned is currently improved with a mobile home, horse stable and feed barn.

Summary of Adjacent Zoning and Uses

The property is surrounded predominantly by other RN, LDR, and MDR zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MDR; RN	Single-Family Residential
South	Lancaster County	PDD; LDR	Belair Neighborhood; Single-Family Residential
East	Lancaster County	RN; LDR	Single-Family Residential
West	Lancaster County	MDR; PDD	Carolina Reserve; Vacant

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned LDR District. Pursuant to UDO Chapter 2.3, the 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.*

The requested RN District *is established to protect the residential character of communities and neighborhoods in the rural area at a density of 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain the low density residential.*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the RN, LDR and MDR Districts. The RN District is intended to protect the residential character of neighborhoods. Currently, this area can be characterized by single-family homes on lots of varying sizes, and also within neighborhoods. Staff finds that the proposed rezoning of the property to RN District is generally compatible with the surrounding area and consistent with UDO Section 2.3.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Suburban Single-Family Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "*is formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers*." 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 extends across the northern half of the panhandle, beginning at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Suburban Single-Family Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

The requested RN District is consistent with the Neighborhood Mixed-Use Future Land Use category.

Neighborhood Mixed Use: Land Use Considerations		
Mobile/Modular Homes	Single-Family Detached Home	Single-Family Attached Home (Townhome/Duplex)
Church	School	Community Park
Community Center/Pool & Recreational Amenities	Natural Area	

INFRASTRUCTURE CONSIDERATIONS

Transportation

A Traffic Impact Analysis (TIA) is not required for this rezoning request. No improvements are required.

The subject property is located almost one mile from the intersection of Henry Harris and Jim Wilson Roads. The portion of Henry Harris Road from Shelley Mullis Road to Jim Wilson Road is maintained by Lancaster County while Jim Wilson Road is maintained by the SCDOT.

Traffic volumes are shown below:

Street	**Vehicles Per Day**		
	2019	**2016**	**2013**
Jim Wilson Road	6,300	5,300	3,600
Henry Harris Road	**No Data Available**		
Source: SCDOT Traffic Counts 2009-2019			

Public Utilities

No additional utilities are required for this request.

Public Schools

This request will not result in additional students.

The subject property is in the attendance zones of Van Wyck Elementary, Indian Land Middle and Indian Land High Schools.

PHOTOS OF PROJECT AREA:



Looking directly at property from Henry Harris Road



Looking east across Henry Harris Road from subject property



Looking north along Henry Harris Road



Looking south along Henry Harris Road

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone, pursuant to the following findings of fact for RZ-020-2206:

1. That the subject project consists parcel TM# 0014-00-034.15;
2. That the subject property is currently zoned LDR District and proposed to be rezoned RN District;
3. That the subject property has a Future Land Use designation of Neighborhood Mixed Use, and a Community Type of Suburban Single-Family Neighborhood; and
4. That the proposed RN District is generally consistent with the surrounding area which is comprised of LDR, MDR and RN Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Katie See, AICP, Senior Planner
ksee@lancastersc.net | 803-416-9395

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 7907 Henry Harris Rd
City Indian Land State SC Zip 29707 Tax Parcel ID 0014-00-034.15
Current Zoning LDR Current Use Commercial Stables
Proposed Zoning Rural Neighborhood Total Acres 19.88
Project Description Commercial Stables since 1997

Surrounding Property Description Single family homes, horse pastures and barns

CONTACT INFORMATION

Applicant Name Ryan Urban
Address 1238 Ladera Dr
City Waxhaw State NC Zip 28173 Phone 704-221-9228
Fax _____ Email rgurban9@gmail.com
Property Owner Name Restless Roots Properties, LLC
Address PO Box 125
City Monroe State NC Zip 28111 Phone 704-221-9228
Fax _____ Email rgurban9@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 _____ Date 9/14/2020

Property Owner(s) _____ Date 9/14/2020

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**

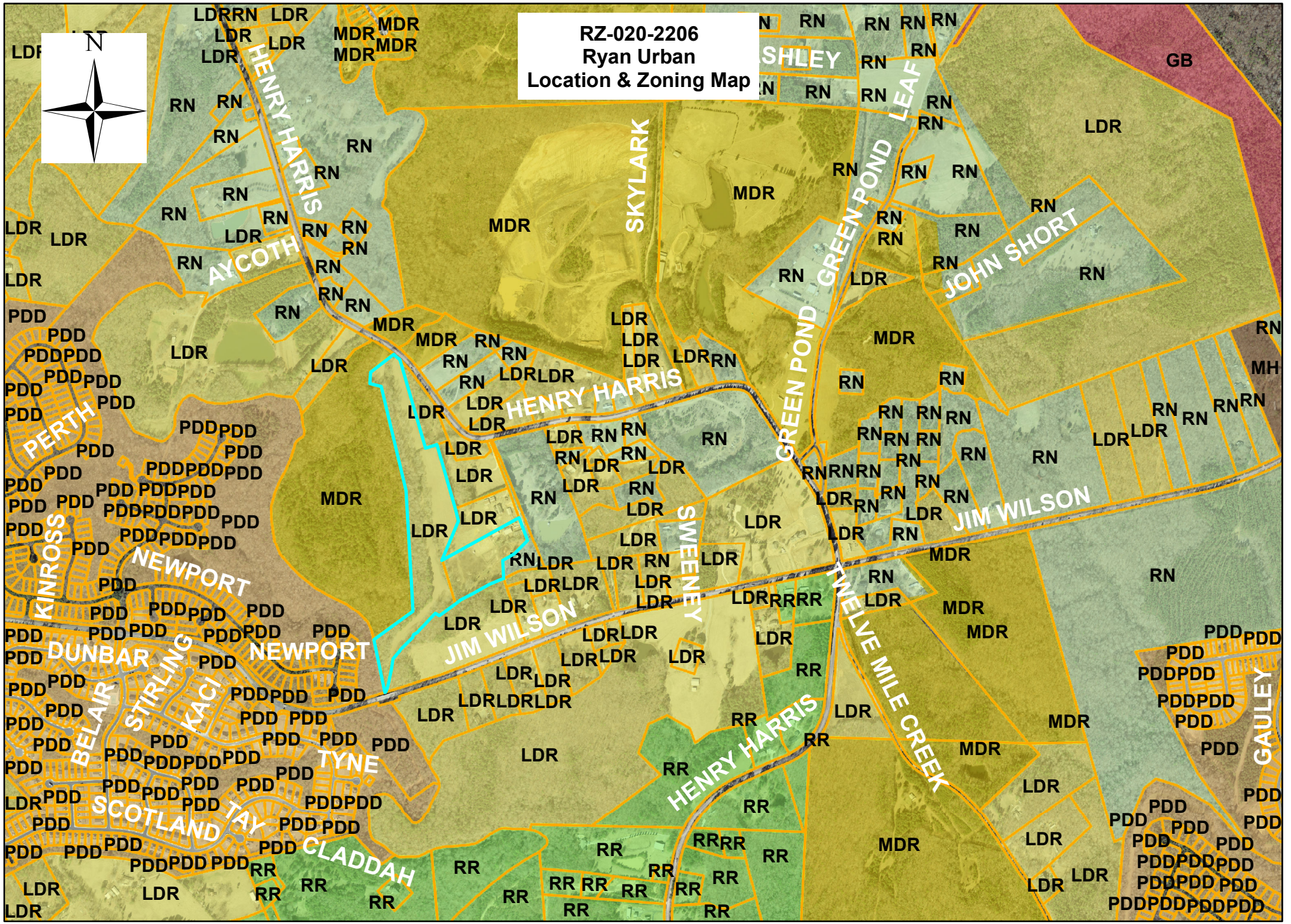
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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

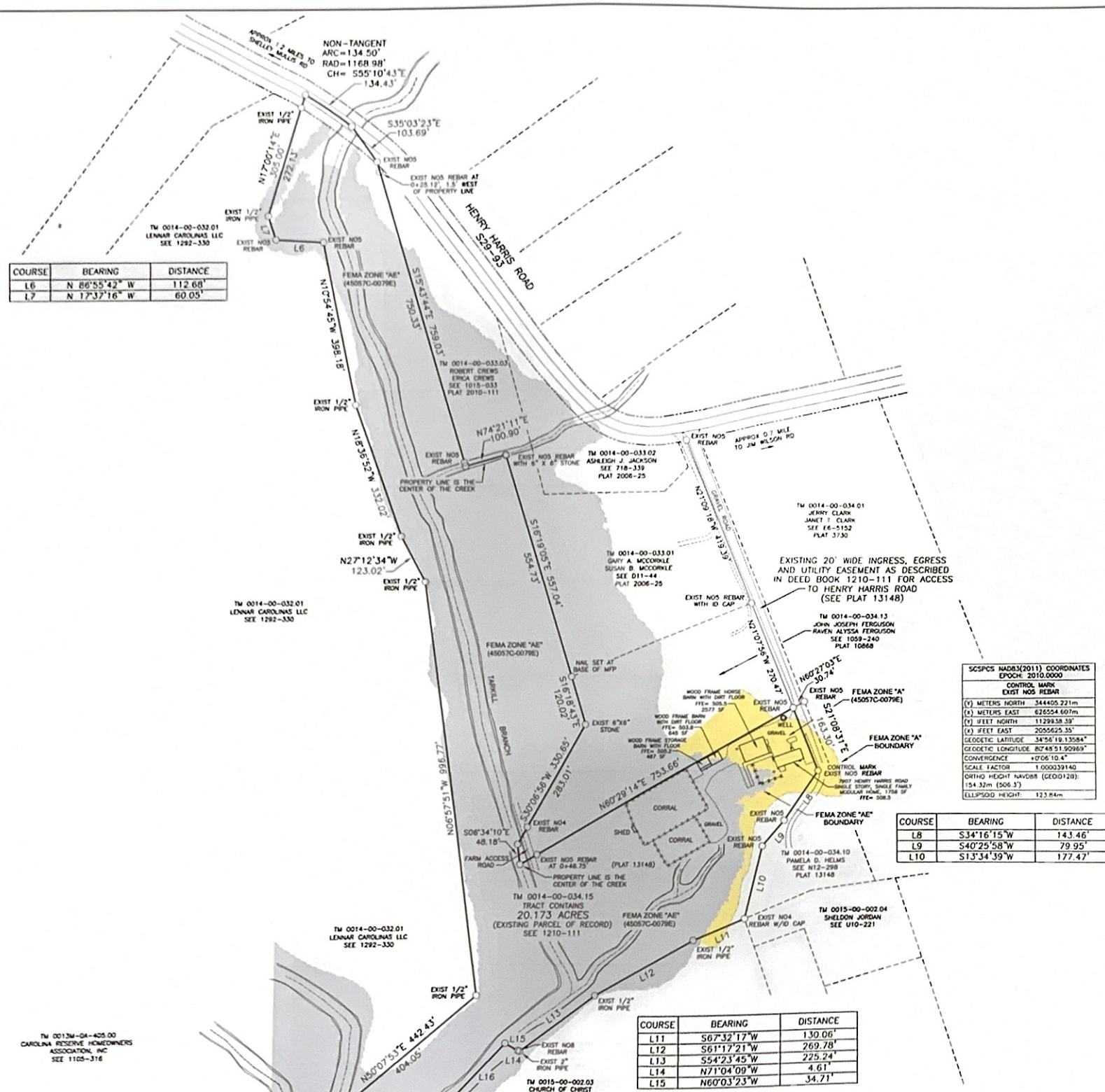
2. **Planning Commission**

- 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.


RZ-020-2206
Ryan Urban
Location & Zoning Map
N
HENRY HARRIS
AYCOTH
SKYLARK
GREEN POND
LEAF
JOHN SHORT
JIM WILSON
SWEENEY
TWELVE MILE CREEK
GAULEY
PERTH
KINROSS
NEWPORT
DUNBAR
STIRLING
KACI
BELAIR
TYNE
SCOTLAND
TAY
CLADDAH
LDR
MDR
RN
PDD
RR
GB
MH
0
800
1,600
3,200
Feet



VICINITY MAP (1"= 1000')

COURSE	BEARING	DISTANCE
L6	N 86°55'42" W	112.68'
L7	N 17°37'16" W	60.05'

COURSE	BEARING	DISTANCE
L1	N05°12'22"W	143.64'
L2	N07°30'32"W	250.18'
L3	N28°52'10"E	92.27'
L4	N20°54'33"E	62.41'

COURSE	BEARING	DISTANCE
L8	S34°16'15"W	143.46'
L9	S40°25'58"W	79.95'
L10	S13°34'39"W	177.47'

COURSE	BEARING	DISTANCE
L11	S67°32'17"W	130.06'
L12	S61°17'21"W	269.78'
L13	S54°23'45"W	225.24'
L14	N71°04'09"W	4.61'
L15	N60°03'23"W	34.71'

COURSE	BEARING	DISTANCE
L16	S43°46'23"W	186.32'
L17	S39°30'34"W	29.71'
L18	S56°59'09"W	35.00'
L19	S21°33'46"W	27.94'
L20	S44°43'23"W	145.64'
L21	S40°00'36"W	98.52'
L22	S07°44'29"W	89.98'
L23	S12°37'17"W	129.96'
L24	S16°40'02"W	72.55'
L25	S24°18'53"W	36.16'

SCSPCS NAD83(2011) COORDINATES EPOCH: 2010.0000	
CONTROL MARK EXIST NO5 REBAR	
(Y) METERS NORTH	344405.221m
(X) METERS EAST	626554.607m
(Y) sFEET NORTH	1129838.39'
(X) sFEET EAST	2055625.35'
GEODETIC LATITUDE	34°56'19.13584"
GEODETIC LONGITUDE	80°48'51.90969"
CONVERGENCE	+0°06'10.4"
SCALE FACTOR	1.00003140
ORTHO HEIGHT NAVD88 (GEOID12B): 154.32m (506.3')	
ELLIPSOID HEIGHT:	123.84m

NOTE

BOUNDARY INFORMATION SHOWN WAS DETERMINED BY FIELD SURVEY OF PHYSICAL EVIDENCE ON THE GROUND AND BY AVAILABLE DEEDS AND PLATS OF RECORD AS OBTAINED FROM THE LANCASTER COUNTY REGISTER OF DEEDS OFFICE. NUMBER 4 REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

HORIZONTAL AND VERTICAL COORDINATES SHOWN WERE DETERMINED BY USE OF THE DEPARTMENT OF DEFENSE NAVSTAR GLOBAL POSITIONING SYSTEM AND ARE REFERENCED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983 (SCSPCS83). ALL BEARINGS SHOWN ARE REFERENCED FROM SOUTH CAROLINA GRID NORTH NAD83.

A PORTION OF THIS PROPERTY LIES IN FEMA FLOOD HAZARD AREA ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "AE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY-PANEL NUMBERS 45057C-0079E AND 45057C-0087E BOTH DATED MAY 16 2017.

TRACT SHOWN IS AN EXISTING PARCEL OF RECORD AS DESCRIBED IN DEED BOOK 1210 AT PAGE 111. NO NEW LOTS, PARCELS, TRACTS OF LAND, EASEMENTS, ROADS, ROADWAYS OR RIGHTS OF WAY HAVE BEEN CREATED THIS SURVEY DATE.

GRAPHIC SCALE - FEET (1"= 200')

0 200 400 600 800 1000

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF E. B. ENFINGER, PLS AND WAS COMPLETED ON JUNE 22 2020. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING" ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA TITLE 40, CHAPTER 22 AND IS OF CLASS "B" STANDARD. THE AREA WAS DETERMINED USING THE DMD METHOD. THE BEARINGS ARE REFERENCED FROM SC GRID NORTH NAD83.

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

EUGENE BRYAN ENFINGER, SC PLS REG NO. 11056

SOUTH CAROLINA ENFINGER & ASSOCIATES NO. C00426 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA NO. 11056 PROFESSIONAL LAND SURVEYOR EUGENE B. ENFINGER

PLAT OF BOUNDARY SURVEY
FOR

RESTLESS ROOTS PROPERTIES, LLC

LANCASTER COUNTY SOUTH CAROLINA

ENFINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
803-286-6181
302 EAST ARCH STREET LANCASTER SOUTH CAROLINA 29720

RESEARCH:	PARTY:	COMPUTER:	CARTOGRAPHER:	DISK:
CBE	CBE	EBE	EBE	C:\PROJECTS_2020
FILE: R7LJAACA.DWG	BOOK: JTLS JT2 TSC3	TAX MAP: 0014-00-034.15	DATE: JUNE 22 2020	SCALE RATIO: 1: 2400 (1"= 200')

6021

Book K-15 Page 42

Prepared by and return to: Tracey Sloan Hinson
Attorney At Law
134 Saint John's Court
Rock Hill, SC 29730

FILED
OFFICE OF CLERK
OF COURT
Aug 25 11 30 AM '97
CLERK OF COURT
LANCASTER COUNTY, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

EASEMENT AGREEMENT

This **EASEMENT AGREEMENT,** made and entered into, this the 4th day of August, 1997, by and between Pamela D. Helms (herein "Grantor") and Philip Randazzo and Virginia Randazzo (herein "Grantee").

WITNESSETH:

THAT WHEREAS, Grantor is the owner of that property described in **Deed Book N-12 at Page 298** in the Office of the Clerk of Court for Lancaster County, South Carolina.

WHEREAS, Grantee is the owner of that property described in **Deed Book U-11, at Page 334** in the Office of the Clerk of Court for Lancaster County, South Carolina.

WHEREAS, Grantee has requested that Grantor grant an appurtenant easement to Grantee for use as access to and from the Grantee's property to Henry Harris Road (SCSR 92, a public road); and

WHEREAS, the parties hereto are desirous of entering into this Agreement so as to grant to Grantee such an easement for ingress, egress and regress from the Grantee's property to Henry Harris Road (SCSR 92, a public road).

NOW THEREFORE, Grantor, for a valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey

unto Grantee, their heirs, successors and assigns, a nonexclusive, appurtenant right, privilege and easement twenty (20) feet in width over and upon that certain easement area to be used for ingress, egress and regress from the Grantee property to Henry Harris Road (SCSR 92, a public road) appurtenant to the Grantee's property **for so long as no alcoholic beverages are sold on the Grantee's property or an establishment which is used as a gambling place is not operated on the Grantee's property or the Grantees' property is not used for any industrial or commercial purposes; however, specifically excluding from the above use restriction, the use of the property by the Grantee, their heirs, successors and assigns, for the purpose of raising, boarding or breeding livestock including the training of livestock and the offering of training lessons to the general public to raise, ride or train livestock.** Said twenty (20) foot wide easement being more particularly described as follows:

> **Being that 20 foot right of way beginning on Henry Harris Road and running S. 17-39-10 E. as shown on Boundary Survey for Sandra H. Marritt, A Portion of Susan H. Cooke Property, prepared by Thomas E. Montgomery SCRLS, dated November 7, 1992 and recorded as Plat #13148 in the Office of the Clerk of Court for Lancaster County on December 22, 1992, which said plat is incorporated herein for a more accurate description.**

As partial consideration for the conveyance of this easement, Grantee, for themselves and their heirs, successors and assigns, do hereby agree to pay Grantee's pro rata share of the reasonable cost to maintain the above-described easement in an all weather condition with all other users thereof. Grantee's pro rata share shall be based upon the number of parcels of land utilizing the easement described herein for access. Grantee shall be responsible for one pro rata share. An owner shall be in default if payment is not received within sixty (60) days after written notice of payment due is given and the Grantor may bring an action at law against the Grantee personally obligated to pay the same and there shall be added to the amount of such pro rata share of the reasonable cost to maintain the above-described easement, the total costs of preparing and filling the complaint in such action, and in the event a judgment is obtained, such

judgment shall include interest on the pro rata cost due as provided and a reasonable attorney's fees to be fixed by the court together with the costs of the action.

TO HAVE AND TO HOLD the aforesaid easement with all privileges and appurtenances thereto belonging unto Grantee, their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereunto set their hands and seal as the day and year first above written.

Witness 1

Pamela D. Helms (seal)
Pamela D. Helms

Witness 2

(seal)
Philip Randazzo

(seal)
Virginia Randazzo

STATE OF SOUTH CAROLINA

COUNTY OF YORK PROBATE

Personally appeared before me the undersigned witness who being duly sworn deposes and says that he/she saw the with-in named Pamela D. Helms sign, seal and as her act and deed deliver the above-written instrument for the uses and purposes therein mentioned and purposes therein mentioned and that she with the other witness above witnessed the execution thereof.

Sworn to before me this
4th of August, 1997

Notary Public for the State of South Carolina
My commission expires: ~~06/05/06~~ 10/13/2003

K-15 45

STATE OF SOUTH CAROLINA

COUNTY OF YORK PROBATE

Personally appeared before me the undersigned witness who being duly sworn deposes and says that he/she saw the with-in named Philip Randazzo and Virginia Randazzo sign, seal and as their act and deed deliver the above-written instrument for the uses and purposes therein mentioned and that he/she with the other witness above witnessed the execution thereof.

Melissa Chrietty
Witness 1

Sworn to before me this
4th of August, 1997

Faye D. Ka
Notary Public for the State of South Carolina
My commission expires: ~~06/05/06~~ 10/13/2003

EXHIBIT S. Recorded

Lancaster County
South Carolina

Case No. RZ-2020-2206
County Council
Meeting Date: January 25, 2021

TO: County Council

FROM: Katie See, AICP, Senior Planner

DATE: January 15, 2021

SUBJECT: **RZ-2020-2206 - 7907 Henry Harris Road Rezoning Request**

The public hearing for RZ-2020-2206 for the property located at 7907 Henry Harris Road was held before County Council on January 11, 2020. During the meeting, Council discussed the condition of the access easement to the property. *A copy of the easement is enclosed with this memo*. The easement is 20' wide and 690' long, while the gravel driveway is approximately 15' wide.

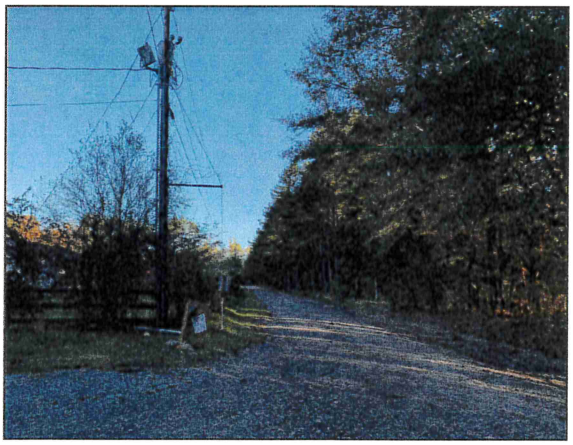
The property is located within a floodway and a small portion is located within a flood zone. *See attached maps illustrating streams and floodway (teal blue stripes) and flood zone (red graphics).*

If the rezoning request is approved, the stable use could be approved under the requested Rural Neighborhood (RN) zoning district if the property owner will work with staff to ensure that an adequate turnaround is provided for emergency vehicles, in coordination with the Fire Marshal.

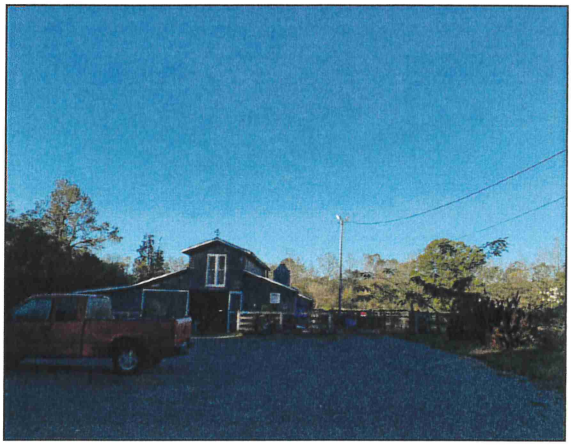
Please feel free to contact me at 416-9395 should you have any questions before the meeting.



Looking south along easement
(driveway to Helms property)



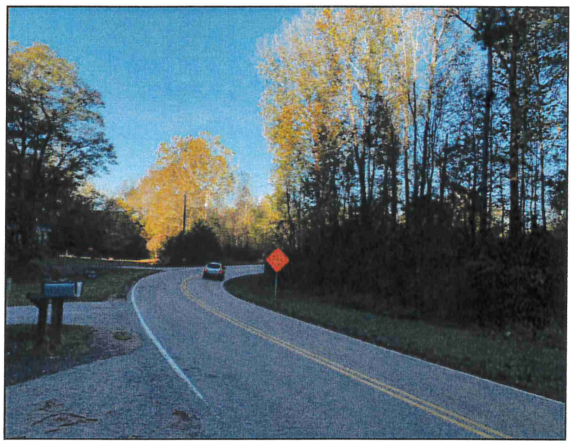
Looking north along easement toward
Henry Harris Road



Stable



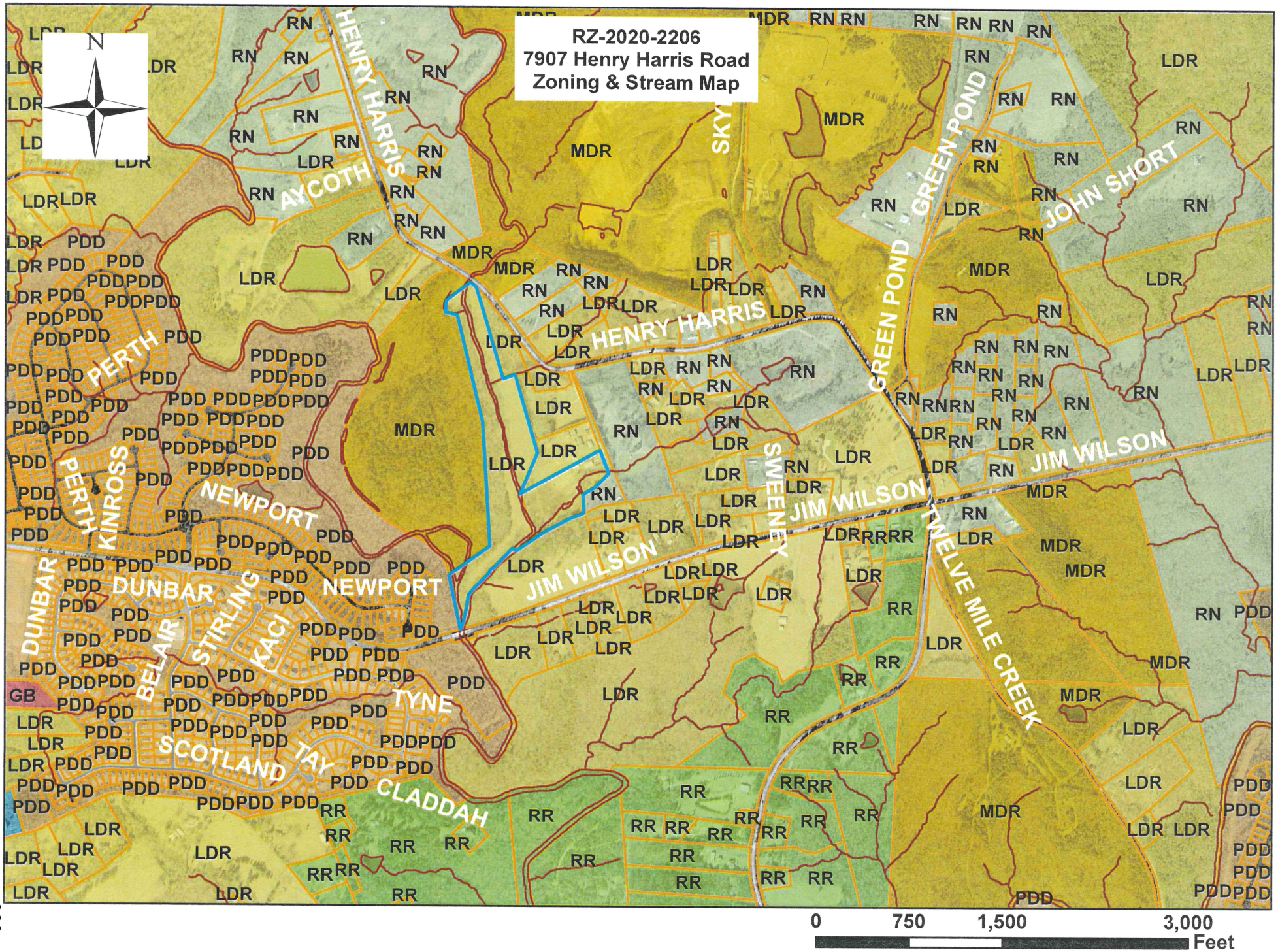
Stable and Mobile Home



Looking northwest along Henry Harris Road from easement



Looking east along Henry Harris Road from easement


RZ-2020-2206
7907 Henry Harris Road
Zoning & Stream Map
N
HENRY HARRIS
AYCOTH
SKY
GREEN POND
JOHN SHORT
PERTH
KINROSS
NEWPORT
DUNBAR
STIRLING
KACI
BELAIR
TYNE
SCOTLAND
TAY
CLADDAH
SWEENEY
JIM WILSON
TWELVE MILE CREEK
LDR
MDR
RN
PDD
RR
GB
0
750
1,500
3,000
Feet

6021

BOOK K-15 PAGE 42

Prepared by and return to: Tracey Sloan Hinson
Attorney At Law
134 Saint John's Court
Rock Hill, SC 29730

FILED
OFFICE OF CLERK
OF COURT
Aug 25 11 30 AM '97
CLERK OF COURT
LANCASTER COUNTY, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

EASEMENT AGREEMENT

This **EASEMENT AGREEMENT,** made and entered into, this the 4th day of August, 1997, by and between Pamela D. Helms (herein "Grantor") and Philip Randazzo and Virginia Randazzo (herein "Grantee").

WITNESSETH:

THAT WHEREAS, Grantor is the owner of that property described in **Deed Book N-12 at Page 298** in the Office of the Clerk of Court for Lancaster County, South Carolina.

WHEREAS, Grantee is the owner of that property described in **Deed Book U-11, at Page 334** in the Office of the Clerk of Court for Lancaster County, South Carolina.

WHEREAS, Grantee has requested that Grantor grant an appurtenant easement to Grantee for use as access to and from the Grantee's property to Henry Harris Road (SCSR 92, a public road); and

WHEREAS, the parties hereto are desirous of entering into this Agreement so as to grant to Grantee such an easement for ingress, egress and regress from the Grantee's property to Henry Harris Road (SCSR 92, a public road).

NOW THEREFORE, Grantor, for a valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey

unto Grantee, their heirs, successors and assigns, a nonexclusive, appurtenant right, privilege and easement twenty (20) feet in width over and upon that certain easement area to be used for ingress, egress and regress from the Grantee property to Henry Harris Road (SCSR 92, a public road) appurtenant to the Grantee's property **for so long as no alcoholic beverages are sold on the Grantee's property or an establishment which is used as a gambling place is not operated on the Grantee's property or the Grantees' property is not used for any industrial or commercial purposes; however, specifically excluding from the above use restriction, the use of the property by the Grantee, their heirs, successors and assigns, for the purpose of raising, boarding or breeding livestock including the training of livestock and the offering of training lessons to the general public to raise, ride or train livestock.** Said twenty (20) foot wide easement being more particularly described as follows:

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As partial consideration for the conveyance of this easement, Grantee, for themselves and their heirs, successors and assigns, do hereby agree to pay Grantee's pro rata share of the reasonable cost to maintain the above-described easement in an all weather condition with all other users thereof. Grantee's pro rata share shall be based upon the number of parcels of land utilizing the easement described herein for access. Grantee shall be responsible for one pro rata share. An owner shall be in default if payment is not received within sixty (60) days after written notice of payment due is given and the Grantor may bring an action at law against the Grantee personally obligated to pay the same and there shall be added to the amount of such pro rata share of the reasonable cost to maintain the above-described easement, the total costs of preparing and filling the complaint in such action, and in the event a judgment is obtained, such

judgment shall include interest on the pro rata cost due as provided and a reasonable attorney's fees to be fixed by the court together with the costs of the action.

TO HAVE AND TO HOLD the aforesaid easement with all privileges and appurtenances thereto belonging unto Grantee, their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereunto set their hands and seal as the day and year first above written.

Witness 1

Pamela D. Helms (seal)
Pamela D. Helms

Witness 2

(seal)
Philip Randazzo

(seal)
Virginia Randazzo

STATE OF SOUTH CAROLINA

COUNTY OF YORK PROBATE

Personally appeared before me the undersigned witness who being duly sworn deposes and says that he/she saw the with-in named Pamela D. Helms sign, seal and as her act and deed deliver the above-written instrument for the uses and purposes therein mentioned and purposes therein mentioned and that she with the other witness above witnessed the execution thereof.

Sworn to before me this
4th of August, 1997

Notary Public for the State of South Carolina
My commission expires: ~~06/05/06~~ 10/13/2002

K-15 45

STATE OF SOUTH CAROLINA

COUNTY OF YORK PROBATE

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Melissa Chantty
Witness 1

Sworn to before me this
4th of August, 1997

Notary Public for the State of South Carolina
My commission expires: ~~06/05/06~~ 10/13/2003

T2/333

CS 1450:0430

Form 00218 (5-87) INST # 17020 BOOK I-8 PAGE 333

Project No. 4999999112

Drawn By GDJ

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

KNOW ALL MEN BY THESE PRESENTS, That Scott & Susie Cook

hereinafter called "Grantor" (whether one or more), in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations, does hereby grant unto DUKE POWER COMPANY, its successors and assigns, hereinafter called "Grantee", the right, privilege and easement to go in and upon that certain land of Grantor (hereinafter "premises") situated in said County and State, bounded by lands of:
North Hazel Wilson; South, James A Jordan, Ash Back
East Jerry Clark

and over and across said premises within a right-of-way strip having a width of 15 feet on each side of a centerline determined by the centerline of the electrical facilities as installed, to (check applicable):

☑ construct, maintain and operate with poles, crossarms, wires, guys, anchors, cables, transformers and other necessary apparatus and appliances, overhead lines for the purpose of transporting electricity and for the communications purposes of Grantee and regulated telephone utilities. The following rights are also granted to Grantee: to enter said premises to inspect said lines, to perform necessary maintenance and repairs, and to make alterations and additions thereto; to remove from the right of way strip, now or at any time in the future, trees, structures or other obstructions that may endanger the proper maintenance and operation of said lines and trees of any species that Grantee determines will grow at maturity to a height that will endanger the proper maintenance and operation of said lines; to trim or remove and to keep trimmed or removed dead, diseased, weak or leaning trees or limbs outside of the right of way strip which, in the opinion of Grantee, might interfere with or fall upon the electric or communication facilities within the right of way strip; and to install guy wires and anchors extending beyond the limits of the right of way strip when determined necessary by Grantee.

☐ construct, maintain and operate underground lines and conduits with other necessary apparatus and appliances, either above ground or below ground, to include transformers and service connections, for the purpose of transporting electricity and for the communications purposes of Grantee and its licensees. The following rights are also granted to Grantee: to enter said premises to inspect said lines, to perform necessary maintenance and repairs, and to make alterations and additions thereto; and to clear the land within the right of way strip and to keep it clear of trees, structures or other obstructions; and to clear that land outside the right-of-way strip within ten feet of the service door of any transformer or cabinet located within the right-of-way strip and to keep the area within ten feet of said door clear of trees, structures or other obstructions. All underground facilities are to be installed in accordance with the provisions of Grantee's Underground Distribution Installment Plan, SCPSC Docket No. 87-275-E, Order No. 87-568, receipt of a copy of which is acknowledged by grantor.

This right-of-way is given to permit the construction of electrical facilities presently proposed. Facilities at other locations and future extensions of presently constructed facilities are not permitted by this agreement. The foregoing notwithstanding, Grantee may relocate its electrical facilities and right-of-way strip over the premises to conform to any future highway or street relocation, widening or improvement.

FILED
OFFICE OF CLERK
OF COURT
Nov 15 10 17 AM '89
CLERK OF COURT
LANCASTER COUNTY, S.C.

BOOK T-8 PAGE 334

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, this 8th day of June, 19 89.

_____ (Corporate Name)

By _____ President

x Andrew S. Cook (SEAL)

x Susan H. Cook (SEAL)

_____ (SEAL)

_____ (SEAL)

Signed, Sealed and Delivered in the Presence of:

Gene L. Johnson

Victoria Jackson

STATE OF SOUTH CAROLINA, ~~York~~ Lancaster COUNTY

Personally appeared before me Gene Johnson and made oath that he saw the within named Andrew S. & Susan Cook sign, seal and as their act and deed deliver the within written instrument, and that he with Victoria Jackson witnessed the execution thereof.

Sworn to me this 7 day of November A.D., 19 89.

Yvonne C. Crenshaw
Notary Public

Gene L. Johnson

My Commission Expires ~~My Commission Expires February 19,~~ 1990

STATE OF SOUTH CAROLINA, _____ COUNTY

Personally appeared before me _____ and made oath that _____ he saw the within named _____, a corporation, by _____, _____ President, sign, seal and as its act and deed deliver the within written instrument, and that he with _____ witnessed the execution thereof.

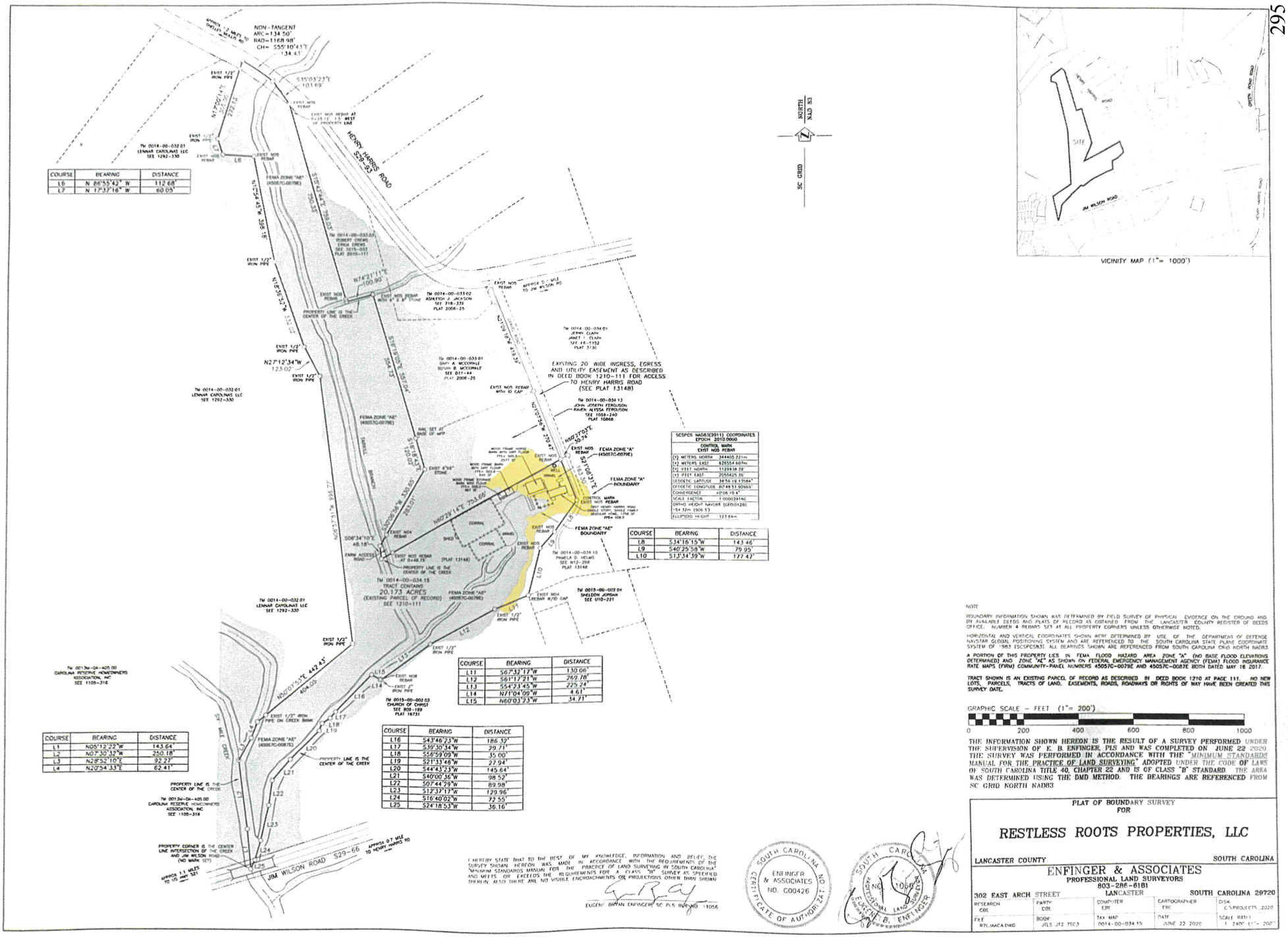
Sworn to me this _____ day of _____, A.D., 19 _____.

_____
Notary Public

_____

My Commission Expires _____

Filed this _____ day of _____, A.D., 19 _____ and recorded in Book _____ Page _____ Fee $ _____



COURSE	BEARING	DISTANCE
L6	N 86°55'42" W	112.68'
L7	N 17°37'16" W	60.05'

COURSE	BEARING	DISTANCE
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L15	N60°03'33"W	34.71'

COURSE	BEARING	DISTANCE
L16	S43°46'23"W	186.32'
L17	S39°30'34"W	79.71'
L18	S56°59'09"W	35.00'
L19	S21°33'46"W	27.94'
L20	S44°43'23"W	145.64'
L21	S40°00'36"W	98.52'
L22	S07°44'29"W	89.98'
L23	S12°37'17"W	129.96'
L24	S16°40'02"W	72.55'
L25	S24°18'53"W	36.16'

SCSPCS NAD83(2011) COORDINATES EPOCH 2010.0000	
	CONTROL MARK EXIST NO5 REBAR
(Y) METERS NORTH	344405.221m
(X) METERS EAST	628554.609m
(Y) FEET NORTH	1129438.59'
(X) FEET EAST	2061625.35'
GEODETIC LATITUDE	34°56'18.13584"
GEODETIC LONGITUDE	80°49'51.90969"
CONVERGENCE	+0°06'10.4"
SCALE FACTOR	1.000039140
ORTHO HEIGHT NAVD88 (GEOID12B)	154.32m (506.3')
ELLIPSOID HEIGHT	127.84m

VICINITY MAP (1"= 1000')

NOTE

BOUNDARY INFORMATION SHOWN WAS DETERMINED BY FIELD SURVEY OF PHYSICAL EVIDENCE ON THE GROUND AND BY AVAILABLE DEEDS AND PLATS OF RECORD AS OBTAINED FROM THE LANCASTER COUNTY REGISTER OF DEEDS OFFICE. NUMBER 4 REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

HORIZONTAL AND VERTICAL COORDINATES SHOWN WERE DETERMINED BY USE OF THE DEPARTMENT OF DEFENSE NAVSTAR GLOBAL POSITIONING SYSTEM AND ARE REFERENCED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983 (SCSPCS83). ALL BEARINGS SHOWN ARE REFERENCED FROM SOUTH CAROLINA GRID NORTH NAD83.

A PORTION OF THIS PROPERTY LIES IN FEMA FLOOD HAZARD AREA ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "AE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY-PANEL NUMBERS 45057C-0079E AND 45057C-0087E BOTH DATED MAY 16 2017.

TRACT SHOWN IS AN EXISTING PARCEL OF RECORD AS DESCRIBED IN DEED BOOK 1210 AT PAGE 111. NO NEW LOTS, PARCELS, TRACTS OF LAND, EASEMENTS, ROADS, ROADWAYS OR RIGHTS OF WAY HAVE BEEN CREATED THIS SURVEY DATE.

GRAPHIC SCALE – FEET (1"= 200')

0 200 400 600 800 1000

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF E. B. ENFINGER, PLS AND WAS COMPLETED ON JUNE 22 2020. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING" ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA TITLE 40, CHAPTER 22 AND IS OF CLASS "B" STANDARD. THE AREA WAS DETERMINED USING THE DMD METHOD. THE BEARINGS ARE REFERENCED FROM SC GRID NORTH NAD83

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

EUGENE BRYAN ENFINGER SC PLS #11856

SOUTH CAROLINA ENFINGER & ASSOCIATES NO. C00426 CERTIFICATE OF AUTHORITY

SOUTH CAROLINA NO. 11856 PROFESSIONAL LAND SURVEYOR EUGENE B. ENFINGER

PLAT OF BOUNDARY SURVEY
FOR

RESTLESS ROOTS PROPERTIES, LLC

LANCASTER COUNTY SOUTH CAROLINA

ENFINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
803-286-6181
302 EAST ARCH STREET LANCASTER SOUTH CAROLINA 29720

RESEARCH	PARTY	COMPUTER	CARTOGRAPHER	DISK
EBE	EBE	EBE	EBE	C:\PROJECTS...2020
FILE	BOOK	TAX MAP	DATE	SCALE RATIO
RRLLMACA.DWG	JFLS J12 PG3	0014-00-034.15	JUNE 22 2020	1: 2400 (1"= 200')

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1706 / Planning Case Number: RZ-020-2602
Contact Person / Sponsor: Ashley Davis / Planning
Department: Planning
Date Requested to be on Agenda: 1/25/2021

Issue for Consideration:
Application by Billie Coker, to rezone approximately 2.25 acres of land on the south side of Mahaffey Line Drive, across from the intersection with Memorial Drive (TM #'s 0082-00-020.00) from Medium Density Residential (MDR) to Rural Residential (RR).

Points to Consider:
Zoning Districts
As previously noted, the subject property is currently zoned MDR District. Pursuant to UDO Chapter 2.3, the MDR District *established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.*
The requested RR District *is established as a district where the principal use of the land is for large rural living tracts of property with an abundance of open space, agricultural lands, and a high degree of separation between buildings.*
Compatibility with Surrounding Area
As noted previously, the subject property is predominately surrounded by the MDR District. Currently, this area can be characterized by single-family homes on lots of varying sizes, and also within neighborhoods. There are a number of other mobile homes in the area however Staff finds that the proposed rezoning of the property to RR District is not compatible with the surrounding area and consistent with UDO Section 2.3.
RELATIONSHIP TO PUBLIC PLANS
Lancaster County Comprehensive Plan Consistency
The Future Land Use Category of the subject properties is Urban, which corresponds to the Community Type of Walkable Neighborhood w/ additional intensity. The adopted Comprehensive Plan states that the Walkable Neighborhood Type "*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 Urban Future Land Use Category includes the City of Lancaster and its immediate surroundings.
The requested RR District is not consistent with the Neighborhood Mixed-Use Future Land Use category.

Funding and Liability Factors:
N/A

Council Options:
To approve or deny the rezoning request.

Recommendation:
Staff recommended denial of the request to rezone.

Planning Commission recommended **approval** of this request by a vote of 6-1.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1706	1/19/2021	Ordinance
Planning Staff Report: Billie Coker	12/8/2020	Planning Staff Report
Exhibit 1: Rezoning Application	12/8/2020	Exhibit
Exhibit 2: Location and Zoning Map	12/8/2020	Exhibit
Public Hearing Notice for Ordinance 2021-1706 (Planning Department Case Number: RZ-020-2602)	1/19/2021	Public Hearing Notices

STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

ORDINANCE NO. 2021-1706

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE A 2.25 ACRE TRACT OF PROPERTY (TMS # 0082-00-020.00), OWNED BY BILLIE COKER, AND LOCATED ON THE SOUTH SIDE OF MAHAFFEY LINE DRIVE, ACROSS FROM THE INTERSECTION WITH MEMORIAL DRIVE, LANCASTER, SOUTH CAROLINA, FROM MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT, TO RR, RURAL RESIDENTIAL DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Billie Coker, applied to rezone 2.25 acres, more or less, located on the South Side of Mahaffey Line Drive, across from the intersection with Memorial Drive, Lancaster, South Carolina (TMS No. 0082-00-020.00) from MDR, Medium Density Residential District, to RR, Rural Residential District.

(b) On December 15, 2020, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a 6-1 vote recommended approval of the rezoning request.

(c) The Future Land Use Category of the subject property is Urban, which corresponds to the Community Type of Walkable Neighborhood w/ additional intensity. The adopted Comprehensive Plan states the Walkable Neighborhood Type *"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 requested RR District is consistent with the Neighborhood Mixed-Use Future Land Use category.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from LDR, Low Density Residential District, to MDR, Medium Density Residential District, for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0082-00-020.00 (2.25 acres, more or less)

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 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 _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: January 25, 2021
Public Hearing: January 25, 2021
Second Reading: February 8, 2021
Third Reading: February 22, 2021

Approved as to form:

_____
John DuBose, County Attorney

PROPOSAL: Request to rezone approximately 2.25 acres of property (TM# 0082-00-020.00).

PROPERTY LOCATION: South side of Mahaffey Line Drive, across from the intersection with Memorial Drive

CURRENT ZONING DISTRICT: Medium Density Residential (MDR) District

PROPOSED ZONING DISTRICT: Rural Residential (RR) District

APPLICANT: Billie Coker

COUNCIL DISTRICT: District 2, Charlene McGriff

OVERVIEW:

Proposal
The applicant has submitted a request to rezone their property located on the south side of Mahaffey Line Drive, across from the intersection with Memorial Drive. The request comes as an effort to allow a mobile home to be placed on the site.

Site Information
The property is currently vacant and was purchased by the Coker family in 2014. There are existing mobile homes within roughly 400 feet in every direction.

Summary of Adjacent Zoning and Uses
The property is surrounded predominantly by MDR zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MDR	Single-Family Residential
South	Lancaster County	MDR	Vacant/ Existing mobile homes
East	Lancaster County	MDR	Single-Family Residential
West	Lancaster County	MDR	Single-Family Residential

ANALYSIS & FINDINGS:

Zoning Districts
As previously noted, the subject property is currently zoned MDR District. Pursuant to UDO Chapter 2.3, the MDR District *established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.*

The requested RR District *is established as a district where the principal use of the land is for large rural living tracts of property with an abundance of open space, agricultural lands, and a high degree of separation between buildings.*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the MDR District. Currently, this area can be characterized by single-family homes on lots of varying sizes, and also within neighborhoods. There are a number of other mobile homes in the area however Staff finds that the proposed rezoning of the property to RR District is not compatible with the surrounding area and consistent with UDO Section 2.3.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

The Future Land Use Category of the subject properties is Urban, which corresponds to the Community Type of Walkable Neighborhood w/ additional intensity. The adopted Comprehensive Plan states that the Walkable Neighborhood Type "*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 Urban Future Land Use Category includes the City of Lancaster and its immediate surroundings.

The requested RR District is not consistent with the Neighborhood Mixed-Use Future Land Use category.

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

INFRASTRUCTURE CONSIDERATIONS

Transportation

A Traffic Impact Analysis (TIA) is not required for this rezoning request. No improvements are required.

Public Utilities

No additional utilities are required for this request.

Public Schools

This request will not result in additional students.

PHOTOS OF PROJECT AREA:



Looking directly at property from Mahaffey Line Dr.



Looking east, directly across from the property at Memorial Dr.



Looking south along Mahaffey Line Dr.



Looking north along Mahaffey Line Dr.

STAFF RECOMMENDATION:

Staff recommends **Denial** of the request to rezone, pursuant to the following findings of fact for RZ-020-2602:

1. That the subject project consists parcel TM# 0082-00-020.00;
2. That the subject property is currently zoned MDR District and proposed to be rezoned RR District;
3. That the subject property has a Future Land Use designation of Urban, and a Community Type of Walkable Neighborhood; and
4. That the proposed RR District is generally inconsistent with the surrounding area which is comprised of the MDR District.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Ashley Davis, Planner
adavis@lancastersc.net | 803-416-9433

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address Taxmap Code # 0082-00-020.00
City Lancaster State SC Zip 29720 Tax Parcel ID
Current Zoning MDR Current Use Nothing
Proposed Zoning AR RR Total Acres 2.5
Project Description To Put a Dobblewrele on here

Surrounding Property Description Other Double wides - Singlewide Stick Built homes - woods - 1

CONTACT INFORMATION

Applicant Name Billie Coker
Address 2069 Coker lane
City Lancaster State SC Zip 29720 Phone 803-577-5650
Fax Email Home 803-285-4687
Property Owner Name Billie Coker
Address 2069 Coker lane
City Lan State SC Zip 29720 Phone 803-5775650
Fax Email

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

Billie Cohen — 10-29-20

Applicant — Date

Billie Cohen — 10-29-20

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**

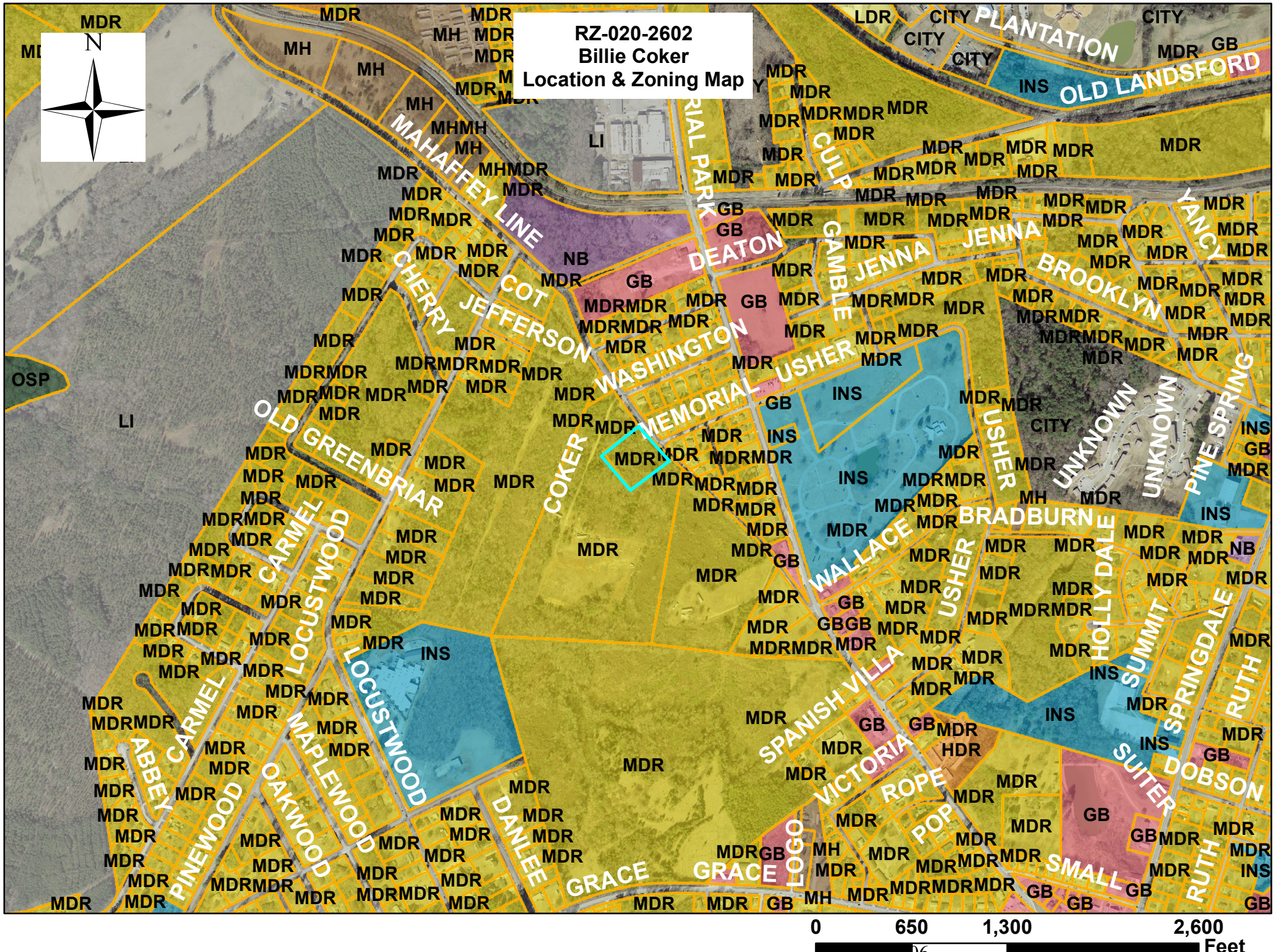
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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


RZ-020-2602
Billie Coker
Location & Zoning Map
N
MAHAFFEY LINE
CHERRY
JEFFERSON
COT
DEATON
GAMBLE
JENNA
BROOKLYN
YANCY
WASHINGTON
USHER
MEMORIAL
COKER
OLD GREENBRIAR
CARMEL
LOCUSTWOOD
MAPLEWOOD
OAKWOOD
PINEWOOD
ABBEY
DANLEE
GRACE
LOGO
POP
VICTORIA
SPANISH VILLA
ROPE
SUITER
SMALL
DOBSON
RUTH
SPRINGDALE
SUMMIT
HOLLY DALE
WALLACE
BRADBURN
UNKNOWN
PINE SPRING
OLD LANDSFORD
PLANTATION
CULP
MDR
GB
NB
INS
LI
OSP
MH
LDR
CITY
HDR
0
650
1,300
2,600
Feet

The Lancaster News

701 North White Street
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 Council will conduct a public hearing on Monday, January 25, 2021. The hearing will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. MXU-020-2051: Application by NWR Development, LLC, to approve a Master Development Plan for a proposed 217-unit apartment development to be known as The Lodges at Indian Land located on approximately 38.88 acres of land on the north side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive (TM #'s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03 and 0006-00-087.04).

2. RZ-020-2602: Application by Billie Coker, to rezone approximately 2.25 acres of land on the south side of Mahaffey Line Drive, across from the intersection with (TM #'s 0082-00-20.00) from Medium Density Residential (MDR) to Rural Residential (RR).

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 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 identifier clearly referenced in the communication. At the public hearing and any adjournment of it, all interested persons may be heard either in person or by their designee or by submission of written comments.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of January 6, 2021

Benita G Coulter
Notary Public of South Carolina

My Commission Expires
January 13, 2021

CAROLINA GATEWAY

701 North White Street
PO Box 640
Lancaster, SC 29721
803-283-1133

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This is to certify that the attached Legal Notice was published in CAROLINA GATEWAY in the issue of January 6, 2021

Notary Public of South Carolina

My Commission Expires
January 13, 2021

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Steve Willis/ Administration and Steve Harper/Council Chair
Department: Administration
Date Requested to be on Agenda: 1/25/2021

Issue for Consideration:
At the start of every two year term, the Council Chair must make the following appointments;

Catawba Regional Council of Governments Board - two (2) members

Rock Hill Fort Mill Area Transportation Study Board - one member*
* member must represent a District in the RFATS area

Points to Consider:
Bi-annual appointments by the Council Chair.

Funding and Liability Factors:
N/A

Council Options:
N/A

Recommendation:
N/A

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Steve Willis/ Administration
Department: Administration
Date Requested to be on Agenda: 1/25/2021

Issue for Consideration:
Past Due taxes on Phase 2 in Edgewater

Points to Consider:
As Council is aware, Phase 2 in Edgewater has been in default for a number of years. During this time no payments have been made on the taxes or on the bonds associated with this phase.

We have a developer that has expressed interest in revitalizing this phase. That will involve them making a significant investment in infrastructure such as roads and utility lines. Both will have to be rebuilt. They do possess DHEC approval to rebuild the lines. The Water and Sewer District is aware of the proposal.

The proposal includes the bond holders waiving past due bond payments and the Forfeited Land Commission waiving past due taxes. The FLC is awaiting a formal proposal.

At this time I would like to brief Council and gauge your thoughts on this matter. No action is required as the decision rests with the FLC but we always like to keep Council informed.

From an administrative perspective I would recommend we seek a proposal. The area has sat vacant for years with no activity. It could easily do so for decades to come. This of course hurts the areas in Edgewater that have developed.

We need to see what the formal proposal looks like but we would like to communicate to the developer a willingness by Lancaster County to work with them. We will be foregoing years worth of tax revenue. That said, if we do nothing it will continue to sit there generating no tax revenue. If the proposal pans out we have an opportunity to get this phase active and back on the tax books moving forward.

Funding and Liability Factors:
Proposal remains to be seen.

Council Options:
At this point we are merely seeking the opinion of Council.

Recommendation:
N/A

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Steve Willis/Administration and Sheriff Barry Faile/Sheriff's Office
Department: Administration
Date Requested to be on Agenda: 1/25/2021

Issue for Consideration:
Utilization of Construction Manager At Risk Methodology for delivering the Lancaster County Detention Center/ Magistrates Court complex and matters related thereto.

Points to Consider:
The Construction Manager at Risk method is not new to Lancaster County. This is the same method that was utilized to construct the County Courthouse.

Rather than the traditional Design - Bid - Build method this method utilizes an Owner's Representative to serve as the county quarterback with the project architect and general contractor. This team approach works well on larger projects. Both the Owner's Representative and the general contractor have input into the design phase.

A key component of this method is the contract for the project to be delivered with a GMP or Guaranteed Maximum Price. Costs exceeding this price are the responsibility of the contractor. It is important to note that county initiated change orders fall outside this rule and would entail the county paying more than the GMP.

As we are just starting the process staff is requesting three things this evening:
1. Determination that we will utilize the Construction Manager At Risk model for delivery of the Lancaster County Detention Center/ Magistrate's Court complex; and
2. Permission to develop and publish a Request for Qualifications for the Owner's Representative. This person will lead us through early tasks such as site selection, selection of the contractor and architect; and working with our bond attorneys and CFO on financial requirements in addition to other duties throughout the project; and
3.. Permission to engage our bond attorneys, Burr Forman, to start the process of work on the bonds which will fund this project. They will also address related needs such as a Reimbursement Resolution to cover costs prior to the issuance of the bonds. Those costs would be paid for from the General Fund and then reimbursed upon bond issuance.

As information the RFQ for Owner's Representative will be handled by our Procurement Office. Burr Forman can advise on governments that have recently issued such an RFQ as there is no need to reinvent the wheel. The envisioned RFQ Evaluation team for the Owner's Representative would include (1) Sheriff, (2) Chief Magistrate, (3) Council Chair, (4) Council Vice-Chair, (5) Chief Financial Officer, and (6) County Administrator. Our Procurement Officer and County Attorney would partner to oversee this process.

Funding and Liability Factors:
N/A at this time

Council Options:
Approve or reject the request.

Recommendation:
Approve a motion providing that:

Lancaster County will utilize the Construction Manager At Risk model for delivery of the new Lancaster County Detention Center/ Magistrate's Court complex; and that appropriate county staff are authorized to issue a Request for Qualifications for

the position of Owner's Representative for this project; and that appropriate county staff are authorized to engage the Burr Forman law firm for work related to bonds for the Lancaster County Detention Center/ Magistrate's Court project and related legal work.

ATTACHMENTS:

Description	Upload Date	Type
CMAR Overview	1/17/2021	Backup Material

The following is from a 2016 article by the Water Design Build Council, an association of design builders for utility projects. It gives a good oversight of the Construction Manager At Risk process.

This process was used for the County Courthouse with Stevens Wilkinson of Columbia as the architect, BE&K of Charlotte as the contractor, and Chad Catledge as the Owner's Representative.

If you're an owner looking to engage in a more collaborative delivery process (than that of design-bid-build), but not confident that your organization is prepared to pursue a design-build procurement process, then the delivery method identified as Construction Management at-Risk (CMAR) could be the right fit for your project.

With the CMAR delivery method, the owner first selects and retains the design firm, similar to a design-bid-build project. Selecting the design firm can be based on price, qualifications and any other criteria desired by the owner.

The difference with the CMAR approach is that once the designer is selected, the project moves forward with the early stages of the design process; but with the intent of initiating a second contract with a construction manager when the design process is within a range of 30 to 60 percent of the development.

This separate step represents an important action by the owner (who has oversight of the entire process) to ensure that the CMAR firm (construction manager) and selected designer have the opportunity to develop an immediate and strong, collaborative working relationship on behalf of the owner.

The advantages of procuring and contracting with a CMAR firm early in the design phase are numerous. First, the CMAR can assume the role of a construction consultant and assist with value engineering, cost estimating and constructability reviews.

Second, because the CMAR has begun working as part of a collaborative team with the owner and designer, there is the opportunity to overlap the traditionally distinct phases of design and construction – such as initiating acceleration of the construction schedule through early start packages – for construction activities such as excavation and site dewatering prior to final design.

Another advantage of CMAR delivery is the cost certainty that can be provided at an early stage of the project. Most CMAR projects require the contractor to provide a Guaranteed Maximum Price (GMP) somewhere within the 60 to 90 percent design phase of the project.

It is at this point in the project that the "at risk" portion of CMAR comes in. The CMAR assembles a GMP largely based on subcontractor bids, plus contingencies and allowances. The CMAR then communicates the anticipated cost of the project based on the design in hand, but they are

financially liable if the project exceeds that amount. If the project is completed for less than the GMP, there is generally a cost sharing agreement in place.

There is also the possibility that the project could encounter scope changes which could result in a change order leading to an increase in the GMP, but this would be discussed collaboratively by the Owner and CMAR Project Team.

The CMAR works closely with the designer and the owner to determine the desired "bid packages" for all aspects of the project - ranging from items such as landscaping and architectural finishes to process equipment, mechanical and electrical disciplines. Because the CMAR is financially at risk, they have the option to select pre-qualified subcontractors that may not be the low bidder, but can offer superior quality and complete their portion of the work on time.

Some CMAR firms may even use their own resources and self-perform portions of the work, which could ultimately benefit the overall project. Of course, because laws and regulations vary from state to state, the CMAR may be precluded from self-performance. Even so, it is important to note that the CMAR, the owner and the designer work collaboratively in selecting the desired subcontractors for each of the individual bid packages.

Within the construction stages of the project, the CMAR manages the individual bid packages and coordinates all construction activities on the project. The CMAR is the advocate for the Owner and primarily responsible for the complete management of the project, regardless of whether or not they are self-performing any aspects of the construction.

Through an "open book" process, the project's financial accounting allows the owner to see all costs associated with the project, as the CMAR will share information regarding subcontractor contracts and billing with the entire project team.

In conclusion, developing and maintaining a strong collaborative working relationship between the owner, the designer and the CMAR firm yields positive results including reduced change orders, higher quality of construction, improved communication, accelerated schedule and increased cost certainty throughout the life of the project.

It is our experience that owners generally find the collaborative relationships to be more trusting and non-adversarial in a CMAR project, which can be especially beneficial when constructing complex projects with tight schedules.