

Planning Commission Members

District 1: Alan Patterson
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5:
District 6: Sheila Hinson
District 7: Ben Levine

**County Attorney**

John K. DuBose III

Clerk to Planning Commission

Jennifer Bryan

Development Services Director

Rox Burhans

December 21, 2021

6:00 PM

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

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

Planning Commission AGENDA

- 1. Call to Order Regular Meeting and Roll Call Vote**
- 2. Approval of the Agenda**
- 3. Citizen's Comments**

[Lancaster County welcomes comments and input from citizens who may not be able to attend meetings in person. Written comments may be submitted via mail to ATTN: Jennifer Bryan, Post Office Box 1809, Lancaster, SC, 29721, by email to Jennifer Bryan at jbryan@lancastersc.org 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.]

4. Approve Minutes

- a. November 16, 2021 Regular Meeting
- b. December 2, 2021 Workshop Meeting

5. Public Items

- a. SD-2021-1251 NVR, Inc. / Ryan Homes, Inc / ESP Associates
Application by NVR, Inc. / Ryan Homes, Inc / ESP Associates for a Major Subdivision Preliminary Plat for a 410-unit townhome development located between Collins Road and Shelley Mullis Road (TM 0013-00-061.02). The project is approximately 96.75 acres and is zoned Planned Development District (PDD-26).
- b. RZ-2021-2643, Realty Advisory Corporation
(a/k/a Kenneland) Application by Realty Advisory Corporation to rezone approximately 90.43 acres (TM# 0014-00-043.00) on the south side of Jim Wilson Road and approximately 1,600 feet east of Henry Harris Road, from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District to facilitate the development of a 141-lot single family residential subdivision.
- c. SD-2019-0803 Taylor Morrison (Amend)

Application by Taylor Morrison to amend the Preliminary Plat for The Preserve at Barber Rock (portion of 0003-00-068.00), to reflect a decrease in acreage from 35.10 acres to 34.08 acres, to transfer ownership of 1.017 acres to McCarthy Development.

d. DA-2019-0803 Taylor Morrison (Amend)

Application by Taylor Morrison to amend the Development Agreement for The Preserve at Barber Rock (portion of 0003-00-068.00), to reflect a decrease in acreage from 35.10 acres to 34.08 acres, with reference to transfer to McCarthy Development.

6. New Business

- a.** Overview of next month's Agenda
- b.** Other

7. Adjourn

**The Planning Commission makes a recommendation to County Council on these items.*

Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at <https://lancastersc.novusagenda.com/agendapublic/meetingsresponsive.aspx>

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

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

*Meetings are live streamed and can be found by using the following link:
<https://www.youtube.com/channel/UCgSlMrcYjcYcu1m-e6TV54w>*

Agenda Item Summary

Ordinance # / Resolution #: November 16, 2021 Regular Meeting

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 12/21/2021

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
November 16, 221 Regular Minutes	12/7/2021	Exhibit



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
November 16, 2021 6:00 p.m.

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

1. ROLL CALL: Quorum is present (5 Commissioners)

Commissioners Present:

Ben Levine James Barnett Alan Patterson
Sheila Hinson Charles Keith Deese

Absent: Tamecca Neely

No appointment has yet been made to fill District 5 seat. (Redistricting in process).

Staff Present:

Rox Burhans Ashley Davis
Robert Tefft Clerk: Jennifer Bryan

Also Present: Billy Mosteller, Council member District 3
Dennis Marstall, County Administrator

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

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.

Motion to Approve by S. Hinson; 2nd by J. Barnett.

Called vote: 5:0. **Motion approved unanimously.**

Applicant as requested to defer item **5f: SD-2021-1251 NVR Inc** to December 21, 2021 meeting. Said motion by B. Levine; 2nd by J. Barnett.

Called vote: 5:0. **Motion to defer item 5f approved unanimously.**

Motion to approve agenda as amended by J. Barnett; 2nd by B. Levine.

Called vote: 5:0. **Motion approved unanimously.**

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

Chairman Deese opened the floor to comments from the public. None signed in; Citizens' Comments closed.

4. APPROVE MINUTES

- a. October 19, 2021 Regular Meeting**
- b. November 4, 2021 Workshop Minutes**

Chairman Deese called for a motion to approve October 19, 2021 regular Minutes and November 4, 2021 Workshop Minutes as written. Motion to Approve by B. Levine; 2nd by J. Barnett.

Called vote: 5:0. **Motion approved unanimously**

5. PUBLIC ITEMS

- a. UDO-TA-2021-2261 Adam Thomas**

Application withdrawn.

- b. SD-2021-0528 Arbor Construction, LLC**

Application by Arbor Construction, LLC for a Major Subdivision Preliminary Plat consisting of a single-family detached residential neighborhood. The project is approximately 47.47 acres and would be zoned Medium Density Residential (MDR) / Cluster Subdivision Overlay District (CSO).

Staff Presentation: Robert Tefft, Senior Planner, presented the application conjointly with item 5c: DA-2021-0528, consistent with the staff report.

Staff Recommendations: Conditional approval, subject to Staff/TRC comments.
Questions to staff: none.

Public Hearing: (See attachments: Sign-in Sheets).

- **William B. Cooper** (resident, McIlwain Road). Mr. Cooper lives near the proposed development and opposes it. The number of people and cars multiplied by the number of houses will make an already congested area much worse. The area was previously designated as a flood zone, does not understand why they are allowed to build there.
- **Thomas E. Filyaw** (resident): reserves comment at this time but may wish to speak later.

Comment from applicant(s):

- **Peter Tatge** (ESP Associates): Developer chose Cluster Subdivision because of the flood zone and other environmental constraints on the property; the number of lots in the plan makes the density lower than allowed under ordinance, and lot sizes are larger than the minimum allowed. Plans to upgrade water and sewer service to 8 inch lines, and internal (private) roads will be built and maintained to County standards.
- **Jeff Jernigan** (Arbor Construction, resident of Indian Land) Discusses areas of open space and wetlands; recreation areas are not finalized and they are open to design changes; they chose to reduce density to allow natural environment for homeowners.
- **Peter Tatge** (ESP Associates): Design is responsive to Council and community calling for quality development in the southern part of the county.

Questions from Commissioners:

Ben Levine asked if Cluster Subdivision guidelines regarding recreation areas was fulfilled. **Jernigan** responded that it was largely passive design, although plans are not fully developed; sidewalks, trails and pocket parks were planned. **Levine** asked if designated open space/recreation areas were accessible, as he has seen developments in Indian Land that fulfilled the requirements but were poorly planned and open space was inaccessible. **Jernigan** responded that the planned areas were accessible; stated that one of the reasons for deliberately reducing density was that they were mindful of the need for accessible open space.

Chairman Deese closed Public hearing and called for a motion on item **SD-2021-0528**. Motion to approve subject to conditions (Staff/TRC comments) by B. Levine; 2nd by J. Barnett.

Discussion: B. Levine noted that this item would be approved or denied by Planning Commission, and would not proceed to County Council.

Called vote: 5:0. **Motion approved unanimously.**

c. DA-2021-0528 Arbor Construction, LLC

Application by Arbor Construction, LLC for a Development Agreement in accordance with Unified Development Ordinance Section 9.2.18 as a companion to Major Subdivision Preliminary Plat SD-2021-0528, which proposes a 92-lot single-family Cluster Subdivision Overlay District (CSO) development.

Staff Presentation: Robert Tefft, Senior Planner presented the application conjointly with 5b above, consistent with the staff report.

Questions to staff: none

Comment from applicant(s): none

Questions from Commissioners: none

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

DA-2021-0528 Arbor Construction, LLC (continued)

Chairman Deese called for a motion on item 5c: **DA-2021-0528**.

Motion to approve by B. Levine; 2nd by J. Barnett.

Discussion: None.

Called vote: 5:0. **Motion approved unanimously.**

The item will go to County Council for consideration, and applicants will be notified of time and date.

d. RZ-2021-1921 Panhandle Partners

Application by Panhandle Partners to rezone approximately 9.609 acres located on the west side of Charlotte Highway (TM 0016-00-047.00), adjacent to #7415, from NB (Neighborhood Business) District and LDR (Low Density Residential) District to RB (Regional Business) District.

Staff Presentation: Ashley Davis, Senior Planner presented the applications consistent with the staff report. Staff Recommendations: Denial as inconsistent with Small Area Plan Extension goals. No connectivity to parcels on either side, not a Master Plan project. Also, General Business would make more sense as a designation.

Questions to staff:

B. Levine noted that site plan does show cross access from Hwy 521 to Charles Pettus road. A. Davis responded that Small Area Plan calls for connectivity and/or shared access between parcels fronting on Hwy 521. Applicant is open to cross-access design changes if it will help the project progress.

B. Levine: per UDO this would be storage, both Regional or General Business allow this se? A. Davis responded that the use would be permitted with review under either designation, the principal difference would be height allowances.

Comment from applicant(s):

Steve Gentry (Davidson, NC): The site is challenging, the pond on property likely cannot be drained. Would be open to General Business designation. Plan shows driveway easement for southern-adjacent property. Open to providing connectivity to northern adjacent property. Would prefer not to have connectivity all the way through the property due to nature of business/security concerns. Property owner to the north has indicated that they do not want shared access. The proposed business will be a low-traffic generator, so traffic concerns for Hwy 521 should not be an issue. Although project does not justify need to extend utilities per Small Area Plan, applicant is willing to provide utility easements for future development.

Questions from Commissioners:

Alan Patterson: Have you identified peak traffic periods on Hwy 521? Gentry responded that it was greatly variable and he could not identify a particular peak traffic period. Alan Patterson noted that for RV and boat storage, this would mean slow-moving vehicles entering the highway. Applicant responded that rear access to Charles Pettus Road would address the need for a safer entrance/exit for large slow-moving vehicles.

Rox Burhans: Small Area Plan called for applicants to submit concept plans with Rezoning requests, which is unusual, to ensure compatibility with goals of Plan. The topography of this particular site may require alteration once site plan is submitted.

RZ-2021-1921 Panhandle Partners (continued)

Public Hearing: (See attachments: Sign-in Sheets)

Dr. Elizabeth Hill (Owner of Southern Paws Veterinary Clinic) Her understanding of the existing zoning of this area was to be small businesses, not storage or gas stations. She is concerned about traffic hazards generated by this proposed business; and that it would be an eyesore and a detriment to other properties. She has felt intimidated and strong-armed by Mr. Gentry's requests by telephone and in person. She does not support rezoning. Please consider the consequences to local businesses.

Additional Comment from applicant(s):

Steve Gentry (Davidson, NC): presented photos of similar projects by same developers (see attached photos of comparable projects.) He did approach the owner of the northern parcel in person when telephone contact was unsuccessful, to meet recommendations by staff regarding cross-connectivity, and relocating her driveway to align with median cut, which would make her access safer.

Chairman Deese closed Public hearing and called for a motion on item

5d: **RZ-2021-1921 Panhandle Partners.**

Motion to approve by A. Patterson; 2nd by J. Barnett.

Discussion:

- B. Levine: per Small Area Plan he envisioned employment center; the uses allowed under General Business would be a better fit.
- Patterson: traffic and safety in the northern Panhandle is paramount. He is concerned about the transition from 45 to 55 mph in this area of Hwy 521, if large slow-moving vehicles are turning in and out of this property.
- Deese: Also travels this area frequently, downhill and short sight lines.
- J. Barnett: clarifies that the request being voted is rezoning to **Regional Business**, not General Business.

Called vote: 1:4. **Motion is Denied.**

B. Levine: Against J. Barnett: Against

A. Patterson: Against C. Deese: For

S. Hinson: Against

The item will go to County Council for consideration, and applicants will be notified of time and date.

e. RZ-2021-2327 Cox

Application by William and Blanca Cox to rezone an approximately 2.07-acre parcel located at 327 Monroe Highway (TM# 0061P-0D-003.00), from Low Density Residential (LDR) District to General Business (GB) District.

Staff Presentation: Robert Tefft, Senior Planner presented the applications consistent with the staff report. Staff Recommendations: Approval.

RZ-2021-2327 Cox (continued)

Questions to staff:

B. Levine: Clarifies whether there are staff recommendations/conditions. Tefft responded that staff did not have conditions.

Comment from applicant(s): not present.

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

Chairman Deese closed Public Hearing and called for a motion on item

5e: **RZ-2021-2327.**

Motion to approve by J. Barnett; 2nd by B. Levine.

Discussion: None.

Called vote: 5:0. **Motion approved unanimously.**

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

f. **SD-2021-1251 NVR/Ryan Homes/ESP Assoc.**

Application by NVR, Inc. / Ryan Homes, Inc / ESP Associates for a Major Subdivision Preliminary Plat for a 410-unit townhome development located between Collins Road and Shelley Mullis Road (TM 0013-00-061.02). The project is approximately 96.75 acres and is zoned Planned Development District (PDD-26).

APPLICANT HAS REQUESTED DEFERRAL UNTIL December 21, 2021.

6. NEW BUSINESS

a. Overview of Next Month's Agenda; Rox Burhans deferred to Ashley Davis for report on Comprehensive Plan.

b. Other:

Ashley Davis reported on status of Comprehensive Plan update, and requested a nomination from the Commission for a member to serve on the Stakeholder Committee for the Comprehensive Plan. Commissioner **Ben Levine** was nominated, and accepted the appointment to the Comprehensive Plan Stakeholder Committee.

First stakeholder meeting will take place in early December; the priority will be to define boundaries of the three sub-areas of the County, which have different development needs.

7. ADJOURN

Motion to adjourn by A. Patterson; 2nd by J. Barnett. Approved by unanimous consent. Meeting was adjourned at 7:03 p.m.



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 3: **Citizens' Comments**

General Comments or comments on matters not on tonight's agenda.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 16, 2021

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

PLEASE PRINT

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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: SD-2021-0528 Arbor Construction

Application by Arbor Construction, LLC for a Major Subdivision Preliminary Plat consisting of a single-family detached residential neighborhood. The project is approximately 47.47 acres and would be zoned Medium Density Residential (MDR) / Cluster Subdivision Overlay District (CSO).

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PLEASE PRINT

1.	WILLIAM B. COOPER
2.	Thomas E. Filgaw
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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: DA-2021-0528 Arbor Construction

Application by Arbor Construction, LLC for a Development Agreement in accordance with Unified Development Ordinance Section 9.2.18 as a companion to Major Subdivision Preliminary Plat SD-2021-0528, which proposes a 92-lot single-family Cluster Subdivision Overlay District (CSO) development.

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Tuesday, November 16, 2021

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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5d: RZ-2021-1921 Panhandle Partners

Application by Panhandle Partners to rezone approximately 9.609 acres located on the west side of Charlotte Highway (TM 0016-00-047.00), adjacent to #7415, from NB (Neighborhood Business) District and LDR (Low Density Residential) District to RB (Regional Business) District.

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PLEASE PRINT



1.	Elizabeth Hill
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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5e: RZ-2021-2327 Cox

Application by William and Blanca Cox to rezone an approximately 2.07-acre parcel located at 327 Monroe Highway (TM# 0061P-0D-003.00), from Low Density Residential (LDR) District to General Business (GB) District.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 16, 2021

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A handwritten signature in black ink, appearing to be "J. Smith", is written over the first row of the sign-in sheet.

Untitled Map

Write a description for your map.

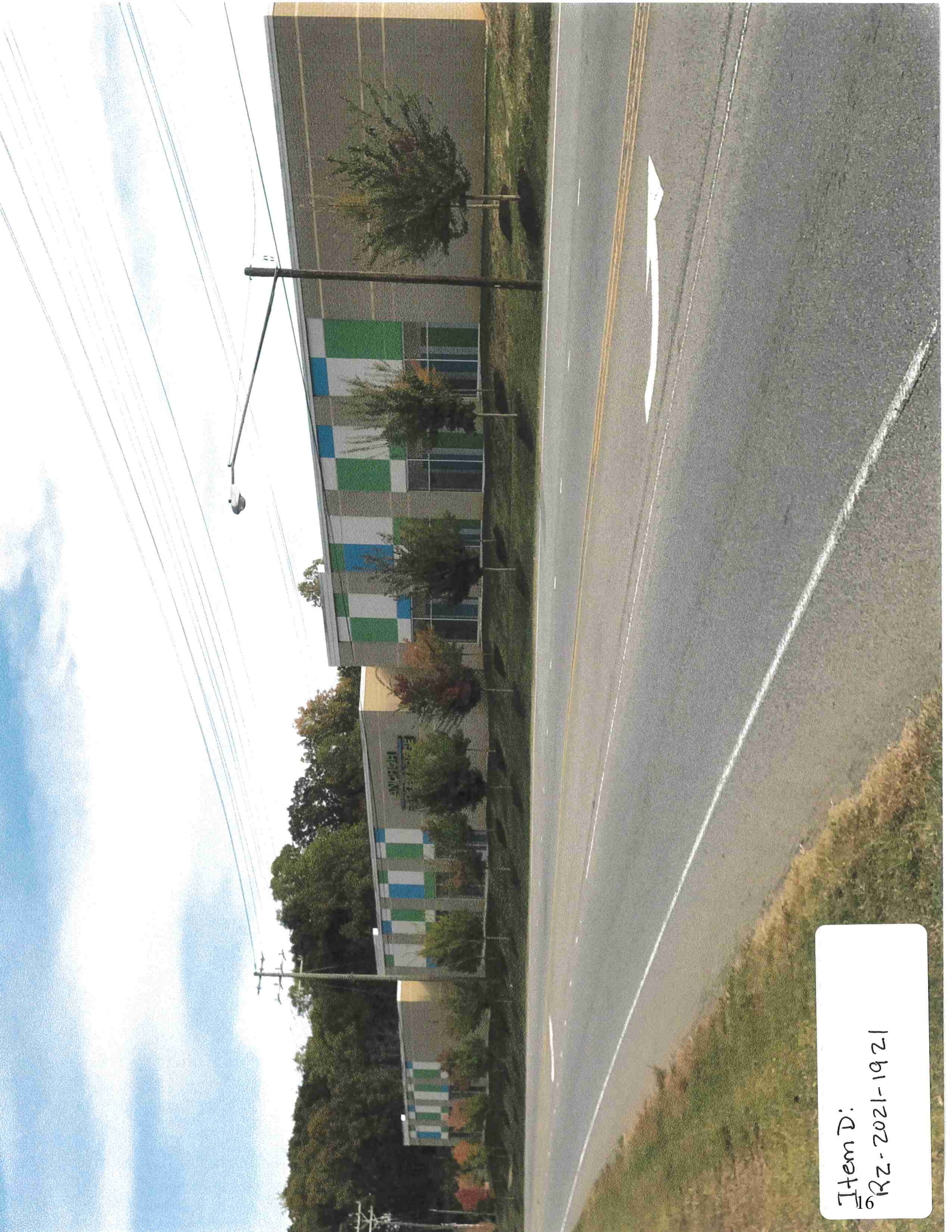
Legend

 CubeSmart Self Storage



Item D:
RZ-2021-1921

7.06 ft



Item D:
RZ-2021-1921

Dobys Bridge Self Storge

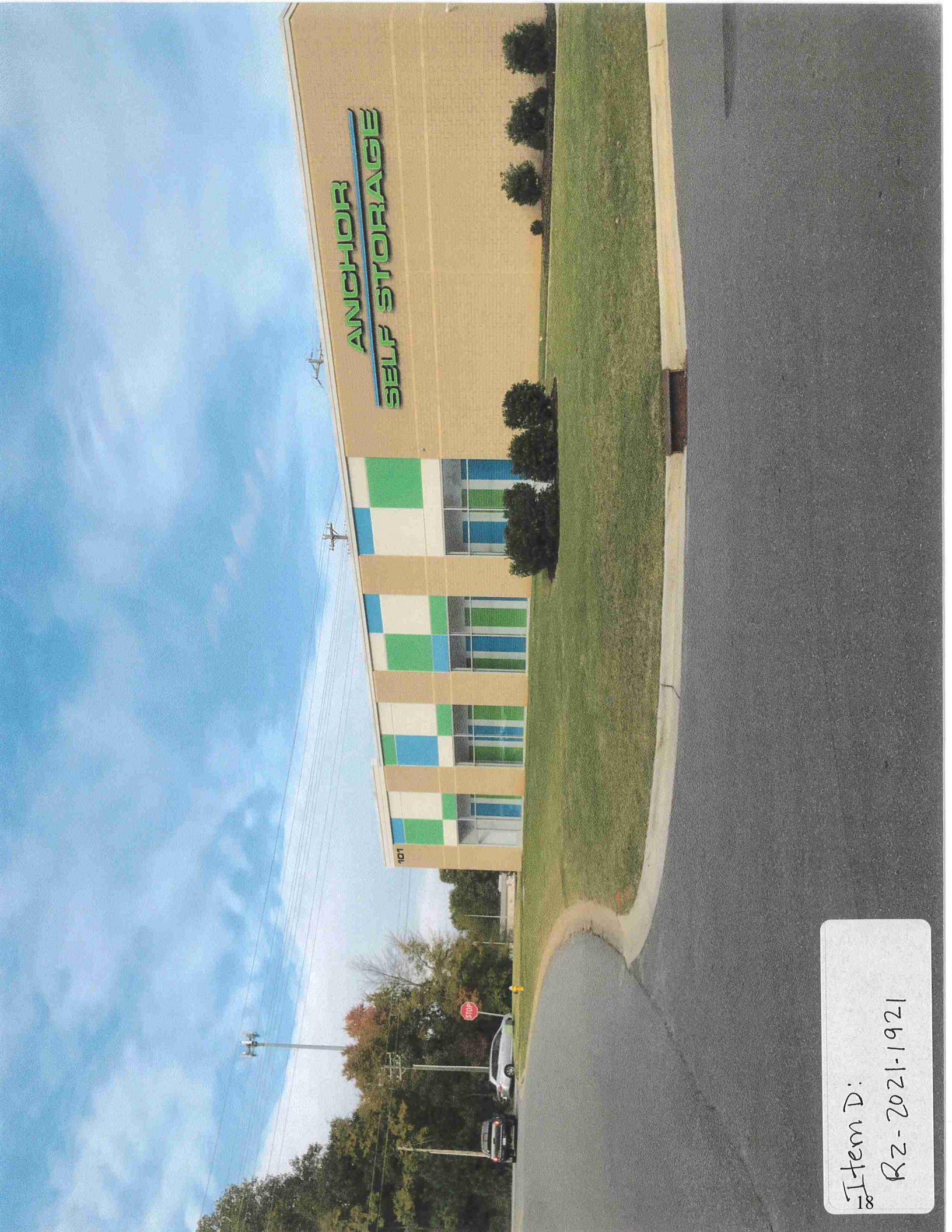
Legend

Item D:
RZ-2021-1921



6.62 ft





Item D:

R2-2021-1921

Agenda Item Summary

Ordinance # / Resolution #: December 2, 2021 Workshop Meeting

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 12/21/2021

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
December 2, 2021 Workshop Meeting	12/3/2021	Exhibit



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**December 2, 2021 5:00 P.M.
MINUTES**

1. Roll Call:

Members Present:

Jim Barnett Charles Deese Sheila Hinson
Ben Levine Tamecca Neely Absent: Alan Patterson

Staff:

Rox Burhans, Division Director Ashley Davis, Planner;
Robert Tefft, Senior Planner; Clerk: Jennifer Bryan

Others Present:

Waylon Wilson (Lancaster Resident) Brandon Pridemore (R Joe Harris)

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

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

2. New Business

a. SD-2021-1252 NVR/Ryan Homes Inc./ESP Associates

Application by NVR, Inc. / Ryan Homes, Inc / ESP Associates for a Major Subdivision Preliminary Plat for a 410-unit townhome development located between Collins Road and Shelley Mullis Road (TM 0013-00-061.02). The project is approximately 96.75 acres and is zoned Planned Development District (PDD-26).

Presented by Robert Tefft, Senior Planner.

Discussion points:

- Transfer of property provisions of PDD are being reviewed by County legal counsel, but has been reviewed thoroughly by staff and can see no obstacle to transferring units under PDD 26 for this project.
- If this project goes forward, it will use up remaining allocation for residential units.
- Concern about left turn onto Collins Road from development entrance.

b. RZ-2021-2643: Realty Advisory Corporation

a/k/a Kenneland) Application by Realty Advisory Corporation to rezone approximately 90.43 acres (TM# 0014-00-043.00) on the south side of Jim Wilson Road and approximately 1,600 feet east of Henry Harris Road, from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District to facilitate the development of a 141-lot single family residential subdivision.

Presented by Robert Tefft, Senior Planner.

Discussion points:

- Project is consistent with development on either side.
- Is “consistent” good enough, or do we need to make room for some diversity in use?
- There has been some interest recently from developers looking at commercial projects nearby, but this acreage seems most suited to residential development.

c. RZ-2021-2559; CSH Charlotte Highway Act LLC

Application by CSH Charlotte Highway Act, LLC to rezone 3.63 acres (TM # 0008-00-069.07) located at 7829 Charlotte Highway, adjacent to Parcel # 0008-00-067.00, from Low Density Residential (LDR) to General Business (GB) to facilitate development of an active living (Age 55+ Independent Living) project.

Presented by Ashley Davis, Senior Planner.

Discussion points:

- The other two parcels for the project are already zoned GB.
- The parcel currently accesses from Lodge Road; private road for Masonic Lodge.
- Developer’s intention is to access Hwy 521 through other parcels already attached to project.
- Negotiating secondary access may be problematic, since McClancy controls Spice Drive access, and Grand Lodge maintains control of masonic properties.
- UDO update should address the recurring problem of secondary/emergency access on narrow lots near Hwy 521.

d. SD-2019-0803: Taylor Morrison (Amend)

Application by Taylor Morrison to amend the Preliminary Plat for The Preserve at Barber Rock (portion of 0003-00-068.00), to reflect a decrease in acreage from 35.10 acres to 34.08 acres, with reference to transfer to McCarthy Development.

Presented by Ashley Davis, Senior Planner.

Discussion points:

- The land swap no longer part of RZ-2021-1361; the transaction was negotiated to allow Barber Rock more efficient route for sewer access through McCarthy-owned land.
- Amendment will not affect # of allocated houses, because the land is part of designated open space, and the development had excess over what was allowed under ordinance.
- Concern that this might open the door to developers or HOAs selling off open space allocations.

e. DA-2019-0803: Taylor Morrison (Amend)

Application by Taylor Morrison to amend the Development Agreement for The Preserve at Barber Rock (portion of 0003-00-068.00), to reflect a decrease in acreage from 35.10 acres to 34.08 acres, with reference to transfer to McCarthy Development as part of project RZ-2021-1361.

Presented by Ashley Davis, Senior Planner.

Discussion points:

- Changing the DA does not affect the assignment of impact fees: this development is exempt as approved prior to impact fee ordinance.

f. Other:

Rox Burhans, Development Services Director:

- Staff will be instituting a new requirement on Preliminary Plats, that conditions for approval must be resolved within 60 days from approval by Planning Commission.
- Next Committee of the Whole meeting: will be hearing a presentation about a proposed development on Jim Wilson Road with unusual multiple use features.
- Staff and Council are working with UDO consultants to move forward the institution of an interim ordinance to guide master planning, due to the development pressure caused by moratoriums in surrounding jurisdictions.

Robert Tefft:

- UDO project is assembling stakeholder committee; consultants have delivered a Chapter outline currently under review.

Ashley Davis:

- Comprehensive Plan: First stakeholder meeting scheduled for 12/14/2021; an immediate order of business will be determining the boundaries of 3 sub-areas, so that sub-group membership can be recruited. Benchmark representatives will tour the County next Friday 12/10/2021.

3. Adjourn

Meeting was adjourned at 5:53 pm.

Agenda Item Summary

Ordinance # / Resolution #: SD-2021-1251, NVR, Inc. / Ryan Homes, Inc / ESP Associates

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 12/21/2021

Issue for Consideration:

See Staff Report.

Points to Consider:

See Staff Report.

Recommendation:

See Staff Report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	12/8/2021	Planning Staff Report
Ex 1: Application	12/8/2021	Exhibit
Ex 2: Location / Zoning Map	12/8/2021	Exhibit
Ex 3: Preliminary Plat	12/8/2021	Exhibit
Ex 4: TIA and Associated Memos	12/8/2021	Exhibit
Ex 5: Waiver Request	12/9/2021	Exhibit
Ex 6: TRC/Evolve Comments	12/14/2021	Exhibit

PROPOSAL:	Major Subdivision Preliminary Plat for a townhome development. The project is approximately 96.75 acres and is zoned Planned Development District (PDD-26).
PROPERTY LOCATION:	Located between Collins Road and Shelley Mullis Road (TM# 0013-00-061.02)
CURRENT ZONING:	Planned Development District (PDD-26)
PROPOSED ZONING:	Planned Development District (PDD-26)
APPLICANT:	NVR, Inc. / Ryan Homes, Inc. / ESP Associates
COUNTY COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW:

Background / History

The Collins Road Site Planned Development District (PDD-26) was originally approved by Lancaster County Council via Ordinance No. 959 on December 1, 2008. This ordinance, however, was not recorded at the time, and subsequently after this oversight was identified a different version of the ordinance was approved in error on August 27, 2012. Once this second error was identified, County Council adopted Ordinance No. 2015-1346, which supplanted and replaced the original Ordinance No. 959.

The ordinance established the Master Plan for the 411-acre Collins Road site, comprised of a combination of residential, employment, flex office/retail, institutional, and open space uses organized around an integrated development concept that would utilize a series of “villages” supporting the various land uses.

The original Master Plan has been amended a few times since its approval, and some development has occurred to implement the Plan. Currently, the allowable development within PDD-26 is as follows:

Village	Approved	Built	Transferred Out	Transferred In	Remaining
A, B, C, E	360 units	249 units	160 units	49 units	None
D	150 units	N/A	49 units	160 units	261 units
F	150 Multi-Family; 300 Apartments; 250,000 SF Flex/Office/Retail	300 Apartments	N/A	N/A	150 Multi-Family; 250,000 SF Flex/Office/Retail
G	Flex/Office/Retail 500,000 SF	N/A	N/A	N/A	ALL
H	Hospital/Medical Institutional Living/Office (150,000 SF / 150 units)	N/A	N/A	N/A	ALL

Proposal

The 96.75-acre subject parcel consists of all of Village D and a portion of Village F. The proposal is to develop this parcel consistent with the PDD-26 Master Plan and Ordinance No. 2015-1346 as a 410-lot townhome subdivision. This development would consume 410 of the combined 411 units remaining within Villages D and F.

Site Information & Existing Conditions

The subject parcel is currently vacant and wooded.

Summary of Adjacent Zoning and Uses

The subject parcel is surrounded, in part, by the balance of PDD-26, as well as several vacant or mostly vacant parcels, including the County's Indian Land Recreation Center.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	PDD-26	Multi-Family Residential
South	Lancaster County	LDR; RN	Vacant
East	Lancaster County	PDD-26	Vacant
West	Lancaster County	RB; INS; GB	Vacant; Indian Land Rec. Center; Belair United Methodist Church

DEVELOPMENT ANALYSIS:

PDD-26 Ordinance No. 2015-1346

As previously noted, Ordinance No. 2015-1346 established the Master Plan for PDD-26. This ordinance also established various specific definitions, development regulations, density/intensity, setbacks, lot size, lot width, buffer and roadways and traffic.

Density/Intensity. Pursuant to Section 11 of Ordinance No. 2015-1346 as has been amended consistent with the table provided in this staff report, the maximum allowable density for the development, which encompasses all of Village D and a portion of Village F, is 411 dwelling units. As proposed, the development would have 410 dwelling units.

Setbacks and Yards: Pursuant to Section 12 of Ordinance No. 2015-1346, the minimum setbacks for development in Village D and Village F are as follows:

Village	Min. Front Yard	Min. Side Yard	Min. Rear Yard
D	20'	7'	25'
F	25'	5'	15'

** Setbacks along a private road within a residential/ multifamily use shall be measured from the back of curb.*

The proposed Preliminary Plat provides for two typical lots: the 22-foot wide front-loaded townhome lot, and the 20-foot wide rear-loaded townhome lot. The rear-loaded townhome lots are exclusively within Village F; however the front-loaded lots are found in both Village D and Village F.

Both the front- and rear-loaded townhome lot types are proposed with a minimum front setback of 25 feet, a minimum rear setback of 25 feet, and a minimum 10-foot building separation, which would account for the side setback.

Lot Size/Lot Width: Sections 14 and 15 of Ordinance No. 2015-1346 establish the minimum lot size and minimum lot width for development. However, while certain development types were allowed for within the various Villages, corresponding lot sizes and widths were not necessarily provided for. Accordingly, where needed, staff has applied those standards established within other Villages to account for these oversights. The minimum required lot sizes and widths are as follows:

Village	Required Lot Size	Applied Lot Size	Proposed Lot Size
D	7,800 SF (detached)	Multifamily 1,000 SF (attached)	1,880 – 2,068 SF
F	Office/Retail 7,000 SF Multifamily 1,000 SF (attached) Apartments 600 SF (attached)		

Village	Required Lot Width	Applied Lot Width	Proposed Lot Width
D	60' (detached)	Multifamily 20' (attached)	20' – 22'
F	Office/Retail 20' Multifamily 20' (attached) Apartments 20' (attached)		

Buffers: Pursuant to Section 16 of Ordinance No. 2015-1346, the border of the PDD that is not adjacent to a road must be buffered by a minimum 40-foot buffer. The proposed Preliminary Plat accommodates this along the southwestern property line, as well as providing a 65-foot buffer along Collins Road, a 40-foot buffer along Shelley Mullis Road, and a 25-foot buffer along the property line with the adjacent apartment development (Indigo at Cross Creek).

Pursuant to UDO Section 13.12 (11) (h), a 30-foot landscaped buffer and a minimum 6-foot berm will be required on the frontage of all roads (i.e. Shelly Mullis and Collins Roads). The applicant believes this requirement to be inappropriate, and requests that the Planning Commission waive this buffer requirement pursuant to Section 16 (c) of Ordinance No. 2015-1346, which reads as follows:

“If the Property Owner can demonstrate to the Planning Commission that the topography or elevation of a development site, the size of the parcel to be developed, or the presence of a greenway, buffer or screening on adjacent property would make strict adherence to the buffer requirements of the UDO serve no meaningful purpose, then the Planning Commission shall waive the buffer requirements for that site.”

The applicant believes this requirement to be inappropriate along Shelley Mullis Road as there is a significant drop in elevation (approx. 33 feet) from the right-of-way down to the development area along which may not allow a 6-foot high berm to effectively buffer or screen the road frontage, and that there is also a public utility easement along the right-of-way, as well as an existing tree canopy that is intended to be preserved as a strategy to satisfy this screening requirement.

With regard to Collins Road, the applicant wants to develop alley-loaded townhomes fronting along Collins Road to provide a sense of arrival with an attractive streetscape as residents enter the development. The applicant has noted that, in addition to there being an approximate 5-foot drop in elevation from the

right-of-way, the existing vegetation along Collins Road (not in front of the townhomes) will be maintained to serve as screening instead of removing those trees to install a 6-foot high berm, and that in those areas where vegetation would need to be removed, new trees would be planted to re-establish screening, provided that these trees would not screen those townhomes fronting along Collins Road.

A copy of the applicants' letter of request, as well as supporting exhibits is attached to this staff report.

Roadways and Traffic: Pursuant to Section 18 of Ordinance No. 2015-1346, all internal roadways are to be constructed to the following minimum standards:

Street Type	Street Standards	Right-of-Way Width
Local Residential	22' asphalt; 26' BC/BC	50'
Residential Collector Street	32' asphalt; 36' BC/BC	60'
Private Street/Drive (Townhomes/Commercial/Office/Institutional)	20' asphalt; 23'BC/BC	30' Clear Zone

The proposed Preliminary Plat includes three street types: local residential, residential collector, and private alley that, respectively, most closely align with the three street types identified above.

Street Lighting: Pursuant to Section 19 of Ordinance No. 2015-1346, community street lighting shall be provided within the property, and designed in accordance with the UDO. Further, all community street lighting shall be of uniform design and all lighting throughout the property shall be complimentary. At this time, proposed street lighting locations have not been provided.

Additional Development Regulations:

- *Block and Roadway Configuration.* Pursuant to Section 10 of Ordinance No. 2015-1346, block lengths, block widths, and cul-de-sacs may vary, provided they do not exceed 800 feet and adequate fire protection criteria is maintained. The dimensions of the proposed blocks have been provided as a part of the Preliminary Plat, with compliance satisfactorily demonstrated.
- *Sidewalks and Public Crosswalks.* Pursuant to Section 10 (c) (2) of Ordinance No. 2015-1346, sidewalks shall be provided on one side of secondary streets and long both sides of all major roads in the community and the entrance road. The proposal will provide sidewalks along both sides of all roads (other than alleys) in the development.
- *Connectivity.* Pursuant to Section 10 of Ordinance No. 2015-1346, the minimum connectivity index is 1.0. As proposed, the connectivity index would be 1.58, which complies with this provision.

Transportation

As required by UDO Section 13.7.10.01 (c), the applicant commissioned a Traffic Impact Analysis (TIA) from Impact Designs, LLC. The TIA looked at three locations relevant to the project, and identified certain improvements as necessary to mitigate the development's impact. The TIA was reviewed by SCDOT staff who generally concurred with those findings, but did offer additional comment. The Table below identifies that three locations studied, as well as a summation of the improvements identified from both the TIA and SCDOT comments.

Intersections	Improvements
Collins Road and Access A	Construct the Site Access A with one ingress lane and two egress lanes (left, right)
Shelley Mullis Road and Access B	- Construct the Site Access B with one ingress lane and one egress lane (left, right). The road must be 30 feet wide at the back of the Shelley Mullis Road right-of-way, so removal of the median shown on the site plan is recommended. - Construct an eastbound left turn lane on Shelley Mullis with 100 feet of storage. - To meet minimum SCDOT Access and Roadside Management Standards requirements, construct the recommended eastbound left turn lane on Shelley Mullis with 150 feet of storage and appropriate taper.
Shelley Mullis Road and Access C	Construct the Site Access C with one ingress lane and two egress lanes (left, right)

Public Utilities

The Lancaster County Water and Sewer District (LCWSD) has not provided any comments regarding this development proposal.

Public Schools

According to the Lancaster County School District (LCSD), the proposed development would be served by Indian Land Elementary, Intermediate, Middle, and High Schools. The LCSD has not indicated that these schools would be negatively impacted by the proposed development.

Carolina Thread Trail

While the project is located within the Carolina Thread Trail (CTT) District Overlay adopted in 2011, the proposed preliminary plat does not specifically identify any connection or development of the CTT. The applicant, however, desiring to provide a suitable pedestrian connection to the public trail system, has indicated the following:

“The developer is amendable to providing connection points and possible directional signage, that is attractively designed to direct surrounding residents into the eastern community entrance on Shelley Mullis Road through the Creek Water Townhome community along the Creek Water public/private street - sidewalk network in an east-west direction to facilitate a connection for the future Thread Trail users (to eventually be constructed off this site by others). This connection would also be indicated with matching signage at the western entrance of the Creek Water TH community to direct pedestrian flow in a similar manner, back out to Shelley Mullis Road.”

While staff is agreeable to this proposal, the suggested trail path and connections need to be specifically identified on the proposed preliminary plat.

PHOTOS OF PROJECT AREA:



Looking east along Collins Road



Looking southeast from Collins Road toward subject property and adjacent property



Looking west along Shelley Mullis Road



Looking south across Shelley Mullis Road

STAFF RECOMMENDATION:

The Planning Department, having reviewed all evidence submitted by the applicant, as well as the requirements of adopted Ordinance 2015-1346 and the Unified Development Ordinance in effect at the time its original approval in 2008, finds that there is substantial competent evidence to support the following findings of fact:

1. The subject parcel (TM# 0013-00-061.02) is approximately 96.75 acres, and is generally located 1,100 feet east of US Highway 521 between Collins Road and Shelly Mullis Road;
2. The subject parcel is zoned Planned Development District (PDD-26), and is governed by Ordinance No. 2015-1346, as well as the Unified Development Ordinance in effect at the time of the original zoning of the parcel as PDD-26 in 2008;
3. The subject parcel consists of a portion of Village F and all of Village D as established within the most recent version of the Master Development Plan for PDD-26;
4. The site is currently vacant and wooded;

5. The development proposal consists of a Preliminary Plat for the development of 410 front- and rear-loaded townhomes (4.24 du/ac);
6. The development proposal consists of 31.58 acres of open space

The Planning Department, having made the above findings of fact, recommends **conditional approval** of this Major Preliminary Subdivision Plat request subject to the following conditions:

1. That the Preliminary Plat is revised to specifically identify the Carolina Thread Trail path and connections on the subject property as indicated by the developer/applicant, as well as the provision of an appropriate public access easement for such; and
 2. That all outstanding TRC/Evolve comments, as well as any other conditions of approval are addressed within 60 days of receiving Planning Commission approval (by February 19, 2022).
-

ATTACHMENTS:

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. TIA and Associated Memos
5. Waiver Letter of Request with Exhibits
6. TRC/Evolve Comments

STAFF CONTACT:

Robert Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

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

PROJECT INFORMATION

PDD-26

Project Address/Location: 80 acres between Collins Road & Shelley Mullis Road

Tax Map ID/Parcel No. 0013-00-061.02

Project Description: Applicant proposes to develop a single family residential neighborhood with a combination of alley loaded and front loaded townhomes.

Applicant Name: NVR, Inc./Ryan Homes, Inc. c/o ESP Associates, Inc.

Address: 3475 Lakemont Blvd, Fort Mill, SC 29708

Phone: (980) 721-0186 Fax: _____ Email: ptatge@esapsociates.com

Property Owner Name: Indian Land Act, LLC

Address: 227 East Front St, New Bern, NC 28560

Phone: n/a Fax: n/a Email: rcoscia@nvrinc.com

Other Project Contacts

Name: CHRIS DECORTE, NVR, INC

Address: 10710 Sikes Place, Suite 200, Charlotte, NC 28277

Phone: _____ Fax: _____ Email: cdecorte@nvrinc.com

Name: Scott Childers, PE; ESP Associates, Inc.

Address: 3475 Lakemont Blvd, Fort Mill, SC 29708

Phone: (704) 507-2423 Fax: _____ Email: schilders@espassociates.com

Chris DeCorte
Applicant Signature

8/5/2021
Date

see attached joinder letter
Property Owner Signature
SEE ATTACHED JOINDER
Date

PRELIMINARY PLAT CHECKLIST

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

Petitioner Joinder Agreement – Lancaster County, South Carolina – Collins Road Site/PDD-26

Tax Parcels ID#: 0013-00-061.02 and 0013-00-061.06

Petitioner Joinder Agreement

The undersigned, as the owner of the parcel of land located with frontage along both Collins Road and Shelley Mullis Road in Lancaster County, South Carolina that is designated as "a portion thereof" Parcel Identification Numbers **0013-00-061.02** and **0013-00-061.06** on the Lancaster County Tax Map and which is the subject of the attached Preliminary Plat submittal, and Civil Subdivision Plan submittals, hereby join and give permission to NVR, Inc. to request and file these Application(s) with Lancaster County, South Carolina and as required, other related review agencies for the property referenced above.

This 17th day of September 2021
(day) (month)

By: [Signature]
(Owner Signature)

INDIAN LAND ACT, LLC
227 EAST FRONT ST
NEW BERN, NC 28560

By: [Signature]
(Owner Signature)

SIX MILE CREEK INVESTMENTS, LLC
227 EAST FRONT ST
NEW BERN, NC 28560

North Carolina
County of Craven

Hubert G. Tolson, III, appearing before the undersigned
Name of Property Owner (printed)

Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 17th day of September 2021.

(Official Seal)



Karen Smitten
Official Signature of Notary

Karen Smitten, Notary Public
Notary's Name (printed)

My commission expires: 9/6/2024

BASE SEARCH REPORT
EFFECTIVE DATE: SEPTEMBER 13, 1946 TO APRIL 13, 2021

RIGHTS OF WAY/EASEMENTS:

DEVELOPMENT AGREEMENT FOR COLLINS ROAD SITE RECORDED IN BOOK 503, PAGE 1 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS. **(NOT A MATTER OF SURVEY)**

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR COLLINS ROAD SITE RECORDED IN BOOK 684, PAGE 232 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS. **(NOT A MATTER OF SURVEY)**

ACKNOWLEDGEMENT OF DEVELOPMENT AGREEMENT AND NOTICE TO LANCASTER COUNTY RECORDED IN BOOK 949, PAGE 19, BOOK 949, PAGE 28, AND BOOK 949, PAGE 52 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS. **(NOT A MATTER OF SURVEY)**

ASSIGNMENT OF DEVELOPMENT AGREEMENT AND NOTICE TO LANCASTER COUNTY RECORDED IN BOOK 1090, PAGE 236 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS. **(NOT A MATTER OF SURVEY)**

ACKNOWLEDGEMENT OF ASSIGNMENT OF DEVELOPMENT AGREEMENT, SPECIFICATION OF RIGHTS ASSIGNED, AND NOTICE TO LANCASTER COUNTY RECORDED IN BOOK 3539, PAGE 125 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS.

RECORD COPY OF THE UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY RECORDED IN BOOK 503, PAGE 25 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS. **(NOT A MATTER OF SURVEY)**

SLOPE AND GRADING EASEMENT AGREEMENT RECORDED IN BOOK 958, PAGE 161 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS. (AS TO TRACT 1) **(AFFECTS SUBJECT PROPERTY AS SHOWN)**

EASEMENT AGREEMENT TO THE LANCASTER COUNTY WATER AND SEWER DISTRICT RECORDED IN BOOK 1052, PAGE 241 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS. (AS TO TRACT 1) **(AFFECTS SUBJECT TRACT AS SHOWN)**

EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 14, PAGE 319 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS. **(DOCUMENT NOT PROVIDED TO THE SURVEYOR)**

RIGHT OF WAY AGREEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 25, PAGE 2850 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS. **(DOCUMENT NOT PROVIDED TO THE SURVEYOR)**

PLAT MATTERS:

PLAT MATTERS APPEARING OF RECORD IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS.

PLAT BOOK 17, PAGE 210, **(DOCUMENT NOT PROVIDED)**
PLAT BOOK 2010, PAGE 110, **(DOES NOT AFFECT SUBJECT PROPERTY)**
PLAT BOOK 2010, PAGE 184, **(DOES NOT AFFECT SUBJECT PROPERTY)**
PLAT BOOK 2013, PAGES 385-386, **(DOES AFFECT SUBJECT PROPERTY)**
PLAT BOOK 2014, PAGE 135, **(DOES AFFECT SUBJECT PROPERTY)**
PLAT BOOK 2015, PAGE 344, **(DOES AFFECT SUBJECT PROPERTY)**
PLAT BOOK 2016, PAGE 143, **(DOES AFFECT SUBJECT PROPERTY)**
PLAT BOOK 2016, PAGE 515, **(DOES AFFECT SUBJECT PROPERTY)**
PLAT BOOK 2018, PAGE 247 **(DOES NOT AFFECT SUBJECT PROPERTY)**

METES & BOUNDS DESCRIPTION (FROM DEED)

PARCEL 0013-00-061.02

TRACT 1:
BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LANCASTER COUNTY, SOUTH CAROLINA AND BEING DESCRIBED AS TRACT 1, CONTAINING 110.316 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN SURVEY ENTITLED "RECOMBINATION/MINOR SUBDIVISION PLAT OF TAX PARCEL #0019-00-061.00 BEING 311.615 ACRES TOTAL, DATED JUNE 13, 2013, PREPARED BY DAVID A. WEIRICH, SCPLS #20193, OF ESP ASSOCIATES, P.A., AND RECORDED IN PLAT BOOK 2014, PAGE 135, LANCASTER COUNTY, SOUTH CAROLINA.

LESS AND EXCEPT THE FOLLOWING THREE PARCELS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, AND BEING MORE DESCRIBED AS FOLLOWS:

BEING TRACT 1A, CONTAINING 18.995 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN SURVEY ENTITLED "MINOR SUBDIVISION PLAT OF THE ARBORS AT TOWNE CENTER", DATED DECEMBER 13, 2013, PREPARED BY DAVID A. WEIRICH OF ESP ASSOCIATES, P.A. AND RECORDED IN PLAT BOOK 2014, PAGE 135, LANCASTER COUNTY, SOUTH CAROLINA. SUCH PARCEL BEING THE SAME PROPERTY CONVEYED TO INDIANLAND MULTIFAMILY INVESTMENTS, LLC BY DEED RECORDED IN BOOK 789, PAGE 198.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, AND BEING MORE DESCRIBED AS FOLLOWS:

BEING TRACT 1B, CONTAINING 9.398 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN SURVEY ENTITLED "MINOR SUBDIVISION PLAT OF THE ARBORS AT TOWNE CENTER", DATED DECEMBER 13, 2013, PREPARED BY DAVID A. WEIRICH OF ESP ASSOCIATES, P.A. AND RECORDED IN PLAT BOOK 2014, PAGE 135, LANCASTER COUNTY, SOUTH CAROLINA. SUCH PARCEL BEING THE SAME PROPERTY CONVEYED TO INDIANLAND MULTIFAMILY INVESTMENTS, LLC BY DEED RECORDED IN BOOK 789, PAGE 203.

ALL THAT CERTAIN PIECE, PARCEL, AND TRACT OF LAND, TOGETHER WITH IMPROVEMENTS THEREON, IF ANY, SITUATE, LYING AND BEING IN INDIAN LAND TOWNSHIP, COUNTY OF LANCASTER, STATE OF SOUTH CAROLINA, LOCATED ALONG COLLINS ROAD, CONTAINING 1.165 ACRES, MORE OR LESS, AND MORE PARTICULARLY SHOWN AS PORTION OF TRACT 1 ON THAT CERTAIN PLAT PREPARED FOR LITOP, INC. BY ESP ASSOCIATES, P.A., ENTITLED "RECOMBINATION PLAT OF THE ARBORS AT TOWNE CENTER" DATED FEBRUARY 22, 2016, AND RECORDED IN THE OFFICE OF THE LANCASTER COUNTY REGISTER OF DEEDS IN PLAT BOOK 2016, PAGE 143. SUCH PARCEL BEING THE SAME PROPERTY CONVEYED TO IM13, LLC BY DEED RECORDED IN BOOK 958, PAGE 141 AND BY CORRECTIVE DEED RECORDED IN BOOK 984, PAGE 165.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO INDIAN LAND ACT, LLC BY DEED FROM WELLS FARGO BANK, N.A. (SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A.), AS SUCCESSOR TRUSTEE UNDER THE REVOCABLE TRUST AGREEMENT WITH ALICE C. TOLSON DATED SEPTEMBER 21, 1990, AS AMENDED, DATED OCTOBER 4, 2017 AND RECORDED OCTOBER 12, 2017 IN BOOK 1089, PAGE 4, LANCASTER COUNTY, SOUTH CAROLINA 24-400 ACRES.

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S45°53'48"E	34.75'	L18	S82°21'19"W	97.11'
L2	S41°12'06"E	33.92'	L19	S80°08'00"W	93.99'
L3	N57°24'21"E	116.37'	L20	S77°00'50"W	94.15'
L4	S42°04'11"E	172.86'	L21	S74°30'39"W	96.18'
L5	N47°18'37"W	307.71'	L22	S71°49'08"W	98.78'
L6	S22°23'47"E	305.57'	L23	S68°06'22"W	189.18'
L7	S05°37'12"E	124.16'	L24	S64°06'13"W	94.27'
L8	S49°09'29"E	382.65'	L25	S61°41'15"W	95.61'
L9	S49°09'29"E	35.70'	L26	S58°37'06"W	103.39'
L10	N63°14'57"E	144.46'	L27	S56°23'25"W	94.19'
L11	N26°45'03"W	32.84'	L28	S53°27'40"W	100.12'
L12	N26°45'03"W	42.14'	L29	S50°35'13"W	97.71'
L13	S45°01'23"E	340.83'	L30	S47°32'29"W	99.68'
L14	N57°24'21"E	137.38'	L31	S45°24'29"W	305.49'
L15	N89°41'02"W	74.01'	L32	S46°31'44"W	189.94'
L16	S87°51'26"W	92.24'	L33	S28°22'13"W	42.87'
L17	S85°03'41"W	89.01'			

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

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NOTES:

- SUBJECT TRACT PARCEL: PID# 0013-00-061.02
- SUBJECT TRACT ADDRESS: COLLINS ROAD, LANCASTER, SC.
- SUBJECT TRACT DEED/PLAT REFERENCES: PB 2013 PG 385-386 AND DB 1089 PG 4.
- UNADJUSTED RATIO OF PRECISION: 1:13,029
- SURVEY COMPLETED: APRIL 21, 2021
- SUBJECT TRACT IS PARTIALLY GRAPHICALLY LOCATED IN ZONE "AE" AND A "FLOODWAY AREAS IN ZONE AE" AS SHOWN ON FEMA FIRM COMMUNITY PANELS NUMBERS 45057C0078E AND 45057C0079E EFFECTIVE DATE 05/16/2017. FEMA FLOOD INFORMATION SHOWN IS DIGITALLY OVERLAIN FROM FEMA'S ONLINE DATABASE FILES.
- HORIZONTAL CONTROL ESTABLISHED WITH GPS USING SC VRS - HORIZONTAL DATUM: NAD83(2011).
- THE GRAPHIC REPRESENTATION OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN FLAGS PLACED BY UTILITY LOCATION CONTRACTOR (NC 811). NONE WERE DESIGNATED AT TIME OF SURVEY.
- NO EVIDENCE OF OBVIOUS OR APPARENT CEMETERIES OR BURIAL GROUNDS WERE OBSERVED BY THE SURVEYOR AT THE TIME OF SURVEY. INFORMATION OF THEIR EXISTENCE AND LOCATION WAS NOT FURNISHED TO THE SURVEYOR PRIOR TO OR DURING THE PERFORMANCE OF THE SURVEY.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, OR BUILDING CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE SUBJECT PARCEL IS CONTIGUOUS WITH NO GAPS, GORES OR HIATUSES.

NORTH ORIENTED TO
NC GRID (NAD 83 / 2011)

VICINITY MAP

NO SCALE

LEGEND

AC - ACRES
BFE - BASE FLOOD ELEVATION
C - CENTER LINE
CB - CATCH BASIN
DB - DEED BOOK
DI - DROP INLET
E/P - EDGE OF PAVEMENT
FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM - FLOOD INSURANCE RATE MAP
FND - FOUND
IP - IRON PIN
MB - MAP BOOK
MON - MONUMENT
NAD - NORTH AMERICAN DATUM
NAVD - NORTH AMERICAN VERTICAL DATUM
NTS - NOT TO SCALE
PG - PAGE
RB - REBAR
R/W - RIGHT OF WAY
RWMON - RIGHT OF WAY MONUMENT
RCP - REINFORCED CONCRETE PIPE
SF - SQUARE FEET
SCDDOT - SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
SDE - STORM DRAINAGE EASEMENT
SSMH - SANITARY SEWER MANHOLE
STMH - STORM SEWER MANHOLE
TCE - TEMPORARY CONSTRUCTION EASEMENT
TBM - TEMPORARY BENCHMARK
(T) - TOTAL

SYMBOL LEGEND

SCDDOT R/W CONCRETE MONUMENT
5 REBAR SET (UNLESS NOTED)
5 REBAR FOUND (UNLESS NOTED)
POWER POLE
TELEPHONE PEDESTAL
SIGN
GUY WIRE
LINE CONTINUOUS
CALCULATED POINT
FLARED END SECTION
STORM DRAINAGE MANHOLE
SANITARY SEWER MANHOLE
LIGHT POLE
FIBER OPTIC BOX

LINE LEGEND

RIGHT OF WAY
BOUNDARY LINE
ADJOINER
FENCE
STORM DRAINAGE PIPE LINE
EDGE OF PAVEMENT
BACK OF CURB
GUARDRAIL
FEMA ZONE "AE"
SEWER EASEMENT OVERLAP

BAR SCALE 1"=200'
0 50 100 200 400

TO: NVR, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS (NONE) FROM TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 21, 2021.

DATE OF PLAT OR MAP: MAY 12, 2021

PRELIMINARY
NOT FOR RECORDATION,
CONVEYANCES OR SALES.



DATE	REVISION	BY
ALTA/NSPS LAND TITLE SURVEY COLLINS ROAD SITE PID: 0013-00-061.02 (80.734 ACRES)		
LOCATED IN CITY OF LANCASTER LANCASTER COUNTY, SOUTH CAROLINA		
CLIENT: NVR, INC.		
10710 SIKES PLACE, SUITE 200 CHARLOTTE, NORTH CAROLINA 28277		
PROJECT NO. IV14.800 ALTA SCALE 1"=100'	DATE APRIL 21, 2021 DRAWN BY DLM	CHECKED BY JES DATE SURVEYED MAY 5, 2021 DRAWING NO. IV14.800 ALTA.DWG
SHEET 1 OF 1		

LINE #	DIRECTION	LENGTH
L1	S86°11'15"E	60.20'
L2	S87°06'39"E	50.00'
L3	S89°40'25"E	50.00'
L4	N86°23'16"E	50.00'
L5	N79°27'11"E	50.00'
L6	N72°05'44"E	51.39'
L7	N21°52'06"W	26.10'
L8	S73°40'30"W	54.84'
L9	N25°52'55"W	24.10'
L10	N03°28'15"W	53.54'
L11	N19°32'43"W	34.44'
L12	N39°57'17"W	109.26'
L15	N37°46'33"W	103.65'
L16	N50°09'23"W	82.52'
L17	N73°42'52"W	70.91'
L18	S59°47'59"W	66.63'
L19	S32°05'02"W	72.92'

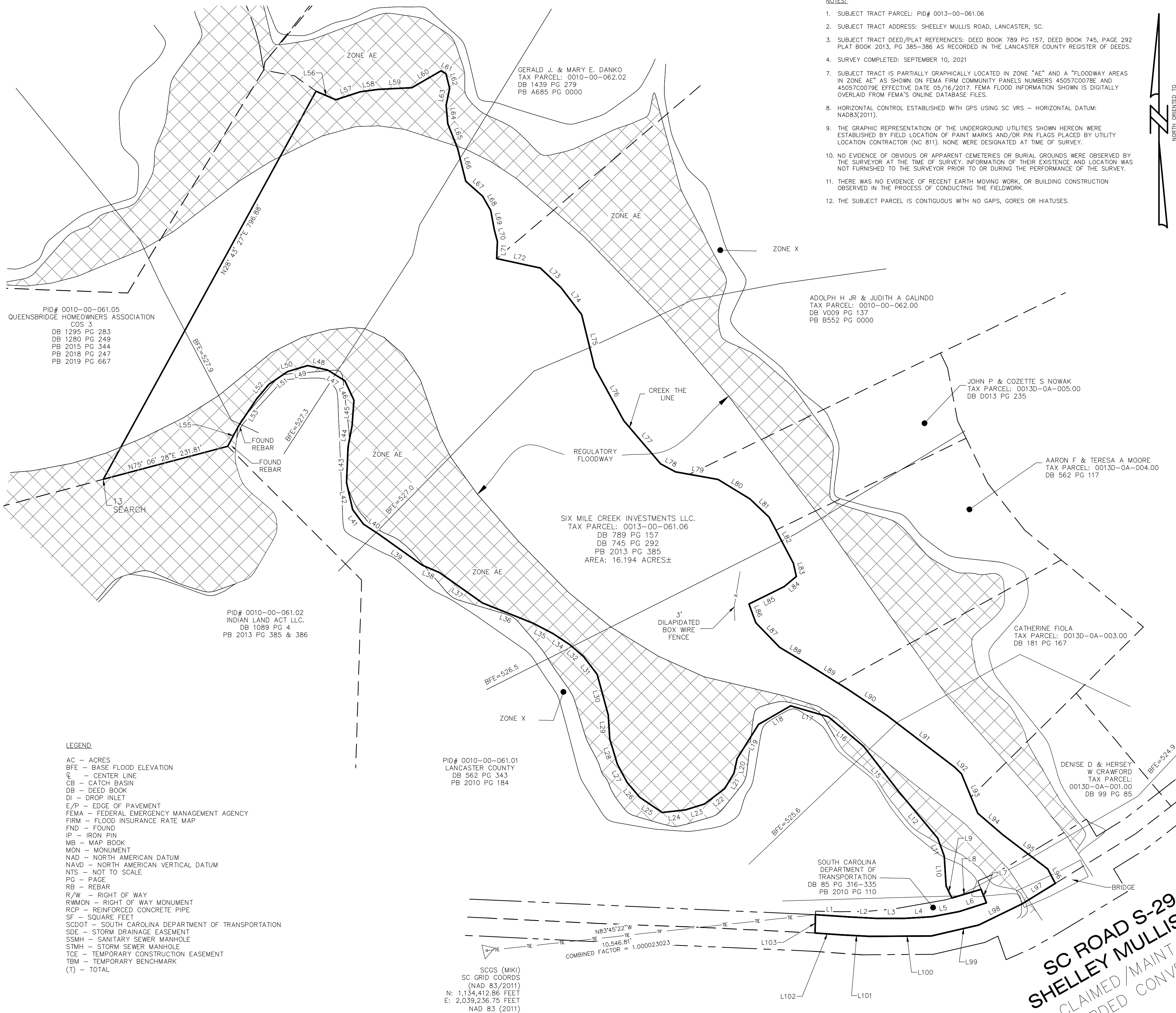
LINE #	DIRECTION	LENGTH
L20	S12°23'56"W	26.80'
L21	S31°06'50"W	32.41'
L22	S52°27'47"W	45.55'
L23	S73°07'59"W	36.11'
L24	S83°24'07"W	42.20'
L25	N55°49'21"W	48.68'
L26	N40°08'39"W	34.92'
L27	N28°21'49"W	37.48'
L28	N16°38'51"W	47.54'
L29	N03°29'53"W	43.01'
L30	N15°11'40"W	75.95'
L31	N37°37'21"W	40.32'
L32	N48°54'33"W	32.65'
L34	N56°46'37"W	36.30'
L35	N62°06'41"W	40.28'
L36	N68°12'26"W	98.68'
L37	N54°49'18"W	94.49'

LINE #	DIRECTION	LENGTH
L38	N66°24'16"W	33.99'
L39	N54°38'02"W	96.31'
L40	N56°41'53"W	32.89'
L41	N36°08'17"W	32.41'
L42	N12°52'00"W	49.40'
L43	N02°19'09"E	64.45'
L44	N10°42'16"E	39.43'
L45	N03°56'12"E	45.66'
L46	N24°50'17"W	38.55'
L47	N57°54'58"W	36.46'
L48	N77°44'38"W	36.97'
L49	S73°49'37"W	34.14'
L50	S73°49'37"W	3.47'
L51	S55°28'58"W	40.66'
L52	S40°01'18"W	34.19'
L53	S33°52'27"W	57.36'
L55	S28°22'13"W	42.87'

LINE #	DIRECTION	LENGTH
L56	S66°45'32"E	38.84'
L57	N72°03'06"E	46.05'
L58	N82°33'56"E	33.24'
L59	N87°04'15"E	60.24'
L60	N59°56'32"E	60.49'
L61	S61°29'46"E	10.43'
L62	S13°43'45"E	27.33'
L63	S11°38'41"W	30.66'
L64	S04°53'10"E	33.77'
L65	S21°38'39"E	47.76'
L66	S14°06'24"E	60.79'
L67	S48°05'43"E	40.67'
L68	S29°34'58"E	29.37'
L69	S10°50'59"E	34.95'
L70	S14°28'56"E	22.59'
L71	S02°47'44"W	30.46'
L72	S77°40'47"E	80.71'

LINE #	DIRECTION	LENGTH
L73	S46°41'03"E	50.80'
L74	S37°25'31"E	61.09'
L75	S13°42'05"E	98.42'
L76	S28°56'44"E	109.43'
L77	S40°21'28"E	102.05'
L78	S61°51'50"E	30.19'
L79	S79°53'10"E	78.07'
L80	S58°22'59"E	67.14'
L81	S46°32'21"E	47.98'
L82	S27°44'07"E	93.74'
L83	S13°04'07"E	24.22'
L84	S50°47'14"W	28.77'
L85	S63°28'40"W	70.57'
L86	S19°59'47"E	35.83'
L87	S44°14'01"E	61.63'
L88	S58°58'37"E	53.91'
L89	S58°01'55"E	89.73'

LINE #	DIRECTION	LENGTH
L90	S56°19'10"E	84.10'
L91	S52°35'46"E	154.32'
L92	S46°23'20"E	17.36'
L93	S22°23'09"E	76.86'
L94	S49°20'53"E	59.41'
L95	S52°38'17"E	101.55'
L96	S27°59'59"E	29.55'
L97	S58°24'40"W	70.51'
L98	S64°02'37"W	86.76'
L99	N76°58'46"E	87.39'
L100	N89°36'56"E	111.70'
L101	S86°53'23"E	50.40'
L102	S85°53'58"E	47.52'
L103	N01°13'53"E	33.00'



LEGEND

AC - ACRES
 BFE - BASE FLOOD ELEVATION
 CL - CENTER LINE
 CB - CATCH BASIN
 DB - DEED BOOK
 DI - DROP INLET
 E/P - EDGE OF PAVEMENT
 FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
 FIRM - FLOOD INSURANCE RATE MAP
 FND - FOUND
 IP - IRON PIN
 MB - MAP BOOK
 MON - MONUMENT
 NAD - NORTH AMERICAN DATUM
 NAVD - NORTH AMERICAN VERTICAL DATUM
 NTS - NOT TO SCALE
 PG - PAGE
 RB - REBAR
 R/W - RIGHT OF WAY
 RWMON - RIGHT OF WAY MONUMENT
 RCP - REINFORCED CONCRETE PIPE
 SF - SQUARE FEET
 SCDOT - SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
 SDE - STORM DRAINAGE EASEMENT
 SSMH - SANITARY SEWER MANHOLE
 STMH - STORM SEWER MANHOLE
 TCE - TEMPORARY CONSTRUCTION EASEMENT
 TBM - TEMPORARY BENCHMARK
 (T) - TOTAL

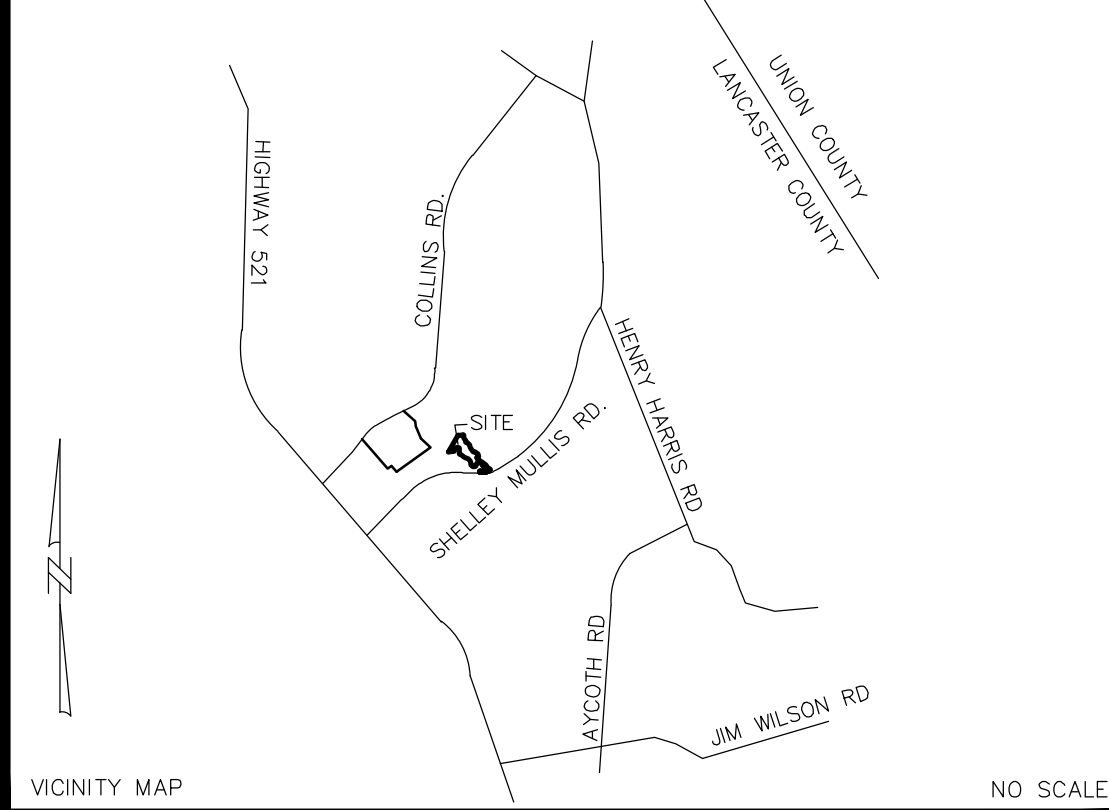
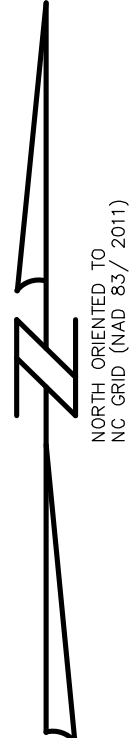
SYMBOL LEGEND

■ SCDOT R/W CONCRETE MONUMENT
 ○ # 5 REBAR SET (UNLESS NOTED)
 ● #6 REBAR FOUND (UNLESS NOTED)
 □ POWER POLE
 □ TELEPHONE PEDESTAL
 — SIGN
 > GUY WIRE
 ~ LINE CONTINUES
 △ CALCULATED POINT
 ▴ FLARED END SECTION
 Ⓢ STORM DRAINAGE MANHOLE
 Ⓢ SANITARY SEWER MANHOLE
 ☆ LIGHT POLE
 Ⓢ FIBER OPTIC BOX

LINE LEGEND

— RIGHT OF WAY
 - - - BOUNDARY LINE
 - - - ADJOINER
 - x - x - x - FENCE
 - SD - SD - STORM DRAINAGE PIPE LINE
 - - - - - EDGE OF PAVEMENT
 - - - - - BACK OF CURB
 - - - - - GUARDRAIL
 [Hatched Box] FEMA ZONE "AE"

- NOTES:**
- SUBJECT TRACT PARCEL: PID# 0013-00-061.06
 - SUBJECT TRACT ADDRESS: SHEELEY MULLIS ROAD, LANCASTER, SC.
 - SUBJECT TRACT DEED/PLAT REFERENCES: DEED BOOK 789 PG 157, DEED BOOK 745, PAGE 292 PLAT BOOK 2013, PG 385-386 AS RECORDED IN THE LANCASTER COUNTY REGISTER OF DEEDS.
 - SURVEY COMPLETED: SEPTEMBER 10, 2021
 - SUBJECT TRACT IS PARTIALLY GRAPHICALLY LOCATED IN ZONE "AE" AND A "FLOODWAY AREAS IN ZONE AE" AS SHOWN ON FEMA FIRM COMMUNITY PANELS NUMBERS 45057C0078E AND 45057C0079E EFFECTIVE DATE 05/16/2017. FEMA FLOOD INFORMATION SHOWN IS DIGITALLY OVERLAIN FROM FEMA'S ONLINE DATABASE FILES.
 - HORIZONTAL CONTROL ESTABLISHED WITH GPS USING SC YRS - HORIZONTAL DATUM: NAD83(2011).
 - THE GRAPHIC REPRESENTATION OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN FLAGS PLACED BY UTILITY LOCATION CONTRACTOR (NC 811). NONE WERE DESIGNATED AT TIME OF SURVEY.
 - NO EVIDENCE OF OBVIOUS OR APPARENT CEMETERIES OR BURIAL GROUNDS WERE OBSERVED BY THE SURVEYOR AT THE TIME OF SURVEY. INFORMATION OF THEIR EXISTENCE AND LOCATION WAS NOT FURNISHED TO THE SURVEYOR PRIOR TO OR DURING THE PERFORMANCE OF THE SURVEY.
 - THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, OR BUILDING CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - THE SUBJECT PARCEL IS CONTIGUOUS WITH NO GAPS, GORES OR HIATUSES.



BASE SEARCH REPORT
 EFFECTIVE DATE: SEPTEMBER 13, 1946 TO APRIL 13, 2021

RIGHTS OF WAY/EASEMENTS:

DEVELOPMENT AGREEMENT FOR COLLINS ROAD SITE, RECORDED IN BOOK 503, PAGE 1 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS.
 (NOT A MATTER OF SURVEY).

FRIST AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR COLLINS ROAD SITE RECORDED IN BOOK 684, PAGE 232 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS.
 (NOT A MATTER OF SURVEY).

ACKNOWLEDGEMENT OF DEVELOPMENT AGREEMENT AND NOTICE TO LANCASTER COUNTY RECORDED IN BOOK 949, PAGE 19, BOOK 949, PAGE 28, AND BOOK 949, PAGE 52 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS.
 (NOT A MATTER OF SURVEY).

ASSIGNMENT OF DEVELOPMENT AGREEMENT AND NOTICE TO LANCASTER COUNTY RECORDED IN BOOK 1090, PAGE 236 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS.
 (NOT A MATTER OF SURVEY).

ACKNOWLEDGEMENT OF ASSIGNMENT OF DEVELOPMENT AGREEMENT, SPECIFICATION OF RIGHTS ASSIGNED, AND NOTICE TO LANCASTER COUNTY RECORDED IN BOOK 3539, PAGE 125 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS.
 (NOT A MATTER OF SURVEY).

RECORD COPY OF THE UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY RECORDED IN BOOK 503, PAGE 25 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS.
 (NOT A MATTER OF SURVEY).

SLOPE AND GRADING EASEMENT AGREEMENT RECORDED IN BOOK 958, PAGE 161 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS. (AS TO TRACT 1).
 (NOT LOCATED ON SUBJECT PROPERTY. DOES NOT EFFECT SUBJECT PROPERTY).

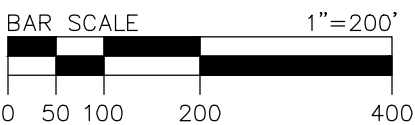
EASEMENT AGREEMENT TO THE LANCASTER COUNTY WATER AND SEWER DISTRICT RECORDED IN BOOK 1052, PAGE 241 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS. (AS TO TRACT 1).
 (NOT LOCATED ON SUBJECT PROPERTY. DOES NOT EFFECT SUBJECT PROPERTY).

EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK J4, PAGE 319 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS.
 (DOCUMENT NOT PROVIDED TO SURVEYOR AT TIME OF SURVEY).

RIGHT OF WAY AGREEMENT TO DUKE POWER COMPANY RECORDED IN BOOK Z5, PAGE 2850 IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS.
 (DOCUMENT NOT PROVIDED TO SURVEYOR AT TIME OF SURVEY).

PLAT MATTERS:

PLAT MATTERS APPEARING OF RECORD IN THE LANCASTER COUNTY, SOUTH CAROLINA REGISTER OF DEEDS:
 PLAT BOOK 17, PAGE 210, (DOCUMENT NOT PROVIDED AT TIME OF SURVEY).
 PLAT BOOK 2010, PAGE 110, (DOE AFFECT SUBJECT PROPERTY. AS SHOWN ON SURVEY).
 PLAT BOOK 2010, PAGE 184, (DOES AFFECT SUBJECT PROPERTY. AS SHOWN ON SURVEY).
 PLAT BOOK 2013, PAGES 385-386, (DOES AFFECT SUBJECT PROPERTY. AS SHOWN ON SURVEY).
 PLAT BOOK 2014, PAGE 135, (DOES NOT AFFECT SUBJECT PROPERTY).
 PLAT BOOK 2015, PAGE 344, (DOES NOT AFFECT SUBJECT PROPERTY).
 PLAT BOOK 2016, PAGE 143, (DOES NOT AFFECT SUBJECT PROPERTY).
 PLAT BOOK 2016, PAGE 515, (DOES NOT AFFECT SUBJECT PROPERTY).
 PLAT BOOK 2018, PAGE 247 (DOES AFFECT SUBJECT PROPERTY. AS SHOWN ON SURVEY).



**SC ROAD S-29-65
 SHELEY MULLIS ROAD
 66' STATE CLAIMED/MAINTAINED PUBLIC R/W
 (NO RECORDED CONVEYANCE FOUND)**

TO: NVR, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE SOUTH CAROLINA REGISTER OF DEEDS. THE SURVEY WAS COMPLETED ON SEPTEMBER 10, 2021. DATE OF PLAT OR MAP: SEPTEMBER 17, 2021.

DAVID A. WEIRICH, PLS SC LIC. #20193



ESP Associates, Inc.
 P.O. Box 7030
 Charlotte, NC 28241
 3475 Lakemont Blvd.
 Fort Mill, SC 29708
 704-583-4949 (NC)
 803-802-2440 (SC)
 www.espassociates.com

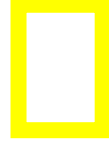
THIS DRAWING AND/OR THE DESIGN SHOWN ARE THE PROPERTY OF ESP ASSOCIATES, INC. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

ESP ASSOCIATES, INC.

DATE	REVISION	BY
ALTA/NSPS LAND TITLE SURVEY SHELEY MULLIS ROAD SITE PID: 0013-00-061.06 (19.194 ACRES)		
LOCATED IN: CITY OF LANCASTER LANCASTER COUNTY, SOUTH CAROLINA		
CLIENT: NVR, INC. 10710 SIKES PLACE, SUITE 200 CHARLOTTE, NORTH CAROLINA 28277		
PROJECT NO. 1V14.800.ALTA	SCALE 1"=100'	DRAWN BY EJG
DATE SEPTEMBER 17, 2021	CHECKED BY BKF	DATE SURVEYED SEPTEMBER 10, 2021
DRAWING NO. 1V14.800.ALTA.DWG		

Proposal:
Preliminary Plat
410-unit Townhomes

Legend:



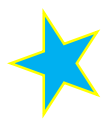
Subject Property



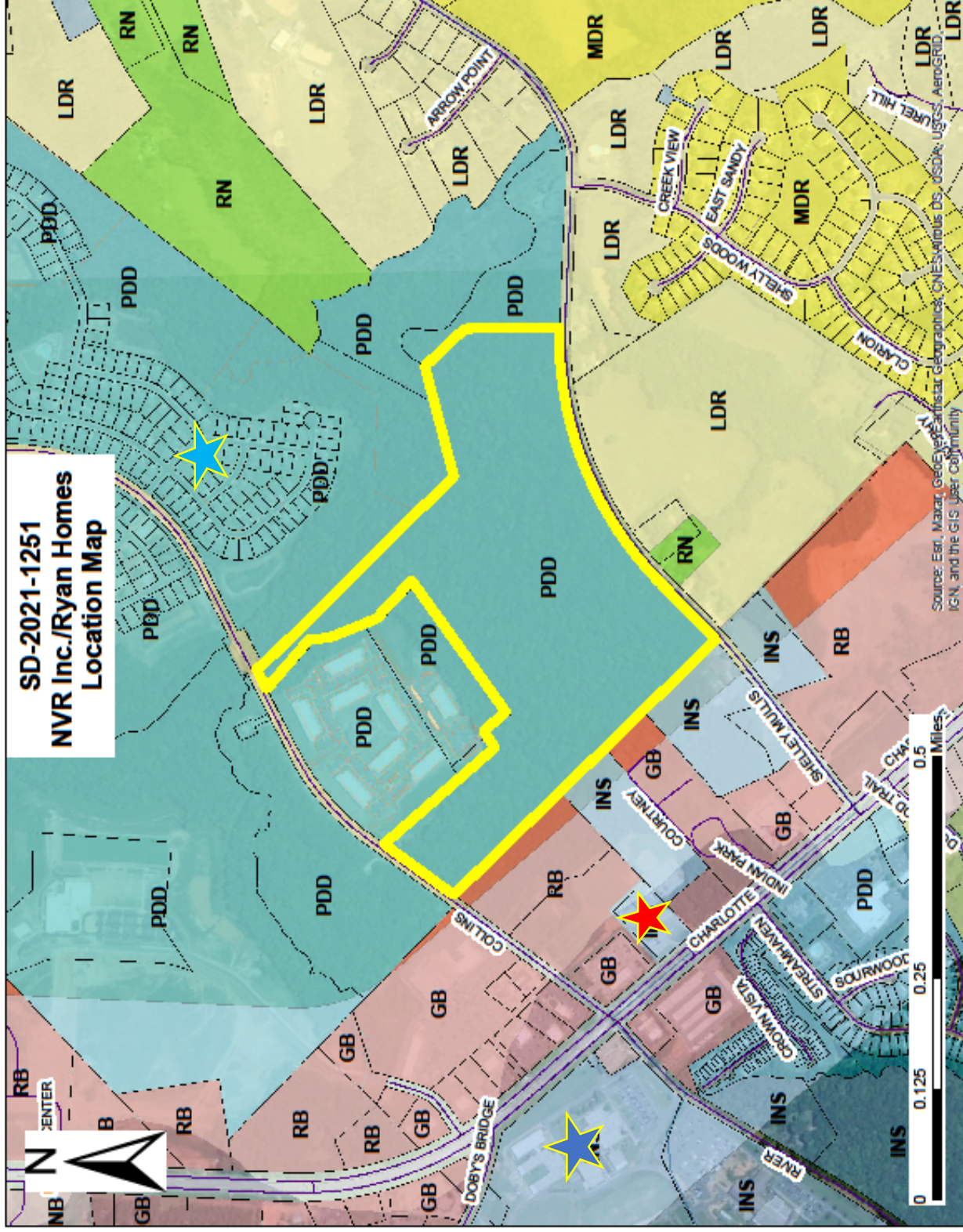
Indian Land
Intermediate School



LC Recreation Center



Queensbridge Subdivision



SHEET NO.	SHEET NAME
COVER	(COVER SHEET
INDEX	(INDEX)
1	(SHEET 1 OF 5)
2	(SHEET 2 OF 5)
3	(SHEET 3 OF 5)
4	(SHEET 4 OF 5)
5	(SHEET 5 OF 5)

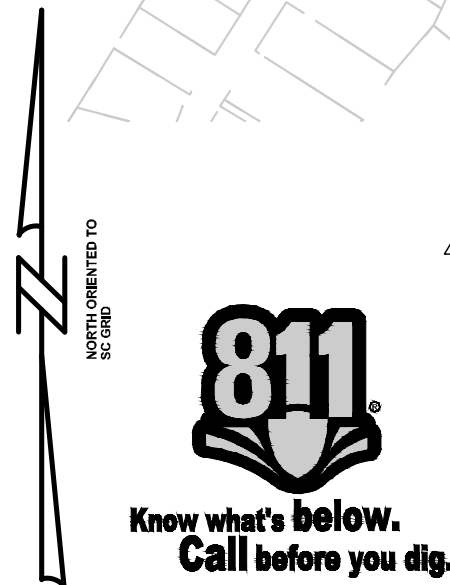
[illegible]

ENGINEERING FIRM:	ESP ASSOCIATES, INC.
ADDRESS:	3475 LAKEMONT BLVD. FORT MILL, SC 29708 (803) 802-2440 (802) 802-2515
PHONE:	
FAX:	
CONTACT:	MATTHEW W. MANDLE, PLA
DEVELOPER:	NVR, INC.
ADDRESS:	10710 SIKES PLACE SUITE 200 CHARLOTTE, NC 28277 (704) 915-1313 CHRISTOPHER DECORTE
PHONE:	
CONTACT:	
REVIEW AGENCY:	LANCASTER COUNTY PLANNING DEPARTMENT ADMINISTRATION BUILDING 101 NORTH MAIN STREET PO BOX 1609 LANCASTER, SC 29720 803-285-6005
PHONE:	

GRAPHIC SCALE

A horizontal graphic scale bar. Above the bar, numerical values are placed at regular intervals: 600', 0, 150', 300', 600', and 150'. The bar itself is divided into segments of varying lengths and patterns: a white segment from 600' to 0, a black segment from 0 to 150', a white segment from 150' to 300', a black segment from 300' to 600', and a white segment from 600' to 150'. Below the bar, the text "(IN FEET)" is centered. Below that, the text "1 INCH = 300 FT." is centered.

(IN FEET)
1 INCH = 300 FT.



VICINITY MAP NOT TO SCALE

DEVELOPMENT DATA:		
ZONING:	EXISTING: TO BE DEVELOPED AS:	PDD-26 (COLLINS ROAD SITE PLANNED DEVELOPMENT DISTRICT) PDD-26 (COLLINS ROAD SITE PLANNED DEVELOPMENT DISTRICT)
TOTAL ACREAGE:		± 96.75 ACRES
TAX MAP NUMBERS:		0013-00-061.06 AND PORTION OF 6013-00-061.02
LOCATION:		LANCASTER COUNTY, SC
PROPOSED USE:		ATTACHED MULTI-FAMILY RESIDENTIAL
TOTAL HOME SITES:		410 HOME SITES
TYPICAL HOME SITE SIZES:		
FRONT-LOAD 22' X 94' SUBLOTS		269 HOME SITES (65%)
REAR-LOAD 20' X 94' SUBLOTS		141 HOME SITES (35%)
PROPOSED DENSITY:		4.24 DU/AC
CONNECTIVITY RATIO (LINKS & NODES):		
REQUIRED:		1.0 (LINKS/NODES)
PROVIDED:		1.58 (38 LINKS /24 NODES)
TOTAL OPEN SPACE:		
REQUIRED:		± 9.67 ACRES (10%)
PROVIDED:		± 31.58 ACRES (32%) **

PDD-26 TYPICAL HOME SITE STANDARDS:	
MINIMUM HOME SITE SIZE:	1,200 SQUARE FEET
MINIMUM HOME SITE WIDTH:	20'
MINIMUM HOME SITE DEPTH:	
SETBACKS:	
FRONT SETBACK:	25'
SIDE SETBACK:	7'
REAR SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	35'

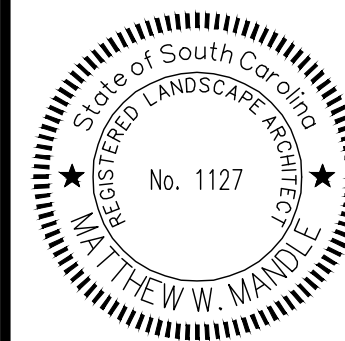
*NOTE: MIN. SETBACKS AND YARDS, BUILDING HEIGHT AND LOT SIZE LISTED ABOVE PER ORDINANCE No. 2015-1346 ESTABLISHING PDD-26 MIN. REQUIREMENTS.

PARKING STANDARDS:	
REQUIRED:	615 PARKING SPACES REQUIRED** (1.5 PARKING SPACES PER MULTIFAMILY UNIT X 410 UNITS)
PROVIDED:	1,765 PARKING SPACES (CALCULATED AS FOLLOWS): 1,640 SPACES: - 4 SPACES PER UNIT (2 GARAGE AND 2 IN EACH DRIVEWAY**) X 410 UNITS 125 ADDITIONAL PARKING SPACES: - 79 SPACES - ON STREET PARKING - 46 SPACES - AMENITY CENTER & TRAIL PARKING
* PARKING REQUIREMENTS SHALL MEET SECTION 11.2 OF LANCASTER COUNTY UDO ESTABLISHED IN SEPTEMBER, 2008. ** DRIVEWAY SPACES ARE CLEARED OF SIDEWALK	

1. GENERAL NOTES:
 - a. DEVELOPMENT OF CREEK WATER TOWN-HOMES COMMUNITY SHALL BE GOVERNED BY REGULATIONS ESTABLISHED IN ORDINANCE NO. 2019-134 COLLINS ROAD SITE PLAN DEVELOPMENT DOCUMENT (PDD-20) AND UDO ADOPTED IN SEPTEMBER, 2008.
 - b. PRELIMINARY PLAT IS SUBJECT TO MINOR REVISIONS DURING THE DESIGN PROCESS WHICH MAY BE REQUIRED.
 - c. SEE INDEX SHEET FOR DETAILED HOME SITE DIMENSIONS.
 - d. APPLICATION TO PROVIDE AND INSTALL ROAD SIGNS FOR THIS SUBDIVISION.
 - e. MAIL BOX KIOSKS SHALL CONFORM TO THE REQUIREMENTS OF THE UNITED STATES POSTAL SERVICE (USPS), PROPOSED MAIL BOX KIOSK TO BE LOCATED AT PROPOSED AMENITY AREAS. EXACT LOCATIONS AND DESIGN TO BE PROVIDED AT CONSTRUCTION DOCUMENT PHASE.
 - f. DEVELOPER AGREES TO GRANT EASEMENT OVER PRIVATE STREET ROAD/RW AFTER CONSTRUCTION TO LOWDS FOR ACCESS TO WATER AND SEWER INFRASTRUCTURE.
 - g. ALTHOUGH STREETS SHALL BE PRIVATE, WATER, SEWER, AND HYDRONS SHALL BE PUBLIC AND MAINTAINED BY LOWSD.
 - h. PROPOSED LOCATIONS OF WATER AND SEWER LINES SHOWN ON PRELIMINARY PLAN ARE PRELIMINARY AND HAVE NOT BEEN DESIGNED. DESIGN AND DETAILS OF WATER AND SEWER SYSTEMS SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
 - i. ROAD GRADING AND PROFILES TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
 - j. SITE GRADING, CUT, AND FILL TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
 - k. DETAILED LANDSCAPE PLANTING PLANS, OUTLINING LANDSCAPING AND BUFFER PLANTINGS TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
 - l. LOCATION AND SIZE OF POTENTIAL STORMWATER MANAGEMENT AREAS ARE CONCEPTUAL, AND PRELIMINARY AND STILL NEED TO BE DETERMINED. THE EXACT SIZE AND LOCATION OF THESE AREAS SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
 - m. SIGNAGE AND MONUMENTATION DETAILS, INCLUDING SIZING AND LOCATIONS, SHALL BE DETERMINED UPON THE SUBMITTAL OF CONSTRUCTION DOCUMENTS. MONUMENTATION AND SIGNAGE TO BE EQUIPPED SEPARATELY. MONUMENTATION TO BE INSTALLED OUTSIDE OF STREET SIGHT TRIANGLES & SIGHT DISTANCE LINES.
 - n. STRIPES ARE TO BE CONCRETE OR POLYMER COAT OR APPROVED EQUIVALENT. DECORATIVE STREET SIGNS MAY BE INSTALLED AS LONG AS THEY MEET OR EXCEED THE MINIMUM SPECIFICATIONS ESTABLISHED BY SCOTD.
 - o. SIGHT DISTANCE PLAN & PROFILES TO BE PROVIDED AT CONSTRUCTION DOCUMENT PHASE FOR PROJECT ENTRANCE AS REQUIRED BY SCOTD.
 - p. PROPOSED SEWER EASEMENTS SHALL HAVE NO STEEPER THAN 4:1 SLOPE AS REQUESTED BY LOWSD.
 - q. SANITARY SEWER MANHOLES THAT ARE LOCATED IN FLOODPLAIN TO BE WATER TIGHT.
 - r. FIRE HYDRANTS TO BE SPACED 500' MINIMUM FROM ANY STRUCTURE AND INSTALLED TO ENSURE THAT EACH PHASE OF CONSTRUCTION OF DEVELOPMENT HAS ADEQUATE HYDRANT PROTECTION. PHASING TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION PHASE. FIRE HYDRANTS TO BE LOCATED TO BE CONSIDERED FOR CONSTRUCTION PHASING.
 - s. APPLICANT TO INSTALL STREET TREES OUTSIDE OF 5' PLANTING STRIP BEHIND SIDEWALK. STREET TREES TO BE LOCATED 34" BEHIND BACK OF SIDEWALK EITHER IN THE FRONT YARD OF EACH LOT, SIDE YARD OF EACH LOT OR IN A COMMON OPEN SPACE AREA. EXACT LOCATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTS TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS.
 - t. CONTRACTOR TO FURNISH MATERIALS (AS TITLED) "COLLINS ROAD (S-29-45) AND SHELLEY MILLIS ROAD (S-29-51)" PREPARED BY IMPACT DESIGN, INC., DATED JUNE 25, 2021.
 - u. EXACT LOCATION OF SITE ACCESS POINTS TO BE VERIFIED BY SCOTD DURING ENCROACHMENT PERMITTING PROCESS.
 - v. ALL PUBLIC STREETS SHALL BE PRIVATELY MAINTAINED.
 - w. TRAFFIC CALMING DEVICES SHOWN ON INDEX SHEET ARE PRELIMINARY IN NATURE AND SHALL BE DEVELOPED FURTHER DURING DESIGN AND CONSTRUCTION DOCUMENT PHASE.
 - x. ADA RAMPS TO BE DESIGNED TO SCOTD STANDARDS. LOCATIONS AND DESIGN TO BE PROVIDED AT CONSTRUCTION DOCUMENT PHASE.
 - y. BUILDING MATERIALS SHALL BE COVERED BY FEBRUARY 2008 UDO SECTION 13.21.1(6).
 - z. PROPOSED PEDESTRIAN TRAIL LOCATIONS AND DETAIL DEPicted ON PLANS ARE CONCEPTUAL & SUBJECT TO CHANGE. TRAIL LOCATIONS AND DESIGN TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
 - aa. CONFORM TO CITY OF CAROLINA SPACE DESIGN STANDARDS FOR 100' SQUARE FOOTAGE THAT MAYBE WITHIN EASEMENTS, ROAD RIGHTS-OF-WAY, COMMON OPEN SPACE OR 100'-YEAR FLOODPLAIN.
 - ab. STREET LIGHTING TO BE PROVIDED WITH LOCAL UTILITY PROVIDER INPUT DURING CONSTRUCTION DOCUMENT DESIGN AND PERMITTING PHASE OF THE PROJECT.
 - ac. PROPOSED CONNECTING DEVELOPER PROPOSES TO PROVIDE A SIDEWALK CONNECTION AT THE EASTERN AND WESTERN PERMETTED ENTRANCES TO SHELLEY MILLIS ROAD TO FACILITATE A CONNECTION TO THE FUTURE OFFSITE CAROLINA THREAD TRAIL ALONG THE SHELLEY MILLIS TRAIL WAY (TO BE CONSTRUCTED BY OTHERS).
 - ad. TRAFFIC CALMING DEVICE IS SHOWN AS A COMBINATION OF CHOKERS AND TWO-WAY, THREE-WAY AND FOUR-WAY STOP INTERSECTIONS. A MORE COMPREHENSIVE TRAFFIC SIGNALING PLAN WILL BE DEVELOPED DURING CONSTRUCTION DOCUMENT DESIGN AND PERMITTING PHASE OF THE PROJECT.
 - ae. ALL BMP PONDINGS TO ACCOMMODATE AN ACCESS AREA AT LEAST 10' WIDE WITH A SLOPE NOT GREATER THAN 4:1 TO 1:1) FOR MAINTENANCE OF PONDING. LOCATION AND DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENT DESIGN AND PERMITTING PHASE OF THE PROJECT.

ESP

ESP Associates, Inc.
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Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
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803-502-2440 (SC)
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BY	REVISION	DATE	NO.
JB	RESPONSE TO PRELIMINARY PLAT COMMENTS	1/22/2021	1

PRELIMINARY PLAT

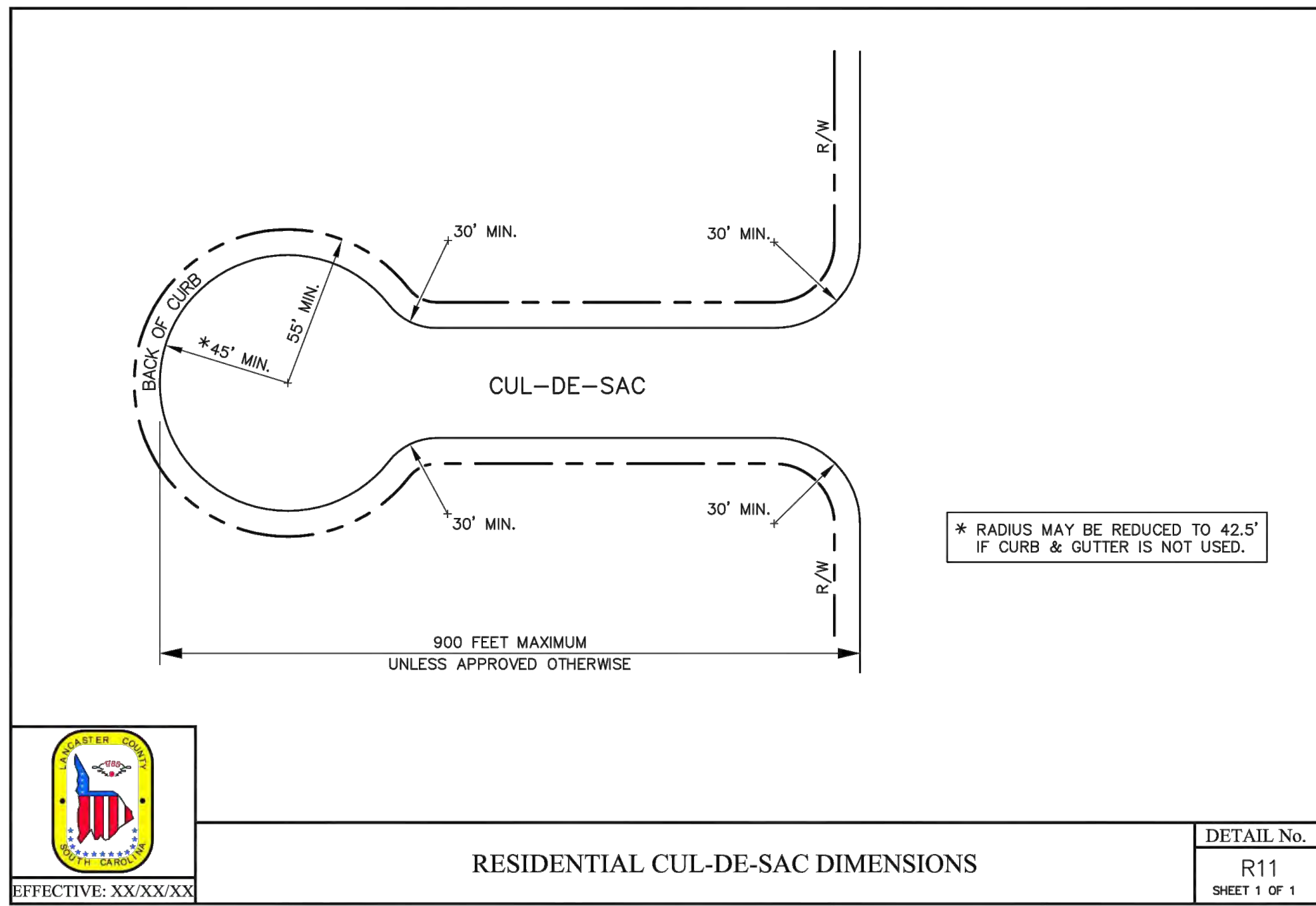
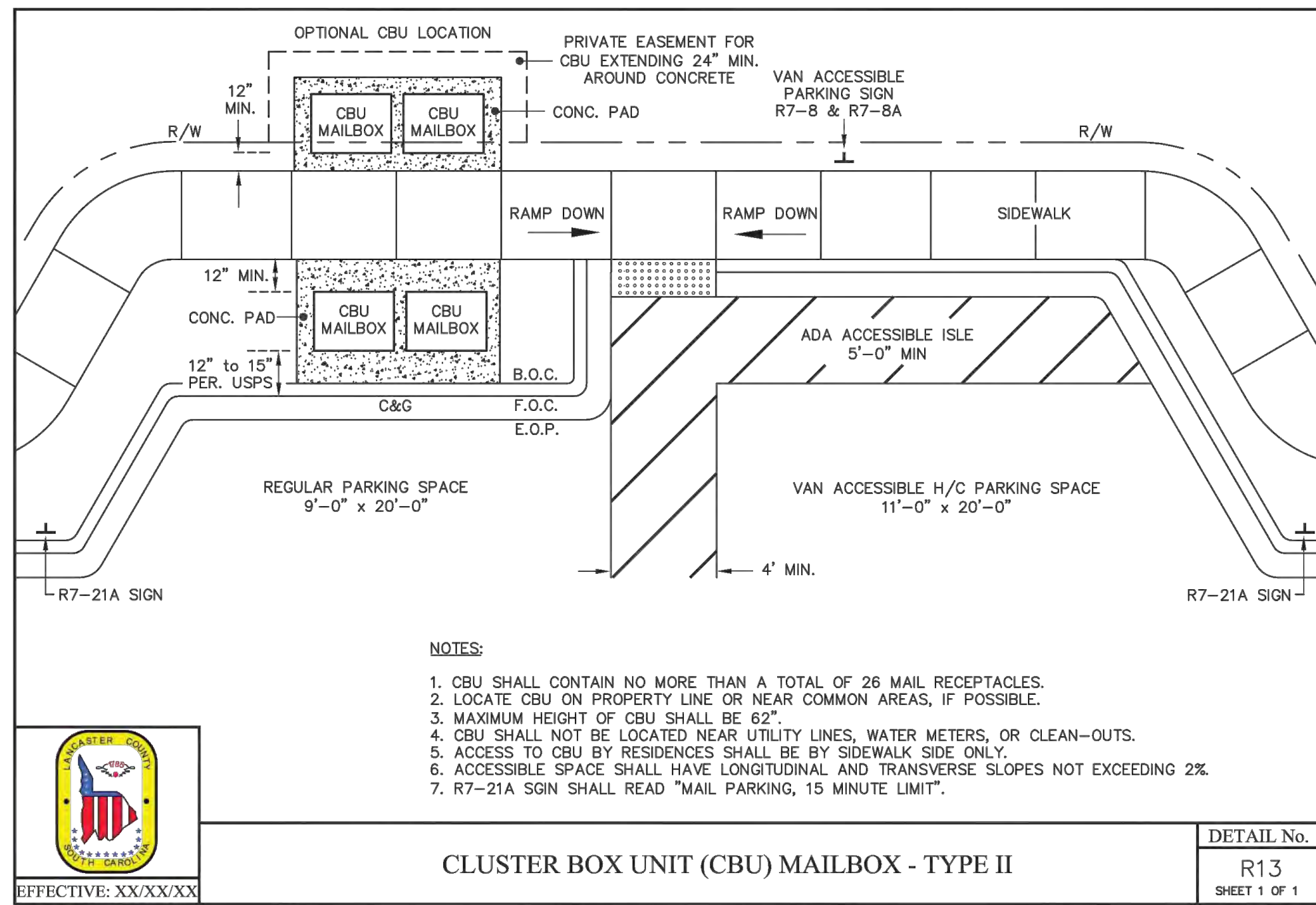
COLLINS ROAD TOWNHOMES

PROJECT INFORMATION	
PROJECT MANAGER:	PT
DESIGNED BY:	BM
DRAWN BY:	JB, DR
PROJECT NUMBER:	IV14.10
ORIGINAL DATE:	09/30/20

SHEET:

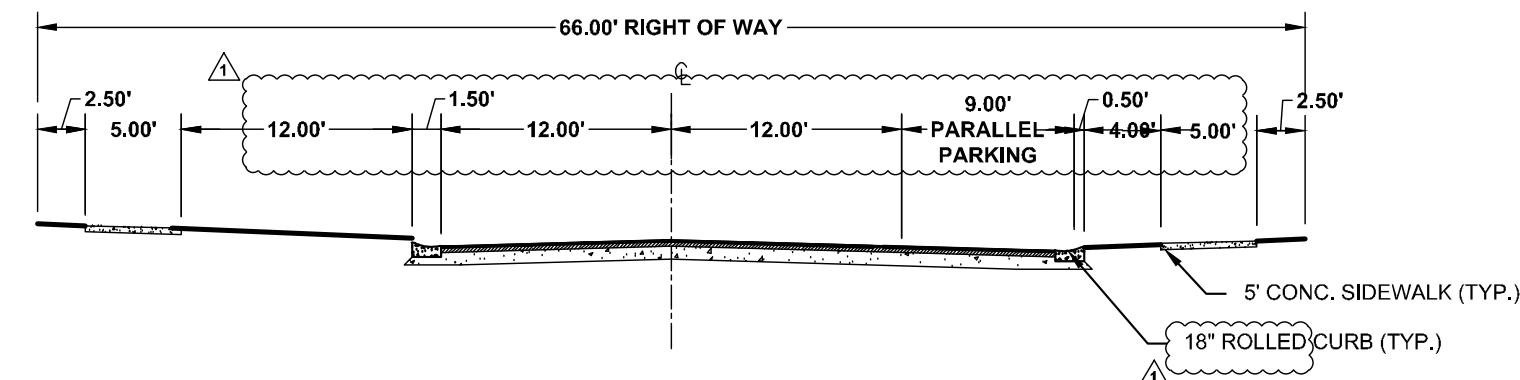
COVER

P:\2020 Projects\10114-Collins Road Site\1 NVR, Inc.\Submittal Working Drawings\Preliminary\114-Collins Road - Sheet Index.dwg, Sheet Index, Internal



PAVEMENT DESIGN

- 2.0" TYPE C SURFACE COURSE
- 4.0" TYPE C INTERMEDIATE COURSE
- 8.0" A.B.C.



NOTE:

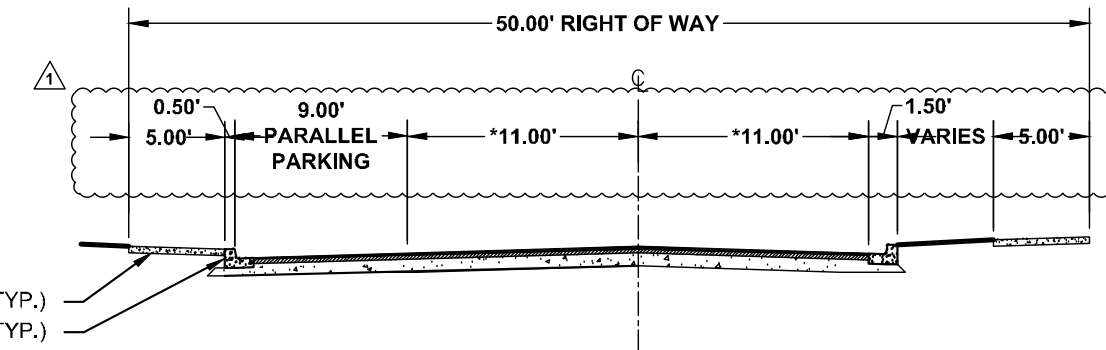
- NORMAL CROWN OF 2% UNLESS OTHERWISE DIRECTED BY DIRECTOR OF ENGINEERING
- PAVEMENT SECTION SHALL BE GREATER AS SHOWN OR AS DETERMINED BY CBR ANALYSIS
- DETAILED DRAINAGE CALCULATIONS REQUIRED
- ROADSIDE DITCHES SHALL BE LINED WITH NORTH AMERICAN GREEN SC 150BN OR APPROVED EQUAL
- ROAD SHALL BE A MINIMUM OF 26 FEET OF STREET PAVEMENT WIDTH FOR THE 20 FEET BEFORE AND AFTER EACH FIRE HYDRANT.
- MINIMUM PARALLEL PARKING SPACE SHALL BE NO LESS THAN 9 FT WIDE AND 24 FT LONG

MODIFIED 66' COLLECTOR PUBLIC RIGHT OF WAY (BARBERRY AVENUE) STREET SECTION

NOT TO SCALE

PAVEMENT DESIGN

- 1.5" TYPE C SURFACE COURSE
- 1.5" TYPE C INTERMEDIATE COURSE
- 8.0" A.B.C.



NOTE:

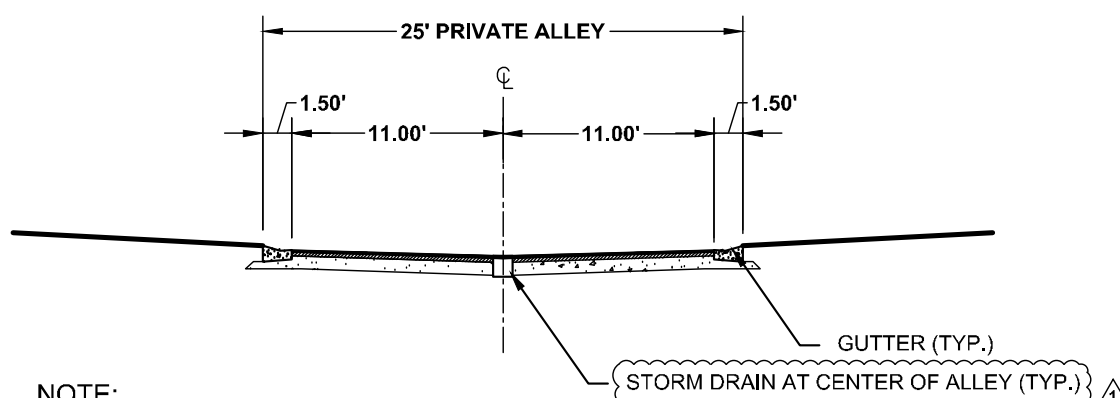
- NORMAL CROWN OF 2% UNLESS OTHERWISE DIRECTED BY DIRECTOR OF ENGINEERING.
- PAVEMENT SECTION SHALL BE GREATER AS SHOWN OR AS DETERMINED BY CBR ANALYSIS.
- ROAD SHALL BE A MINIMUM OF 26 FEET OF STREET PAVEMENT WIDTH FOR THE 20 FEET BEFORE AND AFTER EACH FIRE HYDRANT.
- TRAVEL LANE SHALL BE 24', WHERE ON STREET PARKING IS PROVIDED.
- MINIMUM PARALLEL PARKING SPACE SHALL BE NO LESS THAN 9 FT WIDE AND 24 FT LONG

MODIFIED 50' LOCAL STREET RIGHT OF WAY (ALL OTHER) STREET SECTION

NOT TO SCALE

PAVEMENT DESIGN

- 1.5" TYPE C SURFACE COURSE
- 1.5" TYPE C INTERMEDIATE COURSE
- 8.0" A.B.C.



NOTE:

- NORMAL CROWN OF 2% UNLESS OTHERWISE DIRECTED BY DIRECTOR OF ENGINEERING
- PAVEMENT SECTION SHALL BE GREATER AS SHOWN OR AS DETERMINED BY CBR ANALYSIS
- DETAILED DRAINAGE CALCULATIONS REQUIRED
- ROADSIDE DITCHES SHALL BE LINED WITH NORTH AMERICAN GREEN SC 150BN OR APPROVED EQUAL

25' PRIVATE ALLEY (2-WAY) ALLEY SECTION

NOT TO SCALE

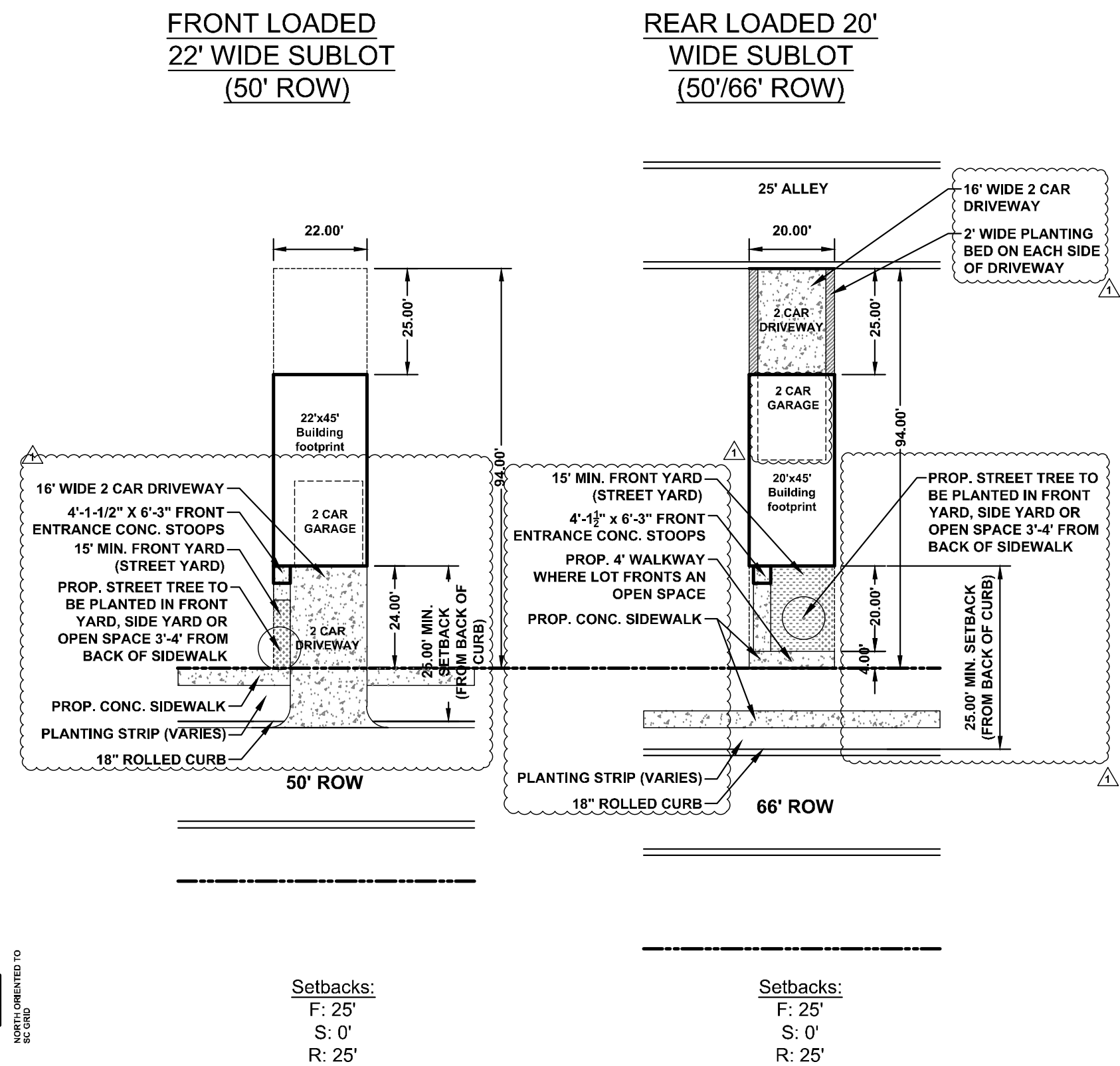
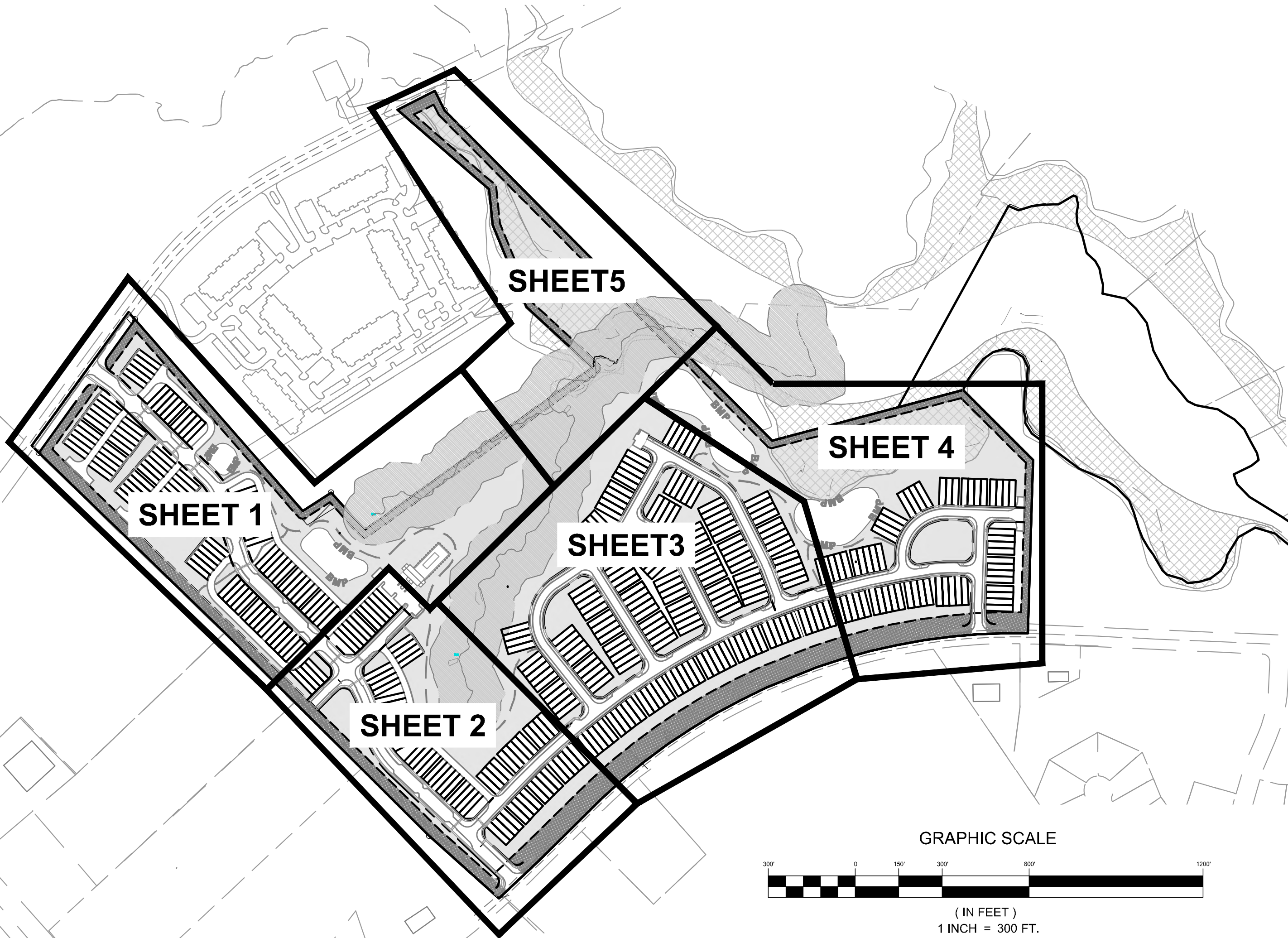
Road Names & Lengths:

ROAD NAMES:	CLASSIFICATION:	LENGTH:
BARBERRY DRIVE	MODIFIED PRIVATE	± 2,353 LF *
PARROT WAY	COLLECTOR STREET	± 456 LF
Flicker Road	MODIFIED LOCAL STREET	± 2,048 LF *
KITE DRIVE	MODIFIED LOCAL STREET	± 1,133 LF
PARAKEET COURT	MODIFIED LOCAL STREET	± 439 LF
GOSHAWK LANE	MODIFIED LOCAL STREET	± 526 LF
RAVENS CROFT CLOSE LANE	MODIFIED LOCAL STREET	± 770 LF
SKYLARK LANE	MODIFIED LOCAL STREET	± 571 LF
WOODPECKER PLACE	MODIFIED LOCAL STREET	± 416 LF
TOTAL LENGTH OF PROPOSED ROADS:		± 7,492 LF

* ALTHOUGH TWO OF THE STREETS LISTED ABOVE HAVE A TOTAL STREET LENGTH WHICH EXCEED 800 FT, THESE PROPOSED STREETS ARE BROKEN UP BY SEVERAL INTERSECTIONS AND ALLEY ENTRANCES/ EXITS WHICH SATISFIES CALCULATING MAXIMUM BLOCK LENGTH REQUIREMENT

Alleys Names & Lengths:

ROAD NAMES:	CLASSIFICATION:	LENGTH:
ASHDOWN GROVE PLACE	PRIVATE ALLEY	± 295 LF
ALBANY MEWS PLACE	PRIVATE ALLEY	± 134 LF
ACORN BANK TERRACE	PRIVATE ALLEY	± 393 LF
TENTER HILL WAY	PRIVATE ALLEY	± 294 LF
CHARTER WAY	PRIVATE ALLEY	± 724 LF
GRANDBY PLACE	PRIVATE ALLEY	± 682 LF
GROSBEAK TERRACE	PRIVATE ALLEY	± 287 LF
LINDORES ROAD	PRIVATE ALLEY	± 713 LF
TOTAL LENGTH OF PROPOSED ROADS:		± 3,522 LF



NOTES:

- PROPOSED 24" MIN. SETBACK FROM BACK OF SIDEWALK TO FACE OF GARAGE.
- PROPOSED 25" MIN. SETBACK FROM BACK OF CURB TO FACE OF GARAGE WHERE NO SIDEWALK IS PROVIDED.
- 24" MIN. SETBACK FROM BACK OF CURB TO FACE OF GARAGE WHERE NO SIDEWALK IS PROVIDED.
- MINIMUM LOT SUBLOT SIZE/AREA SHALL BE MET IRRESPECTIVELY OF ANY SQUARE FOOTAGE THAT MAY BE WITHIN EASEMENTS, ROAD RIGHTS-OF-WAY, COMMON OPEN SPACE OR 10-YEAR FLOODPLAIN.
- ROLL OUT TRASH CONTAINERS - AREA WILL BE INCLUDED WITHIN EACH UNIT'S 2 CAR GARAGE.
- BBQ GRILLS WILL NOT BE ALLOWED ADJACENT OR IN BETWEEN INDIVIDUAL TOWN HOME UNITS.



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ESP

STATE OF SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
378-C

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1127

BY	JB	REVISION	DATE	NO.	RESPONSE TO PRELIMINARY PLAT COMMENTS
			11/29/2021	1	

PRELIMINARY PLAT

COLLINS ROAD TOWNHOMES

LANCASTER COUNTY, SC

NVR INC.

PROJECT INFORMATION	
PROJECT MANAGER:	PT
DESIGNED BY:	BM
DRAWN BY:	JB, DRB
PROJECT NUMBER:	IV14.100
ORIGINAL DATE:	09/30/2021

SHEET:

INDEX

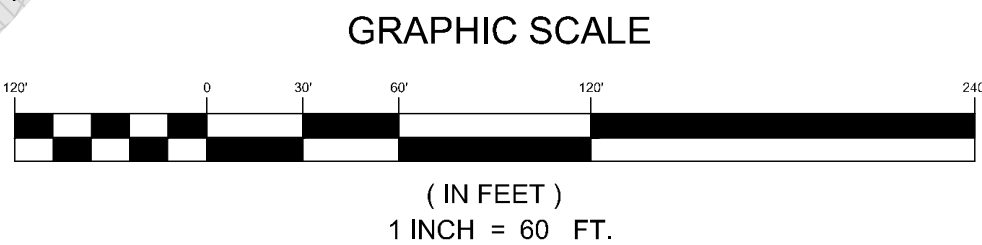
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B21	+/- 75 FT
B22	+/- 252 FT
B23	+/- 528 FT
B24	+/- 209 FT
B25	+/- 440 FT
B26	+/- 673 FT
B27	+/- 713 FT
B28	+/- 147 FT
B29	+/- 141 FT
B30	+/- 168 FT
B31	+/- 146 FT
B32	+/- 146 FT
B33	+/- 683 FT
B34	+/- 722 FT
B35	+/- 294 FT
B36	+/- 394 FT
B37	+/- 171 FT
B38	+/- 295 FT

STREET CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L83	439.68	N30° 37' 04"W
L84	64.78	N46° 15' 15"E
L85	96.84	N48° 37' 25"E
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L93	74.26	S86° 30' 50"E
L94	37.19	N08° 33' 05"W
L95	265.87	S86° 30' 50"E
L96	571.87	N44° 55' 39"W
L97	102.63	N11° 54' 50"W
L98	383.54	N43° 44' 45"W
L99	68.03	N43° 53' 57"W
L100	231.22	N16° 48' 41"W
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L102	98.45	N52° 22' 59"W
L103	144.79	N18° 45' 30"W
L104	242.02	N24° 49' 33"W
L105	278.77	N58° 49' 58"W
L106	296.17	S31° 09' 44"W
L107	284.16	S36° 51' 56"E
L108	313.25	N24° 39' 14"W
L109	124.65	N58° 50' 16"W

STREET CENTERLINE CURVE TABLE						
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C40	297.89	2099.00	149.19	297.64	S49° 08' 17"W	8° 07' 53"
C41	1259.89	2339.98	645.62	1244.73	S68° 37' 42"W	30° 50' 57"
C42	98.62	599.00	49.42	98.51	S88° 46' 10"W	9° 25' 59"
C43	268.91	151.00	186.59	234.76	S42° 28' 03"W	102° 02' 14"
C44	144.30	288.58	73.59	142.90	S31° 07' 40"E	27° 41' 28"
C45	144.15	300.78	73.49	142.78	N29° 59' 31"W	27° 27' 35"
C46	70.92	150.00	36.13	70.26	S30° 21' 19"E	27° 05' 16"
C47	70.91	150.00	36.13	70.25	N30° 21' 17"W	27° 05' 12"
C48	22.21	150.00	11.13	22.19	N48° 08' 26"W	8° 29' 05"
C49	15.99	151.00	8.00	15.98	N21° 47' 32"W	6° 04' 03"
C50	89.64	151.00	46.18	88.33	N41° 49' 55"W	34° 00' 43"
C51	149.13	299.00	76.15	147.59	N45° 27' 02"E	28° 34' 37"
C52	159.72	2763.12	79.88	159.70	S58° 04' 59"W	3° 18' 43"
C53	245.87	151.00	159.94	219.59	S09° 46' 51"W	93° 17' 33"
C54	90.09	151.00	46.43	88.76	N41° 44' 45"W	34° 11' 03"



LINE SYMBOL LEGEND	
NOT TO SCALE	
—	PROP. PROPERTY BOUNDARY
---	EXIST. ADJACENT PROPERTY
---	EXIST. TOPOGRAPHY
---	EXIST. 100 YEAR FLOODPLAIN
---	EXIST. FLOODWAY
---	EXIST. WETLAND
---	EXIST. CENTER CHANNEL
---	EXIST. GAS LINE
---	EXIST. WATER LINE
---	EXIST. RIGHT OF WAY
---	EXIST. ROAD PAVEMENT
---	PROP. STREAM / WETLAND BUFFER
---	PROP. LANDSCAPE BUFFER
---	PROP. COMMON OPEN SPACE
---	PROP. SOFT SURFACE PED. TRAIL
---	PROP. SEWER LINE & MANHOLE
---	PROP. STORM ESMT.
---	PROP. STORM LINE & DRAIN
---	PROP. LOT LINE
---	PROP. SETBACK
---	PROP. RIGHT OF WAY
---	PROP. SIGHT TRIANGLE
---	PROP. SIGHT DISTANCE
---	PROP. SIDEWALK
---	PROP. WATER LINE
---	PROP. BACK OF CURB
---	PROP. EDGE OF PMT
---	PROP. FIRE HYDRANT



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STATE OF SOUTH CAROLINA

378-C

ESP ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER

STATE OF SOUTH CAROLINA

No. 1127

PRELIMINARY PLAT

(SHEET 1 OF 5)

COLLINS ROAD TOWNHOMES

LANCASTER COUNTY, SC

NVR INC.

PROJECT INFORMATION

PROJECT MANAGER: PT

DESIGNED BY: BM

DRAWN BY: JB, DRB

PROJECT NUMBER: IV14.100

ORIGINAL DATE: 09/30/2021

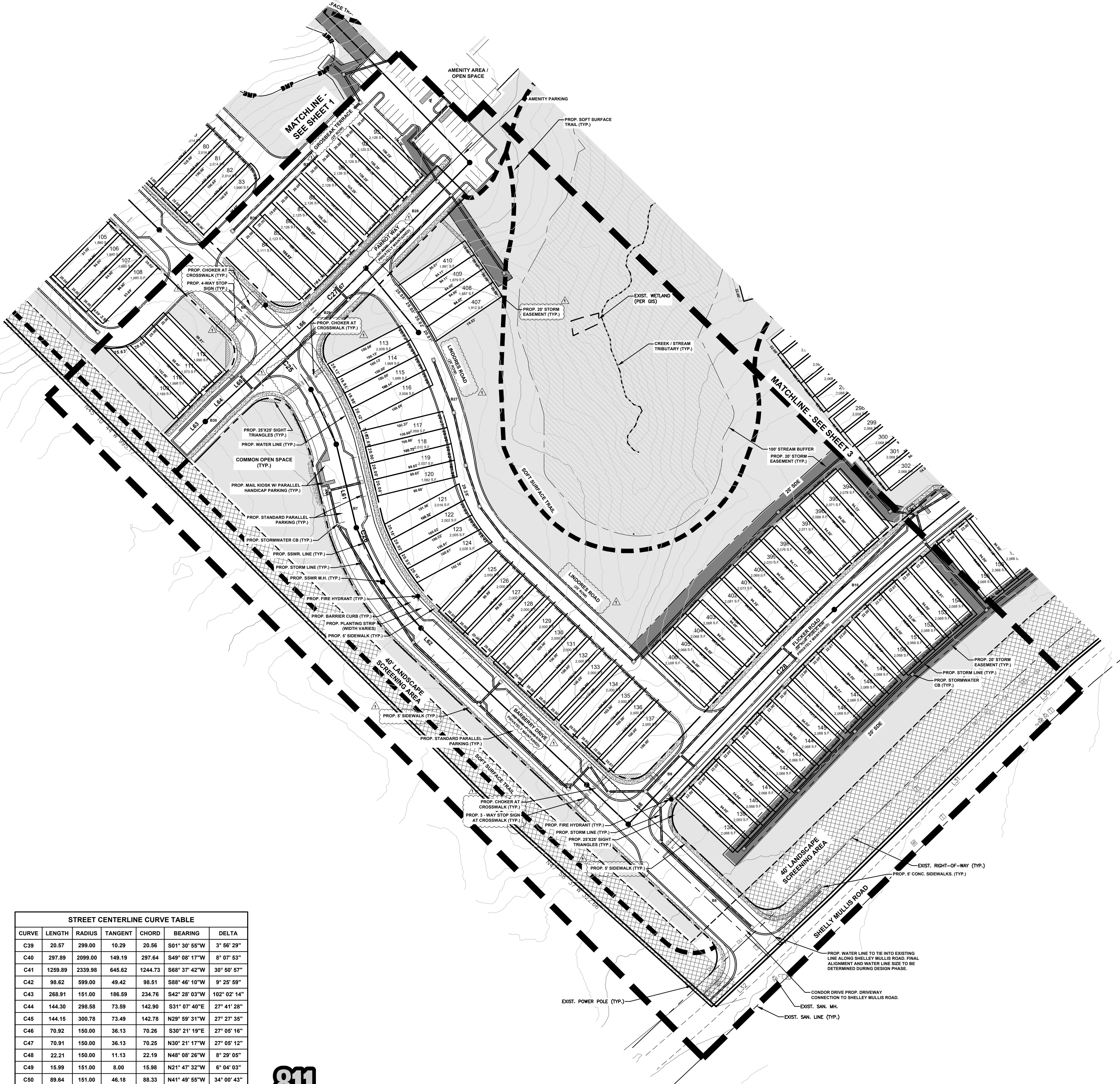
SHEET: 1

38

BLOCK LENGTH TABLE	
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C48	22.21	150.00	11.13	22.19	N48° 08' 26"W	8° 29' 05"
C49	15.99	151.00	8.00	15.98	N21° 47' 32"W	6° 04' 03"
C50	89.64	151.00	46.18	88.33	N41° 49' 55"W	34° 00' 43"
C51	149.13	299.00	76.15	147.59	N45° 27' 02"E	28° 34' 37"
C52	159.72	2763.12	79.88	159.70	S58° 04' 59"W	3° 18' 43"
C53	245.87	151.00	159.94	219.59	S09° 46' 51"W	93° 17' 33"
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LINE SYMBOL LEGEND

NOT TO SCALE

- PROP. PROPERTY BOUNDARY
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- PROP. BACK OF CURB
- PROP. EDGE OF PAVT
- PROP. FIRE HYDRANT

GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FT.

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378-C

STATE OF South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1127
THE W.W. MANDEL

NO.	DATE	REVISION	BY	JB
1	11/29/2021	RESPONSE TO PRELIMINARY PLAT COMMENTS		

PRELIMINARY PLAT
(SHEET 2 OF 5)

COLLINS ROAD TOWNHOMES

NVR INC.

LANCASTER COUNTY, SC

PROJECT INFORMATION

PROJECT MANAGER:	PT
DESIGNED BY:	BM
DRAWN BY:	JB, DRB
PROJECT NUMBER:	1V14.100
ORIGINAL DATE:	09/30/2021
SHEET:	2

P:\2020 Projects\WV14-Collins Road Site\NVR, Inc.\Submittal Working Drawings\Preliminary Plan 2nd Submittal 2021-11\2020\DWG\Sheets\W14-Collins Road - Sheets 1-5.dwg, SHEET 3, Jernal

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C45	144.15	300.78	73.49	142.78	N29° 59' 31"W	27° 27' 35"
C46	70.92	150.00	36.13	70.26	S30° 21' 19"E	27° 05' 16"
C47	70.91	150.00	36.13	70.25	N30° 21' 17"W	27° 05' 12"
C48	22.21	150.00	11.13	22.19	N48° 08' 26"W	8° 29' 05"
C49	15.99	151.00	8.00	15.98	N21° 47' 32"W	6° 04' 03"
C50	89.64	151.00	46.18	88.33	N41° 49' 55"W	34° 00' 43"
C51	149.13	299.00	76.15	147.59	N45° 27' 02"E	28° 34' 37"
C52	159.72	2763.12	79.88	159.70	S58° 04' 59"W	3° 18' 43"
C53	245.87	151.00	159.94	219.59	S09° 46' 51"W	93° 17' 33"
C54	90.09	151.00	46.43	88.76	N41° 44' 45"W	34° 11' 03"



Know what's below.
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GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FT.

PRELIMINARY PLAT
(SHEET 3 OF 5)

COLLINS ROAD TOWNHOMES

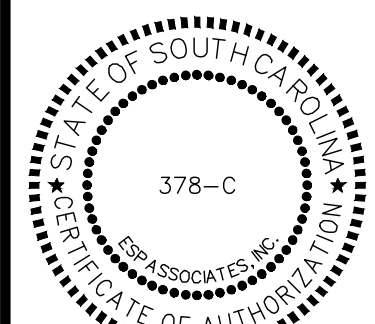
LANCASTER COUNTY, SC

PROJECT INFORMATION

PROJECT MANAGER:	PT
DESIGNED BY:	BM
DRAWN BY:	JB, DRB
PROJECT NUMBER:	IV14.100
ORIGINAL DATE:	09/30/2021
SHEET:	3

NO.	DATE	REVISION	RESPONSE TO PRELIMINARY PLAT COMMENTS
1	11/23/2021		

BY: JB



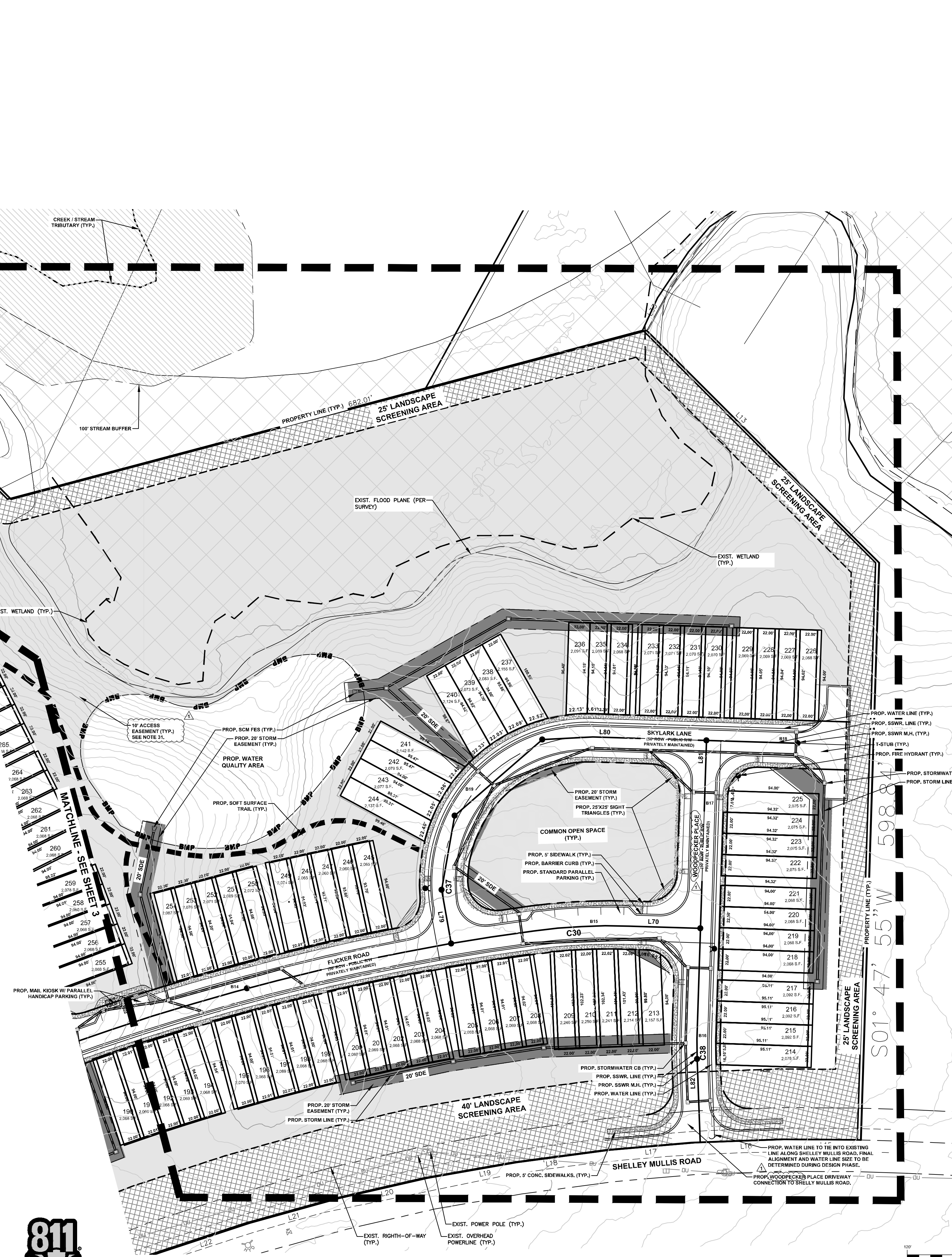
ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-555-4949 (NC)
803-902-2440 (SC)
www.espassociates.com



BLOCK LENGTH TABLE	
BLOCK	LENGTH
B1	+/- 199 FT
B2	+/- 258 FT
B3	+/- 159 FT
B4	+/- 240 FT
B5	+/- 405 FT
B6	+/- 140 FT
B7	+/- 720 FT
B8	+/- 231 FT
B9	+/- 144 FT
B10	+/- 472 FT
B11	+/- 255 FT
B12	+/- 242 FT
B13	+/- 239 FT
B14	+/- 438 FT
B15	+/- 280 FT
B16	+/- 416 FT
B17	+/- 195 FT
B18	+/- 148 FT
B19	+/- 424 FT
B20	+/- 697 FT
B21	+/- 75 FT
B22	+/- 252 FT
B23	+/- 528 FT
B24	+/- 209 FT
B25	+/- 440 FT
B26	+/- 673 FT
B27	+/- 713 FT
B28	+/- 147 FT
B29	+/- 141 FT
B30	+/- 168 FT
B31	+/- 146 FT
B32	+/- 146 FT
B33	+/- 683 FT
B34	+/- 722 FT
B35	+/- 294 FT
B36	+/- 394 FT
B37	+/- 171 FT
B38	+/- 295 FT

STREET CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L83	439.68	N30° 37' 04"W
L84	64.78	N46° 15' 15"E
L85	96.84	N48° 37' 25"E
L86	96.84	N48° 37' 25"E
L87	86.90	N48° 37' 25"E
L88	195.23	N46° 15' 15"E
L89	86.53	N00° 27' 19"W
L90	310.01	N03° 29' 10"E
L91	246.71	N45° 04' 21"E
L92	72.26	N53° 12' 13"E
L93	74.26	S86° 30' 50"E
L94	37.19	N08° 33' 05"W
L95	265.87	S86° 30' 50"E
L96	571.87	N44° 55' 39"W
L97	102.63	N11° 54' 50"W
L98	383.54	N43° 44' 45"W
L99	68.03	N43° 53' 57"W
L100	231.22	N16° 48' 41"W
L101	445.26	N43° 53' 53"W
L102	98.45	N52° 22' 59"W
L103	144.79	N18° 45' 30"W
L104	242.02	N24° 49' 33"W
L105	278.77	N58° 49' 58"W
L106	296.17	S31° 09' 44"W
L107	284.16	S36° 51' 56"E
L108	313.25	N24° 39' 14"W
L109	124.65	N58° 50' 16"W

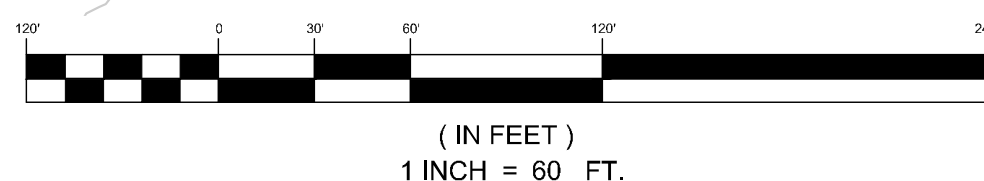
STREET CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C39	20.57	299.00	10.29	20.56	S01° 30' 55"W
C40	297.89	2099.00	149.19	297.64	S49° 08' 17"W
C41	1259.89	2339.98	645.62	1244.73	S68° 37' 42"W
C42	98.62	599.00	49.42	98.51	S88° 46' 10"W
C43	268.91	151.00	186.59	234.76	S42° 28' 03"W
C44	144.30	288.58	73.59	142.90	S31° 07' 40"E
C45	144.15	300.78	73.49	142.78	N29° 59' 31"W
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LINE SYMBOL LEGEND
NOT TO SCALE

- PROP. PROPERTY BOUNDARY
- EXIST. ADJACENT PROPERTY
- EXIST. TOPOGRAPHY
- EXIST. 100 YEAR FLOODPLAIN
- EXIST. FLOODWAY
- EXIST. WETLAND
- EXIST. CENTER CHANNEL
- EXIST. GAS LINE
- EXIST. WATER LINE
- EXIST. RIGHT OF WAY
- EXIST. ROAD PAVEMENT
- PROP. STREAM / WETLAND BUFFER
- PROP. LANDSCAPE BUFFER
- PROP. COMMON OPEN SPACE
- PROP. SOFT SURFACE PED. TRAIL
- PROP. SEWER LINE & MANHOLE
- PROP. STORM ESMT.
- PROP. STORM LINE & DRAIN
- PROP. LOT LINE
- PROP. SETBACK
- PROP. RIGHT OF WAY
- PROP. SIGHT TRIANGLE
- PROP. SIGHT DISTANCE
- PROP. SIDEWALK
- PROP. WATER LINE
- PROP. BACK OF CURB
- PROP. EDGE OF PMT
- PROP. FIRE HYDRANT

GRAPHIC SCALE



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www.espassociates.com

STATE OF SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 1127
THE W.W. MANDLE

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1127
THE W.W. MANDLE

PRELIMINARY PLAN
(SHEET 4 OF 5)

COLLINS ROAD TOWNHOMES

NVR INC.

LANCASTER COUNTY, SC

PROJECT INFORMATION

PROJECT MANAGER: PT
DESIGNED BY: BM
DRAWN BY: JB, DRB
PROJECT NUMBER: IV14.100
ORIGINAL DATE: 09/30/2021
SHEET: 4

41

STREET CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L83	439.68	N30° 37' 04"W
L84	64.78	N46° 15' 15"E
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- PROP. BACK OF CURB
- PROP. EDGE OF PAVT
- PROP. FIRE HYDRANT

GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FT.



PRELIMINARY PLAT (SHEET 5 OF 5)

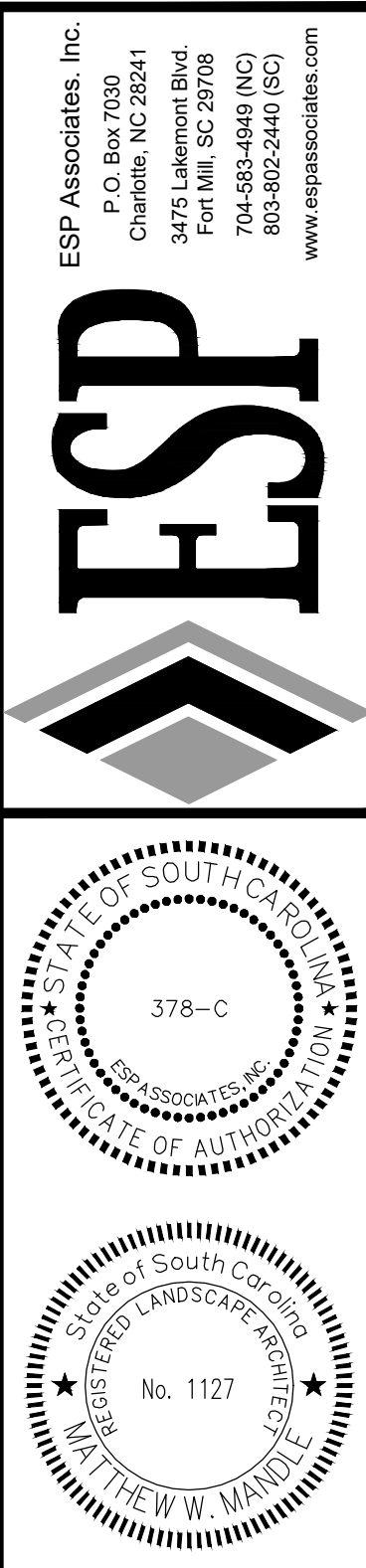
COLLINS ROAD TOWNHOMES

LANCASTER COUNTY, SC

PROJECT INFORMATION	
PROJECT MANAGER:	PT
DESIGNED BY:	BM
DRAWN BY:	JB, DRB
PROJECT NUMBER:	114.100
ORIGINAL DATE:	09/30/2021

SHEET:

5



NO.	DATE	REVISION	RESPONSE TO PRELIMINARY PLAT COMMENTS
1	11/29/2021		

NVR INC.

June 25, 2021

Nicholas Burns, P.E.
Impact Designs, Inc.
172 Williamson Road, Unit 3728
Mooresville, North Carolina 28117

RE: Collins Road Residential Traffic Impact Analysis
Collins Road (S-29-126) & Shelley Mullis Road (S-29-65)
Lancaster County

Dear Mr. Burns:

Thank you for allowing us to review the Traffic Impact Analysis (TIA) regarding the site on Collins Road (S-29-126) and Shelley Mullis Road (S-29-65). We assumed that Access A, B, and C in the recommendations correlate to Site Access 1, 2, and 3 in Figures 3-10. The Department provides the following comments.

TIA Recommendations

Collins Road & Access A

- Construct the Site Access A with one ingress lane and two egress lanes (left, right).

Shelley Mullis Road & Access B

- Construct the Site Access B with one ingress lane and two egress lanes (left, right).
- Construct an eastbound left turn lane on Shelley Mullis with 100 feet of storage.

Shelley Mullis Road & Access C

- Construct the Site Access C with one ingress lane and one egress lane (left-right).

SCDOT Comments for Specific Study Intersections

Shelley Mullis Road & Access B

- Construct the Site Access B with one ingress lane and one egress lane (left-right). The road must be 30 feet wide at the back of the Shelley Mullis Road right-of-way, so removal of the median shown on the site plan is recommended.
- To meet minimum SCDOT Access and Roadside Management Standards requirements, construct the recommended eastbound left turn lane on Shelley Mullis with 150 feet of storage and appropriate taper.



Nicholas Burns, P.E.

Page 2

June 25, 2021

SCDOT General Comments

- Additional analysis may be required if the improvements noted in the TIA to be constructed by other developments are not completed prior to construction of the Collins Road Residential project.
- The proposed access locations shall not be considered approved until required horizontal and vertical sight distances have been verified by the developer's civil engineer.

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

cc: Stephen Blackwelder, Lancaster County Engineering
Clint Beaver, Lancaster Resident Maintenance Engineer

File: D4/PO/ACL





MEMORANDUM

DATE: August 10, 2021

PROJECT: Traffic Impact Study for Collins Road Residential

CE: 9819

RE: TIA Compliance Ordinance Review

Campco Engineering, Inc. has completed a review of a traffic impact study entitled "Traffic Impact Analysis for Collins Road Residential" prepared by Impact Designs Inc. and dated June 2021. 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:

- Charlotte Hwy (US 521) & Collins Road (S-126)
- Charlotte Hwy (US 521) & Shelley Mullis Road (S-65)
- Shelley Mullis Road (S-65) & Henry Harris Road (S-92)
- Collins Road (S-126) & Access A
- Shelley Mullis Road (S-65) & Access B
- Shelley Mullis Road (S-65) & Access C

The Traffic Impact Study was reviewed for compliance to the standard practices and procedures for traffic impact analyses, as defined in Section 6.8 of the Lancaster County Unified Development Ordinance (UDO).

The results of our review show that standard practices and procedures for traffic impact analyses were followed in development of the study. However, several items were identified during the review and should be addressed as follows:

Section 2.2 No-Build Traffic Volumes, Page 6

- An annual growth rate of 3% was said to be used for traffic growth. The No-Build and Build diagrams, Synchro, and Sidra reports do not concur with this growth rate. Please confirm growth rate used for calculations and provide calculations to aid with reviewing of data.
- Our calculations indicate traffic volumes for No-build and Build scenarios are based on a 2% growth rate.

Section 2.3 Proposed Development Traffic Volumes, Page 11

- Figure 7 - The eastbound thru movement distribution at Shelley Mullis Road & Henry Harris Road is incorrect.

Section 2.4 Future Build Traffic Volumes, Page 13

- Figure 9 - The eastbound thru movement volumes at Shelley Mullis Road & Henry Harris Road for AM and PM peak are incorrect.

Section 3.2 Intersection LOS Analysis, Page 15

- Table 4 indicates a decrease in delay following an increase in traffic volume. An improvement in LOS is shown within the build scenario; it is typical for LOS to degrade following the addition of traffic.

Due to the inconsistencies noted above in development of traffic forecasts, a complete review of results and recommendations cannot be completed. Please update the analyses to correct the traffic forecasts. An additional review will need to be conducted upon receipt of the revised report.

Section 6.8 of the Lancaster County UDO requires traffic impact analyses to develop recommendations to improve all study area arterial facilities to LOS D and all study area collector/local facilities to LOS C. A separate analysis should be performed and addressed in the report to address this UDO requirement.

Please contact our office if you have any questions or need further assistance.

Submitted by,
Campco Engineering, Inc.

A handwritten signature in blue ink, appearing to read "Robert L. Walsh".

Robert L. Walsh, PE

cc: Rox Burhans, Lancaster County

k:\9819\reports\2021-08-10 tia review memorandum.docx

TRAFFIC IMPACT ANALYSIS

Collins Road Residential Lancaster County, South Carolina

SEPTEMBER 2, 2021

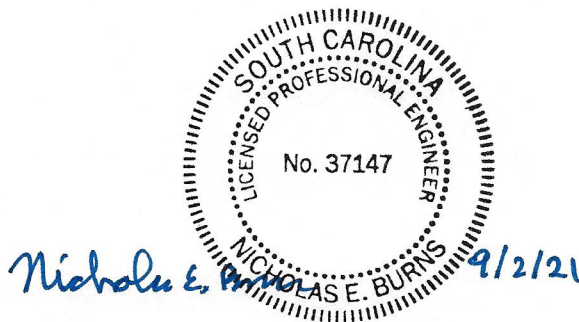
IMPACT DESIGNS, INC.

Prepared by: Nicholas Burns, PE

TRAFFIC IMPACT ANALYSIS

Collins Road Residential

LANCASTER COUNTY, SOUTH CAROLINA



REPORT PREPARED FOR:

NVR Inc.
10710 Sikes Place, Suite 200
Charlotte, NC 28277
704-815-3630

REPORT PREPARED BY

Impact Designs Inc.
172 Williamson Road, Unit 3728
Mooresville, NC 28117
704-776-2036 Nick@impactdesigsinsinc.com

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Appendices

- A) Traffic Count Data
- B) Adjacent Development Information
- C) Turn Lane Warrants
- D) Synchro Analysis Reports (Signalized)
- E) Synchro and Sidra Analysis Reports (Unsignalized)

EXECUTIVE SUMMARY

A traffic impact study was conducted for the proposed Collins Road residential site in accordance with South Carolina Department of Transportation (SCDOT) and Lancaster County guidelines. The proposed development is located south of Collins Road, east of US 521 in Fort Mill, South Carolina. The development is expected to consist of up to 411 townhomes. The purpose of the study is to determine the potential impact to the surrounding transportation system caused by the traffic generated by the development.

Access to the development is proposed to be provided by three full-movement driveways. The first access is proposed on Collins Road, 1500 feet east of US 521. The second and third accesses are proposed on Shelley Mullis Road between US 521 and Henry Harris Road. The site is expected to be built by the year 2026

The study area was determined through coordination with SCDOT and Lancaster County and consists of the following intersections:

- US 521 & Collins Road
- US 521 & Shelley Mullis Road
- Shelley Mullis Road & Henry Harris Road
- Collins Road & Access A
- Shelley Mullis Road & Access B
- Shelley Mullis Road & Access C

For the purpose of this analysis, the study intersections listed above were analyzed under the following scenarios:

- Existing (2021) Conditions
- No-Build (2026) Conditions
- Build (2026) Conditions

Traffic operations during the AM and PM peak hours were modeled for each scenario. The results of each scenario were compared in order to determine impacts from background traffic growth and the proposed development.

Based on the analysis results, minor impacts can be expected by the proposed development. The following improvements are recommended to be completed by the developer:

Collins Road & Access A

- Construct the Site Access A with one ingress lane and two egress lanes (left, right).

Shelley Mullis Road & Access B

- Construct the Site Access B with one ingress lane and two egress lanes (left, right).
- Construct an eastbound left turn lane on Shelley Mullis with 100 feet of storage.

Shelley Mullis Road & Access C

- Construct the Site Access C with one ingress lane and one egress lanes (left-right).

1. INTRODUCTION

The purpose of this report is to summarize the traffic impact study that was completed for the proposed Collins Road residential development located south of Collins Road, east of US 521 in Fort Mill, South Carolina. The study was developed in accordance with SCDOT and Lancaster County guidelines. This report summarizes the procedures and findings of the traffic impact study.

1.1. Project Summary

The proposed development is located in the south of Collins Road, east of US 521 in Fort Mill, South Carolina. The development is expected to consist of up to 411 townhomes. This traffic impact study analyzes the effects of the additional traffic associated with the proposed development during the weekday AM (7:00 AM - 9:00 AM) and the weekday PM (4:00 PM - 6:00 PM) peak periods. The study area for the purpose of the analysis includes:

- US 521 & Collins Road
- US 521 & Shelley Mullis Road
- Shelley Mullis Road & Henry Harris Road
- Collins Road & Access A
- Shelley Mullis Road & Access B
- Shelley Mullis Road & Access C

The proposed development is expected to be built out by the end of 2026; therefore, 2026 was considered as the future year for the purpose of this analysis. Refer to Figures 1 and 2 for the site location and the conceptual site plan.

1.2. Existing Roadway Conditions

The primary roadways within the study area include Broad Street, Stamey Livestock Road, Saffron Drive, and Carter Road. A summary of their existing characteristics is shown in Table 1.

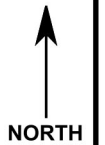
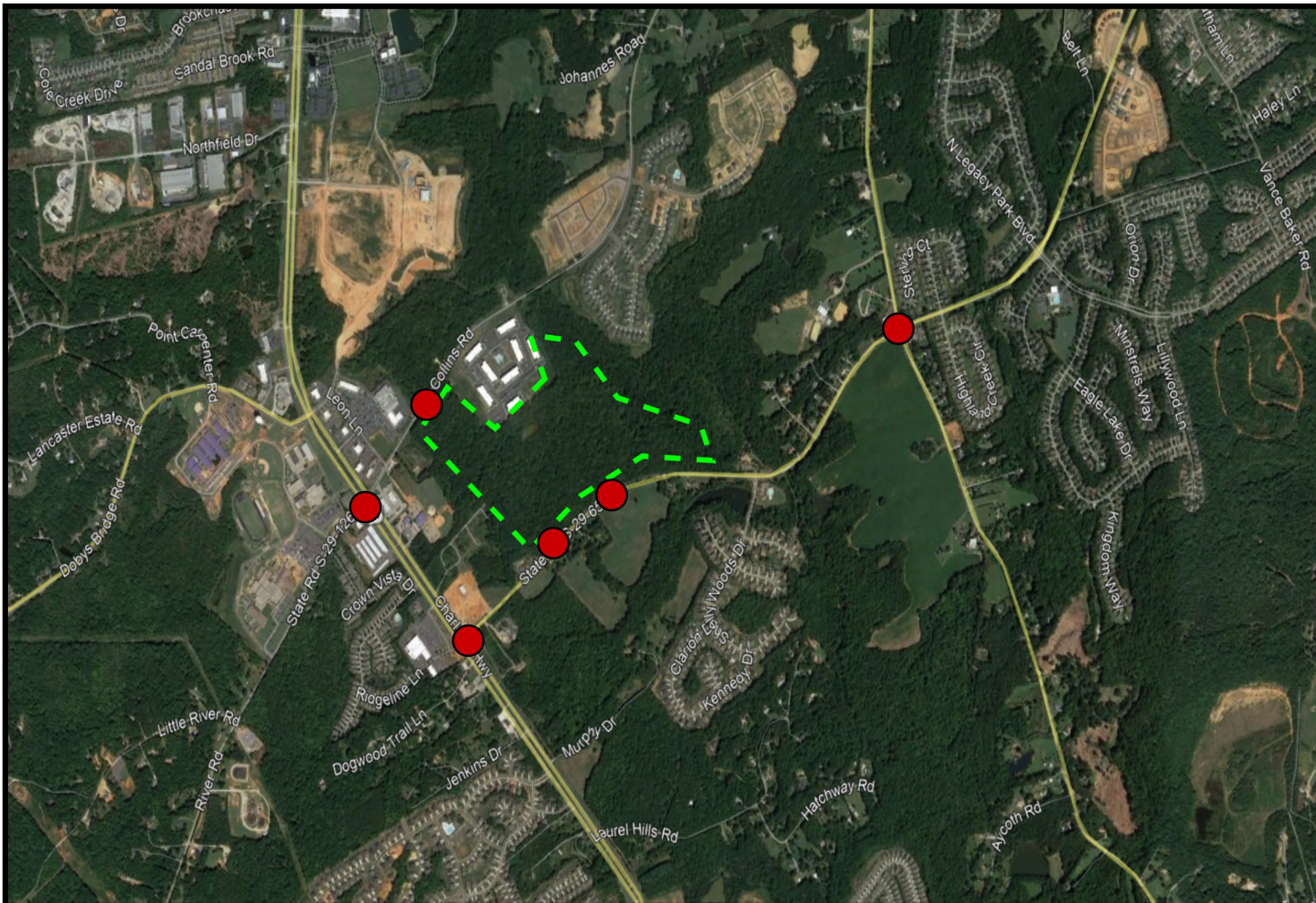
Table 1 – Study Area Summary

Facility Name	Route #	Typical Cross Section	Posted Speed Limit	Maintained By	2019 AADT
US 521	US 521	4-lane divided with TWLTL	45 MPH	SCDOT	32,000
Collins Road	S-29-126	2-lane undivided	35 MPH	SCDOT	-
Shelley Mullis	S-65	2-lane undivided	45 MPH	SCDOT	5,300
Henry Harris Road	S-92	2-lane undivided	35 MPH	SCDOT	-

Refer to Figure 3 for an illustration of the existing lane geometry and traffic control at the study intersections.

1.3. Driveway Location

Access to the development is proposed to be provided by three full-movement driveways. The first access is proposed on Collins Road, 1500 feet east of US 521. The second and third accesses are proposed on Shelley Mullis Road between US 521 and Henry Harris Road.



LEGEND	
	Proposed Site Location
	Study Intersection

IMPACT
Designs, Inc.

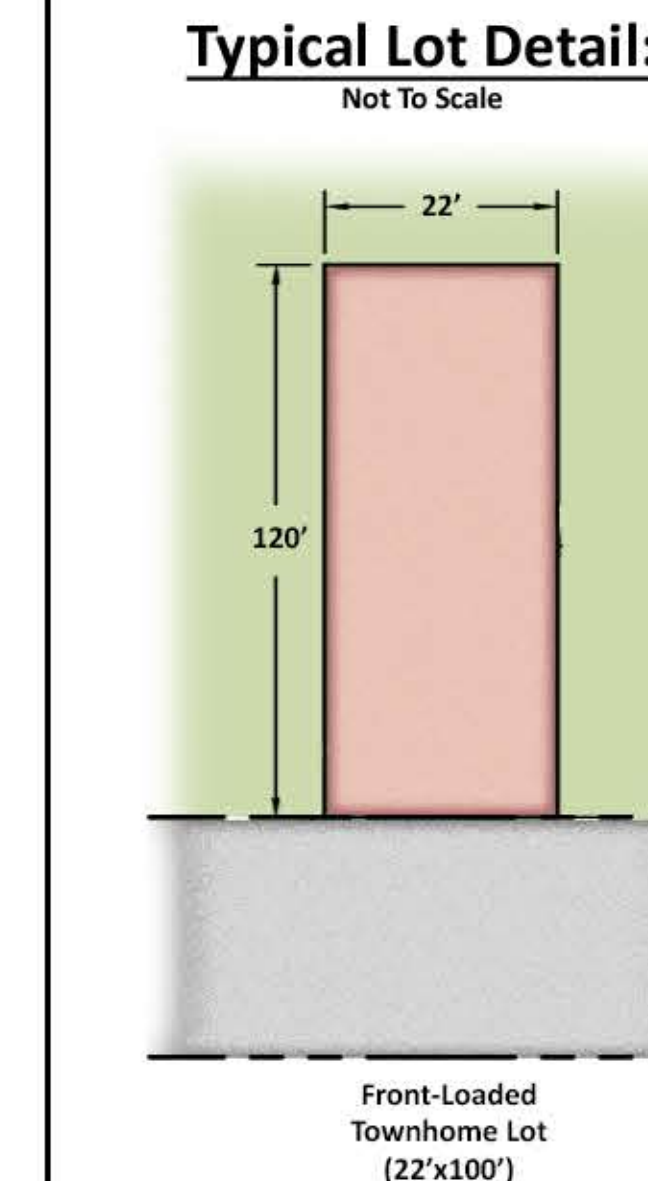
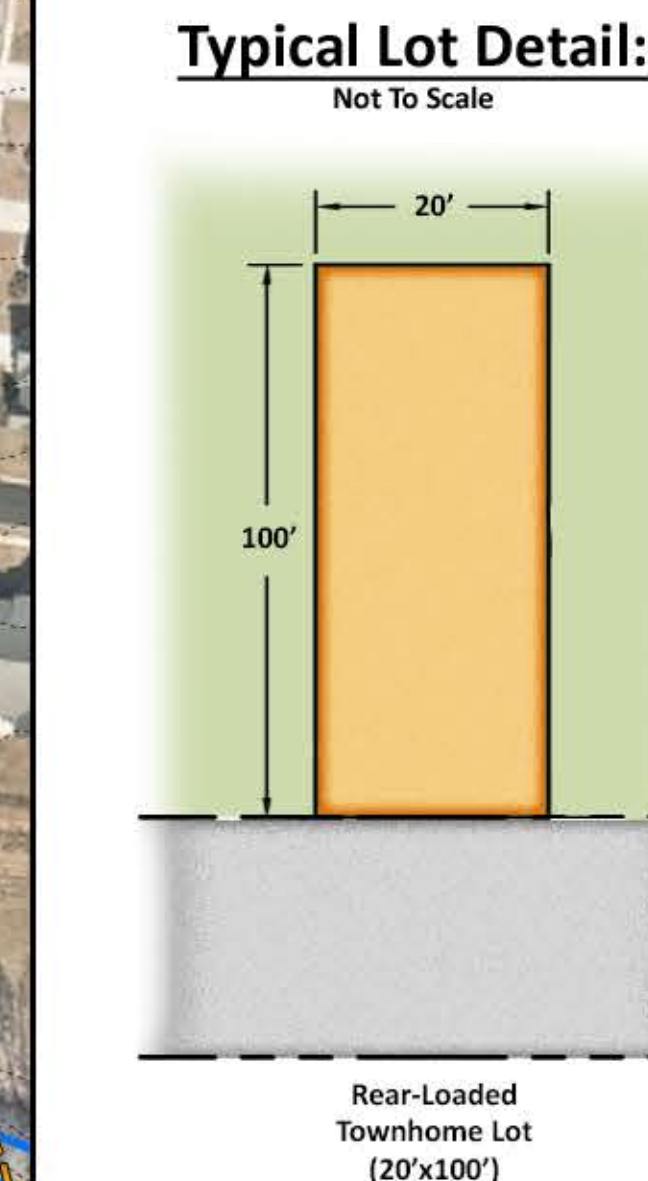
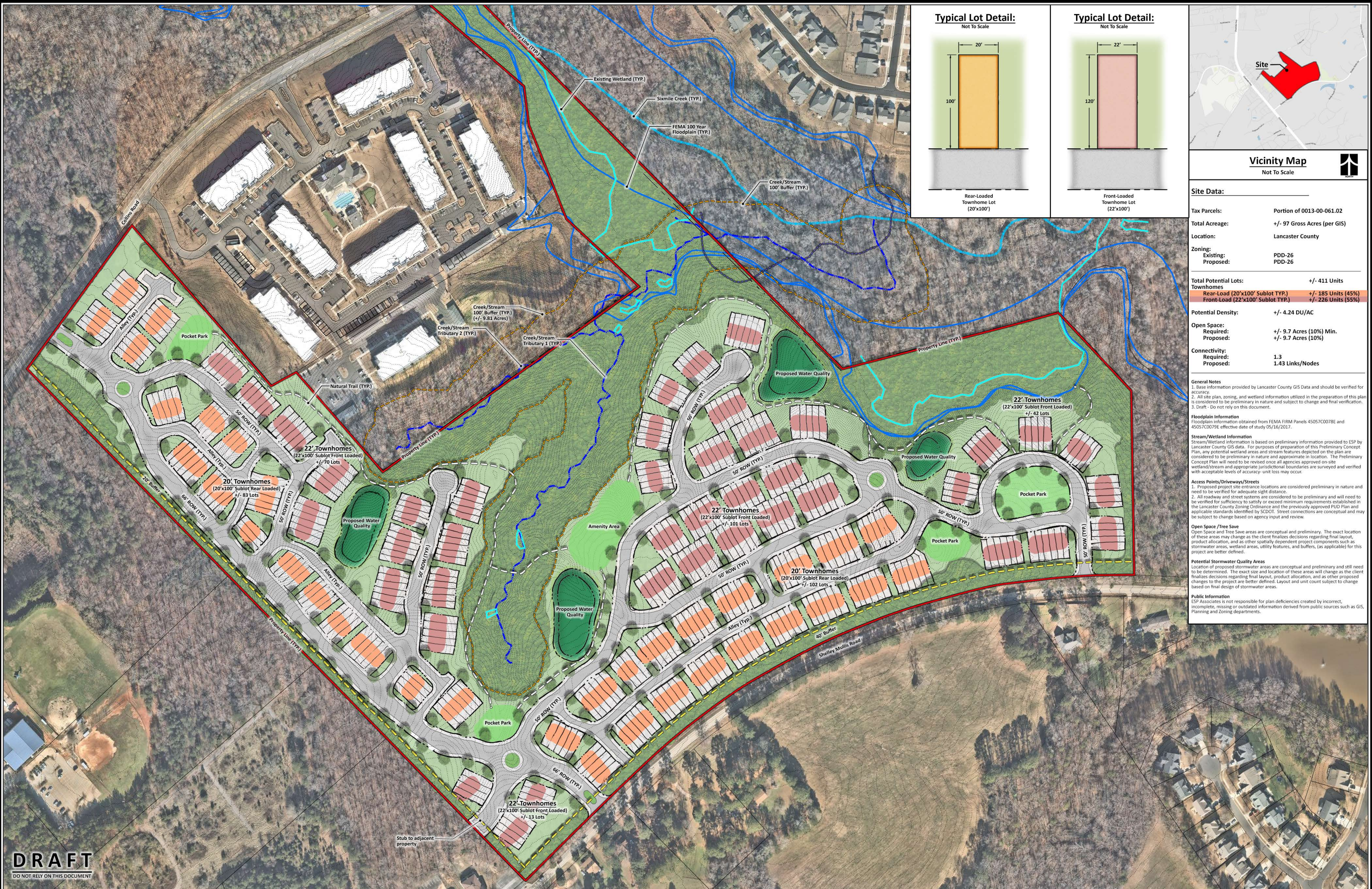
*Collins Road Residential
Lancaster County, SC*

Site Location Map

Scale: Not to Scale

Figure

1



Vicinity Map
Not To Scale

Site Data:

Tax Parcels:	Portion of 0013-00-061.02
Total Acreage:	+/- 97 Gross Acres (per GIS)
Location:	Lancaster County
Zoning:	PDD-26
Existing:	PDD-26
Proposed:	PDD-26
Total Potential Lots:	+/- 411 Units
Townhomes	
Rear-Load (20'x100' Sublot TYP.)	+/- 185 Units (45%)
Front-Load (22'x100' Sublot TYP.)	+/- 226 Units (55%)
Potential Density:	+/- 4.24 DU/AC
Open Space:	
Required:	+/- 9.7 Acres (10%) Min.
Proposed:	+/- 9.7 Acres (10%)
Connectivity:	
Required:	1.3
Proposed:	1.43 Links/Nodes

General Notes

1. Base information provided by Lancaster County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information:
Floodplain information obtained from FEMA FIRM Panels 45057C0078E and 45057C0079E effective date of study 05/16/2017.

Stream/Wetland Information
Stream/Wetland information is based on preliminary information provided to ESP by Lancaster County GIS data. For purposes of preparation of this Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy - unit loss may occur.

Access Points/Driveways/Streets

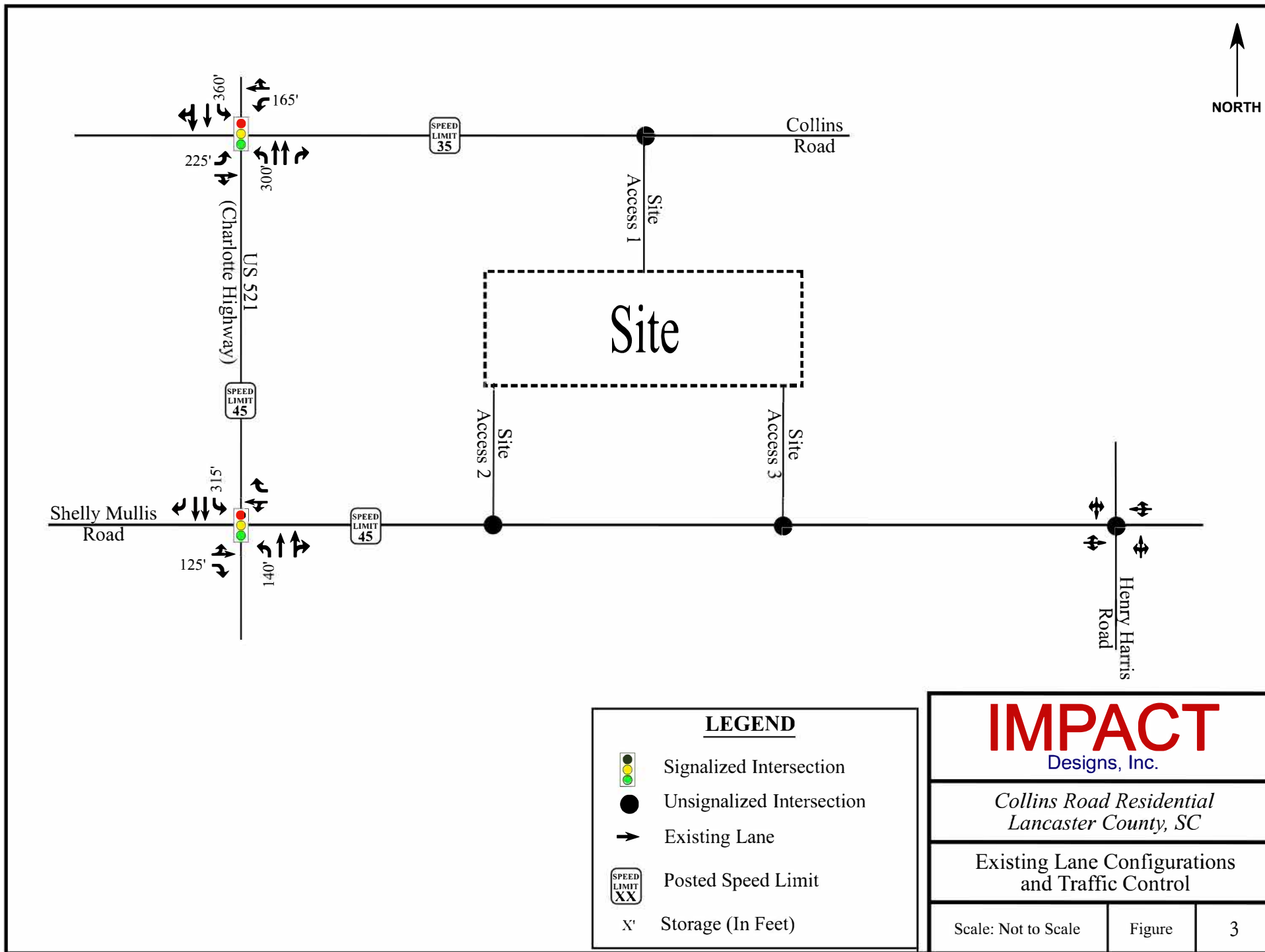
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Lancaster County Zoning Ordinance and the previously approved PUD Plan and applicable standards identified by SCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space / Tree Save
Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

DRAFT
DO NOT RELY ON THIS DOCUMENT



2. TRAFFIC VOLUME DEVELOPMENT

2.1. Existing Traffic Volumes

Turning movement counts were conducted at the study intersections on Thursday March 18th, 2021 during the AM (7:00 AM to 9:00 AM) peak period and the PM (4:00 PM to 6:00 PM) peak period. Per the memo from the SCDOT Director of Traffic Engineering dated July 29th, 2020, a growth factor of 12% was applied to the raw count data to account for the lower traffic volumes due to the COVID-19 pandemic.

The 2021 traffic volumes are illustrated in Figure 4. The raw traffic counts data can be found in Appendix A.

2.2. No-Build Traffic Volumes

Based on coordination with SCDOT, a 2% annual growth rate was applied to the 2021 counts to develop the projected (2026) volumes. There were also several adjacent developments identified in the study area to be included in the background analysis. The following adjacent developments were included in the background analysis.

- Harris Mill TIA – a residential development consisting of 377 single family homes. The site is expected to be completed in 2023
- Wilson Creek TIA – a residential development with the first phase consisting of 100 single family homes and constructed by 2022.
- Goodwill TIA – A discount store (11,900 SF) expected to be completed by 2022.
- Shelley Mullis Mixed Use development – This mixed use development consists of residential and retail uses and is expected to be constructed by 2022.

The traffic generated by the approved developments above are illustrated on Figure 5. These volumes were added to the projected (2026) volumes to determine the No-Build (2026) traffic volumes. Refer to Figure 6 for an illustration of the No-Build (2026) traffic volumes at the study intersections.

The following improvements will be constructed by the approved developments and were included in all future year analysis.

US 521 & Shelley Mullis Road

- A westbound left turn lane with 350 feet of storage
- Extend the storage of the existing westbound right turn lane to 300 feet.
- A northbound right turn lane with 250 feet of storage

Shelley Mullis Road & Henry Harris Road

- Convert the all-way stop intersection to a roundabout.
- Eastbound, southbound, and westbound right turn lanes with 100 feet of storage.

2.3. Proposed Development Traffic Volumes

As mentioned previously, the proposed development is expected to consist of 411 townhomes. The trip generation potential for the Collins Road residential site was estimated utilizing methodology contained

within the ITE's *Trip Generation Manual*, 10th Edition. Refer to Table 2 for a summary of the trip generation potential of the proposed development.

Table 2 – Trip Generation

ITE Land Use (Code)	Density	Independent Variable	Daily Traffic	AM Peak		PM Peak	
				Enter	Exit	Enter	Exit
Multifamily Housing (Low-Rise) (LUC 220)	411	Dwelling Units	3,066	42	141	131	77

Site traffic associated with the proposed development was distributed and assigned to the roadway network based upon existing travel patterns and are summarized below:

- 50% to/from the north via US 521
- 30% to/from the south via US 521
- 10% to/from the east via Shelley Mullis Road
- 10% to/from the east via Collins Road

Refer to Figures 7 and 8 for the site trip distribution and primary trip assignment, respectively.

2.4. Future Build Traffic Volumes

The site generated traffic volumes were added to the No-Build (2026) traffic volumes to determine the Build (2026) volumes. The Build (2026) volumes are illustrated in Figure 9.

2.5. Future Roadway Improvements

The following improvements will be constructed by the approved developments and were included in all future year analysis.

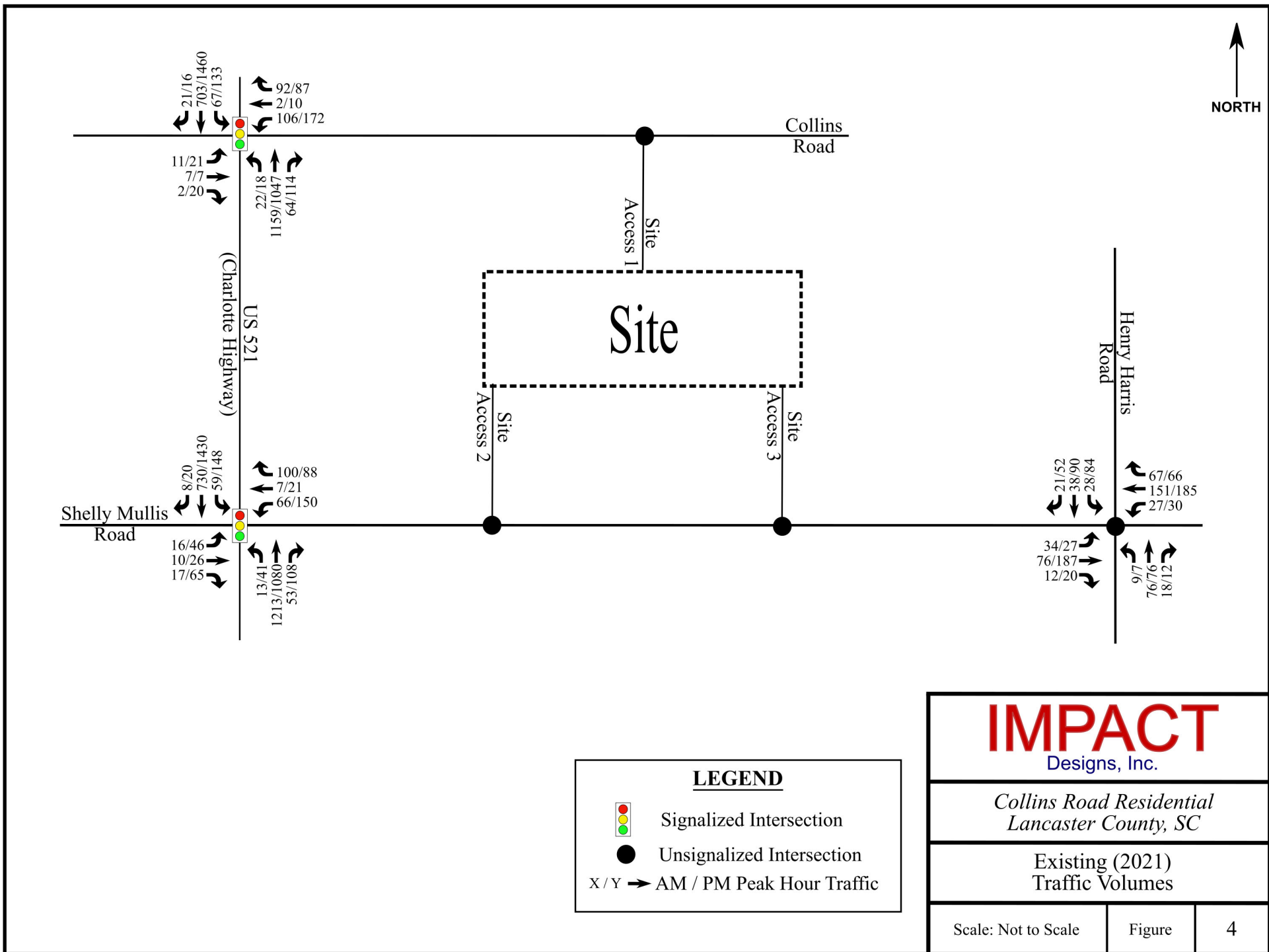
US 521 & Shelley Mullis Road

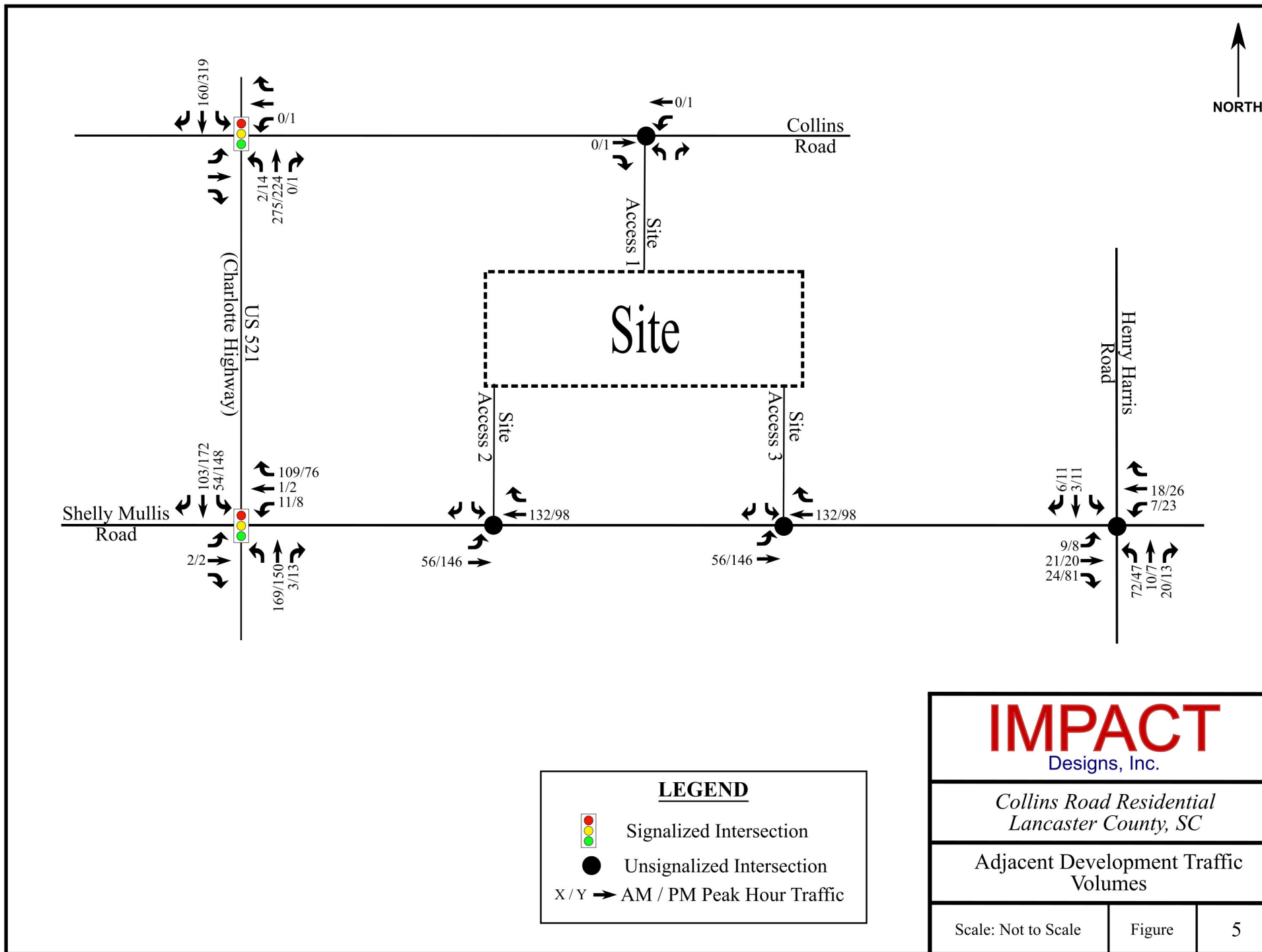
- A westbound left turn lane with 350 feet of storage
- Extend the storage of the existing westbound right turn lane to 300 feet.
- A northbound right turn lane with 250 feet of storage

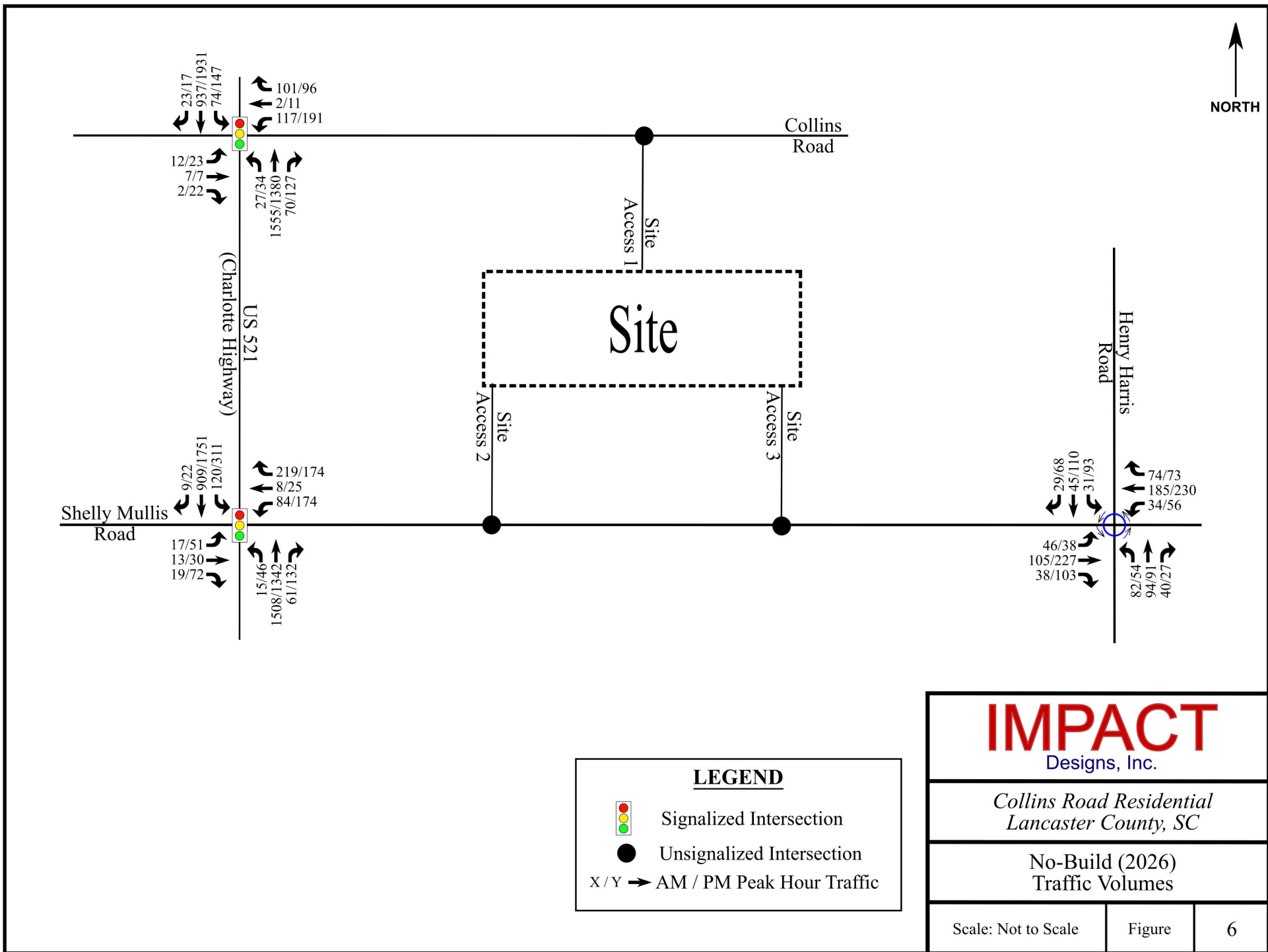
Shelley Mullis Road & Henry Harris Road

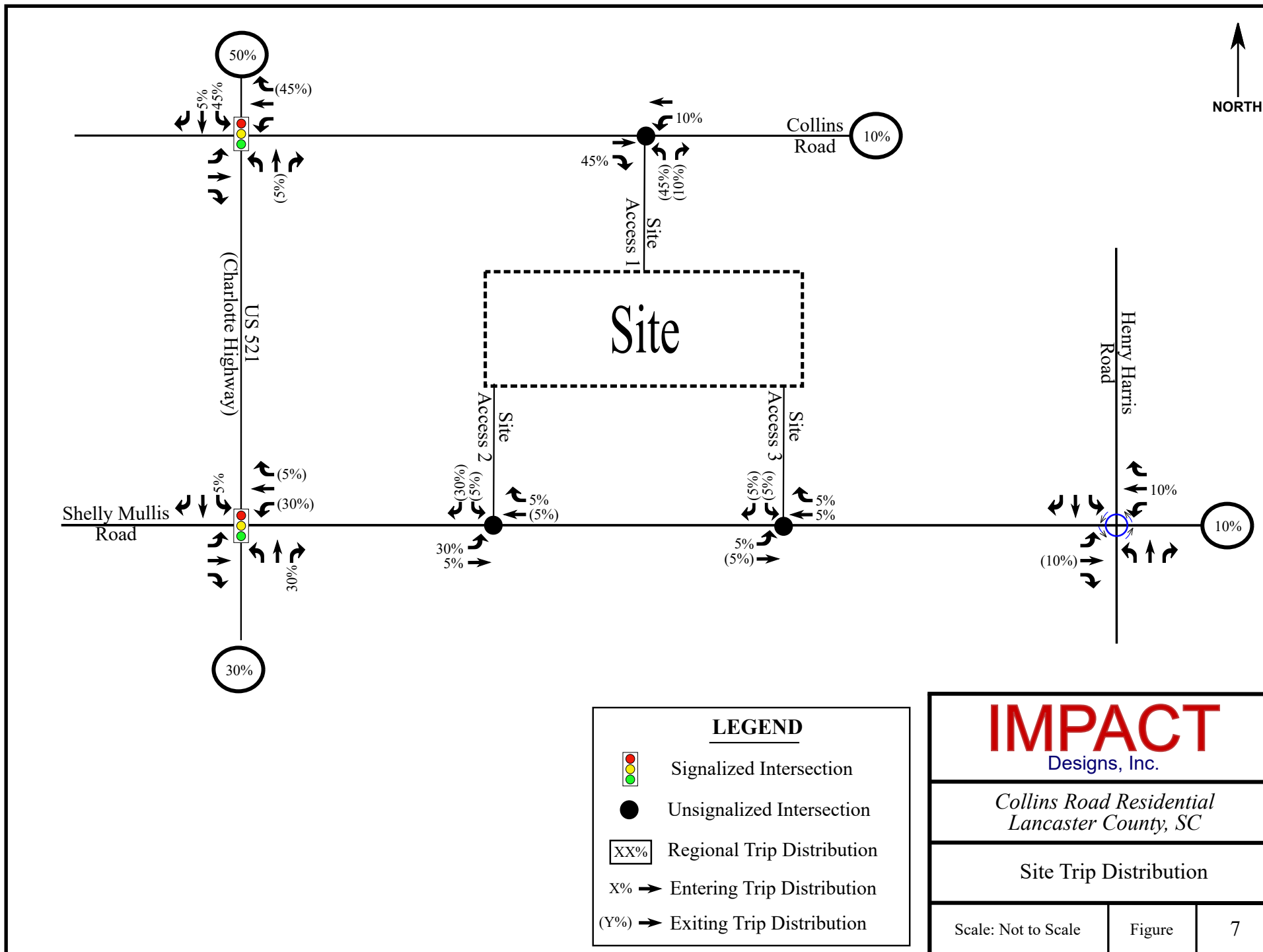
- Convert the all-way stop intersection to a roundabout.
- Eastbound, southbound, and westbound right turn lanes with 100 feet of storage.

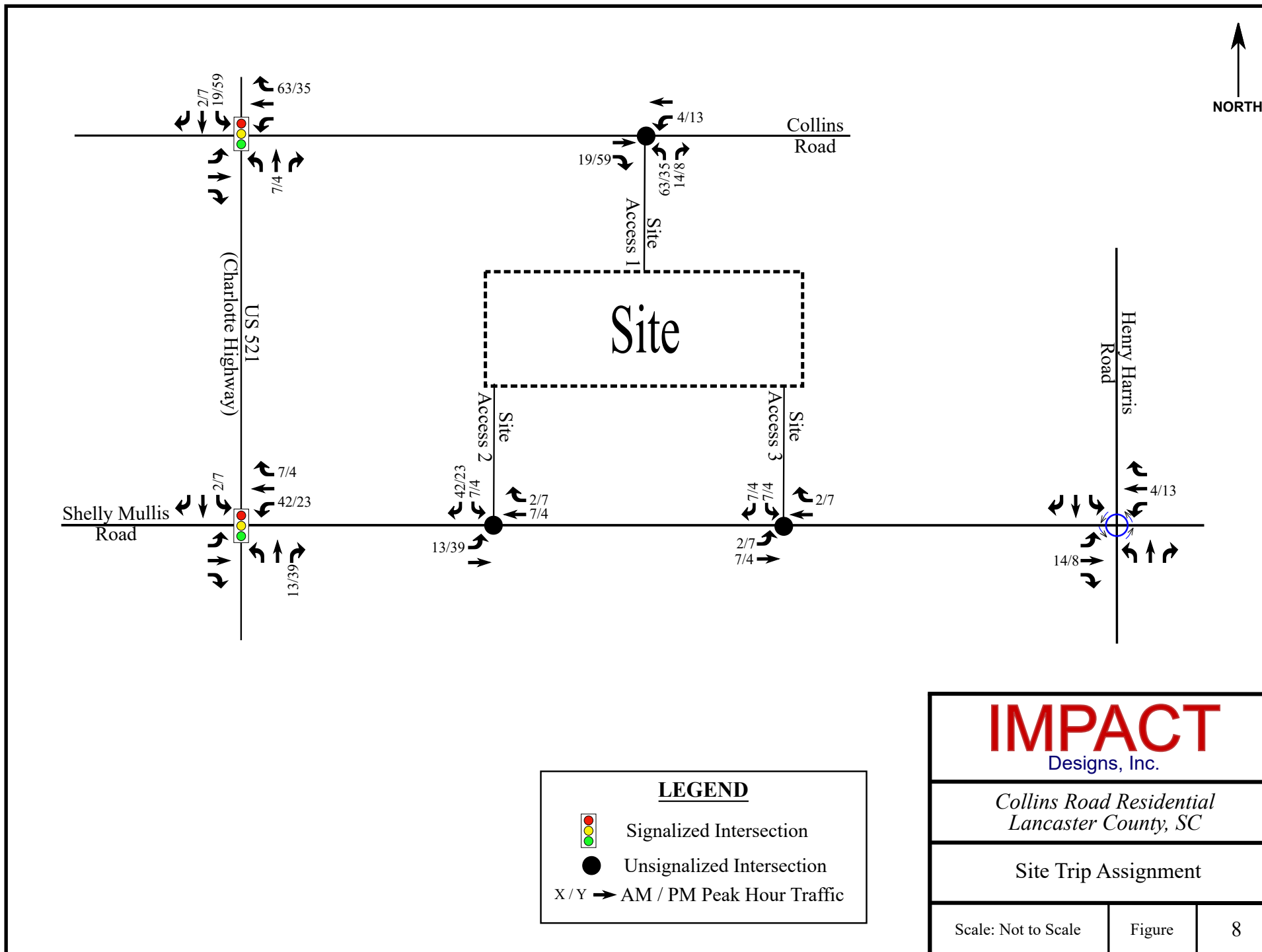
Refer to Appendix B for more information regarding the approved developments.

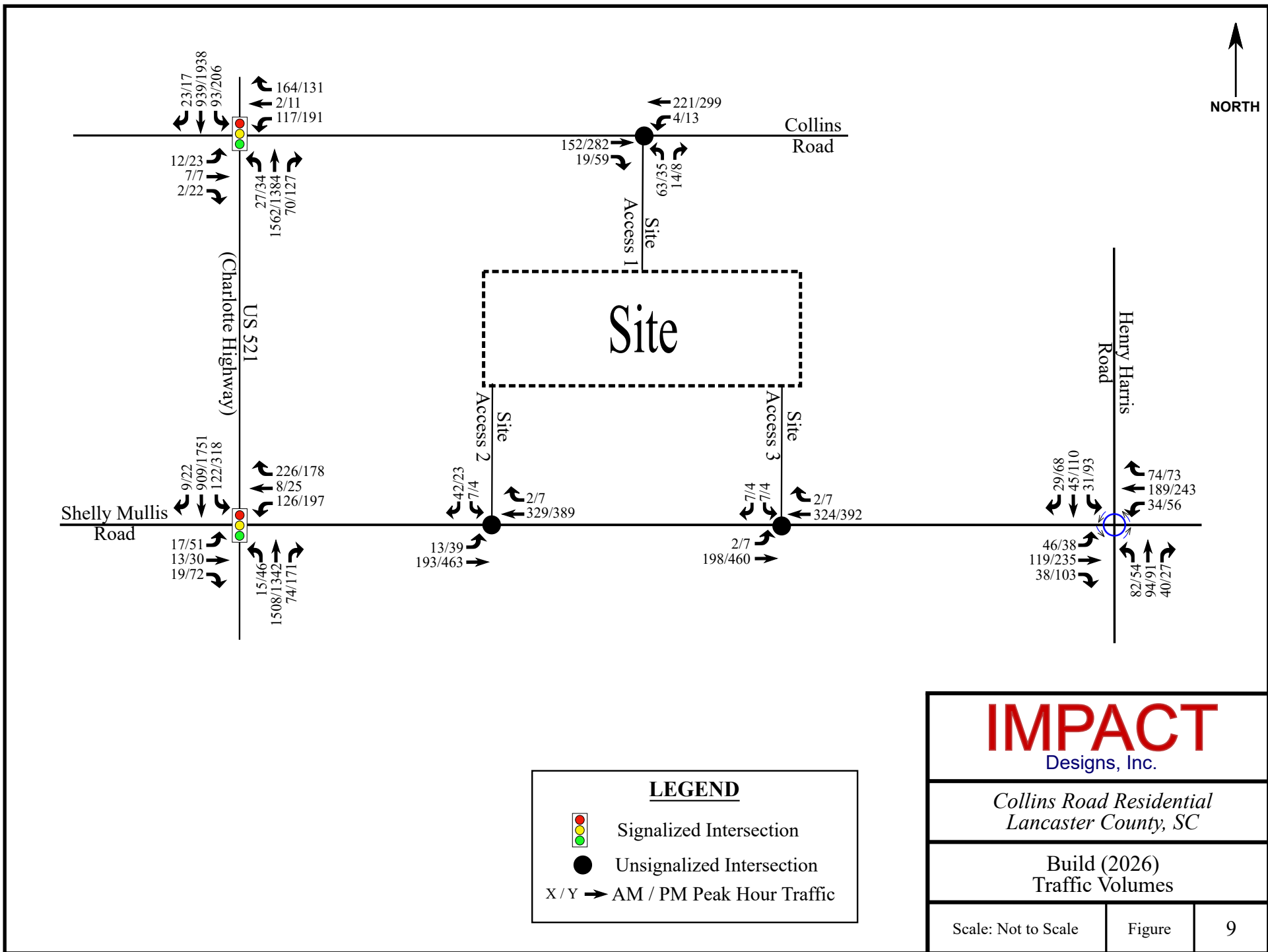












3. TRAFFIC IMPACT ANALYSIS

3.1. Turn Lane Analysis

A left and right turn lane analyzes was conducted utilizing the Build (2026) volumes at the access drives. The volumes depicted on Figures 9.5-A and 9.5-F from the SCDOT Highway Design Manual can be found in Appendix C. Based on the volumes, an eastbound left turn lane is warranted on Shelley Mullis Road at Access B.

3.2. Intersection LOS Analysis

Using the existing [Figure 4], no-build [Figure 6], and build [Figure 9] traffic volumes, intersection analyses were conducted for the study intersections under Existing (2021) conditions, No-Build (2026) conditions, and Build (2026) conditions. This analysis was conducted using the Transportation Research Board's *Highway Capacity Manual 2010 (HCM 2010)* methodologies of the *Synchro*, Version 10 software.

Intersection level of service (LOS) grades range from LOS A to LOS F, which are directly related to the level of control delay at the intersection and characterize the operational conditions of the intersection traffic flow. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays, and are generally considered undesirable. Table 3 summarizes the *HCM 2010* control delay thresholds associated with each LOS grade for signalized and unsignalized intersections.

Table 3 – HCM 2010 LOS Criteria for Signalized & Unsignalized Intersections

Signalized Intersections		Unsignalized Intersections	
LOS	Control Delay per Vehicle (seconds)	LOS	Control Delay per Vehicle (seconds)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 80	F	> 50

A PHF of 0.90 was applied and a heavy vehicle percentage of 2% was utilized for the purpose of this analysis.

The results of the capacity analysis for the study intersections are summarized in Tables 4 and 5.

Table 4 – Signalized Intersection Analysis Results

Intersection	Approach	LOS (Delay in seconds)					
		Existing (2021) Conditions		No-Build (2026) Conditions		Build (2026) Conditions	
		AM	PM	AM	PM	AM	PM
US 521 & Collins Road	EB	D (42.9)	D (44.9)	D (43.6)	D (45.0)	D (41.4)	D (44.7)
	WB	D (54.8)	E (63.7)	E (57.8)	E (73.4)	E (59.8)	E (71.0)
	NB	A (8.4)	A (8.4)	B (10.1)	B (10.6)	B (19.1)	C (21.5)
	SB	A (9.9)	B (15.3)	B (11.9)	C (28.1)	B (14.4)	C (32.6)
	Overall	B (13.4)	B (17.3)	B (14.5)	C (24.9)	C (21.4)	C (31.7)
US 521 & Shelley Mullis Road	EB	D (43.8)	D (39.1)	D (45.1)	D (41.6)	D (40.4)	D (39.4)
	WB	D (51.0)	D (53.6)	D (52.1)	D (52.4)	D (50.0)	D (52.9)
	NB	B (10.1)	B (18.1)	B (14.8)	C (26.8)	B (17.8)	C (29.9)
	SB	A (5.6)	B (19.3)	B (10.4)	C (25.9)	A (9.3)	C (24.6)
	Overall	B (12.2)	C (22.5)	B (17.6)	C (29.2)	B (19.9)	C (29.8)

Existing signal timings obtained from the approved development traffic studies were utilized for all analysis scenarios. Phase splits were optimized for all scenarios.

Capacity analysis indicates that both signalized intersections of US 521 are expected to operate at LOS C or better during both peak hour under all conditions. The addition of site traffic is expected to have minimal impact on the operations of the intersection of US 521 and Collins Road.

The improvements to be constructed by the nearby approved developments at US 521 and Shelley Mullis were included in the No-Build and Build conditions. Those improvements adequately mitigate the impacts by all future development traffic. The addition of site traffic is expected to have minimal impact at the intersection.

Refer to Appendix D for all signalized intersection Synchro reports.

Table 5 – Unsignalized Intersection Analysis Results

Intersection	Approach	LOS (Delay in seconds)					
		Existing (2021) Conditions		No-Build (2026) Conditions		Build (2026) Conditions	
		AM	PM	AM	PM	AM	PM
Shelley Mullis Road & Henry Harris	EB	A (8.9)	B (12.0)	A (8.1)	A (8.4)	A (8.2)	A (8.6)
	WB	A (9.8)	B (12.7)	A (4.4)	A (6.2)	A (4.4)	A (6.3)
	NB	A (8.9)	B (10.2)	A (4.6)	A (6.2)	A (4.6)	A (6.3)
	SB	A (8.8)	B (12.2)	A (6.4)	A (7.5)	A (6.6)	A (7.6)
Collins Road & Access A	EB	-	-	-	-	-	-
	WB ¹	-	-	-	-	A (7.6)	A (8.1)
	NB ²	-	-	-	-	B (11.6)	B (14.2)
Shelley Mullis Road & Access B	EB ¹	-	-	-	-	A (8.1)	A (8.3)
	WB	-	-	-	-	-	-
	SB ²	-	-	-	-	B (11.0)	B (12.4)
Shelley Mullis Road & Access C	EB ¹	-	-	-	-	A (8.0)	A (8.2)
	WB	-	-	-	-	-	-
	SB ²	-	-	-	-	B (11.6)	B (14.6)

1. Mainstreet left turn delay and LOS reported
2. Stop-controlled approach

The intersection of Shelley Mullis Road and Henry Harris Road was analyzed as an all-way stop intersection under Existing conditions and a four-leg roundabout during the No-Build and Build conditions. All approaches are expected to operate at an acceptable LOS and the addition of site traffic is expected to have minimal impact on the operations.

The intersection of Collins Road and Access A was analyzed as a full movement unsignalized intersection. Capacity analysis indicates that the northbound approach is expected to operate at an acceptable LOS B during both peak hours. The following improvement is recommended to be constructed by the developer:

- Construct the Site Access A with one ingress lane and two egress lanes (left, right).

The intersection of Shelley Mullis and Access B was analyzed as a full movement unsignalized intersection. Capacity analysis indicates that the southbound approach is expected to operate at LOS B during both peak hours. The following improvements are recommended to be constructed by the developer:

- Construct an eastbound left turn lane on Shelley Mullis with 100 feet of storage and appropriate taper.
- Construct the Site Access B with one ingress lane and two egress lanes (left, right).

The intersection of Shelley Mullis and Access C was analyzed as a full movement unsignalized intersection. Capacity analysis indicates that the southbound approach is expected to operate at LOS B during both peak hours. The following improvement is recommended to be constructed by the developer:

- Construct the Site Access C with one ingress lane and one egress lane (left-right).

Refer to Appendix E for all unsignalized intersection Synchro and Sidra reports.

4. Conclusions

A traffic impact study was conducted for the proposed Collins Road residential site in accordance with South Carolina Department of Transportation (SCDOT) and Lancaster County guidelines. The proposed development is located south of Collins Road, east of US 521 in Fort Mill, South Carolina. The development is expected to consist of up to 411 townhomes. The purpose of the study is to determine the potential impact to the surrounding transportation system caused by the traffic generated by the development.

Access to the development is proposed to be provided by three full-movement driveways. The first access is proposed on Collins Road, 1500 feet east of US 521. The second and third accesses are proposed on Shelley Mullis Road between US 521 and Henry Harris Road. The site is expected to be built by the year 2026.

The study area was determined through coordination with SCDOT and Lancaster County and consists of the following intersections:

- US 521 & Collins Road
- US 521 & Shelley Mullis Road
- Shelley Mullis Road & Henry Harris Road
- Collins Road & Access A
- Shelley Mullis Road & Access B
- Shelley Mullis Road & Access C

For the purpose of this analysis, the study intersections listed above were analyzed under the following scenarios:

- Existing (2021) Conditions
- No-Build (2026) Conditions
- Build (2026) Conditions

Traffic operations during the AM and PM peak hours were modeled for each scenario. The results of each scenario were compared in order to determine impacts from background traffic growth and the proposed development.

4.1. Recommendations

Based on the analysis results, minor impacts can be expected by the proposed development. The following improvements are recommended to be completed by the developer:

US 521 & Collins Road

- No recommendations

US 521 & Shelley Mullis Road

- No recommendations

Collins Road & Access A

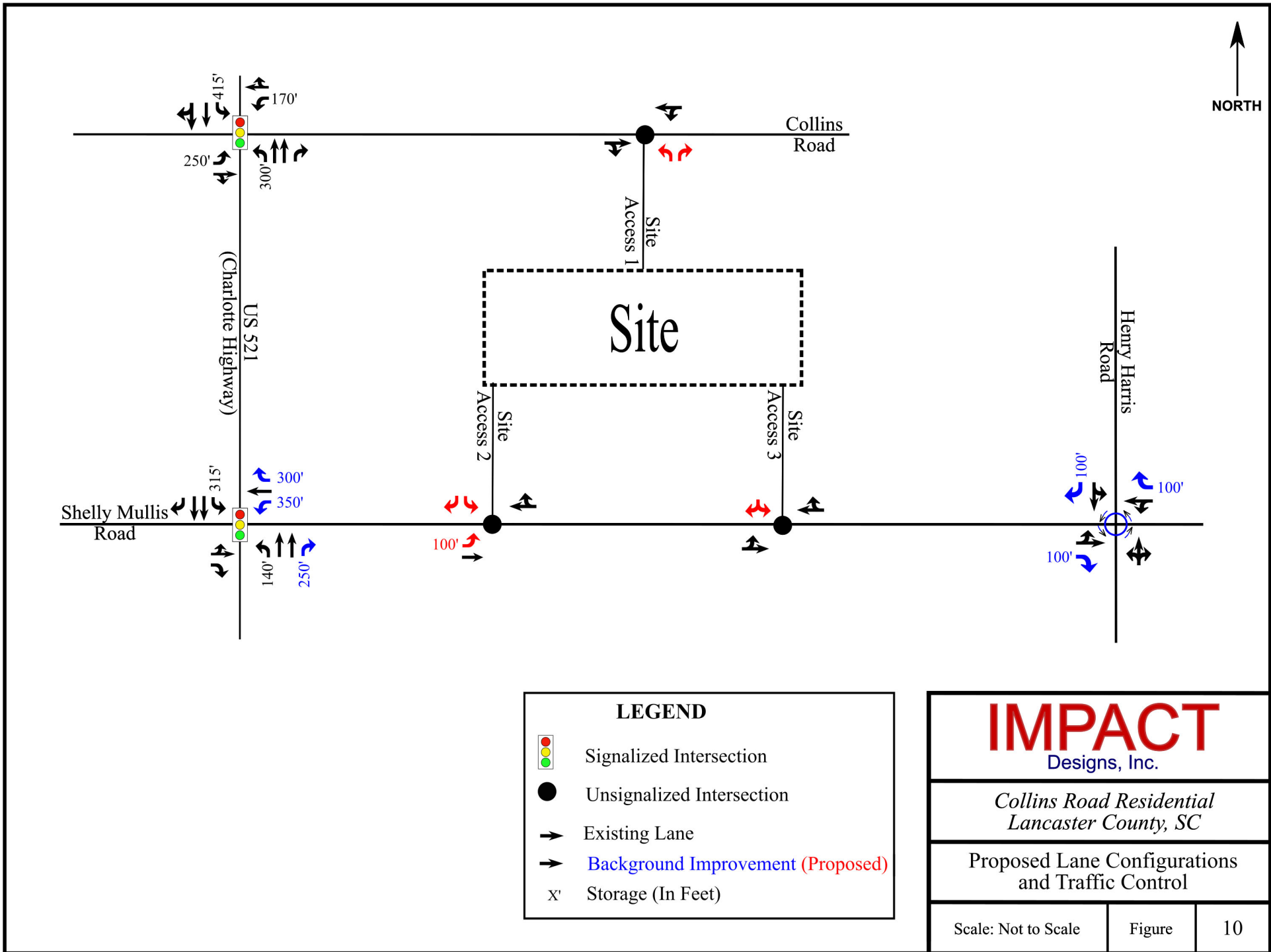
- Construct the Site Access A with one ingress lane and two egress lanes (left, right).

Shelley Mullis Road & Access B

- Construct the Site Access B with one ingress lane and two egress lanes (left, right).
- Construct an eastbound left turn lane on Shelley Mullis with 100 feet of storage.

Shelley Mullis Road & Access C

- Construct the Site Access C with one ingress lane and one egress lanes (left-right).





December 8, 2021

Robert Tefft, Planner
Planning Department
Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

RE: Waiver Requests from Planning Commission
Creek Water TH Community / PDD-26

Dear Mr. Tefft:

On behalf of NVR Homes, Inc., please accept the following request for the Lancaster County Planning Commission to consider as part of the Applicants preliminary plat application their interest in seeking relief to have the Commission Waive certain requirements within Ordinance No. 2015-1346/ PDD-26, related to provisions within the UDO Ordinance, Section 13.12 (11) (h), (of the UDO in effect at the time the Collins Road PDD was approved) which require the developer / applicant to install a 30-foot landscape buffer and a minimum 6-foot high berm along frontage of all roads. Which has been interpreted by Staff to include areas along Shelley Mullis and Collins Road.

Authority- More specifically, Section 16c, of Ordinance 2015-1346/ PDD-26 delegates certain authority to the Planning Commission to consider such waiver requests.

To Wit” Section 16. Buffers (c) If the property Owner can demonstrate to the Planning Commission that the topography or elevation of a development site, the size of the parcel to be developed, or the presence of a greenway, buffer or screening on adjacent property would make strict adherence to the buffer requirements of the UDO serve no meaningful purpose, then the Planning Commission shall waive the buffer requirements for that site.

As previously provided in the Staff response memorandum that was submitted on 11.29.21, the applicant requests the following.

REQUEST #1 : The Developer/ Applicant requests that Planning Commission waive the requirement in UDO Ordinance, Section 13.12 (11) (h), (of the UDO in effect at the time the Collins Road PDD was approved), which requires the installation of six (6) foot high (man-made) berm due to existing topographical relief, and change in grade as illustrated in the attached Exhibit. Cutting down existing vegetation to install a six (6) foot high berm seems to be inappropriate.

There is a significant drop in existing elevation from the edge of ROW down to the development area along Shelley Mullis which may not allow a 6’ high berm to effectively buffer this road frontage.

Alternatively, the Applicant requests that they be allowed to utilize the existing vegetation along Shelley Mullis Road to serve as screening/ buffering instead of cutting these trees



down to install a six (6) foot high berm. In areas where existing vegetation would need to be removed, the developer would propose to replant trees to help re-establish this screening/buffer.

REQUEST #2: The Developer/ Applicant is proposing to have alley loaded TH fronting the street along Collins Road in an effort to provide some sense of arrival with an attractive streetscape as residents come to the main entrance of the Creek Water TH Community.

The Developer/ Applicant requests that the Planning Commission grant a waiver from the same requirement outlined in the UDO Ordinance, Section 13.12 (11) (h), (of the UDO in effect at the time the Collins Road PDD was approved), to allow the elimination of a six (6) foot high berm along Collins Road so the Alley loaded TH's being proposed that will front Collins Road in this area of the site will be visually achieved and an attractive streetscape can be created for residents arriving at the Creek Water TH Community.

Installing a buffer and a six (6) foot high berm in front of the units fronting along Collins Road would conflict with the design objective of trying to establish an attractive streetscape in this area.

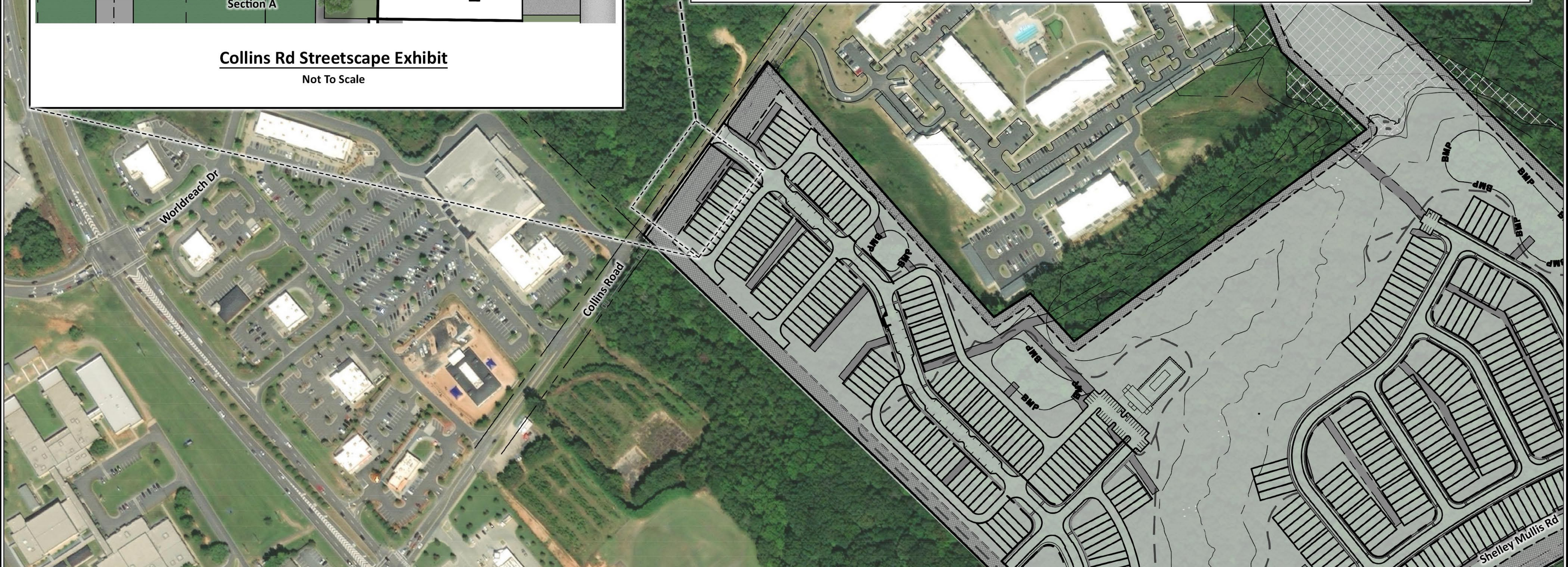
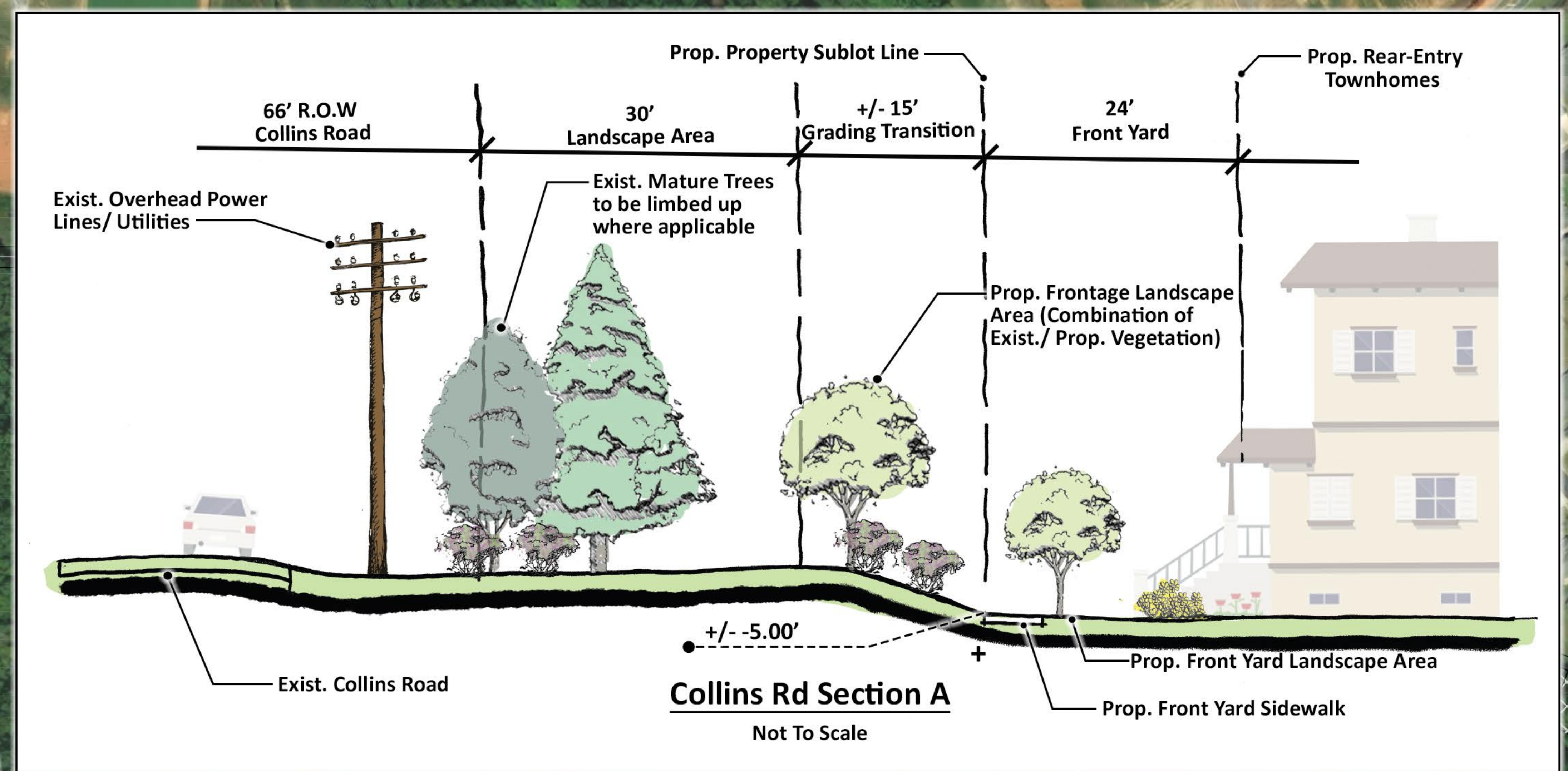
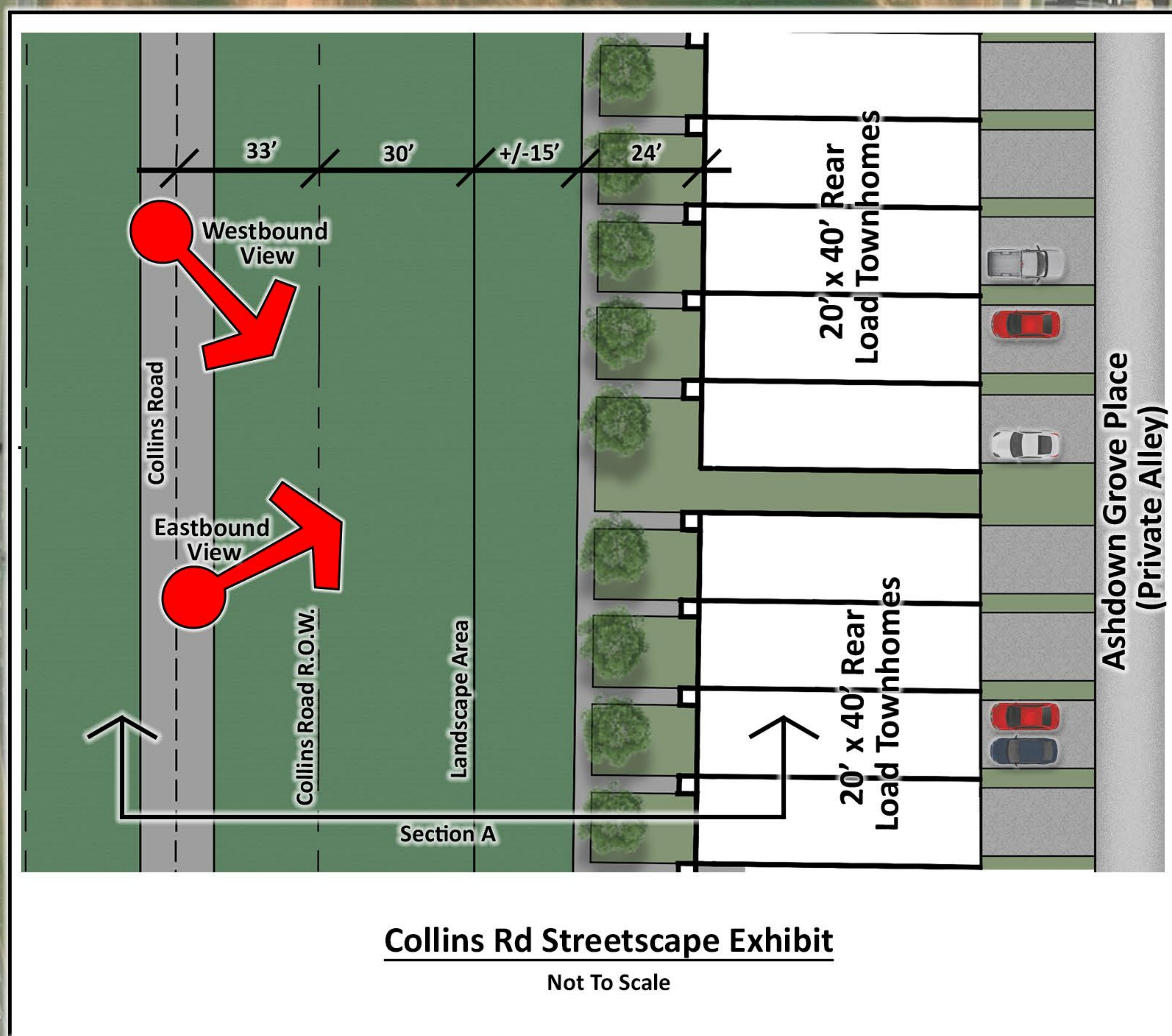
The Applicant/ Developer would rather submit a landscape plan along with the Construction documents, that illustrates how existing vegetation in adjacent areas along Collins Road (not in front of the view of streetscape TH's) will be maintained to serve as buffering instead of cutting these trees down to install a six (6) foot high berm.

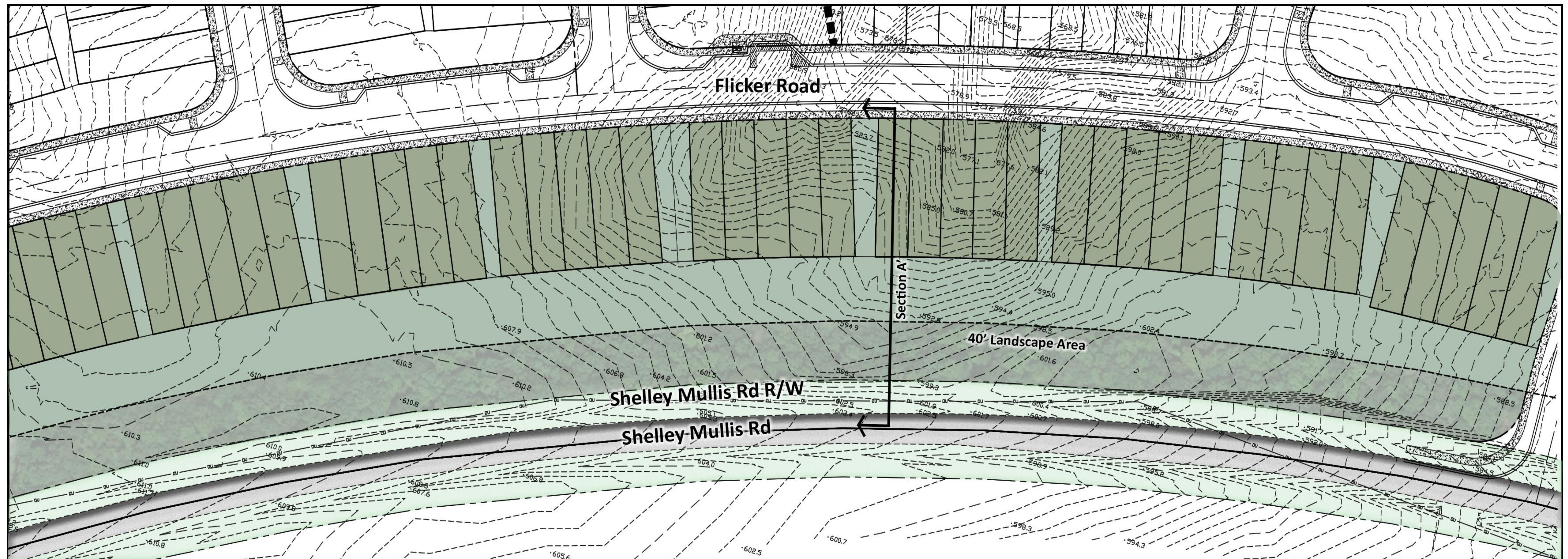
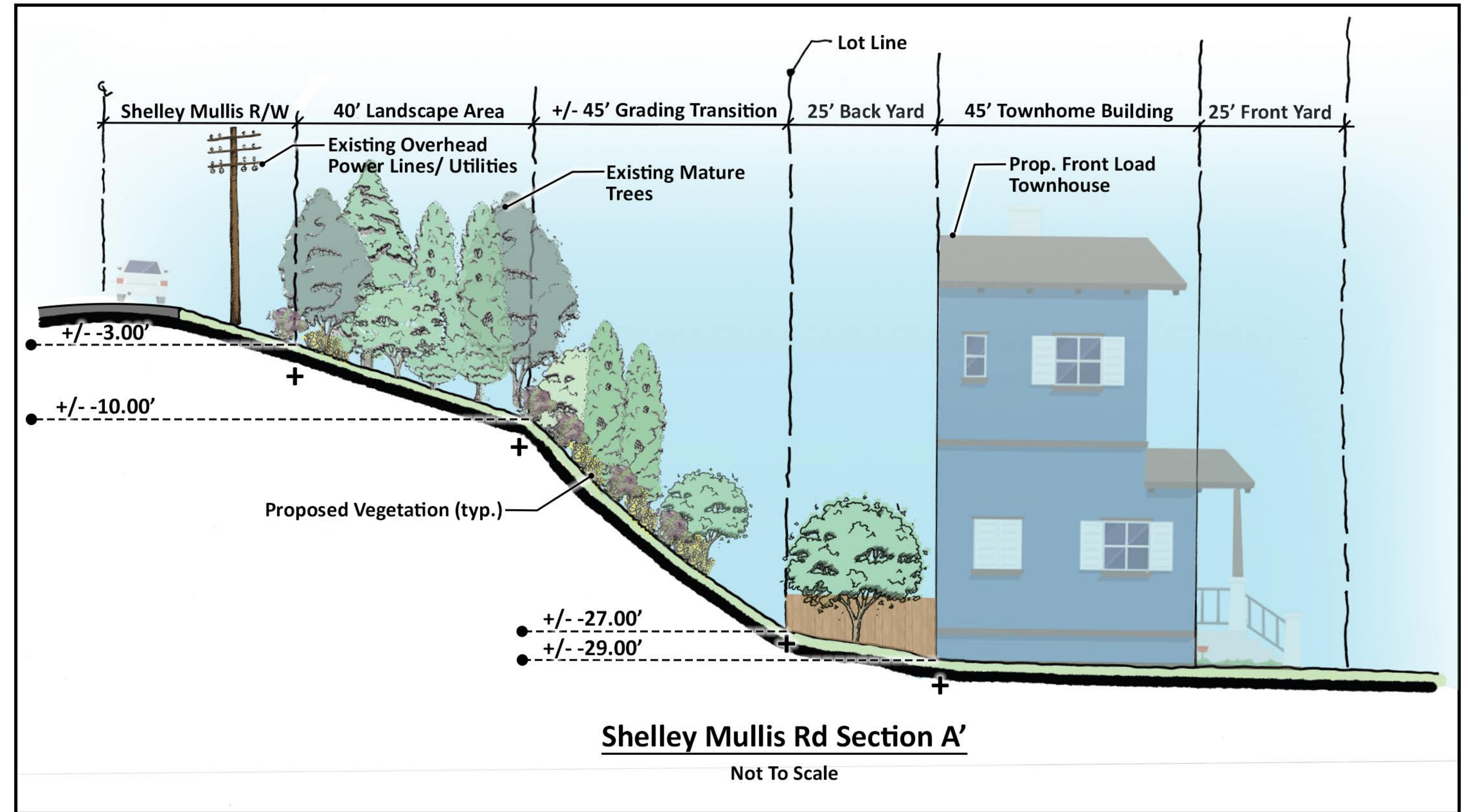
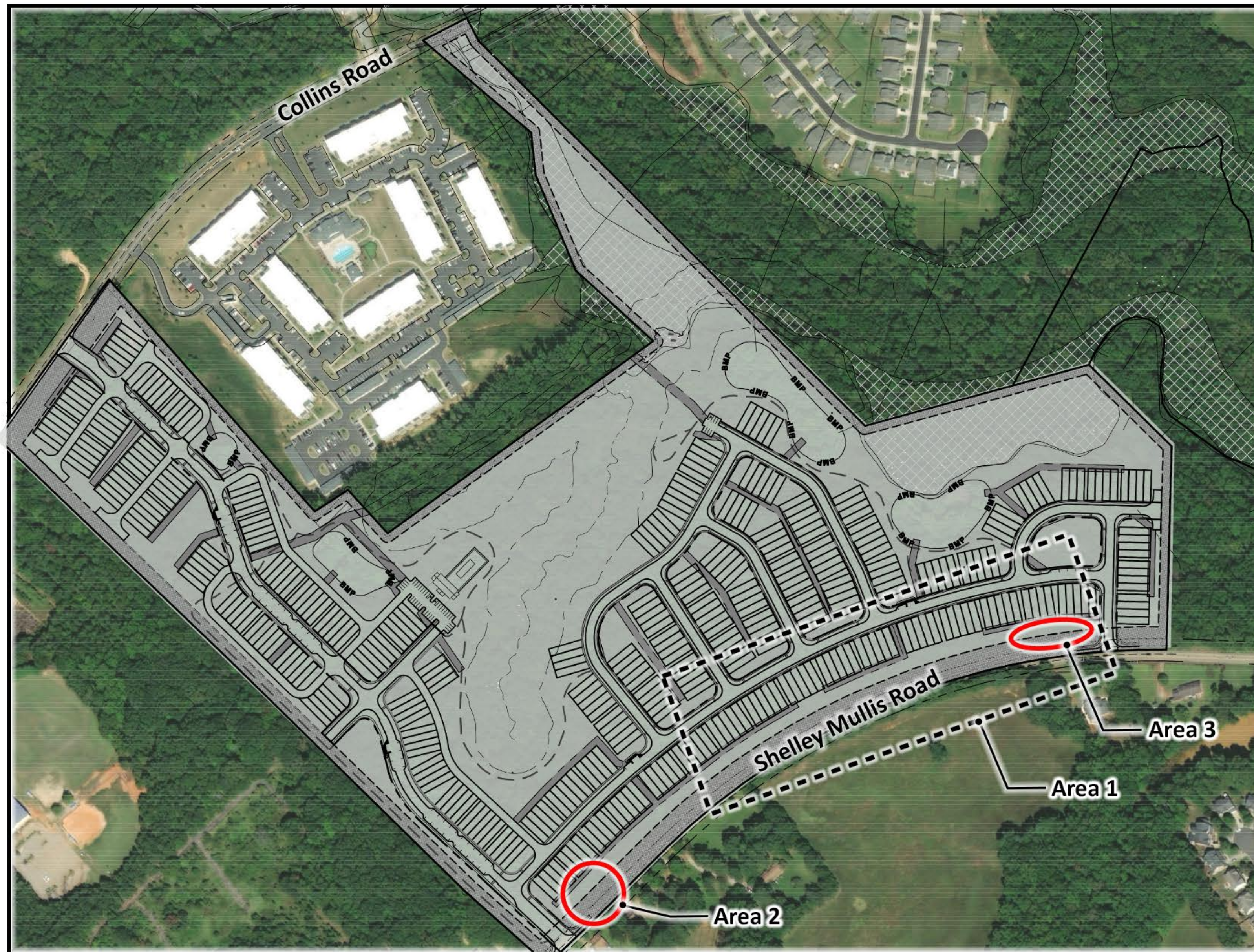
Similarly, in areas where existing vegetation would need to be removed, the developer would propose to replant trees to help re-establish this buffer, that does not screen the TH's units that are fronting along Collins Road to establish the streetscape along Collins Road frontage.

We appreciate your consideration of this matter

Respectfully

Peter Tatge, ACIP
ESP Associates, Inc.







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

December 14, 2021

Peter Tatge
ESP Associates
3475 Lakemont Blvd.
Fort Mill, SC 29708

Project Number	20211251
Project Name	Collins Road PDD-26 Townhomes
Location	Collins Road
Stage	Preliminary Plat
Parcel(s)	0013-00-061.02
Status	Conditional

Dear: Peter Tatge

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

Sincerely,

Robert Tefft
Senior Planner

Plan Review Comments

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

Approved

Review Comments:

General Comments:

1. This plan is acceptable and is basically the same plan as the one previously reviewed. Our main review will come at the time of construction document design and permitting phase of the project when more details are provided.

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

Conditional

Review Comments:

1: Approved road names include:

Swift	Swallow	Curlew	Goshawk-on plans, needs different suffix
Grosbreak	Myna	Tailorbird	Wagtail
Kite-on plans	Flicker-on plans		

2: Road names on plat that are not approved and need to be changed:

Kingfisher, Hornbill, Avocet, and Condor

3: Suffix will depend on road length.

4: Any "Private Alley" with housing access off of the alley, will need to be named.

5: CAD file will be needed upon approval of civil plans

6: Address points will be issued to developer upon approval of civil plans

7: Address points must be on Final Plat for recording

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

Approved

Review Comments:

LC Water & Sewer District - James Hawthorne - (803) 285-6919
james.hawthorne@lcwasd.org

No Review Done

Review Comments:

Planning - Robert Tefft - 803-416-9394
rtefft@lancastersc.net

Conditional

Review Comments:

That an exhibit be prepared and submitted that identifies where the line of demarcation exists between Village D and Village F.

LC School District - Bryan Vaughn - (803) 286-6972
Bryan.Vaughn@lcsdmail.net

No Review Done

Review Comments:

Review Comments:

Driveways on Shelly Mullis should be aligned with existing driveways across the street or meet minimum driveway separation.

Sight distance will need to be met at all access locations.

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

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-2643, Realty Advisory Corporation

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 12/21/2021

Issue for Consideration:

See Staff Report

Points to Consider:

See Staff Report

Recommendation:

See Staff Report

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	12/3/2021	Planning Staff Report
Ex 1: Application and Concept Plan	12/3/2021	Exhibit
Ex 2: Location / Zoning Map	12/3/2021	Exhibit

PROPOSAL:	Request to rezone approximately 90.43 acres of property
PROPERTY LOCATION:	Jim Wilson Road (TM# 0014-00-043.00)
CURRENT ZONING:	Rural Neighborhood (RN) District
PROPOSED ZONING:	Medium Density Residential (MDR) District
PROPERTY OWNER:	Kenneland Park, LLC (Carol V. Warren)
APPLICANT:	Realty Advisory Corporation, LLC (Steven Hinshaw)
COUNCIL DISTRICT:	District 1, Terry Graham

OVERVIEW:

Proposal

The applicant has requested to rezone the 90.43-acre parcel on the south side of Jim Wilson Road from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District. This rezoning is intended to facilitate the development of the parcel as a 141-lot single-family residential subdivision.

Site Information

The subject parcel is located on the south side of Jim Wilson Road, approximately 1,600 feet east of Henry Harris Road. The subject parcel is unimproved, and used for agricultural purposes according to the Lancaster County Property Appraiser's Office.

Summary of Adjacent Zoning and Uses

The south side of Jim Wilson Road between Henry Harris Road and the North Carolina border is zoned either RN, MDR, or Planned Development District (PDD-8, Walnut Creek), while the north side of the same segment is zoned RN, Low Density Residential (LDR) District, Manufactured Home (MH) District, or Professional Business (PB) District.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RN, MH, LDR	Agriculture, Single-Family Residential
South	Lancaster County	PDD-8	Single-Family Residential
East	Lancaster County	PDD-8	Single-Family Residential
West	Lancaster County	LDR, MDR	Agriculture, Single-Family Residential

ANALYSIS & FINDINGS:

Zoning Districts

Pursuant to Unified Development Ordinance (UDO) Section 2.3, the current 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."*

Pursuant to UDO Section 2.3, the requested MDR District “is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.”

Compatibility with Surrounding Area

The subject parcel is surrounded by other parcels that are residentially developed, or would permit residential use, including the adjacent Bent Creek and Walnut Creek developments, which are of consistent lot widths as would be the proposed MDR District.

Development	Zoning District	Lot Width
Bent Creek	MDR-CSOD	70'
		90'
Walnut Creek	PDD-8	45'
		60'
		85'

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

Pursuant to the adopted Comprehensive Plan, the Future Land Use Category of the subject parcel is Neighborhood Mixed Use, which corresponds to the Walkable Neighborhood Community Type, which the Comprehensive Plan describes as follows:

The Community Type “Walkable Neighborhood” 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 Community Type which are depicted in the table below.

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

INFRASTRUCTURE CONSIDERATIONS

Transportation

Pursuant to UDO Section 6.8, uses which will generate more than 50 peak hour cumulative trips per day at full occupancy shall be required to provide a Traffic Impact Analysis (TIA). The conceptual 141-lot single-

family residential subdivision would meet this threshold. The applicant has not yet provided a TIA for review; however this would not be necessary until a preliminary plat is submitted.

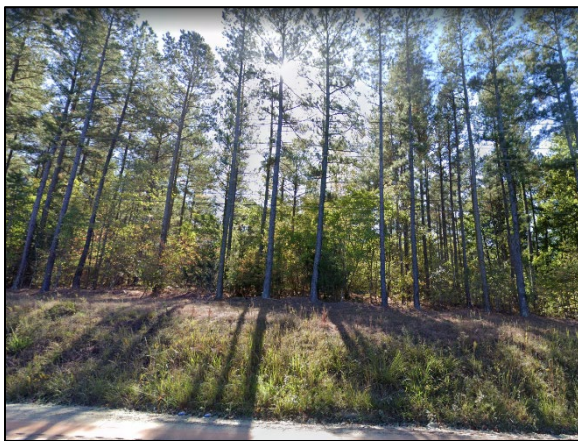
Public Utilities

The Lancaster County Water and Sewer District (LCWSD) has not provided any comments regarding this development proposal.

Public Schools

The Lancaster County School District (LCSD) has not provided any comments regarding this development proposal.

PHOTOS OF PROJECT AREA:



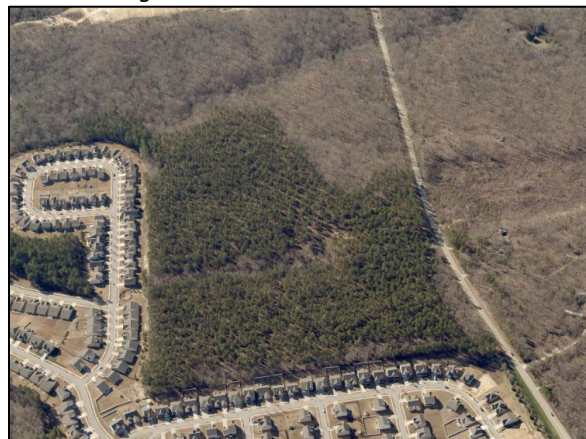
Looking southeast toward subject parcel



Looking northwest across Jim Wilson Road



Looking west along Jim Wilson Road



Aerial of subject parcel (partial)

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone approximately 90.43 acres (TM# 0014-00-043.00) from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District, pursuant to the following findings of fact:

1. That the subject application involves parcel TM# 0014-00-043.00;
 2. That the subject parcel is currently zoned RN District, and is proposed to be rezoned MDR District;
 3. That the subject parcel has a Future Land Use Category of Neighborhood Mixed Use, and a Community Type of Walkable Neighborhood;
 4. That the proposed MDR District is compatible with the existing Neighborhood Mixed Use Future Land Use Category; and
 5. That the adjacent zoning to the east and west of the subject parcel is consistent and compatible with the proposed zoning.
-

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Robert Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394



Planning Department

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address Jim Wilson Road

City Indian Land State SC Zip 29707 Tax Parcel ID 0014-00-043.00

Current Zoning LDR Current Use Agricultural/Vacant

Proposed Zoning MDR Total Acres 90.43+/-

Project Description Property owners request rezoning to MDR to be more compatible with surrounding development and with the availability of public water and sewer.

Surrounding Property Description Property is bounded by Walnut Creek to the east and south and Bent Creek to the west. Properties on north side of Jim Wilson Road are currently being purchased for development consideration (and likely rezoning).

CONTACT INFORMATION

Applicant Name Realty Advisory Corporation, LLC (Steven Hinshaw)

Address 423 S Sharon Amity Road #A

City Charlotte State NC Zip 28211 Phone 704-650-6176

Fax N/A Email steven@hinshawproperties.com

Property Owner Name Kenneland Park LLC (Carol V Warren)

Address 3631 Mill Pond Road

City Charlotte State NC Zip 28226 Phone 704-

Fax N/A Email ###

STEVEN L. VITEK, KENNELAND PARK LLC CO-OWNER
773 SE ASHLEY OAKS WAY
STUART, FL 34997 772-521-0803 STEVENVITEK@OUTLOOK.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 | Realty Advisory Corporation, LLC

10-27-21
Date


Property Owner(s) | Kenneland Park LLC

10-27-21
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.

REZONING APPLICATION | PROPERTY OWNER(S) AUTHORIZATION

On behalf of Kenneland Park LLC and as the property owner(s) of Tax Parcel #0014-00-043.00, I hereby authorize Realty Advisory Corporation, LLC and its representatives to seek rezoning of the property to the MDR Zoning District and subsequent subdivision approvals in accordance with Lancaster County's Unified Development Ordinance.

Owner Signature: Steven L. Vitek

Date: 10-28-21

Printed Name: STEVEN L. VITEK

Email: STEVEVITEK@OUTLOOK.COM

Contact #: 772-521-0803

State of FLORIDA
County of MARTIN

On this 28th day of October, 2021, Steven L. Vitek (print name) personally appeared before me and who provided satisfactory evidence of his/her identification to be the person whose name is subscribed to this instrument, and he/she acknowledged executing this foregoing instrument.

(Official Seal Below)

Please see attached...

Notary Public

Ruth A. Waller

Type or Print Name of Notary

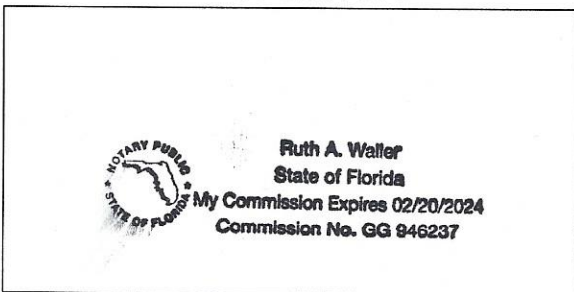
My Commission Expires: 02/20/2024

Jurat Certificate

State of Florida

County of MartinSworn to (or affirmed) and subscribed before me this 28th dayof October, 2021, by means of ☒ physical presence or ☐ online notarizationSteven L. Vitek (name of person making statement).☐ Personally known to me _____☒ Produced Identification
Type of Identification Produced Florida Driver LicenseNotary Signature Ruth A. WallerTitle Notary PublicMy appointment expires 02/20/2024

Place Seal Here

**Description of Attached document**

Type or Title of Document

Rezoning Application property owners authorization

Document Date

10/28/2021

Number of Pages

(1)

Signer(s) Other Than Named Above

- None

REZONING APPLICATION | PROPERTY OWNER(S) AUTHORIZATION

On behalf of Kenneland Park LLC and as the property owner(s) of Tax Parcel #0014-00-043.00, I hereby authorize Realty Advisory Corporation, LLC and its representatives to seek rezoning of the property to the MDR Zoning District and subsequent subdivision approvals in accordance with Lancaster County's Unified Development Ordinance.

Owner Signature: Carol V. Warren Date: 10/27/2021

Printed Name: Carol V. Warren

Email: Carol.V.Warren52@gmail.com

Contact #: 704-554-0951

State of NORTH CAROLINA
County of MECKLENBURG

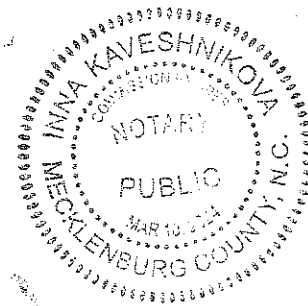
On this 27th day of OCTOBER, 2021, CAROL V. WARREN (print name) personally appeared before me and who provided satisfactory evidence of his/her identification to be the person whose name is subscribed to this instrument, and he/she acknowledged executing this foregoing instrument.

(Official Seal Below)

Inna Kaveshnikova
Notary Public

INNA KAVESHNIKOVA
Type or Print Name of Notary

My Commission Expires: 10th of MARCH 2024



RECORDED THIS 7th DAY
OF JANUARY, 2009
IN BOOK O PAGE K-1

Cheryl H. Morgan
Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR
Tax Map:
0014 00 043 00

2008017498

DEED
RECORDING FEES \$10.00

EXEMPT

PRESENTED & RECORDED:
12-31-2008 11:33 AM

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

BK: DEED 499

PG: 47-50

RECORDING INFORMATION ABOVE THIS LINE

THE STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

)
)
)
)
TITLE TO REAL ESTATE
QUITCLAIM DEED
(Title Not Examined)

KNOW ALL MEN BY THESE PRESENTS, That, I, **Kenn E. Vitek** (Grantor) in the State aforesaid, for and in consideration of the sum of five dollars (\$5.00) and other valuable consideration to me paid by **Kenneland Park, LLC** (Grantee), having the address of 3609 Fountainhill Ridge Road, Charlotte, North Carolina 28226 (the receipt and sufficiency whereof is hereby acknowledged), have granted, quitclaimed and released, and by these presents do grant, bargain, quitclaim and release unto the said Grantee, all my rights title and interest in the following described property, to wit:

All that certain piece, parcel or lot of land containing 90.43 acres, more or less, lying, being and situate in Indian Land Township, Lancaster County, South Carolina and being described as follows:

BEGINNING at a point in the center line of South Carolina State Highway No. 66, which said beginning point is located South 62-33 West 1,549.47 feet from a point formed by the intersection of the present boundary line between the States of North Carolina and South Carolina with the center line of South Carolina State Highway No. 66, and running thence from said beginning point with five lines in or near the center line of said South Carolina State Highway No. 66 as follows: (1) South 62-33 West 174.18 to a point; (2) South 66-50 West 200.0 feet to a point; (3) South 69-40-30 West 200.0 feet to a point; (4) South 73-36-15 West 200.0 feet to a point; (5) South 77-42-50 West 200.0 feet to a point in the center line of said road; thence continuing with the center line of said road South 79-55-20 West 1,393.40 feet to a point in the center line of said South Carolina State Highway No. 66; thence running with a line of the Otto H. Haas (now or formerly) South 11-55-40 East 1,915.61 feet to a stone; thence with the property of Agnes W. Yarbrough (now or formerly) South 12-48-20 East 871.19 feet to a stone; thence South 74-03-20 East 56.60 feet to an iron in the present center line of 12 mile creek; thence with the present center line of said creek in 6 calls as follows: (1) North 19-24 East 312.45 feet; (2) North 30-37-50 East 284.81 feet; (3) North 56-22-40 East 70.72 feet; (4) South 86-38-40 East 68.50 feet; (5) South 63-11-50 East 340.37 feet; and (6) South 45-41 East 434.46 feet to an iron; thence with the McLeod Plywood & Box Co. property line (now or formerly) North 34-07 West 604.78 feet to an iron; thence continuing with the McLeod property North 22-07 West 1,135.0 feet to an old iron; thence with the McLeod property North 83-18 East 1,786.19 feet to an old iron; thence continuing with the McLeod property N 11-43-40 West 1,490.47 feet to the point and place of beginning.

BEING a portion of that property shown on that survey dated April, 1973 entitled "boundary survey showing property of Needham C. Holden" by John R. Yarbrough, to which reference is hereby made for a more particular description, which said survey was filed for record in the office of the Clerk of Court, Lancaster County, South Carolina at 9:51 A.M. on August 9, 1973 and is recorded as Plat number 1092. The property herein conveyed contains 90.43 acres, according to said plat, and is all of that portion of the property shown on said map which lies on the South side of said South Carolina State Highway No. 66.

The within described property is conveyed subject to existing easements and to restrictive covenants, if any, appearing in the chain of title or apparent upon a reasonable inspection of the premises, which said restrictions, if any, are not intended to be reimposed hereby.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee(s), his/hers/their heirs, successors and assigns forever.

WITNESS my hand and seal this 31 day of **December** in the year of our Lord two thousand eight (2008) and in the two hundred and thirty-second of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
WITNESS

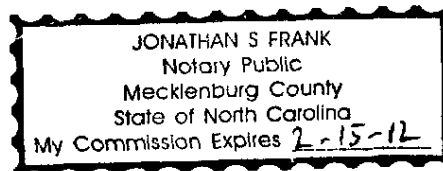
[Signature]
Kenn E. Vitek

[Signature]
WITNESS

THE STATE OF North Carolina,
COUNTY OF Mecklenburg }

The foregoing instrument was acknowledged before me this 31 day of December by Kenn E. Vitek.

[Signature] L.S.
Notary Public for North Carolina
Commission Expires: FEB. 15, 2012



STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is described as Tax Map: 0014-00-043.00, Lancaster County, South Carolina, was transferred by Kenn E. Vitek to Kenneland Park, LLC on the 31 day of December in the year of our Lord two thousand eight (2008).
3. Check one of the following: The deed is
 - (a) ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☒ exempt from the deed recording fee because (See information section of affidavit): 8. (If exempt, please skip items 4-7, and go to item 8 on this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$.
 - (b) ☐ The fee is computed on the fair market value of the realty which is _____.
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ☐ or No ☐ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is:
_____.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: \$0

(b) Place the amount listed in item 5 above here: 0
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Closing Attorney.

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

Responsible Person Connected with the Transaction

Jonathan S. Frank
JONATHAN S. FRANK

Name Printed or Typed

SWORN to before me this 31
day of December, 2008.

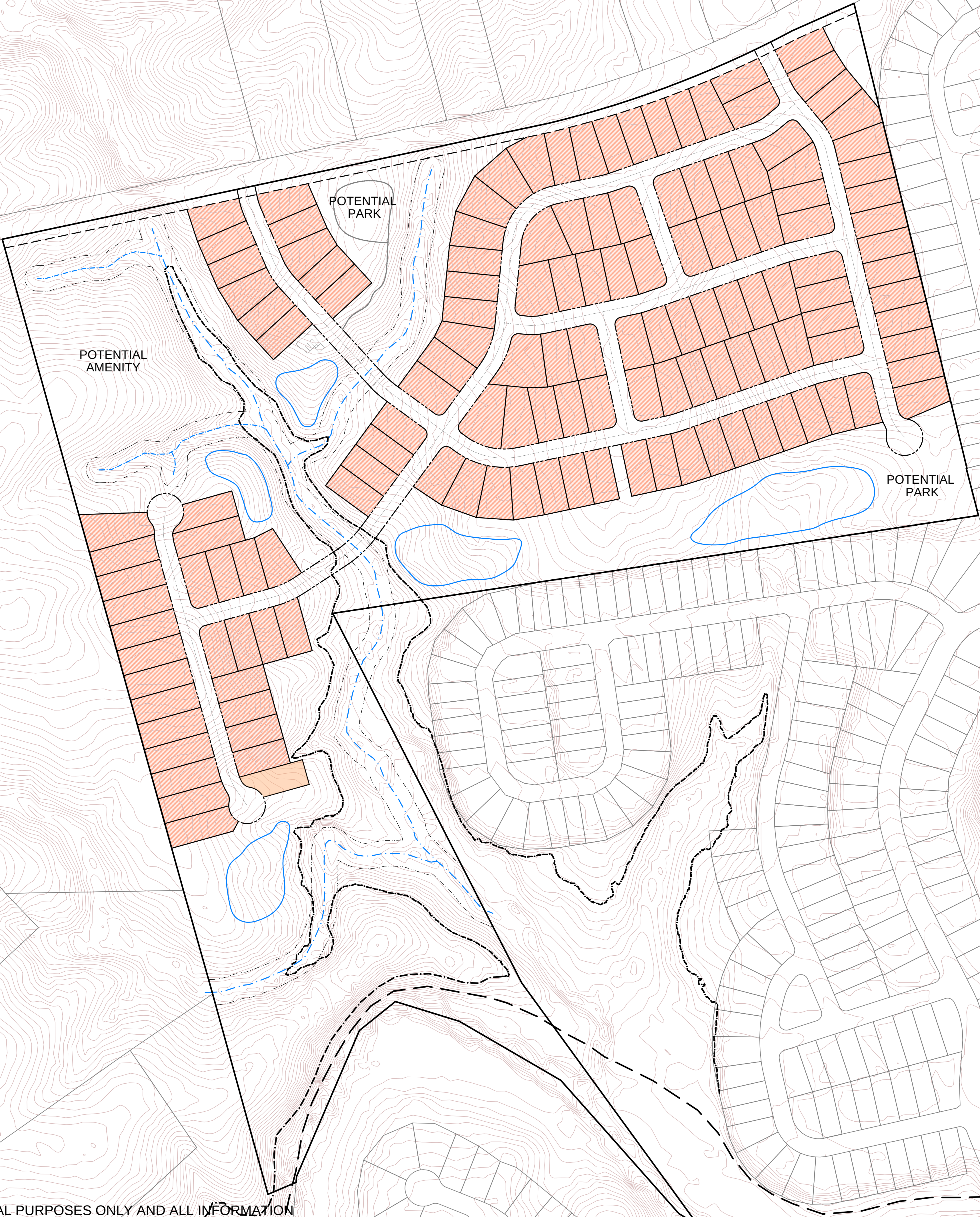
Wendy Bauer
Notary Public for SC
My Commission Expires: 11-09-10

KENNELAND PROPERTY - LANCASTER COUNTY, SC
MDR CONVENTIONAL - MAX DEVELOPMENT CONCEPT

RJH PROJECT NUMBER: 4741

DATE: OCTOBER 25, 2021

SCALE: 1"=150'



TAX PARCEL # 0014-00-043.00
TOTAL NUMBER OF LOTS: 141
ACREAGE FROM GIS: 90.4 ACRES
DENSITY: 1.56 UNITS/AC

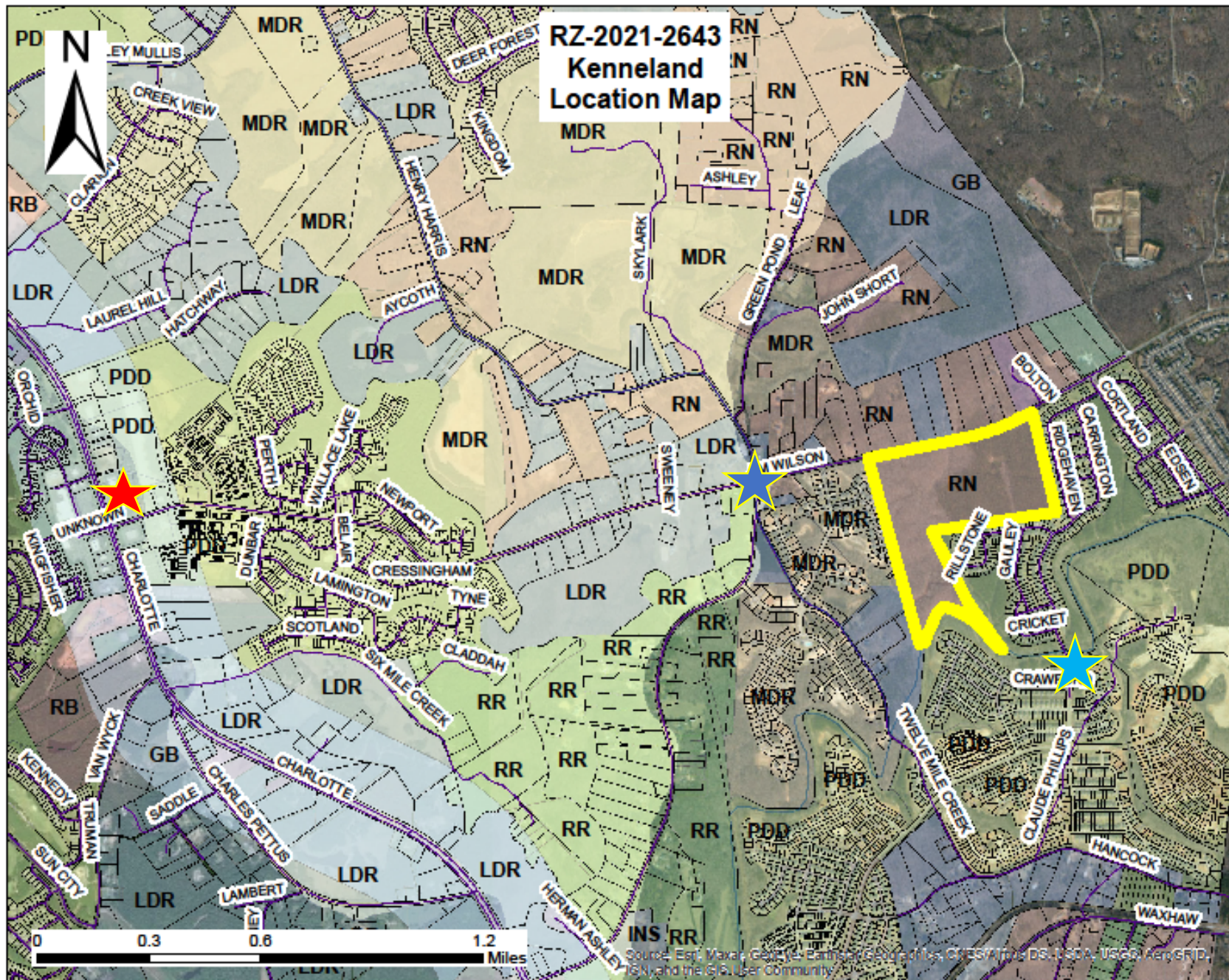
DEVELOPMENT STANDARDS
EXISTING ZONING: LDR
PROP. ZONING: MDR
MIN. LOT WIDTH: 70 Ft. (at Front S.B.)
MIN. LOT AREA: 10,000 Sq.Ft.
FRONT S.B. - 30 Ft.
CORNER S.B. - 15 Ft.
SIDE YARD - 10 Ft.
REAR YARD - 25 Ft.
OPEN SPACE: 20% (Gross Land)

DRAWING IS FOR CONCEPTUAL PURPOSES ONLY AND ALL INFORMATION SHOWN (PARCELS LINES, TOPOGRAPHY, STREAMS) HAVE BEEN TAKEN FROM PUBLIC SOURCES AND NOT VERIFIED FOR ACCURACY.

Request to rezone from LDR to MDR



Walnut Creek Development



Agenda Item Summary

Ordinance # / Resolution #: SD-2019-0803 Taylor Morrison (Amend)

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 12/21/2021

Issue for Consideration:

Application by Taylor Morrison to amend the Preliminary Plat for The Preserve at Barber Rock (portion of 0003-00-068.00), to reflect a decrease in acreage from 35.10 acres to 34.08 acres, to transfer ownership of 1.017 acres to McCarthy Development.

Points to Consider:

The removal of this 1.017 acres will not result in an adjustment of lots, removal of lots, or realignment of roads. The proposed 1.017 acres to be removed are located in a common open space area which is separated from the remainder of the property by a stream. The intent in removing this portion of property is to sell the land to the adjacent property owner for their use at a later date.

Recommendation:

Staff recommends conditional approval of this Major Preliminary Subdivision Plat request subject to the following conditions:

- Approval of the companion Development Agreement Amendment (DA-2019-0803) by County Council; and
- Address outstanding TRC/Evolve comments within 90 Days of Planning Commission Approval.

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report	12/14/2021	Planning Staff Report
Exhibit 1: Zoning Map	12/1/2021	Exhibit
Exhibit 2: Proposed Plat	12/1/2021	Exhibit
Exhibit 3: Original Plat	12/14/2021	Exhibit

PROPOSAL: Amendment to a Major Subdivision Preliminary Plat for 52 single-family homes, to decrease total acreage from 35.10 acres to a new total acreage of 34.083 acres.

PROPERTY LOCATION: Located near the intersection of Barberville Rd. and Harrisburg Road (A portion of TM# 0003-00-068.00)

ZONING DISTRICT: R-15P -Cluster Subdivision Overlay (Ord. 2014-1274)

APPLICANT: Taylor Morrison/ Bonterra Builders, LLC

COUNTY COUNCIL DISTRICT: District 7, Brian Carnes

OVERVIEW & BACKGROUND:

The removal of this 1.017 acres will not result in an adjustment of lots, removal of lots, or realignment of roads. The proposed 1.017 acres to be removed are located in a common open space area which is separated from the remainder of the property by a stream. The intent in removing this portion of property is to sell the land to the adjacent property owner for their use at a later date.

Comparison of key issues:

Development Summary		
	<i>Original Plat</i>	<i>Revised Plat</i>
Site Acreage	35.10 Acres	34.083 Acres
Proposed Lots	52 Lots	52 Lots
Open Space	18.80 Acres (53.5%)	17.783 Acres (52.12%)
Streets	Will be privately maintained	Will be privately maintained

STAFF RECOMMENDATION:

Staff recommends **conditional approval** of this Major Preliminary Subdivision Plat request subject to the following conditions:

- Approval of the companion Development Agreement Amendment (DA-2019-0803) by County Council; and
- Address outstanding TRC/Evolve comments within 90 Days of Planning Commission Approval.

ATTACHMENTS:

1. Location Map/ Zoning Map
2. Preliminary Plat Amendment
3. Original Plat

STAFF CONTACT:

Ashley Davis, Senior Planner
Adavis@lancastersc.net | 803-416-9433

Proposal:
Request to amend the existing
Preliminary Plat.

Legend:



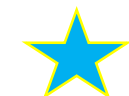
Subject Property



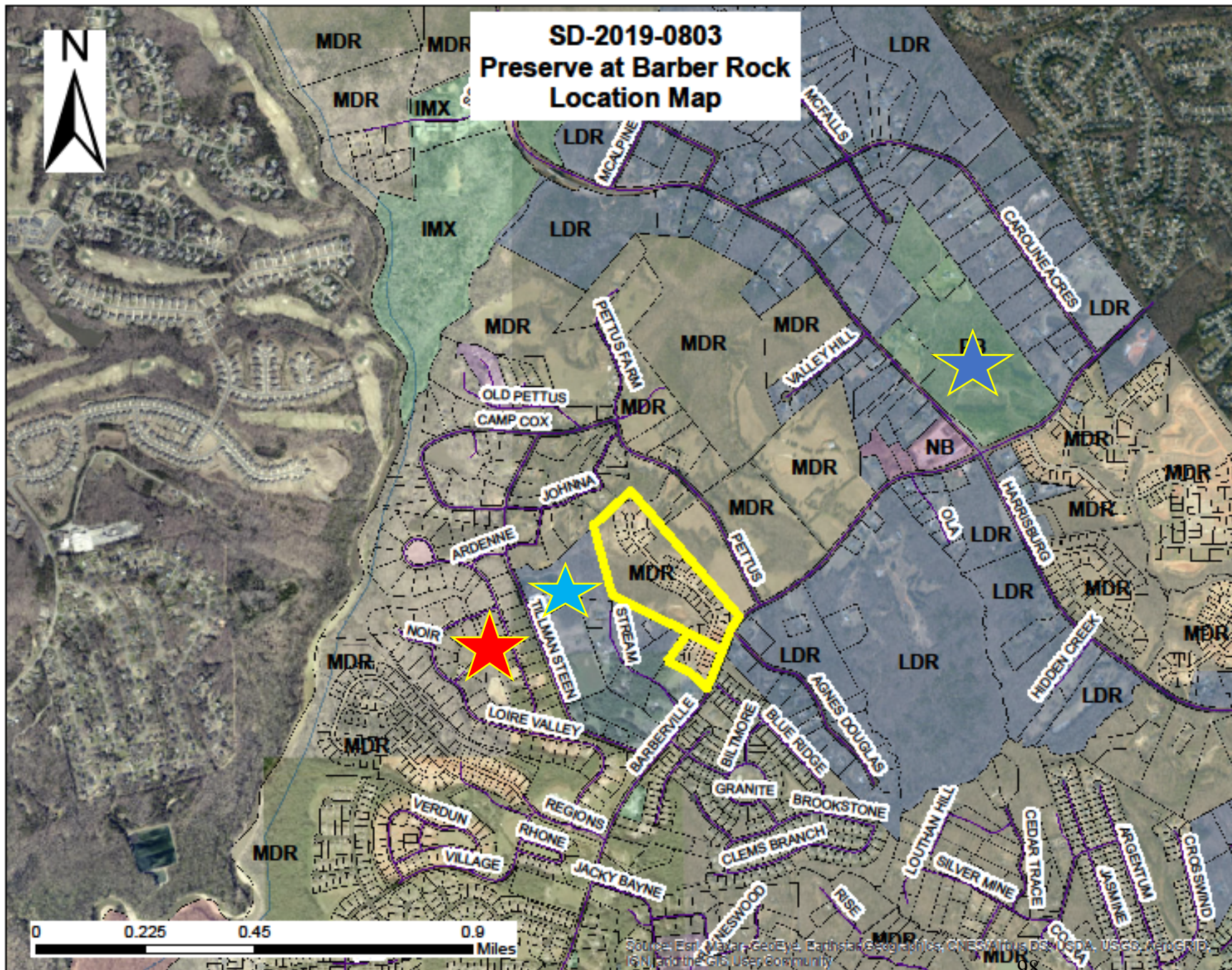
Redwoods



Bretagne

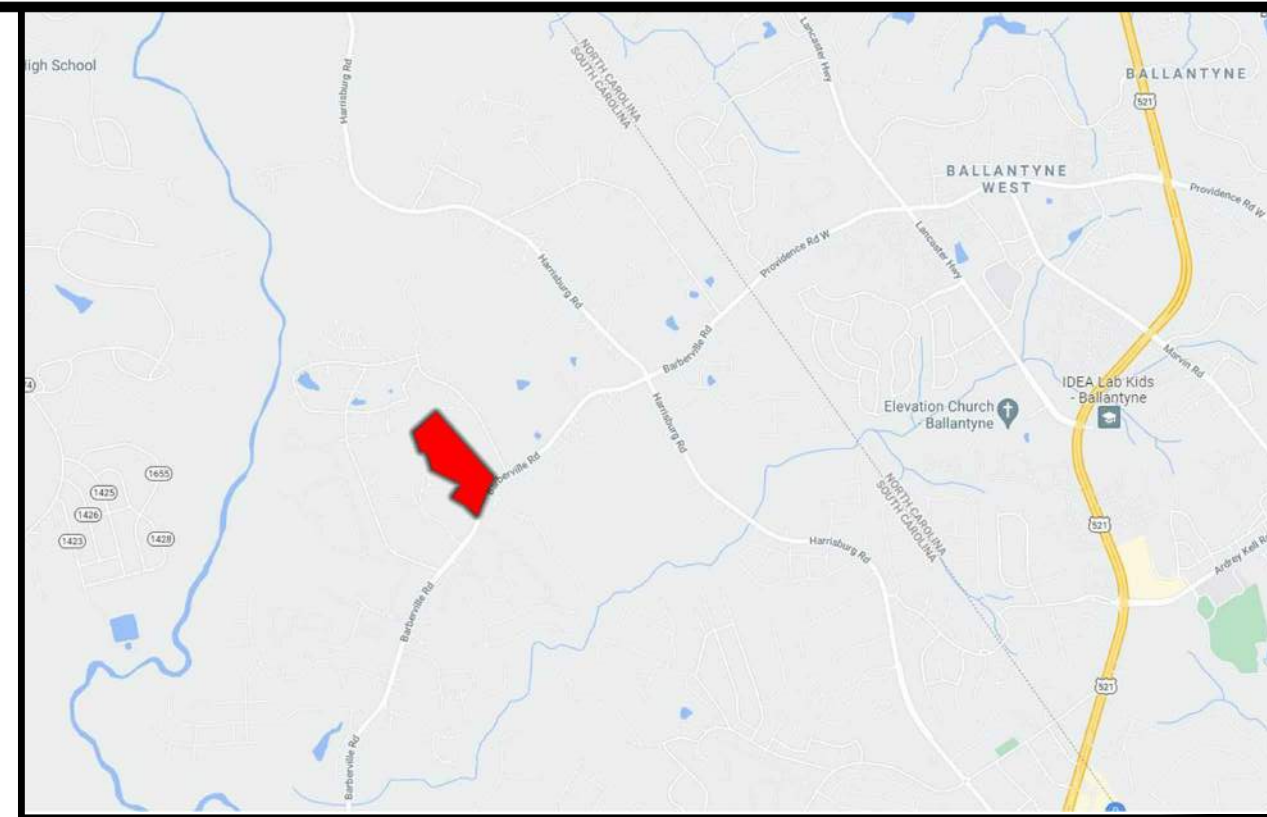


RZ-2021-1361:
McCarthy Development



THE PRESERVE AT BARBER ROCK

LOCATED IN LANCASTER COUNTY, SOUTH CAROLINA



VICINITY MAP
NOT TO SCALE

Development Data:

Tax Parcels: A portion of 0003-00-068.00
Site Area: 34.12 Acres
Location: Lancaster County, SC
Land Use: Vacant
Existing: Single-Family Detached Residential
Proposed: Single-Family Detached Residential
Zoning: R-15P CSOD (Ordinance #2014-1274)
(Cluster Subdivision Overlay District)

Total Lots: 52 Lots

61'x125' Lots: 18 Lots (34%)
71'x130' Lots: 17 Lots (33%)
81'x135' Lots: 17 Lots (33%)

Proposed Density: 1.52 DU/AC

Total Open Space Proposed: +/- 13.74 Acres

Primary Conservation Areas: +/- 3.83 Acres

Total Open Space Proposed = Total Parcel minus Primary Conservation Areas multiplied by Open Space Percentage then added to Primary Conservation Areas.
TO = ((TP-PC)OSP)+PC
TO = Total Open Space Proposed (Acres)
TP = Total Parcel (Acres)
PC = Primary Conservation Area (Acres)
OSP = Open Space Percentage (% of Site Acreage excluding PC)
TO = ((34.12 - 3.83) .25) + 3.83
TO = 11.40 Acres of Total Open Space Required

Note: The Preserve at Barber Rock CSOD shall include provisions for the protection of trees and other natural amenities within the areas designated for open space in accordance with Section 6F9 of the Lancaster County CSOD Ordinance.

Proposed Fire Hydrants: 4 Hydrants

Connectivity Index (Links/Nodes):
Required: 1.0*
Provided: 1.4 (7 Links / 5 Nodes)
* Refer to Development Agreement, Ordinance No. 2014-1308, Article III, Section 3.01A

R-15P CSOD Lot Standards:

Minimum Lot Width: 50'
Minimum Lot Area: 5,000 sf
Smallest Lot Provided: 7,625.00 sf

Minimum Setbacks:
Front: 20'
Side: 5**
Rear: 30'
* If side yards are five feet (5') then the following conditions must be met:
- Dwelling units must have fire resistant siding as approved by the Lancaster County Building Official
- Vented soffits must be avoided for dwellings less than 10' from an adjacent dwelling unit or structure.
- Windows of dwelling units must be offset from windows of adjacent units.
** Where a lot fronts on any corner, front-yard setbacks shall be in accordance with Lancaster County UDO Section 5.4.4b.

Boundary Information
Boundary information obtained from survey by ESP Associates, Inc. entitled "Boundary Survey of Tax Parcels 3-00-063.01 and 3-00-068.00 Being 35.134 Acres Total" dated 1/22/2014.

Topographic Information
Topographic information obtained from survey by ESP Associates, Inc. entitled "Topographic Survey of Parcels 3-00-063.01 and 3-00-068.00 Being 35.135 Acres Total" dated 1/22/2014.

Stream and Wetland Information
Stream and wetland information obtained from preliminary survey by ESP Associates, Inc. entitled "Wetland Survey of Tax Parcels 3-00-063.01 and 3-00-068.00" dated 4/13/2014.

Road Improvement
Road improvements are subject to available right of way and coordination with SCDOT during driveway permitting process.

Off Site Utility Improvements
Final alignment of all off site utility improvements to be determined during design phase in coordination with LCWSD.

Total Open Space Proposed
Total Open Space Proposed includes property buffers, pocket parks, natural areas, and water quality areas as well as Primary Conservation Areas.

Road Names & Lengths:

Chalet Lane +/- 747.9 LF
Garden Gate Drive +/- 2,142.8 LF
Juneberry Place +/- 215.0 LF
Total Length of Proposed Roads: +/- 3,105.7 LF

Notes:

- Preliminary Plan is subject to minor revisions during the design process as may be required.
- See Sheets 1-3 for detailed lot dimensions.
- Applicant to provide and install road signs for this subdivision.
- Applicant to install a central mail kiosk for this community. Location shown on Preliminary Plan is conceptual and subject to final approval from USPS. Location and number of kiosks is subject to change.
- All roads within The Preserve at Barber Rock CSOD are to be privately maintained and have a minimum pavement width of 22' as per Lancaster County Ordinance No. 2014-1285.
- Developer agrees to grant easement over private street road ROW after construction to LCWSD for access to water and sewer infrastructure.
- Although streets will be private, water, sewer, and hydrants will be public and maintained by LCWSD.
- Proposed locations of water and sewer lines shown on Preliminary Plan are preliminary and have not been designed. Design and details of water and sewer systems shall be provided during construction document phase.
- Location and size of Potential Stormwater Management Areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will be determined during construction document phase.
- Signage and monumentation details, including sizing and locations, will be determined upon the submittal of Construction Documents. Monumentation and signage to be permitted separately. Monumentation to be installed outside of sight triangles & sight distance lines.
- Street signs to be consistent with SCDOT details or approved equivalent. Decorative street signs may be installed as long as they meet or exceed the minimum specifications established by SCDOT.
- Construction plans for water, storm and sewer systems to be provided during construction document phase.
- Road grading and profile is to be determined during the construction document phase.
- Site grading, cut, and fill to be determined during the construction document phase.
- Detailed landscape planning plans, outlining landscaping and buffer plantings, to be provided during the construction document phase.
- Site distance plan and profile to be provided during construction documentation phase as requested by SCDOT.
- Fire hydrants to be spaced and installed to ensure that each phase of construction of development has adequate hydrant protection. Phasing to be determined at construction documentation phase, hydrant locations to be adjusted to provide coverage based on phasing.
- Proposed sewer easements shall have no steeper than 4:1 slope as requested by LCWSD.
- As requested by LCWSD, proposed pump station to be graded to ensure proper drainage.
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ENGINEERING FIRM:

ESP ASSOCIATES, INC.
3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 802-2440
(803) 802-2515
MATTHEW W. MANDLE, P.L.A.

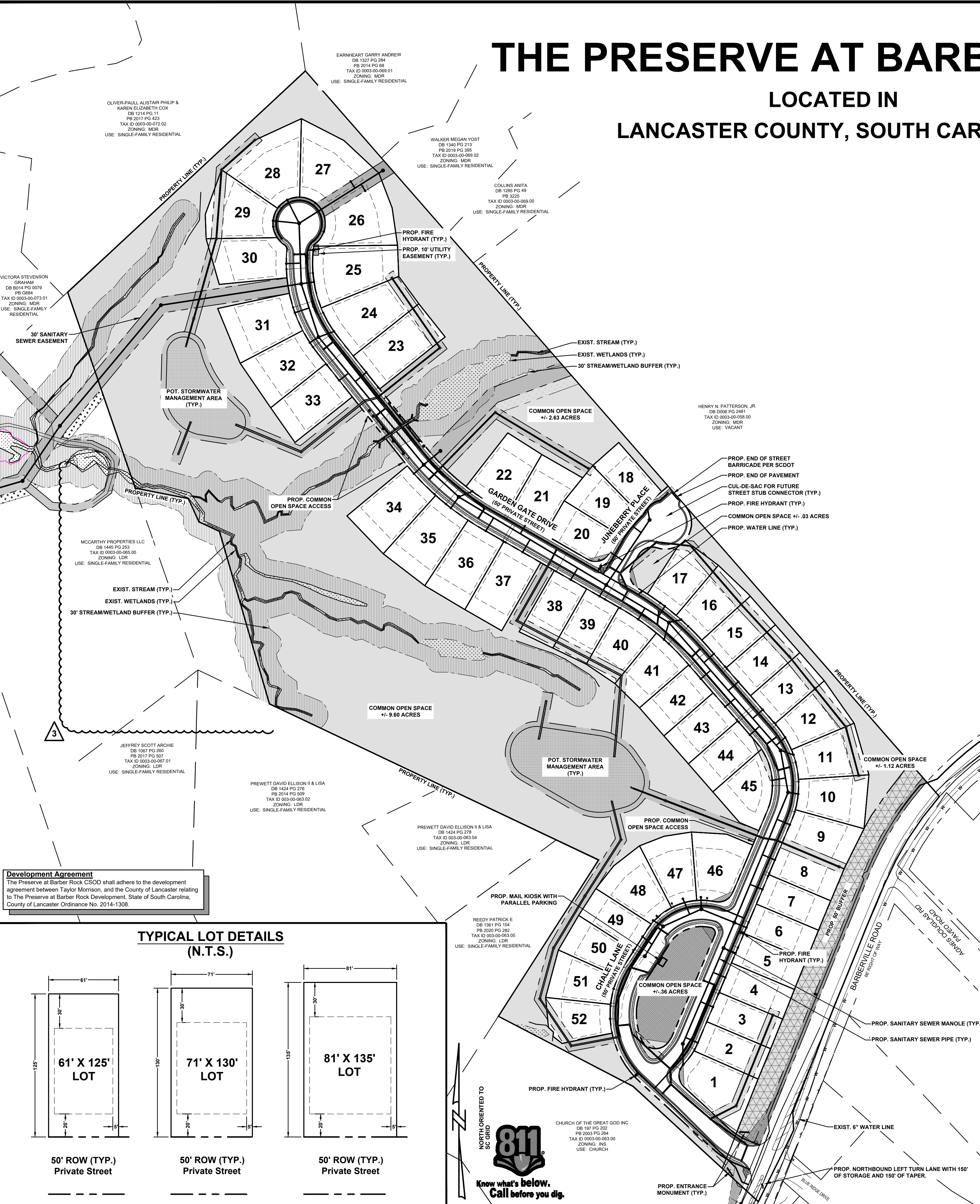
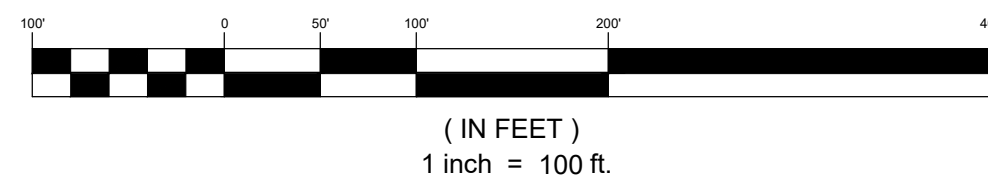
DEVELOPER:

TAYLOR MORRISON
11405 NORTH COMMUNITY HOUSE ROAD, SUITE 150
CHARLOTTE, NC, 28277
(704) 251-8137
MR. THOMAS JOHNSON

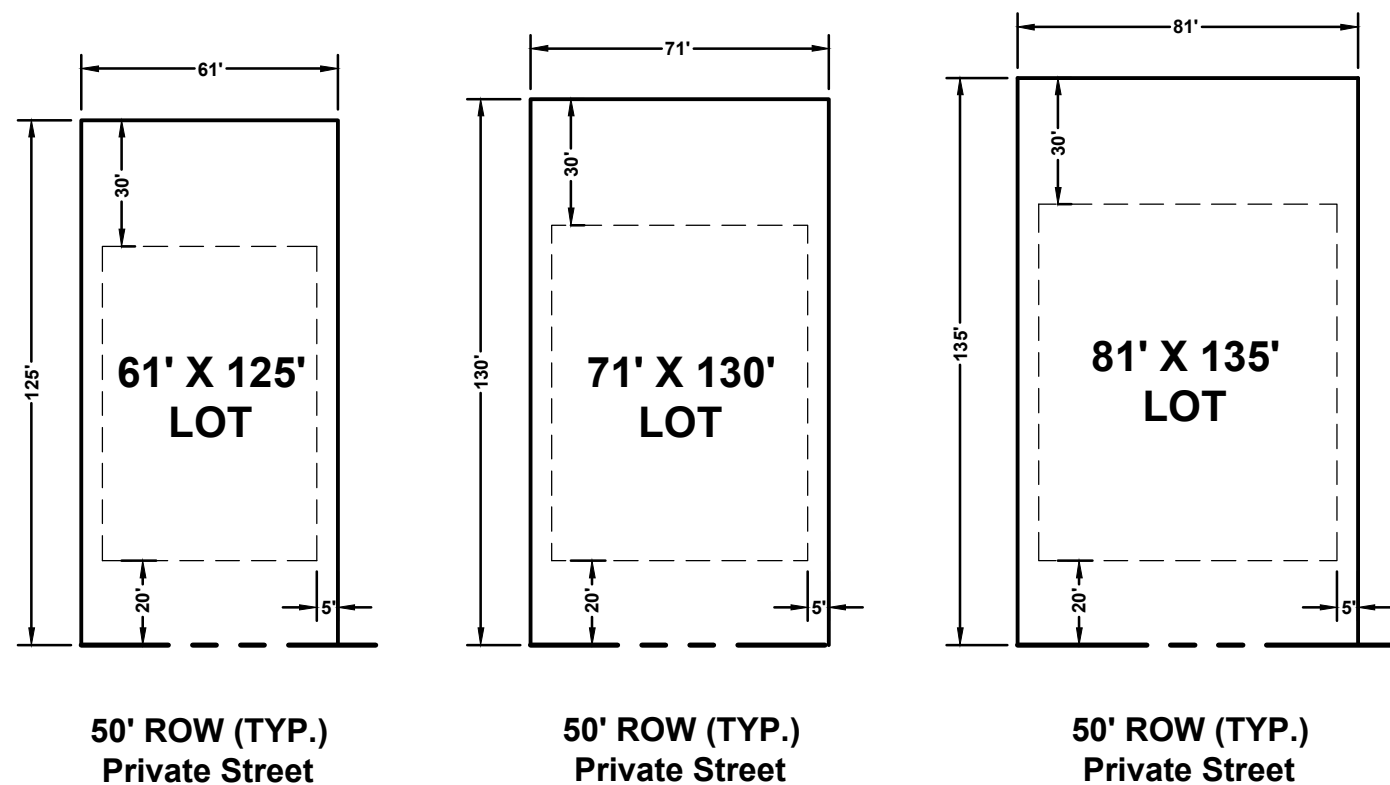
REVIEW AGENCY:

LANCASTER COUNTY
101 NORTH MAIN STREET
LANCASTER, SC, 29720
(803) 285-6005

GRAPHIC SCALE

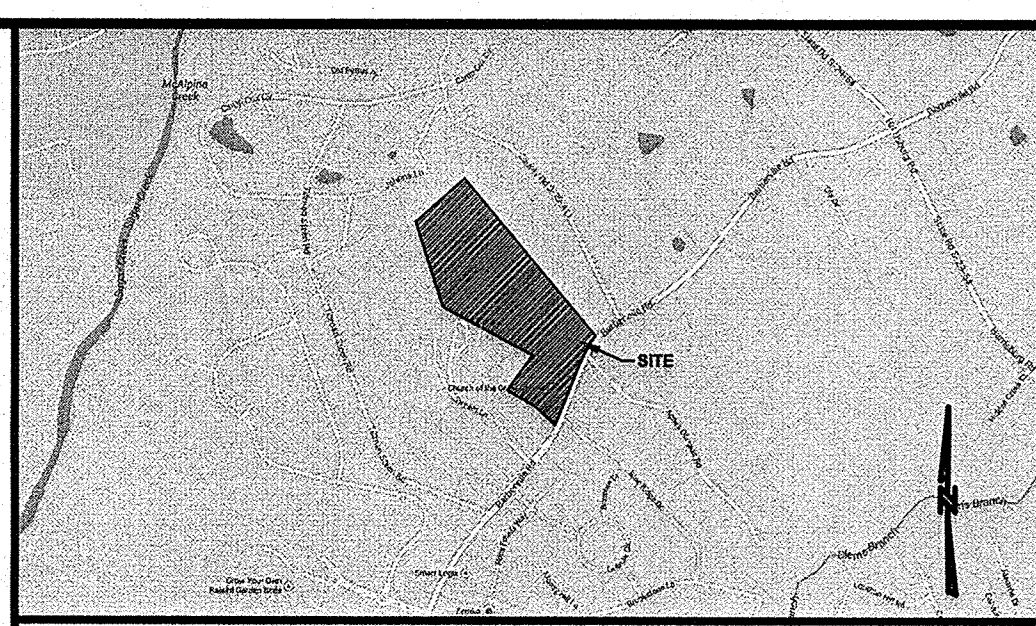


TYPICAL LOT DETAILS (N.T.S.)



THE PRESERVE AT BARBER ROCK

LOCATED IN LANCASTER COUNTY, SOUTH CAROLINA



VICINITY MAP NTS

Development Data:	
Tax Parcels:	003-00-068.00 & 003-00-063.01
Site Area:	35.13 Acres
Location:	Lancaster County, SC
Land Use:	Vacant
Existing:	Single-Family Detached Residential
Proposed:	
Zoning:	R-15P CSOD (Ordinance #2014-1274) (Cluster Subdivision Overlay District)
Total Lots:	52 Lots
61'x125' Lots	18 Lots (34%)
71'x130' Lots	17 Lots (33%)
81'x135' Lots	17 Lots (33%)
Total Dwelling Units Allowed = Total Parcel multiplied by Maximum Dwelling Units per Acre	
TU = (TP)(DUA)	
TP = Total Units Allowed (dwelling units)	
TP = Total Parcel (acres)	
DUA = Maximum Dwelling Units per Acre (dwelling units/acres)	
TU = (35.13)(1.5)	
TU = 52.70 Total Lots or Dwelling Units Allowed	

Proposed Density:	1.48 DU/AC
Total Open Space Proposed:	+/- 14.75 Acres
Primary Conservation Areas:	+/- 4.68 Acres

Total Open Space Proposed = Total Parcel minus Primary Conservation Areas multiplied by Open Space Percentage then added to Primary Conservation Areas

TO = ((TP-PC)OSP)+PC
TO = Total Open Space Proposed (Acres)
TP = Total Parcel (Acres)
PC = Primary Conservation Area (Acres)
OSP = Open Space Percentage (% of Site Acreage excluding PC)
TO = ((35.13 - 4.68) 25) + 4.68
TO = 12.29 Acres of Total Open Space Required

Note: The Preserve at Barber Rock CSOD shall include provisions for the protection of trees and other natural amenities within the areas designated for open space in accordance with Section 6F9 of the Lancaster County CSOD Ordinance.

Proposed Fire Hydrants:	4 Hydrants
Connectivity Index (Links/Nodes):	
Required:	1.0*
Provided:	1.4 (7 Links / 5 Nodes)
* Refer to Development Agreement, Ordinance No. 2014-1308, Article III, Section 3.01A	

R-15P CSOD Lot Standards:

Minimum Lot Width:	50'
Minimum Lot Area:	5,000 sf
Smallest Lot Provided:	7,825.00 sf

Minimum Setbacks:	
Front:	20'
Side:	5'
Rear:	30'
* If side yards are five feet (5') then the following conditions must be met:	
- Dwelling units must have fire resistant siding as approved by the Lancaster County Building Official	
- Vented soffits must be avoided for dwellings less than 10' from an adjacent dwelling unit or structure.	
- Windows of dwelling units must be offset from windows of adjacent units.	
** Where lot fronts on any corner, front-yard setbacks shall be in accordance with Lancaster County UDO Section 5.4.4b.	

Boundary Information
Boundary information obtained from survey by ESP Associates, P.A. entitled "Boundary Survey of Tax Parcels 3-00-063.01 and 3-00-068.00 Being 35.134 Acres Total" dated 1/22/2014.

Topographic Information
Topographic information obtained from survey by ESP Associates, P.A. entitled "Topographic Survey of Parcels 3-00-063.01 and 3-00-068.00 Being 35.135 Acres Total" dated 1/22/2014.

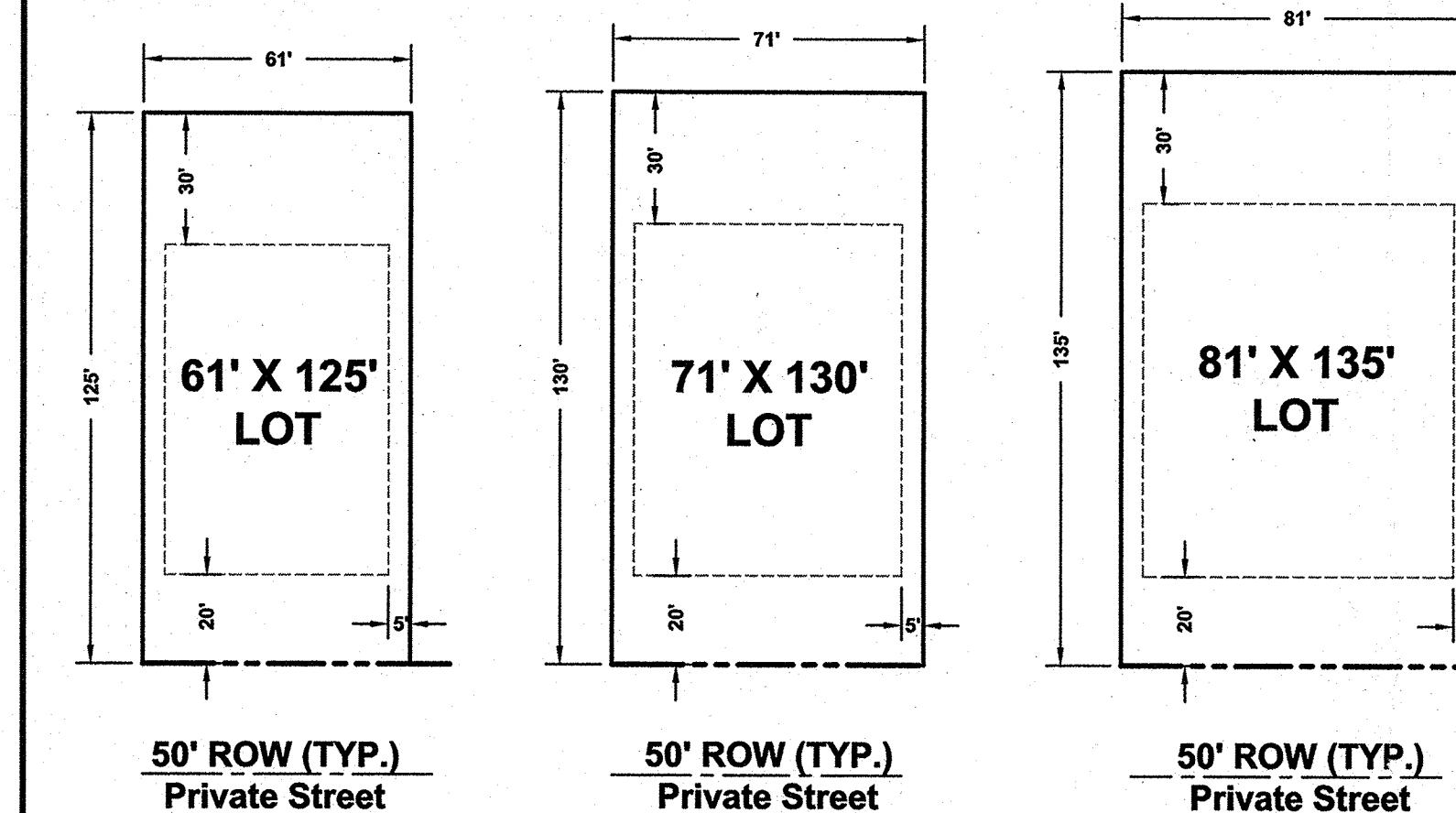
Stream and Wetland Information
Stream and wetland information obtained from preliminary survey by ESP Associates, P.A. entitled "Wetland Survey of Tax Parcels 3-00-063.01 and 3-00-068.00" dated 4/13/2014.

Road Improvement
Road improvements are subject to available right of way and coordination with SCDOT during driveway permitting process.

Off Site Utility Improvements
Final alignment of all off site utility improvements to be determined during design phase in coordination with LCWSD.

Total Open Space Proposed
Total Open Space Proposed includes property buffers, pocket parks, natural areas, and water quality areas as well as Primary Conservation Areas.

Typical Lot Details:



Road Names & Lengths:

Chalet Lane	+/- 760.4 LF
Garden Gate Drive	+/- 2,102.8 LF
Junecreek Place	+/- 219.4 LF
Total Length of Proposed Roads:	+/- 3,082.6 LF

Notes:

- Preliminary Plan is subject to minor revisions during the design process as may be required.
- See Sheets 1-3 for detailed lot dimensions.
- Applicant to provide and install road signs for this subdivision.
- Applicant to install a central mail kiosk for this community. Location shown on Preliminary Plan is conceptual and subject to final approval from USPS. Location and number of kiosks is subject to change.
- All roads within The Preserve at Barber Rock CSOD are to be privately maintained and have a minimum pavement width of 22' as per Lancaster County Ordinance No. 2014-1285.
- Developer agrees to grant easement over private street road ROW after construction to LCWSD for access to water and sewer infrastructure.
- Although streets will be private, water, sewer, and hydrants will be public and maintained by LCWSD.
- Proposed locations of water and sewer lines shown on Preliminary Plat are preliminary and have not been designed. Design and details of water and sewer systems shall be provided during construction document phase.
- Location and size of Potential Stormwater Management Areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will be determined during construction document phase.
- Signage and monumentation details, including sizing and locations, will be determined upon the submittal of Construction Documents. Monumentation and signage to be permitted separately. Monumentation to be installed outside of sight triangles & sight distance lines.
- Street signs to be consistent with SCDOT details or approved equivalent. Decorative street signs may be installed as long as they meet or exceed the minimum specifications established by SCDOT.
- Construction plans for water, storm and sewer systems to be provided during construction document phase.
- Road grading and profile is to be determined during the construction document phase.
- Site grading, cut, and fill to be determined during the construction document phase.
- Detailed landscape planting plans, outlining landscaping and buffer plantings, to be provided during the construction document phase.
- Site distance plan and profile to be provided during construction document phase as requested by SCDOT.
- Fire hydrants to be spaced and installed to ensure that each phase of construction of development has adequate hydrant protection. Phasing to be determined at construction document phase, hydrant locations to be adjusted to provide coverage based on phasing.
- Proposed sewer easements shall have no steeper than 4:1 slope as requested by LCWSD.
- As requested by LCWSD, proposed pump station to be graded to ensure proper drainage.
- Based on meeting with Lancaster County on 1/23/15 applicant agrees to install street trees outside of 3' planting strip behind sidewalk. Street trees to be located 3-4' behind back of sidewalk either in the front yard of each lot, side yard of each lot or in a common open space area. Exact locations to be determined at construction documents to avoid conflicts with utilities and driveways.
- Applicant agrees to provide an increased curb radius located at the entrance from Barberville Road (in lieu of deceleration lane). Exact curb radius size to be provided as specified by SCDOT. Size to be coordinated during construction document phase.

PRELIMINARY PLAN APPROVED

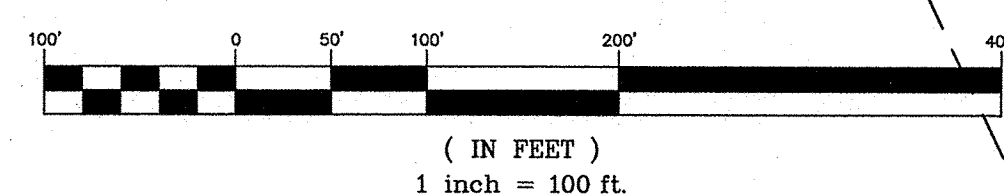
by the
Lancaster County Planning Commission
SUBJECT TO THE FOLLOWING CONDITIONS:
See NOA letter written on 1-30-15
DATE: *2/6/15* EXPIRES: *2/6/17*



Development Agreement

The Preserve at Barber Rock CSOD shall adhere to the development agreement between Bonterra Builders LLC, and the County of Lancaster relating to The Preserve at Barber Rock Development, State of South Carolina, County of Lancaster Ordinance No. 2014-1308.

GRAPHIC SCALE



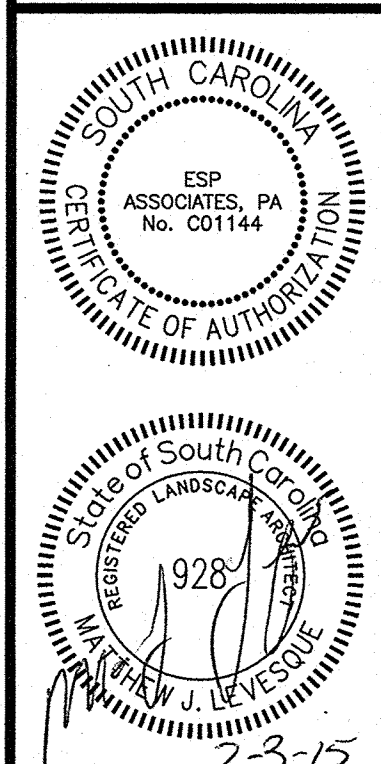
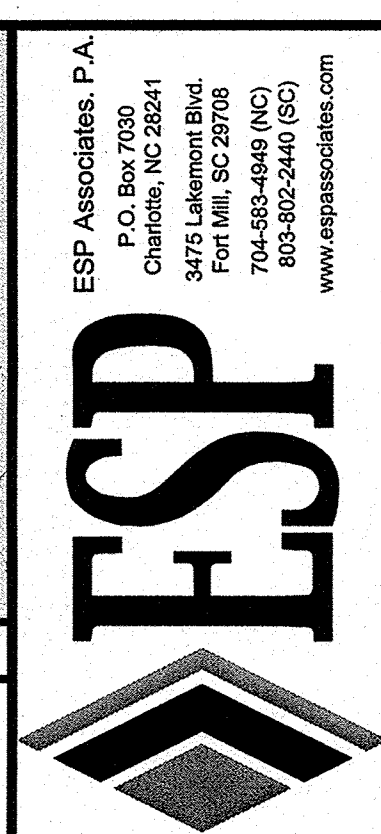
ENGINEERING FIRM:
ADDRESS: ESP ASSOCIATES, P.A.
3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 802-2440
(802) 802-2515
PETER TATGE

DEVELOPER:
ADDRESS: BONTERRA BUILDERS
5615 POTTER ROAD
MATTHEWS, NC 28104
(704) 821-8020
MR. MIKE KISSEL

REVIEW AGENCY:
ADDRESS: LANCASTER COUNTY
101 NORTH MAIN STREET, SUITE 108
LANCASTER, SC 29720
(803) 285-6005



Know what's below.
Call before you dig.



NO.	DATE	REVISION
1	01/14/2015	REVISED PER STAFF REVIEW COMMENTS DATED 12/17/2014
2	02/03/2015	REVISED TO ADD NOTES BASED ON 12/01/15 PLANNING COMMISSION MEETING

PRELIMINARY PLAN (OVERALL)

THE PRESERVE AT BARBER ROCK

BONTERRA BUILDERS
LANCASTER COUNTY, SC

PROJECT INFORMATION	
PROJECT MANAGER:	PT
DESIGNED BY:	MM
DRAWN BY:	AC
PROJECT NUMBER:	BX10.400
ORIGINAL DATE:	12/03/2014
SHEET:	OVERALL

Agenda Item Summary

Ordinance # / Resolution #: DA-2019-0803 Taylor Morrison (Amend)

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 12/21/2021

Issue for Consideration:

Taylor Morrison/ Bonterra Builders, LLC has requested to amend Ordinance 2014-1274. This ordinance served as the original development agreement for the Preserve at Barber Rock (also known as the Reserve at Barber Rock). The original agreement included 35.10 acres this amendment proposes a removal of 1.017 acres to result in a new total acreage of 34.083.

Points to Consider:

The removal will not result in an adjustment of lots, removal of lots, or realignment of roads. The proposed 1.017 acres to be removed are located in a common open space area which is separated from the remainder of the property by a stream. The intent in removing this 1.017 acres is to sell the land to the adjacent property owner for their use at a later date.

Recommendation:

Staff recommends **approval** of this request.

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report	12/14/2021	Planning Staff Report
Exhibit 1: Application	12/14/2021	Exhibit
Exhibit 2: Zoning Map	12/14/2021	Exhibit
Exhibit 3: Proposed Plat	12/14/2021	Exhibit

PROPOSAL: Application by Taylor Morrison/ Bonterra Builders, LLC to amend an approved a Development Agreement with Lancaster County to reduce the development from 35.10 acres to 34.083. This application is associated with the companion Preliminary Plat Amendment SD-2019-0803.

COUNCIL DISTRICT: District 7, Brian Carnes

Taylor Morrison/ Bonterra Builders, LLC has requested to amend Ordinance 2014-1274. This ordinance served as the original development agreement for the Preserve at Barber Rock (also known as the Reserve at Barber Rock). The original agreement included 35.10 acres this amendment proposes a removal of 1.017 acres to result in a new total acreage of 34.083.

The removal will not result in an adjustment of lots, removal of lots, or realignment of roads. The proposed 1.017 acres to be removed are located in a common open space area which is separated from the remainder of the property by a stream. The intent in removing this 1.017 acres is to sell the land to the adjacent property owner for their use at a later date.

August 18, 2021

Lancaster County Planning Commission
P.O. Box 1809
Lancaster, SC 29720

Re: Development Agreement Amendment Request for The Preserve at
Barber Rock
Lancaster County, South Carolina

Planning Commission Members,

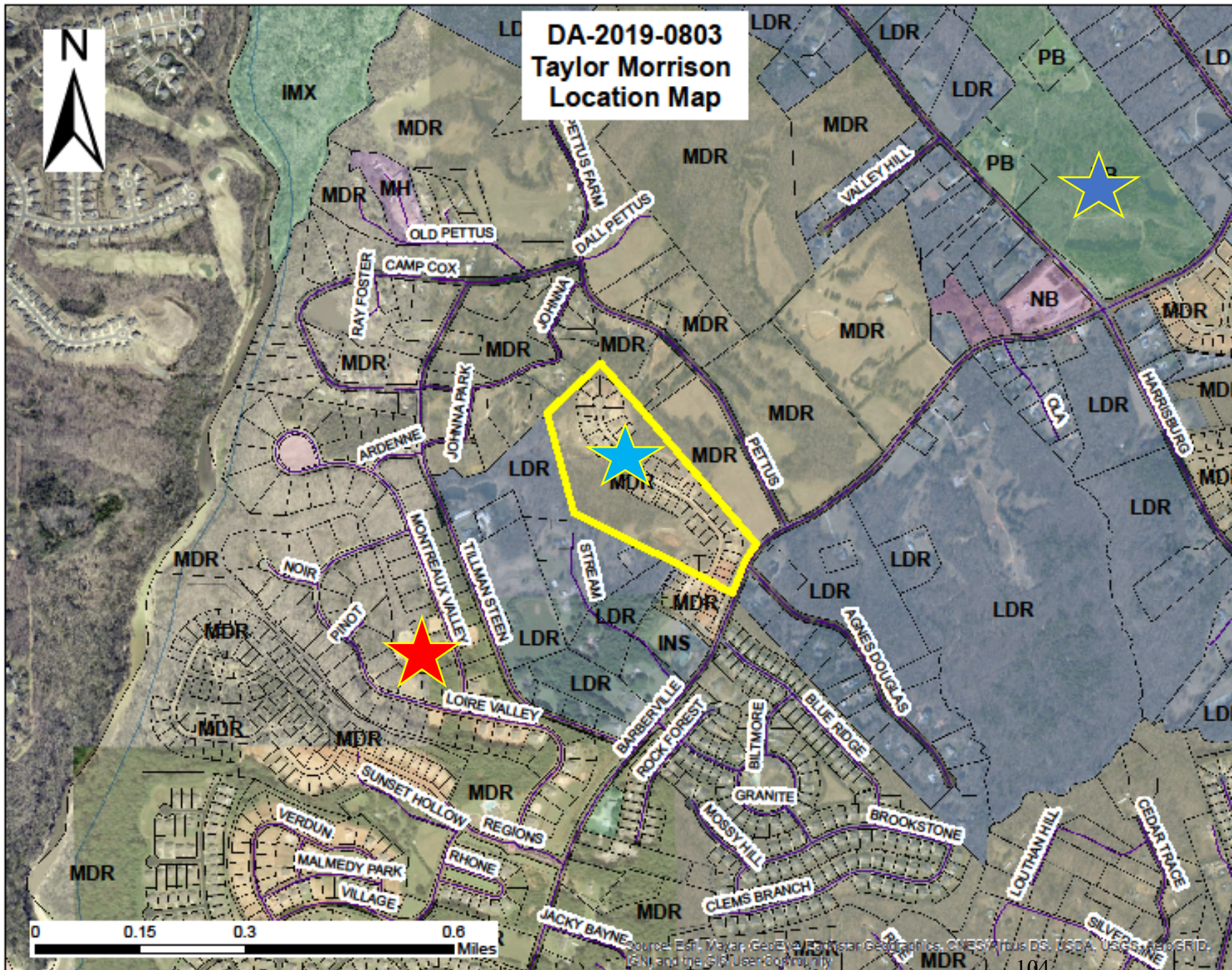
On behalf of Bonterra Builders, LLC, this letter has been prepared to request an amendment to the Major Development Agreement (Ord 2014-1274) for The Preserve at Barber Rock. This amendment is required to allow the recombination of 1.017 acres of common open space located on the west side of the development into parcel 00003-00-065.00, owned by McCarthy Properties, LLC, for the purpose of development of a single-family residential development current know as Tillman Steen Road Subdivision.

This recombination of land will not bring the Preserve at Barber Rock out of compliance with and land development code. After the proposed land swap, the common open space is reduced from 18.80 acres (53.5%) to 17.783 acres (52.12%). Additionally, the area to be recombined is essentially unusable by the residents of The Preserve due to the fact that it is cut off by the existing creek. Please see drawing titled Land Swap Exhibit for mor information.

Sincerely,



Thomas Johnson, VP Land Development
Bonterra Builders, LLC



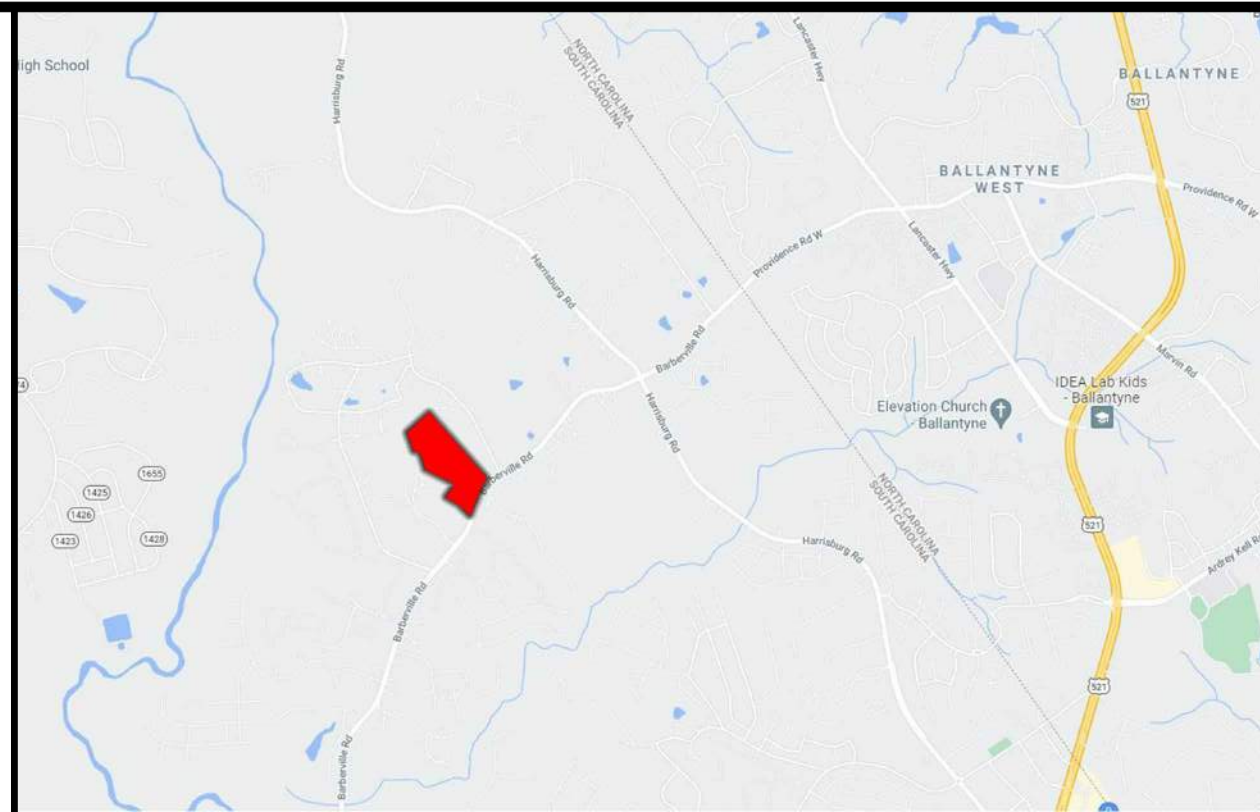
Proposal:
Request to amend an existing
development.

Legend:

-  Subject Property
-  Redwoods
-  Bretagne
-  Preserve at Barber Rock

THE PRESERVE AT BARBER ROCK

LOCATED IN
LANCASTER COUNTY, SOUTH CAROLINA



VICINITY MAP
NOT TO SCALE

Development Data:

Tax Parcels: A portion of 0003-00-068.00
Site Area: 34.12 Acres
Location: Lancaster County, SC
Land Use: Vacant
Existing: Single-Family Detached Residential
Proposed: Single-Family Detached Residential
Zoning: R-15P CSOD (Ordinance #2014-1274)
(Cluster Subdivision Overlay District)

Total Lots: 52 Lots

61'x125' Lots 18 Lots (34%)
71'x130' Lots 17 Lots (33%)
81'x135' Lots 17 Lots (33%)

Proposed Density: 1.52 DU/AC

Total Open Space Proposed: +/- 13.74 Acres

Primary Conservation Areas: +/- 3.83 Acres

Total Open Space Proposed = Total Parcel minus Primary Conservation Areas multiplied by Open Space Percentage then added to Primary Conservation Areas.

TO = ((TP-PC)OSP)+PC
TO = Total Open Space Proposed (Acres)
TP = Total Parcel (Acres)
PC = Primary Conservation Area (Acres)
OSP = Open Space Percentage (% of Site Acreage excluding PC)
TO = ((34.12 - 3.83) .25) + 3.83
TO = 11.40 Acres of Total Open Space Required

Note: The Preserve at Barber Rock CSOD shall include provisions for the protection of trees and other natural amenities within the areas designated for open space in accordance with Section 6F9 of the Lancaster County CSOD Ordinance.

Proposed Fire Hydrants: 4 Hydrants

Connectivity Index (Links/Nodes):
Required: 1.0*
Provided: 1.4 (7 Links / 5 Nodes)
* Refer to Development Agreement, Ordinance No. 2014-1308, Article III, Section 3.01A

R-15P CSOD Lot Standards:

Minimum Lot Width: 50'
Minimum Lot Area: 5,000 sf
Smallest Lot Provided: 7,625.00 sf

Minimum Setbacks:
Front: 20'
Side: 5**
Rear: 30'
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Total Open Space Proposed
Total Open Space Proposed includes property buffers, pocket parks, natural areas, and water quality areas as well as Primary Conservation Areas.

Road Names & Lengths:

Chalet Lane +/- 747.9 LF
Garden Gate Drive +/- 2,142.8 LF
Juneberry Place +/- 215.0 LF
Total Length of Proposed Roads: +/- 3,105.7 LF

Notes:

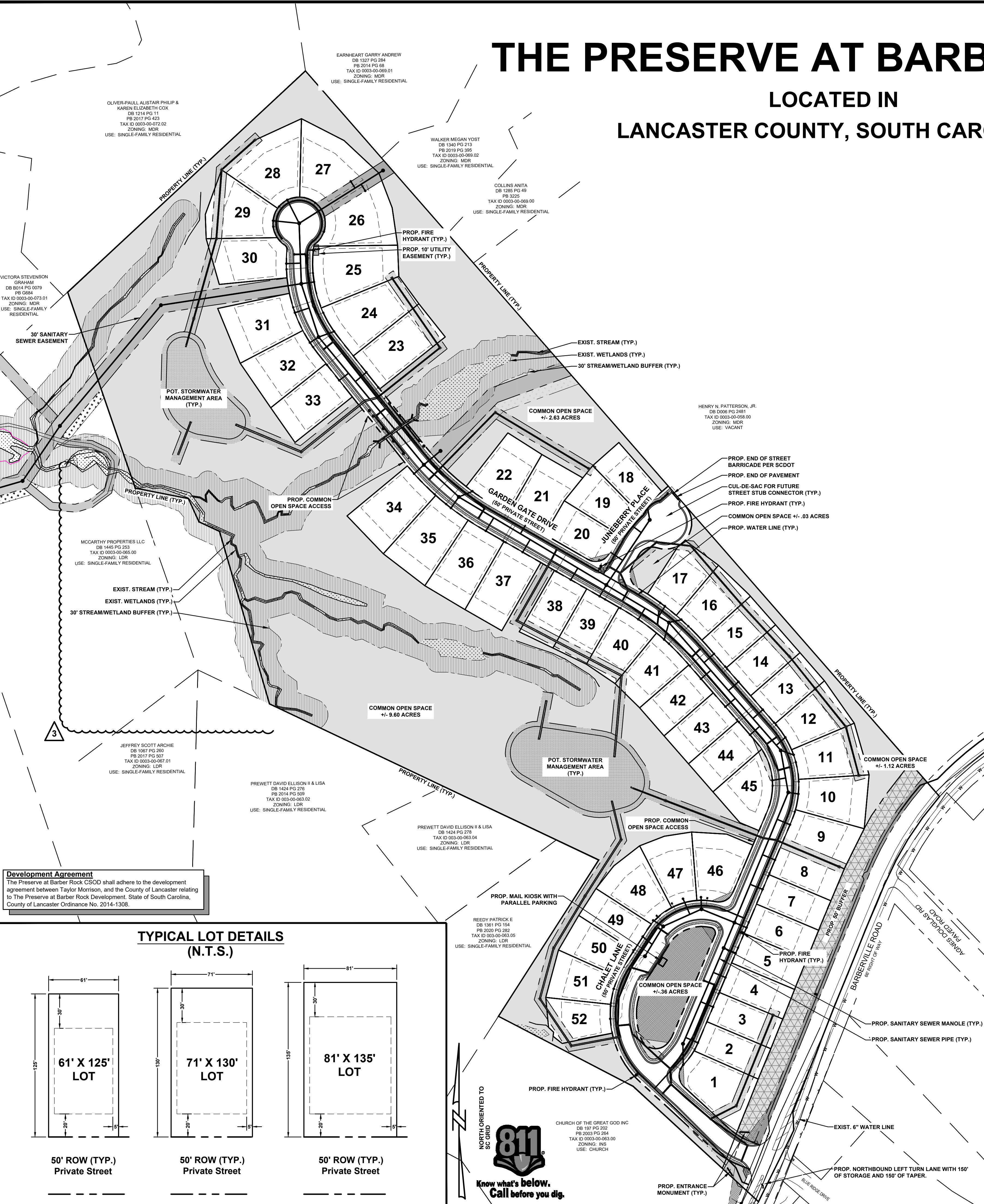
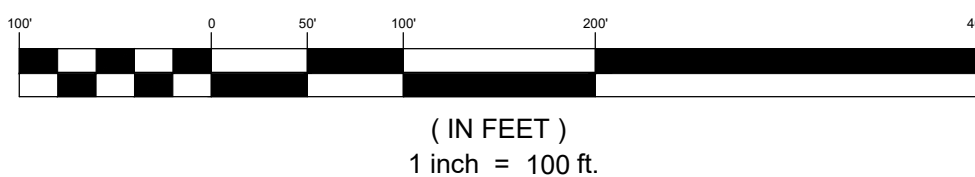
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FORT MILL, SC 29708
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(803) 802-2515
FAX: MATTHEW W. MANDLE, P.L.A.
CONTACT: MATTHEW W. MANDLE, P.L.A.

DEVELOPER:
ADDRESS: TAYLOR MORRISON
11405 NORTH COMMUNITY HOUSE ROAD, SUITE 150
CHARLOTTE, NC, 28277
(704) 251-8137
CONTACT: MR. THOMAS JOHNSON

REVIEW AGENCY:
ADDRESS: LANCASTER COUNTY
101 NORTH MAIN STREET
LANCASTER, SC, 29720
(803) 285-6005
PHONE: (803) 285-6005

GRAPHIC SCALE



TYPICAL LOT DETAILS (N.T.S.)

