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

County Attorney
Ginny L. Merck-Dupont

Clerk to Planning Commission
Jennifer Bryan

Development Services Director
Allison Hardin

December 19, 2023 | **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

AGENDA

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

2. **Approval of the Agenda**

3. **Citizen's Comments**

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

4. **Approve Minutes**

   a. November 21, 2023 Regular Minutes

   b. December 7, 2023 Workshop Minutes

5. **Public Items**

   a. CP-2023-1464 Greybridge Macmillan LLC

   Application by Lancaster County on behalf of Brian Cillian/Greybridge MacMillan LLC and LEH SC MacMillan LLC to change FLU map/Comprehensive Plan designation of 7.286 acres at 1662 MacMillan Park Drive (TM# 0007-00-008.05) from Employment Center to Neighborhood Mixed-Use allow rezoning from Light Industrial (LI) to Institutional (INS) District in order to convert existing structure to a K-12 private school facility.

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

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

c. SD-2023-0325 Jasmine Hills

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

d. SD-2023-0765 Cane Mill/Coulston

Application by Andy Coulston on behalf of Coulston Enterprises for a Preliminary Plat for 11.758 acres located at Sienna Lane off Cane Mill Road (TM 0087-00-088.00) for a subdivision of 17 single-family lots.

e. SD-2023-1409 The Pinnacle at Sunset Point (Edgewater)

Application by True Homes for a Preliminary Plat for 9.14 acres at the intersection of Bethel Boat Landing Road and Spinnaker Way (TM 0104-00-022.01) for 19 single-family lots. This area is part of the Edgewater community.

6. New Business

a. NRN-2023-2146 Elite Avenue

Application by Gopalakrishna Kesineni to name a private road extending from Lenger's Way behind QT and KFC in Indian Land.

b. Overview of next month's Agenda

c. Other

7. Adjourn

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

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

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

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

Agenda Item Summary

Ordinance # / Resolution #: November 21, 2023 Regular Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 12/19/2023

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
November 21, 2023 Regular Minutes	11/28/2023	Exhibit

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

MINUTES
Lancaster County Planning Commission
November 21, 2023 6:00 p.m.

Chairman Deese called the meeting to order at 6:02 p.m.

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

Commissioners Present:

Tamecca Neely	Ben Levine	Sheila Hinson
Charles Keith Deese	Alan Patterson	Judianna Tinklenberg

Absent: James Barnett

Staff Present:

Allison Hardin, Interim Director	Clerk: Jennifer Bryan
Ashley Davis, Senior Planner	
Matthew Blaszyk, Planner	Billy Mosteller, Council Member

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

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

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.
Motion to Approve by Ben Levine; 2nd by Yokima Cureton.
Called vote: 6:0. **Motion approved unanimously**.

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

Chairman Deese opened the floor to comments from the public.

- **Bill Harris** (Jim Wilson Road Resident): [See attached written statement].

4. APPROVE MINUTES

a. October 17, 2023 Regular Minutes

Chairman Deese called for a motion to approve October 17, 2023 Regular Minutes as written. Commissioner Ben Levine was absent from the meeting and abstained from this vote.. Motion to Approve by Yokima Cureton; 2nd by Sheila Hinson..
Called vote: 5:0**. Motion approved.**

b. November 2, 2023 Workshop Minutes

Chairman Deese called for a motion to approve November 2, 2023 Workshop Minutes as written. Commissioner Alan Patterson was absent from the meeting and abstained from this vote..
Motion to adopt amendments to minutes [see attachment for amended text]:
Yokima Cureton; 2nd by Judianna Tinklenberg.
Vote: 5:0 to adopt amended text. **Motion approved**.
Motion to Approve Minutes as Amended by Ben Levine; 2nd by Yokima Cureton.
Called vote: 5:0**. Motion approved.**

5. PUBLIC ITEMS

a. UDO-TA-2023-1819 Lineberger

Application by Kim Lineberger on behalf of KCH Real Estate LLC for an amendment to UDO Sec. 5.9 Industry/Wholesale/Storage Uses and Sec. 2.5 Use Table, to add a definition and regulations for Non-Metallic Mineral Product Manufacturing.

Staff Presentation: Allison Hardin, Development Services Director presented the application consistent with the staff report.

SEE ALSO: [Attached letter in support from LC Economic Development Department.]

Staff Recommendations: Deliberation to balance conflicting impacts: neighborhood vs. economic needs of County.

Questions/Comments to staff:
Ben Levine: For future presentations, let's include Union County NC data as well.

Comment from applicant(s):

Kim Lineberger (Rock Hill): Owner of KCH Real Estate and Lineberger Construction. [See attached handouts] Wetlands buffering is monitored by state and federal agencies. Available to answer any questions about the process or the text amendment.

Questions from Commissioners:
Alan Patterson: The equipment is described as "portable," will it be relocated?
KL: This will be a permanent facility, we do not intend to move it.

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

Kim Lineberger (yields time, no further comments).

No other citizens signed in.

Chairman Deese closed Public hearing and called for a motion on item UDO-TA-2023-1819

In the interest of having a vote in the affirmative, Motion to approve by Ben Levine; 2nd by Sheila Hinson.

Discussion:

Yoki Cureton: We have previously debated and agreed that we do not want to approve any more text amendments while the UDO rewrite is ongoing. I am also concerned by the appearance of conflict of interest on the part of Lancaster County.

Ben Levine: We do not have sufficient data about this type of heavy industrial use. The County needs to research the appropriate buffers and restrictions for uses like this, and include it in the new UDO.

Alan Patterson: Expresses concern about text amendments, but also concerned about the reductions in buffering proposed in this amendment. This will affect adjacent residential areas, and it could potentially affect other areas in the county.

Sheila Hinson: Understands the concerns expressed, but feels the safety and environmental aspects are to be monitored by other agencies, and this proposed use will be beneficial to the County.

> **Kim Lineberger**: Regarding the timeline for this proposed site: 0% of their business uses Portland cement. The federal government is drastically limiting the use of that product, and Lineberger will have to transition quickly to a new product to retain business.

AP _X__ BL__X_ JT_X__ YC__X_ SH__For__ ~~JB—~~ CD_X___

Called vote: 1:5. **Motion is denied**.

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

b. RZ-2023-1814 Flat Creek/Coulston

Application by Ben Russell and A. Coulston on behalf of Pinnacle Homes USA, LLC to rezone approximately 60.05 acres located at the Southeast corner of Bailey Road and Flat Creek Road intersection (TM 0080-00-061.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) District, in order to develop a residential subdivision of 115 single-family lots.

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. Staff Recommendations: Denial, based on road access, sewer extension, and lack of sketch plan or TIA.

Questions to staff:

Alan Patterson: Were the original roads designed for this expansion?
MB: Not clear, but from their current condition it does not seem so.
Alan Patterson: We really need a TIA to see what if any improvements may be called for on Flat Creek Road.

Comment from applicant(s):
[**See attachment**, Whitehall overall site plan (c. Dec. 2000)].

> **Andy Coulston** (Pinnacle Homes): Original concept called for a lift station in Phase II, LCWSD has since decided it does not want a lift station there, and has called for a sewer extension of approximately 9000 ft. The entrance roads were designed to stub into the future roads for Phase II.

Questions from Commissioners:

Chairman Deese: If you're using existing plans, I don't see why you need a rezoning.
> **Ashley Davis**: Because the plan was never filed or vested, in 2016 when new zoning went into effect, the undeveloped area was zoned RN instead of MDR.

Chairman Deese: How long will it take to get the sewer extension?
> **A.Coulston**: We do not have a date, we are still working with LCWSD on planning the extension.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.
[**See attached email** in opposition from Sergio & Peggy Matte.]

Chairman Deese closed public hearing and called for a motion on item RZ-2023-1814. In the interest of having a vote in the affirmative, Motion to approve by Ben Levine ; 2nd by Alan Patterson.

Discussion:
Ben Levine: This plan makes sense, the location seems appropriate, But I don't like to rezone speculatively when we don't have enough detail or proposed plans.

Alan Patterson: I agree development here makes sense, but we do not have enough detail to make an informed decision. I can't support it.

Called vote: 0:6. **Motion is denied unanimously**.
Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

c. SD-2023-0161 Edgewater Phase 11

Application by True Homes LLC on behalf of owners Lancaster County Forfeited Land Commission and B &C Landholdings LLC, for a Preliminary Plat encompassing 47.08 acres at and adjacent to Edgewater Parkway and Gateway Drive (p/o TM #s 0106-00-003.02 and 0106-00-003.00) for the development of 146 detached single-family homes and 50 townhomes.

APPLICANT REQUESTS DEFERRAL TO DECEMBER 19, 2023.
Chairman Deese called for a motion on item SD-2023-0161.

[Procedural question: Can a deferral request be denied? Are we required to defer, or can we vote on merits as submitted in agenda documents? Per A. Davis and A. Hardin, first vote on the request made by applicant; then further options can be discussed.]

In the interest of having a vote in the affirmative, Motion to approve deferral by Ben Levine; 2nd by Sheila Hinson.

AP _X_ BL_X__ JT_X__ YC_X__ SH__For__ ~~JB____~~ CD_X__
Called vote: 1:5. **Motion to defer is denied**.

In the interest of having a vote in the affirmative, Motion to approve Preliminary Plat by Ben Levine; 2nd by Alan Patterson.

Discussion:

Alan Patterson: When did we originally approve this plat? **A.Davis**: It was Conditionally Approved in June.

Alan Patterson: And the Conditions were not met in 60 days? From the Staff Report it looks like they still have not resolved some of the Conditions.
A.Davis: There are still unresolved issues.

Called vote: 0:5. **Motion to approve is denied**.
Applicant will be informed that deferral to December is denied. Project may be resubmitted in the future.

6. NEW BUSINESS

a. NRN-2023-1723 Civil Submittals [No public hearing required for this item.] New road names submitted for approval through Civil Plans.

Staff Presentation: Jennifer Bryan, Clerk on behalf of Sandra Burton, 911 Addressing presented the applications consistent with the staff report.
Staff Recommendations: Approval.

Questions to staff: No questions.

Chairman Deese called for a motion on item NRN-2023-1723
Motion to approve by Yoki Cureton ; 2nd by Ben Levine .

Discussion:
Alan Patterson: There are a number of college athletic names, is there any problem with trademark infringements?
J. Bryan: None that we know of.

Called vote: 6:0. **Motion is approved unanimously**.
The Planning Commission makes final decisions regarding new road names.

b. NRN-2023-1908 Ohana Drive [No public hearing required for this item.] Application by Adriana Wilson for a New Road Name for private road accessing off of Green Pond Road at and adjacent to TM # 0014-00-007.00 and 0014-00-007.02.

Staff Presentation: Jennifer Bryan, Clerk presented the applications consistent with the staff report. Staff Recommendations: Approval.

Questions to staff: No questions.

Chairman Deese called for a motion on item NRN-2023-1908.
Motion to approve by Ben Levine ; 2nd by Yoki Cureton .

Discussion: No questions

Called vote: 6:0. **Motion is approved unanimously**.
The Planning Commission makes final decisions regarding new road names.

c. Overview of Next Month's Agenda, December 19, 2023:

- CP-2023-1464 Greybridge Macmillan
- SD-2023-0325 Jasmine Hills Preliminary Plat
- SD-2023-0765 Cane Mill/Coulston Preliminary Plat
- SD-2022-2205 The Sands at Kershaw (Resubmission- revised)
- SD-2023-1409 Pinnacle at Sunset Pointe (Edgewater)

d. Other

Ashley Davis announced her departure to Planning Commission. Her last working day will be December 8, 2023.

e. ADJOURN

Motion to adjourn by Sheila Hinson; 2nd by Ben Levine. Motion approved by unanimous consent. Meeting adjourned at **7:18 p.m.**

Attachment 1:
SIGN-IN SHEETS

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.
For comments on specific agenda items under discussion, please sign in on the appropriate sheet.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 21, 2023

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

PLEASE PRINT

1. Bob Harris
2.
3.
4.

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5a: UDO-TA-2023-1819 Lineberger
UDO-TA-2023-1819: Application by Kim Lineberger on behalf of KCH Real Estate LLC for an amendment to UDO Sec. 5.9 Industry/Wholesale/Storage Uses and Sec. 2.5 Use Table, to add a definition and regulations for Non-Metallic Mineral Product Manufacturing.

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PLEASE PRINT

1.	
2.	Kim Lineberger
3.	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5b: RZ-2023-1814 Flat Creek/Coulston
Application by Application by Ben Russell and A. Coulston on behalf of Pinnacle Homes USA LLC to rezone approximately 60.05 acres located at the Southeast corner of Bailey Road and Flat Creek Road intersection (TM 0080-00-061.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) District, in order to develop a residential subdivision of 115 single-family lots.

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PLEASE PRINT

1.
2.
3.

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5c: SD-2023-0161 Edgewater Phase 11
Application by True Homes LLC on behalf of owners Lancaster County Forfeited Land Commission and B &C Landholdings LLC, for a Preliminary Plat encompassing 47.08 acres at and adjacent to Edgewater Parkway and Gateway Drive (p/o TM #s 0106-00-003.02 and 0106-00-003.00) for the development of 104 detached single-family homes and 49 townhomes. APPLICANT REQUESTS DEFERRAL TO 12/19/2023

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 21, 2023

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

PLEASE PRINT

1.
2.
3.

Attachment 2:

Item #3:CITIZENS' COMMENTS

Bob Harris Statement

My name is Bob Harris. My brother and two sisters and I were raised on a piece of property on Hwy 521 that sits between the Promenade Shopping Center and Murphy Drive. Our parents bought that property in the 1940s, raised their family there, and my sister Jeannie built her home on 9 ½ acres and raised her family there. All total, we have 64 acres there with about 2000 feet of frontage on Hwy 521. About two years ago the head of the zoning department (Ms. Hardin's predecessor) was in favor of the Lennar company plan to put a commercial strip along Hwy 521, with 244 town homes on the back portion. Suddenly, a few months ago, after two years developing the project, Lennar was told there is no zoning that is applicable for the Lennar plan and so Lennar had no choice but to terminate their contract to purchase the property from us. Unofficially we were told by a planning department member that there was a moratorium on town homes and apartments and that is why Lennar was turned down.

It is my opinion that the Lennar plan for the Harris property is the best option available not only for the family, but it is by far, the best option for the County. Why is it best for the County?

It makes sense to deal with the Harris property as a large 64-acre tract. To go with one party to develop it, a company well known to the County and their requirements, that will hire the best engineers and other professionals, one company for the Planning Department, the Planning Commission and County Council to deal with, one party for the LCWSD, DOT, the power company and other utilities to deal with, ending up with a well-planned relatively easily executed project that will generate a good tax stream rather quickly, instead of the alternative. The proposed commercial zone would look similar to Red Stone from Hwy 521.

The alternative is coming fast and will be irreversible. Jeannie needs to sell her house and 9 ½ acres. She has been putting it off for over 5 years in hopes of selling all 64 acres together. She is now retired after having taught in the Indian Land School District for 28 years and cannot put off selling it any longer. She has already retained a real estate agent to sell

her 9 ½ acres and has about a month to get things in order before presenting it to the public for sale. That will kill the Lennar plan for good and the family will break-up the remaining 54 acres and put it on the market…my son, offering his one acre on 521, the family the 1.5 acres between his property and Aldi and the 2.5 acres between his property and Laurel Hill Rd, as well as the strip along 521 between Laurel Hill and Murphy Rd, either all 10 acres of it or one acre at a time, and some residential lots on Laurel Hill and Murphy Dr. to get rid of that property. The Planning Department and all the other County offices and infrastructure players involved in developing projects in the County will have to deal with all the different buyers with different agendas to work out whatever can be done with their individual properties. The 2000 foot 521 frontage will be all chopped up instead of a uniform planned look.

My reason for being here tonight is to make sure that the Planning Commission is aware that this decision is being made and I'm concerned that it may not have been presented to you, and I think that your consideration and your input into this decision is vital, because this decision will have a huge impact on the future of this 2000-foot stretch along 521, across the road from Sun City and Rayfield. It seems in the best interest of the County to have one party develop that last large piece of property on Hwy 521 north of Van Wyck Rd. If the Commission comes to the same conclusion and directs the Planning Department to get it done, I see no reason that it can't be done. However, we are fast approaching a point of no return. We need some kind of commitment from the County, within the next month, that they prefer the "one company" approach or we are going to start selling off the property piece meal. Thank you allowing me to present you with the important decision that the County has before it.

Robert A Harris, Ph.D.
843-230-6197
harrisdrbob@yahoo.com

Attachment 3

Item 4b: November 2, 2023

Workshop minutes:

Amendments to Draft Minutes

WORKSHOP MINUTES (AMENDED)
REPLACE PAGE 20 of packet

3. **Other**:
   a. **Draft Comprehensive Plan Discussion**

- If Commissioners have extensive comments, please send via email to Ashley or Jennifer.
- Ben Levine: Panhandle areas slated for "continued growth" need more detailed Small Area Plans.
- James Barnett: Does Edgewater fall into the Greater Lancaster area?
  - Davis: *GL area extends to the boundary of the PDD, so essentially yes.*
- Charles Deese: Can the Lancaster Forfeited Land Commission remove the property it owns from the PDD?
  - Davis: *all parties would have to agree to dissolve. Per current UDO the boundaries of legacy districts cannot be changed.*
- Judianna Tinklenberg: The UDO sets the framework for reaching and realizing the goals set forth in the Comprehensive Plan, how will the UDO connect with this Comp Plan to help reach these goals?
  - Davis: *The Comp Plan is managed by Benchmark Consulting, with White & Smith as a subcontractor; the UDO project has the reverse arrangement, so each firm is involved and aware of concerns for both. They are working as a team to integrate the goals expressed in the Comp Plan into regulations.*
- Judianna Tinklenberg: The information about capacity for schools seems to paint an inaccurate picture. We are already at capacity. Also, the recent land acquisitions will need to be accounted for.
  - Davis: *some of that is due to how the state calculates capacity; we will look at that section and refine the statement. We will update information about land acquisition closer to adoption process.*
- Judianna Tinklenberg: Are developers required to build CTT sections?
  - Davis: *it is encoded in our current UDO that development within the CTT overlay must build sections of the Trail.*
- Judiana Tinklenberg: Due to past and recent rezonings from Light Industrial and the prior updates provided during our briefing on the Land Use component of the Comp Plan earlier this year, there is minimal LI within the Panhandle. Is this loss being reallocated somewhere else in the County, possibly along Highway 5 adjacent to other industrial?
  - Davis: *the locus has shifted to the area around the airport on Highway 9.*
- Judianna Tinklenberg: The section on "Housing Needs" seems misleading. There is a gap in housing, showing there is a great need for affordable housing. Our plan for how to include affordable housing options needs to be included in the Comp Plan.
- Ben Levine: Especially in consideration of the data at page 180, indicating 50% of population in "disadvantaged" classification.
  - Davis: *we will refine and "Housing Needs" to clarify what is being reported.*
- James Barnett: We have the luxury of making recommendations without being answerable to constituents, as Council members are.

Jennifer Bryan

From: Judianna Tinklenberg <j.tinklenberg@outlook.com>
Sent: Tuesday, November 21, 2023 8:33 AM
To: Jennifer Bryan
Cc: yokima.cureton@gmail.com; ckhammer1; James Barnett; Sheila Hinson; Benjamin Levine; Alan Patterson (adpatterson66@gmail.com)
Subject: Amendment to Workshop 11-2-2023 Section Draft Comprehensive Plan Discussion

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

The meeting minutes under Other: a. Draft Comprehensive Plan Discussion did not fully represent our entire conversation and the context and full details should be added for record.

Please include the following additions and/or corrections of my statements to add context to our full discussion:

-The UDO sets the framework for reaching and realizing the goals set forth in the Comprehensive Plan, how will the new UDO connect with this Comp Plan to help reach these goals?

-'sems' is misspelled in the school capacity comment, please revise to seems.

-After the school capacity comment, I went on to say we needed to add the recent land purchases for schools to the Comp Plan and include how the school capacity issue is being addressed.

-Add context, to "I'm concerned that I don't see more Light Industrial allocation in the Panhandle." This was not my statement, please revise to fully include the entire comment with context.
- I explained that due to past and recent rezonings from Light Industrial and the prior update provided during our briefing on the Land Use component of the Comp Plan earlier this year, that there is minimal LI within the Panhandle. Is this loss being reallocated somewhere else in the County, possibly along highway 5 adjacent to other industrial or elsewhere?

-Add context, to the housing needs comment to also include that there is a gap in housing, showing there is great need for affordable housing. Our plan for how to include affordable housing options needs to be included in the Comp Plan.

Overall, my workshop discussion was to point out that our Comp Plan should not just list the statistics found in the updated census, but also set the specific goals that we are trying to accomplish throughout the coming years in Lancaster County, our UDO should provide guidance to realize these goals.

Thank you,
Judianna Tinklenberg

Attachments 4:

Item 5a: UDO-TA-2023-1819 Lineberger

- Comparison of Current & Proposed Regulations
- Duke Energy Site Readiness Exhibit 2/2016
- KCH Real Estate Land for Sale 1490 Kershaw Camden Highway (2 pages)
- Photo of proposed site
- Plat/diagram of proposed facility on site
- Letter in Support: LC Economic Development Department

ITEM 5a! LINEBERGER

Comparison of Current Regulations for HI and Proposed Regulations for Nonmetallic Mineral Product Manufactring (NMPM)		
Regulation	**Current (All Restricted Industry)**	**Proposed (NMPM Only)**
Min Parcel Size	10 acres	6 acres
Zones Allowed	HI	HI
Storage	Comply with Fire Code	
Exterior storage	Protect water quality, air quality, wildlife, humans	
Exterior storage	Max 12 ft high	
Exterior storage	Adequate spacing between	
Min Separation from Residential, etc	2,640 ft	500 ft
Min Separation from Public Facilities	2,640 ft	500 ft**
Min Setback from Hwy Access Ramps	1,320 ft	
Min Separation from FP/Wetlands	500 ft	
Buffer for FP/Wetlands	Berm required	
Min berm along shared prop lines	6 ft tall	
Min separation to other restricted industry*	600 ft	
Min separation from other industrial uses*	300 ft	
Min internal setbacks	300 ft	75 ft
Min setback from roads, sidewalks	300 ft	
Min screening buffer	100 ft	50 ft
Min fence at edge of screening	6 ft tall (chain link security)	8 ft tall (opaque buffer)
^Can buffer be placed within required setbacks?	No	Yes
Dust Recuction Measures	None	Included

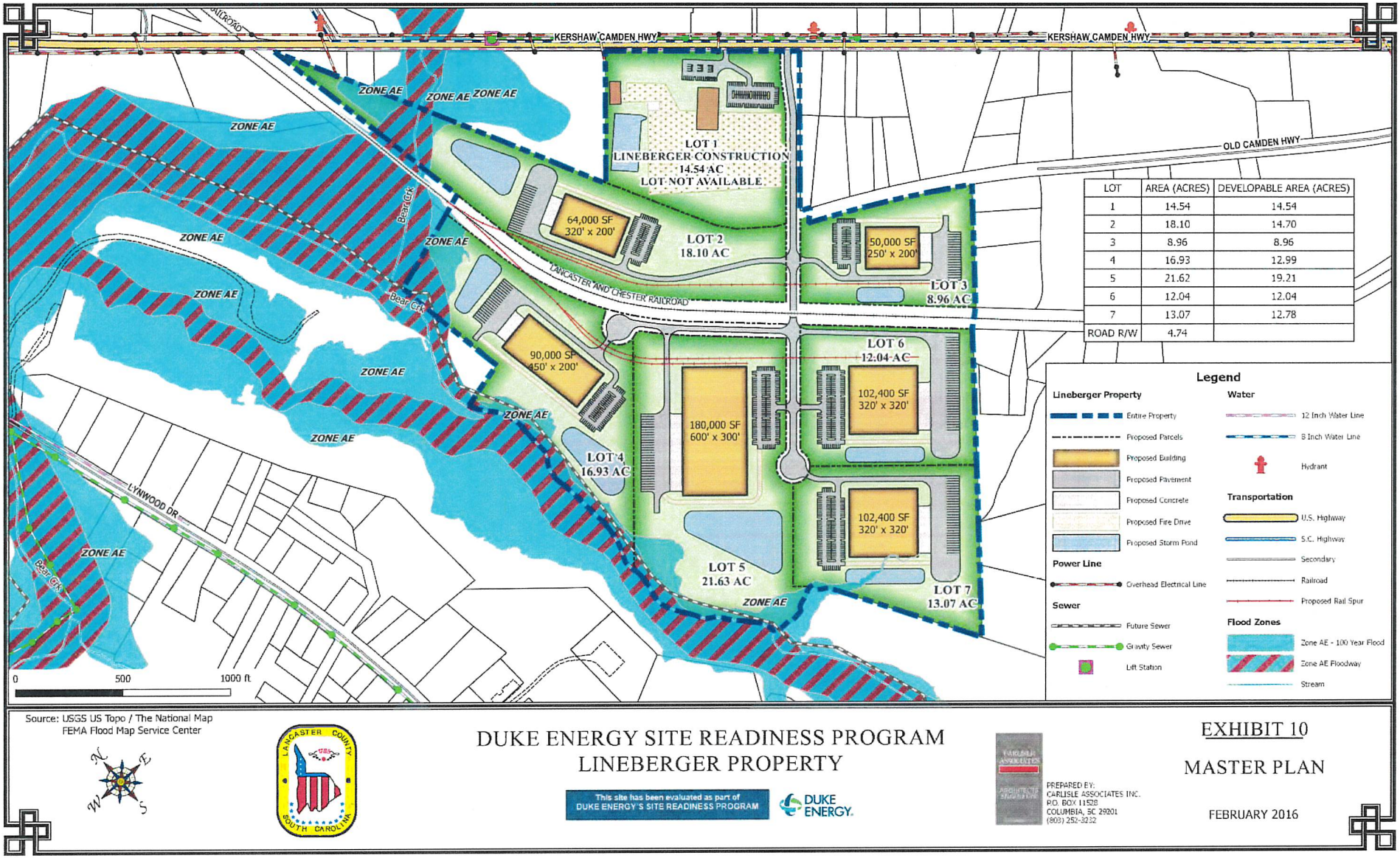
**Exceptions apply*

***Some facilities listed in proposal qualify as public facilities*

Equal or Higher Standards Proposed

Different Standards Proposed

No Comparable Codes Proposed



LOT	AREA (ACRES)	DEVELOPABLE AREA (ACRES)
1	14.54	14.54
2	18.10	14.70
3	8.96	8.96
4	16.93	12.99
5	21.62	19.21
6	12.04	12.04
7	13.07	12.78
ROAD R/W	4.74	

Source: USGS US Topo / The National Map
FEMA Flood Map Service Center

DUKE ENERGY SITE READINESS PROGRAM
LINEBERGER PROPERTY

This site has been evaluated as part of DUKE ENERGY'S SITE READINESS PROGRAM

DUKE ENERGY

PREPARED BY:
CARLISLE ASSOCIATES INC.
P.O. BOX 11528
COLUMBIA, SC 29201
(803) 252-3232

EXHIBIT 10

MASTER PLAN

FEBRUARY 2016

KCH Real Estate, LLC

INDUSTRIAL LAND FOR SALE
63 ACRES, SUBDIVIDABLE, RAIL ACCESS



KCH Real Estate, LLC

1490 Kershaw Camden Hwy.

Lancaster, SC 29720

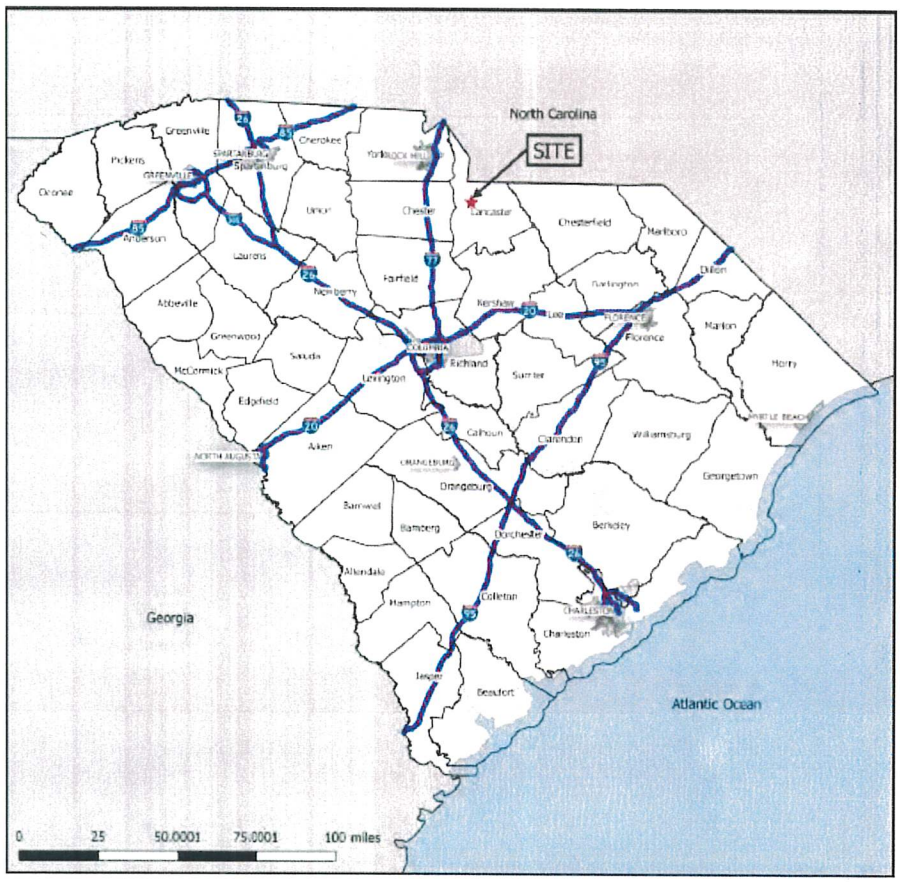
Kim Lineberger

803-289-7531

kim@lci-lineberger.com

KCH Real Estate, LLC
1490 Kershaw Camden Hwy.
Lancaster, SC 29720

OVERVIEW



SITE LOCATION

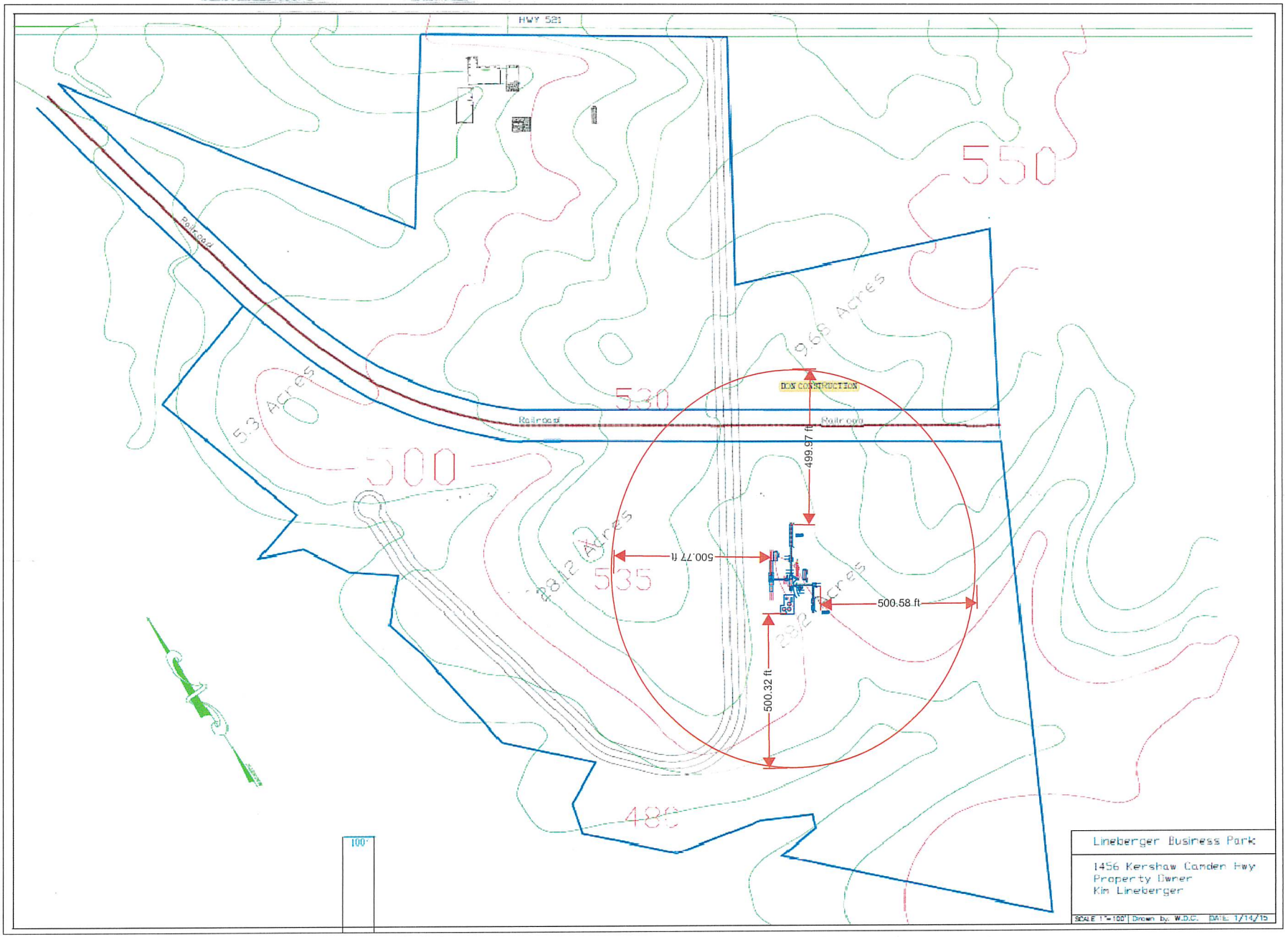
- Lancaster County, SC.
- 20 Miles from I-77
- 45 Miles from Charlotte Douglas International Airport (CLT)
- 165 Miles from the Port of Charleston
- Approx. 30 Miles south of Charlotte, N.C. market.
- Approx. 60 Miles north of Columbia, S.C.



SITE DETAILS

- Price: Starting at $25,000 / Acre
- Zoning: Heavy Industrial
- Lot Size: 6 AC. Minimum
- Part of Duke Energy's Site Readiness Program
- Rail Service provided by Lancaster & Chester Railroad with connections to CSX and Norfolk Southern.




HWY 521
Railroad
550
530
500
535
480
9.65 Acres
5.3 Acres
4.12 Acres
2.32 Acres
DON CONSTRUCTION
499.97 ft
500.77 ft
500.58 ft
500.32 ft
100'
Lineberger Business Park
1456 Kershaw Camden Hwy
Property Owner
Kim Lineberger
SCALE 1"=100' Drawn by: W.D.C. DATE: 1/14/15

ITEM 5a: LINEBERGER TA

Lancaster County
South Carolina

November 20, 2023

Ms. Allison Hardin
Development Services Director
Developmental Services
Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

Dear Ms. Hardin:

I hope this letter finds you well. A few months ago, I became aware that an established and successful local business was interested in expanding due to increasing demand for its products and services. The company, LCI-Lineberger (KCH Real Estate, LLC), wishes to invest over $8 million to diversify its product offering. In addition to supporting the existing company workforce of 80 individuals, this investment should also lead to hiring dozens of new employees over time. Lancaster County will benefit from the property and sales taxes on this incremental investment.

To my knowledge, a non-metallic mineral product manufacturing operation would be a first in the County, at least in recent history. That said, this exact same property in question was first used as an asphalt production facility in the 1900s.

We welcome new investments by existing companies as these create the core of all new investments received in any given year. Statistics show that in an average US County, more than 75% of new investments and 75% of new employment are from existing businesses. Lineberger has identified other investment location options, so we welcome the fact that they have come to their "home county" first for assistance in making their expansion plans a reality.

At present, Lancaster County does not own any land that is zoned Heavy Industrial. Our ability to attract and incentivize such industries suitable for this zoning is potentially more difficult when we must involve private owners. Thus, we tend to get very excited when learning that a private owner wishes to expand on existing property zoned LI or HI. Such is the case now with the contemplated Lineberger investment.

Throughout the County, we have relatively limited large areas zoned Heavy Industrial. The Lineberger property is one of the exceptions in terms of its large size at 90 acres. Yet, even on this property, with the existing ordinances, one would be unable to operate the facility contemplated.

Lancaster County Department of Economic Development
1033 West Meeting Street, P.O. Box 1809, Lancaster, SC 29720
803-286-3605 (Office) 803-970-7621 (Cell)
bfulk@lancastersc.net
www.lcded.com

Lancaster County South Carolina · SOUTH CAROLINA I-77 ALLIANCE · CHARLOTTE REGIONAL BUSINESS ALLIANCE · South Carolina Just right.

Lancaster County appears to have one of the more restrictive ordinances related to this type of project, possibly because the size and scope of such production previously called for a larger footprint and involved a process that was traditionally seen as both noisy and with intense odors. The contemplated new mobile production unit is compact and does not appear to generate the various nuisances at a level normally associated with a heavy industrial operation. So, no excessive light, vibration, noise, or extreme odor is likely to be detected outside a modest distance of less than 500 feet.

The parcel being considered (about 12 acres) is located on Kershaw-Camden Highway in a rural area outside the city, with very few nearby dwellings, all of which presumably knew they were located, or locating, next to a Heavy Industrial site. In any event, we want to make sure that public safety issues are fully considered with regard to this investment.

Given the growth in the County, I foresee a greater future need for industries supporting such growth…road builders, and construction in general. In short, companies like Lineberger will help us realize our vision for the future. And, keeping these construction dollars within Lancaster is attractive.

While Lancaster requires ½ mile or 2640 feet separation from other zones (LDR, MDR, etc.) our neighboring county of York requires 500 feet in its current UDO. I think Lancaster could consider following York's lead on this matter.

Whether by a variance, adding a new definition, or other change to the UDO, I look forward to working together to try to find a solution to keep these investment dollars within Lancaster County.

Sincerely,

Brian Fulk
Director

Attachments 5:

Item 5b: RZ-2023-1814 Flat Creek/Coulston

- Email in opposition: Sergio & Peggy Matte
- Whitehall Subdivision overall site plan (December 2000)

ITEM 5b: FLATCREEK REZONING

From:	Ashley Davis
To:	Jennifer Bryan; Allison Hardin
Cc:	Matthew Blaszyk
Subject:	FW: URGENT: 6:00 pm: Planning Commission - Regular Meeting Repeats monthly on 3rd Tuesday, until 12-19-2023 Council Chambers 2nd Floor
Date:	Tuesday, November 21, 2023 10:55:52 AM
Attachments:	LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png

Jennifer,

Will you print this and distribute it to the Planning Commission tonight in regard to the Coulston rezoning?

-Ashley

Lancaster County
South Carolina
www.mylancastersc.org

Ashley Davis, *Deputy Planning Director*
Planning

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P:(803) 285-6005 F: (877) 636-7963
ADavis@lancastersc.net

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NOTICE: All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.

From: Peggy Matte <peggymatte@comporium.net>
Sent: Monday, November 20, 2023 5:35 PM
To: Matthew Blaszyk <mblaszyk@lancastersc.net>
Cc: Terry Graham <TGraham@lancastersc.net>; Charlene McGriff <cmcgriff@lancastersc.net>; Billy Mosteller <BMosteller@lancastersc.net>; Jose Luis <jluis@lancastersc.net>; Steve Harper <steveharper@lancastersc.net>; Allen Blackmon <ABlackmon@lancastersc.net>; Brian Carnes <briancarnes@lancastersc.net>
Subject: URGENT: 6:00 pm: Planning Commission - Regular Meeting Repeats monthly on 3rd Tuesday, until 12-19-2023 Council Chambers 2nd Floor

The System couldn't recognize this email as this is the first time you received an email from this sender peggymatte@comporium.net

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

The purpose of this email is to advise you of how disappointed (and angry) we, as well as many residents in the Bailey Road area are, that the rezoning hearing for property located at the Southeast corner of Bailey Road and Flat Creek Road intersection (TM#0080-00-061.00) (hereinafter, has conveniently for the developer been scheduled for 2 days before the major Thanksgiving Holiday, assuring that most residents in the area will be traveling or otherwise occupied with their family holiday and not attend the meeting. We respectfully request that this agenda item be recontinued to another date, preferably after the Christmas holiday, when the residents may appear to contest the rezoning and assert and protect their citizen's rights the rezoning of this rural residential zoned neighborhood. Most of the residents purchased in this area for a reason - the rural zoning! Now Pinnacle Homes USA, LLC is seeking to rezone to medium density residential to build 115 homes on the 60 acres at question - that is 2.5 homes per acre - instead of the 1 home per acre in effect.

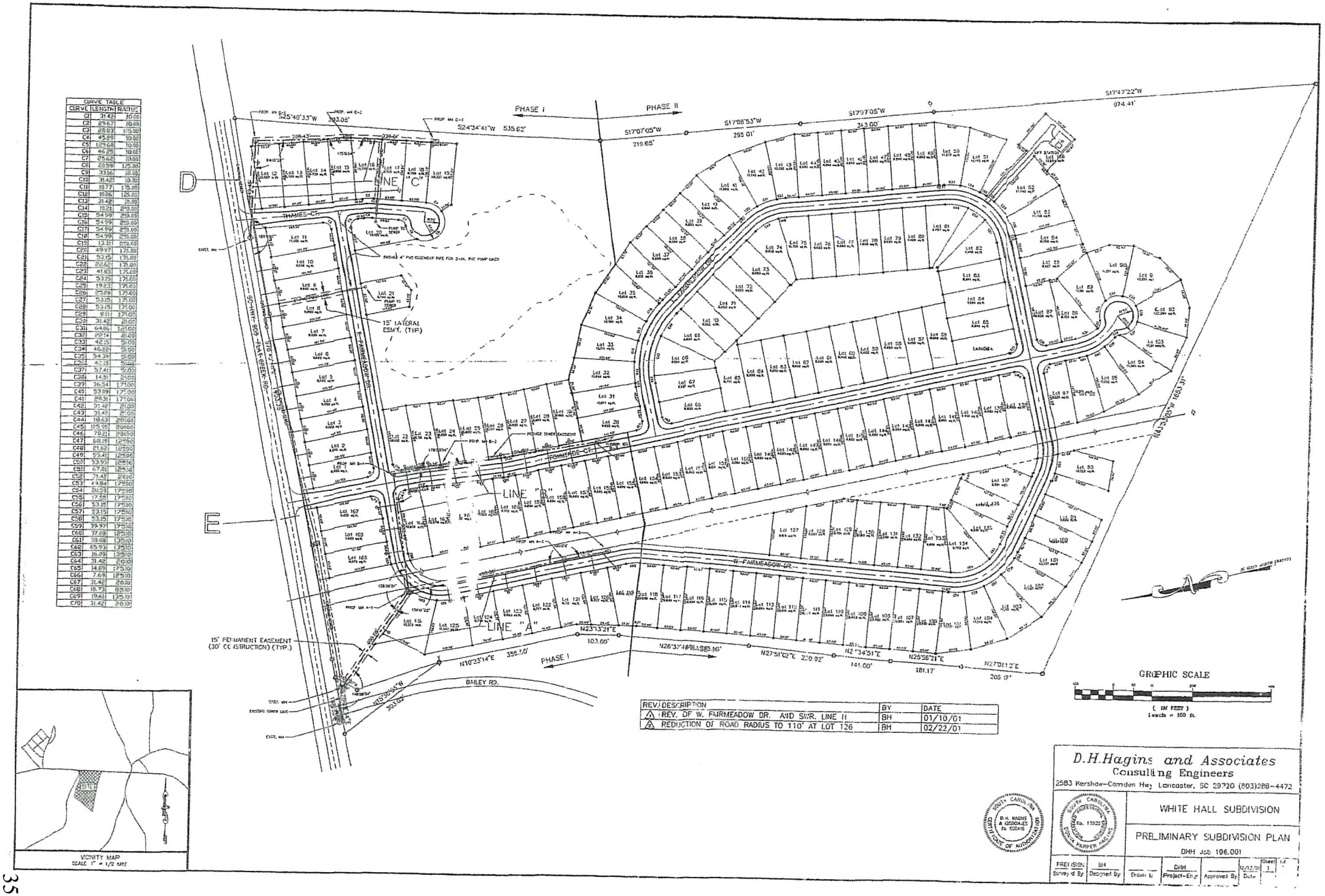
The current principals of Pinnacle have been aware for decades of the zoning on this property. The principals of Pinnacle are principals, business partners, friends, subsidiaries and/or affiliates of one another as well as all previous owners, since at least 2003. Benjamin Russell, David Cuthbertson, and Wesley Hinson, as well as others, have been partnered in multiple real estate and/or banking transactions for decades. They have been associated in one manner or another with Whitehall Subdivision adjacent to this 60 acres for decades. They are not unsavvy buyers. Although the county records show that Pinnacle purchased the property recently for $1.060 million on the last owner transfer, this is,in fact, Mr. Russell selling the property from himself to himself, one assumes to increase prices on land in the area, and one also assumes to obtain financing for the purchase to use as seed money for the development of the land. Every owner of the land since 2003 has been associated with one or the other of the aforementioned business partners, individually or through their affiliated or subsidiary companies.

It is the hope of the existing residents that Lancaster County Government, including the Planning and Zoning, the County Council and others, will do the right thing. Continue this matter until after the end of the Christmas and New Year Holidays, and thereafter vote in favor of community residents. If Mr. Russell wants to build one home per acre, so be it, it is not up to the community to contest that. But his attempt to change the quality of this zoning to something undesirable to the present residents is not acceptable. To schedule this important agenda item two days before a major federal holiday so no one is likely to show up is even more unacceptable.

We respectfully request that this agenda item be reconvened at a later time and date. We also respectfully copy each member of the Lancaster County Council to make known the wishes of the residents of this county and to ask for their support in at the minimum delaying this agenda item until a later and more convenient date for the residents. We do not desire to become the next Indian Land.

Thank you for your consideration in this matter.
--

Sergio and Peggy Matte
Cell: 803-804-8964
Voice Mail: 704-469-6319



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	31.42	20.00
C2	29.67	19.00
C3	28.63	175.00
C4	45.85	19.00
C5	129.68	19.00
C6	46.25	19.00
C7	25.62	19.00
C8	28.59	175.00
C9	33.16	19.00
C10	31.42	19.00
C11	19.77	175.00
C12	19.86	175.00
C13	31.42	19.00
C14	30.21	275.00
C15	54.99	275.00
C16	54.99	275.00
C17	54.99	275.00
C18	54.99	275.00
C19	15.31	275.00
C20	49.97	175.00
C21	53.15	175.00
C22	52.60	175.00
C23	41.63	175.00
C24	53.15	175.00
C25	19.23	175.00
C26	25.09	175.00
C27	53.15	175.00
C28	53.15	175.00
C29	8.01	275.00
C30	31.42	20.00
C31	64.06	125.00
C32	22.14	20.00
C33	42.15	50.00
C34	46.28	50.00
C35	54.39	50.00
C36	42.15	50.00
C37	57.41	50.00
C38	14.91	21.00
C39	36.54	175.00
C40	53.09	175.00
C41	80.31	175.00
C42	31.42	20.00
C43	31.42	20.00
C44	18.63	200.00
C45	105.97	200.00
C46	70.21	200.00
C47	68.18	125.00
C48	21.62	125.00
C49	57.41	125.00
C50	53.93	125.00
C51	67.81	125.00
C52	31.42	20.00
C53	44.84	175.00
C54	28.59	175.00
C55	17.58	175.00
C56	53.15	175.00
C57	53.15	175.00
C58	53.15	175.00
C59	39.97	175.00
C60	37.09	125.00
C61	28.08	125.00
C62	65.93	125.00
C63	36.09	125.00
C64	31.42	20.00
C65	14.09	175.00
C66	7.69	125.00
C67	31.42	20.00
C68	18.72	65.00
C69	19.61	125.00
C70	31.42	20.00

REV.	DESCRIPTION	BY	DATE
1	REV. OF W. FAIRMEADOW DR. AND SWR. LINE H	BH	01/10/01
2	REDUCTION OF ROAD RADIUS TO 110' AT LOT 126	BH	02/22/01

D.H.Hagins and Associates
Consulting Engineers
2583 Kershaw-Camden Hwy Lancaster, SC 29720 (803)286-4472

WHITE HALL SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

DHH Job 196.001

PRELIMINARY	BH		DHH		02/22/01	Sheet 1 of 1
Surveyed By	Designed By	Drawn By	Project Engr	Approved By	Date	

Attachment 6:

Item 6b: NRN-2023-1908 Ohana Drive

Recorded Certificate

(Deed 1732/129)

2023014759
DEED NO CHARGE
RECORDING FEES $0.00
PRESENTED & RECORDED:
11-28-2023 10:13:57 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: DAVID HUGHES
BK: DEED 1732
PG: 129 - 130

_____(space above this line is for recording use)_____

CERTIFICATE

LANCASTER COUNTY PLANNING COMMISSION

NEW ROAD NAME

Pursuant to the authority conferred upon the Lancaster County Planning Commission by the Unified Development Ordinance of Lancaster County and by Section 6-29-1200 of the Code of Laws of the South Carolina 1976, as amended, the Lancaster County Planning Commission has approved the name of a previously unnamed private road as **OHANA DRIVE**.

Applicant Name: ADRIANA WILSON

Road Location: LOCATED OFF GREN POND ROAD

Parcels accessing from road: TM 0014-00-007.00, TM 0014-00-007.04, TM 0014-00-007.01, TM 0014-00-007.02, TM0014-00-007.03

Legal Description: PRIVATE ROAD IN UNINCORPORATED LANCASTER COUNTY

Public Meeting Date: November 21, 2023

Approval Date: November 21, 2023

This certificate is to certify that the Lancaster County Planning Commission has approved the name of the formerly unnamed private road, and that **OHANA DRIVE** is now the legal name of the road.

LANCASTER COUNTY PLANNING COMMISSION

BY: Charles Deese

Charles Deese-Chair

WITNESSES:

Samantha Faulkenberry

Donna Evans

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

PERSONALLY appeared before me the undersigned witness and made oath that (s) he saw the within named Lancaster County Planning Commission, by its duly authorized officer(s) sign, seal and as its act and deed deliver the within written instrument and that (s) he with the other witness above subscribed, witnessed the execution thereof.

Samantha Faulkenberry

First Witness Signs Here

Seal

Sworn to before me this

28 Day of NOV, 2023

Notary Public for the State of South Carolina

My Commission Expires: 4/13/2031

Agenda Item Summary

Ordinance # / Resolution #: December 7, 2023 Workshop Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 12/19/2023

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
December 7, 2023 Workshop Minutes	12/8/2023	Exhibit

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

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION WORKSHOP MEETING

December 7, 2023 5:00 P.M.
MINUTES

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

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

Absent:

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

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

2. New Business

a. CP-2023-1464 Greybridge MacMillan

Application by Lancaster County on behalf of Brian Cillian/Greybridge MacMillan LLC and LEH SC MacMillan LLC to change FLU map/Comprehensive Plan designation of 7.286 acres at 1662 MacMillan Park Drive (TM# 0007-00-008.05) from Employment Center to Neighborhood Mixed-Use allow rezoning from Light Industrial (LI) to Institutional (INS) District in order to convert existing structure to a K-12 private school facility.

Staff Presentation: Allison Hardin

Discussion: Greybridge MacMillan Flu Map amendment

- The applicant will also have to have Covenants and Restrictions removed with agreement of 51% of landowners in Business Park.
- Having a school located at this site may limit further development in the park, as many industrial uses have distancing requirements from schools.
- Concern about east-west trucking and high volume commercial traffic on Hwy 160.
- The ADM facility fire in Kershaw this weekend highlights the inherent dangers of industrial uses.

b. SD-2022-2205 The Sands, Kershaw

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

Staff Presentation: Allison Hardin

Discussion:

- Not all issues raised by review comments have been resolved. SCDOT separation of entrances still not resolved, and water/sewer easements have not been worked out.

- SCDOT comments affect the Fork Hill Road proposed secondary (emergency) ingress/egress

- Te stub-out to the south does not have access to function as ingress/egress. It will have a T (3 point turn) rather than a circular turnaraound for emergency vehicles.

- UDO prohibits individual homes having direct access to Little Dude Road.

c. SD-2023-0325 Jasmine Hills

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

Staff Presentation: Matthew Blaszyk

Discussion:

- TIA has not yet been reviewed. Review will not be finished before 12/19/2023 meeting
- Landscaping plan is incomplete
- Water lines outside ROW needs revision
- Sewer upgrades needed

d. SD-2023-0765: Cane Mill /Coulston Enterprises

Application by Andy Coulston on behalf of Coulston Enterprises for a Preliminary Plat for 11.758 acres located at Sienna Lane off Cane Mill Road (TM 0087-00-088.00) for a subdivision of 17 single-family lots.

Staff Presentation: Matthew Blaszyk

Discussion:

- SCDOT standards for separation of entrances not met.
- BMP drainage areas being counted towards open space- must correct.

e. SD-2023-1409: Pinnacle at Sunset Pointe (Edgewater)

Application by True Homes for a Preliminary Plat for 9.14 acres at the intersection of Bethel Boat Landing Road and Spinnaker Way (TM 0104-00-022.01) for 19 single-family lots. This area is part of the Edgewater community.

Staff Presentation: Allison Hardin
[See attached memo with current review comments (full comments not yet complete)]

Discussion:
Outstanding comments from 911 addressing and fire marshall must be resolved
No pump station has been built yet to serve this section

f. NRN-2023-2146 Elite Avenue

Application by Gopalakrishna Kesineni to name a private road extending from Lenger's Way behind QT and KFC in Indian Land.

Staff Presentation: Jennifer Bryan, Clerk

Discussion:
Sandra has reviewed, no objections.

3. Other:

a. Discussion: Comp Plan Comments

[see handout, Sample of UDO Comments matrix for reference]
Commissioners will submit comments before Christmas.

b. Discussion: Continuing Education
    - Clerk will create a bound volume of information for onboarding new Commissioners
    - Staff will look for more tailored training events this spring.

c. Ben Levine: Commissioner Levine announced that due to new professional opportunities, he will be resigning before his term ends in June. This month or January will be his last meeting.

4. Adjourn

Meeting was adjourned at **6:15 PM**

Pinnacle (Edgewater)

Sandra Burton/ 911 Addressing:

As stating in my review of the Sketch plans, due to Bethel Boat Landing not being a continuous road with the new "T" intersection, the section going down to Sunset Pointe will need to be renamed. This may need to be taken before the Planning Commission. Please submit road names for consideration to addresser@lanc911.com. No one has contacted me regarding this matter. This will need to be done before any plans are approved.

Fire Marshall:

1. Plan does not show fire hydrants on both sides of the street.

Engineering/Stormwater:

General Comments:
1. The preliminary nature of this plan set does not provide adequate detail to formally comment, but the following are items of note from the information given. More specific comments will be provided during the civil review cycle.
2. This project in the SC DHEC jurisdiction and not the MS4 for Lancaster County.
3. Sewer
a. The sewer for this phase is to go to a pump station that has not been built yet.
b. When will the pump station and associated access and infrastructure be built?
c. Is the sewer infrastructure downstream of this pump station in place?
d. If not, when will it be operational?
e. We will not approve civil plans that allows disturbance of land where there is no willingness and capability for water and sewer for the proposed parcels.
4. There are approximately 1400 lots platted and 600 bond lots which have not been built upon. We are not in favor of disturbing more land until those lots are stabilized and in use.
5. In our opinion, this lot should be set aside for future use as a town center/municipal area. It is in an ideal location to be used for that rather than having 19 houses surrounded by major roadways. This is not our call, but we believe future community planning is needed for the wellness of future residence in this area.
6. We are curious as to where the outfall barrel for the proposes BMP pond will be directed. Will it go into the Sunset Point stormwater system? Or somewhere else? Has his amount of flow been accounted for downstream? All of this can be evaluated further at civil plan review.

School District:

"Approved" no additional comments.

SECTION	EDITS/COMMENTS
General	The County previously indicated it was dissatisfied with the current use list and asked for a new one to be prepared or carried over from another WS project. It appears the proposed use list is our current list with specific changes. This would have been a good item for WS to call the County about prior to crafting Ch-3 to make sure we were okay with this alternative approach.
General	Some uses specifically requested seem to be missing (Outdoor RV and Boat Storage). Do you all have a use table from any previous projects that you feel is well-rounded? Our existing use table and associated definitions are relatively specific without being comprehensive which leads to somewhat regular interpretations which if possible would be helpful to avoid.
General	With the conversion of the CU process into a staff-level approval (which is fine), we have now enabled many sensitive uses to be permitted at a staff level. We were hoping for more use of the SE process in preparing the chart. There are also new districts accomodating new uses (such as town homes, mf, etc.) that are now enabled with staff level approvals, which will not be received well.
General	We need to have a placeholder for the future approval types that will require a rezoning (PDD, Flex, etc) and certain uses will need to go through this process only versus being allowed via CU or SE. Concerned Council may not want to delegate that to the BZA or others for properties with existing zoning to support those uses.
General	Quite a few of the use spcific standards make refrence to districts that may not exist moving forward. We will just need to keep our eye on this as our districts become more solidified. A problem in the current UDO is inconsistancy from chapter to chapter so we want to make sure that does not roll in to the new UDO.
General	What happened to the HDR district in chapter 2? Is MF replacing it? With the direction from Council on fixing of the MX Districts, we will need to re-evauate some of the Ch-2 and 3 content as the districts are formed.
General	I would prefer one use table over how this is broken into sections but that may just be personal prefrence.
3.1.2	This language seems redundant – it should be up front in Chapter 1. Doesn't the whole Code apply to the entire County? If not, have a general provision in Ch. 1 and then a carve out in the limited sections where it doesn't.
3.2.2.E	I agree - don't put definitions in text. These are "lay" descriptions of the categories. In reality, are these descriptions even necessary? They are an organizational function that, if well-conceived, should be self-explanatory.
3.2.3. D & E	I agree - don't put definitions in text. These are "lay" descriptions of the categories. In reality, are these descriptions even necessary? They are an organizational function that, if well-conceived, should be self-explanatory.
3.2.4.D.	Agree with consultant – the language of D. 2 is unnecessary and covered by the general language of D. 1.
3.2.5.1	Remove Ag and Crop from RUB, LI, and HI
3.2.5.1	Make non-swine animal production facility a SE in AR. This use includes turkey/chicken houses

Agenda Item Summary

Ordinance # / Resolution #: CP-2023-1464 Greybridge Macmillan LLC
Contact Person / Sponsor: A. Hardin
Department: Planning
Date Requested to be on Agenda: 12/19/2023

Issue for Consideration:

Points to Consider:
Companion to RZ-2023-1464.

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report*	12/12/2023	Exhibit
Application: Owner Signature	12/4/2023	Exhibit
Application: Marstall Signature	12/4/2023	Exhibit
Recorded Plat 2007-183*	12/12/2023	Exhibit
Location Map	12/4/2023	Exhibit
Suburban Office Center Definition*	12/12/2023	Exhibit
Ordinance 2013-1230 Multi County Park Agreement*	12/12/2023	Exhibit

PROPOSAL:	Request to amend the future land use designation of one parcel totaling approximately 7.286 acres in size. The purpose of this request is to ensure Comprehensive Plan consistency with a proposed Institutional District (INS) District rezoning request (RZ-2023-1464) for the same property.
PROPERTY LOCATION:	1662 MacMillan Park Drive (TM# 0007-00-008.05)
CURRENT FLU Category:	**EMPLOYMENT CENTER/Suburban Office Center**
PROPOSED FLU Category	**NEIGHBORHOOD MIXED USE/Walkable Neighborhood**
APPLICANT:	Lancaster County
COUNCIL DISTRICT:	District 4, Jose Luis
STATUTORY NOTICES:	Hearing notice published in The Lancaster News 11/18/2023 Signs posted 11/08/2023 Mailed notices 11/16/2023 Posted agenda in lobby 12/12/2023

OVERVIEW: ***Background***

Lancaster County is requesting an amendment to the Future Land Use (FLU) designation from Employment Center to Neighborhood Mixed-Use for the subject property in RZ-2023-1464. The intent of the rezoning and subsequent FLU amendment is to allow the applicant to convert an existing structure to a PreK-12 private school facility.

Under Section 2.5 of the UDO for Light Industrial zoning districts, the proposed use is not allowed. To accommodate their interest, the applicants requested to rezone the property allowing the proposed use to be permitted. The requested INS Zoning District is inconsistent with the existing Employment Center future land use designation.

The subject parcel and adjacent parcels, both on MacMillan Park Dr and Fort Mill Hwy/Hwy 160, are designated as Employment Center (see blue circle in Figure 1). Additionally, the subject property is part of MacMillan Industrial Park, with use limitations set in covenants, conditions, and restrictions (CCRs) that convey with the property.

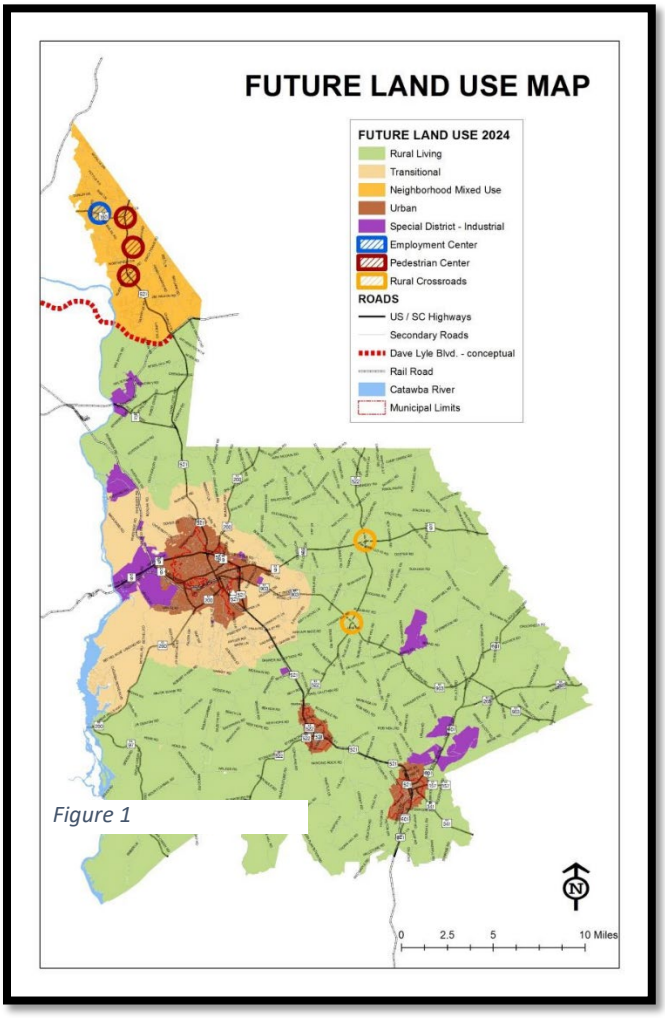


Figure 1

ANALYSIS & FINDINGS:

Future Land Use Categories

Employment Center





The existing future land use designation of this property is **Employment Center** (*see Appendix A of Comp Plan*). Special Centers (Employment Center, Pedestrian Centers, and Rural Crossroads) were identified on the Future Land Use Map to designate areas along key transportation corridors that deserved particular attention. The LI District for MacMillan Industrial Park, land for which was first acquired by the county in 1997, serves as the nexus for the designated Employment Center, the only such designation in the FLU Map, indicating that the County was inclined to channel growth in the vicinity of the park toward business and away from pedestrian and residential uses. The Comprehensive Plan associates this designation with the Community Type *Suburban Office Center*, described as "… [providing*] opportunities to concentrate employment in the region. They include both large-scale isolated buildings with numerous employees and areas containing multiple office uses that support and serve one another. They are typically buffered from surrounding development by transitional uses or landscaped areas and are often located in close proximity to major highways or thoroughfares*."

Current Future Land Use Category Suburban Office Center: Land Use Considerations		
Small Supermarket	Convenience Store	Large Supermarket
Drug Store	Bank	Restaurant
Big Box Commercial	Hotel	Professional Office
Call Center	Medical Office	Fire Station

Neighborhood Mixed-Use

The requested future land use designation is **Neighborhood Mixed-Use** (*see Appendix A of Comp Plan*). The Comprehensive Plan associates this designation with the Community Type *Walkable Neighborhood* described as a "…*deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This…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*."

Proposed Future Land Use Category Walkable Neighborhood: Land Use Considerations		
Single-Family Detached Home	Townhome/Duplex	Condominium/Apartment
Neighborhood Commercial	Restaurant	Professional Office
Government Building	Church	School
Community Park	Pocket Park	Natural Area

Compatibility with Surrounding Area

As stated above in the *Site Information*, the site is classified as Employment Center/Suburban Office Center in the Comprehensive Plan Future Land Use designation. The site is also one of several lots that comprise the 85-acre MacMillan Industrial Park, which is listed as a multi-county industrial park (MCIP) in the attached flier. (See Attachment 5)

If the MacMillan Industrial Park was simply a suburban office center, compatibility would be much more in line with the proposed school use. The park is not just an office center, however, and potential neighboring uses are not in alignment with a healthy environment for a school with outdoor activities.

Incompatibility with Potential Uses
Many of the uses allowed in the park employment center zone have separation requirements that prevent them from being located near residential uses or a school. This removes the chance that uses such as a landfill or mine would be able to locate near the proposed school. Uses that fall generally under Heavy Industry or Light Industry, however, have no such location restrictions. These are the types of uses that are available to locate in neighboring properties:

> ***INDUSTRY, HEAVY*** Typically the largest facilities in a community, these structures house complex operations and allow for intense manufacturing and industrial uses that have high impacts to neighboring properties with extensive outdoor activities. (Ord. No. 2018-1529, 8.27.18)
>
> ***INDUSTRY, LIGHT*** These facilities are typically designed for a range of primarily indoor industrial uses such as fabrication, manufacturing, assembly, processing, and bulk storage which have low impacts on surrounding properties. (Ord. No. 2018-1529, 8.27.18)

Impact to Additional Properties in the Industrial Park
Those uses that have separation requirements from residential uses and schools would not currently be allowed on the same side of the street as the subject property, as the industrial park shares a boundary with residential properties off Blackwelder Road. The same can't be said for the Keer America property, which is located across MacMillan Park Dr. That property, located on the south/west side of MacMillan Park Dr, currently has buildable area outside of the separation requirements from residential and school uses. The approval of a rezoning for 1662 MacMillan Park Dr brings the separation requirements an additional 900 feet toward the tract, and depending upon the project, may remove the ability of the Keer facility to expand and/or sell their property for industrial purposes.

Comprehensive plans are developed with future uses in mind. It's true that the site that the applicant purchased had not been utilized in many months. This alone is not reason enough to convert a comprehensive plan designation in the middle of an economic development project. The whole of the development and impact on the area must be considered.

Impact to Existing Plans, Agreements, and Projects

In the report that accompanied the rezoning request (RZ-2023-1464), staff touched on how the subject property had a fee-in-lieu of taxes (FILOT) agreement, and the County would not be able to continue that agreement if the property was rezoned. The FILOT is an option due to the park being part of a multi-county industrial park (also called a multi-county business park). (See Attachment 5) This type of economic development tool requires at least two contiguous counties, one of which must have a lower state-designated job development status, to partner with a private developer/owner to promote economic development. There are many benefits for the partners. Local governments benefit by sharing in the tax revenues generated by the park and spin off development. In addition, counties may negotiate with the private developer/owner to pay a fee instead of property taxes. This flexibility may lower the private party's tax payment, while the local government may use the revenue generated by the fee to build needed infrastructure to support the project.

At the time of publication of this report, staff is still reading to determine if the other parties to the multicounty industrial park must sign off on a property being removed from the agreement.

Finally, it should be restated that the MacMillan Industrial Park has covenants, conditions and restrictions (CCRs) that do not allow a school to be located in land covered by the CCRs; the subject property is covered by the CCRs; and at the time of this report, those CCRs were still in place and not revoked or amended. The applicant is working to complete that step.

STAFF RECOMMENDATION:

Staff recommends **denial** of this Comprehensive Plan Amendment to bring the associated RZ-2023-1464 to conformity with the current Comprehensive Plan.

Staff does not take this recommendation lightly. We heard the community, and heard the applicant as they described the hardship in finding a site. Staff notes that, when advising the applicant prior to the purchase, we provided the same recommendation then as we do now. The applicant had trouble finding INS-zoned property because the County doesn't zone private property to INS until an interested party applies for that zoning. We would be happy to help them through a rezoning to INS on a more appropriate site.

We know that families in Indian Land are interested in new school options for their children, and we support that wholeheartedly in appropriate areas. We look forward to working with both the public and private schools that will be created in Indian Land in the coming years.

ATTACHMENTS:

1. Comprehensive Plan Amendment Request
2. Recorded Plat
3. Location Map/ Zoning Map
4. Suburban Office Center Community Type
5. Ordinance 2013-1230 Master Multi-County Park Agreement

STAFF CONTACT:

Allison Hardin, Director of Development Services
ahardin@lancastercountysc.net | 803-416-9422

Lancaster County
South Carolina

ıncaster, SC 29721
castercountysc.net

COMPREHENSIVE PLAN AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS:

- Completed Application
- Signatures of Applicant & Property Owner(s)
- Deed and Survey Plat (or Boundary Survey)
- Fees associated with review

GENERAL INFORMATION

Property Address 1662 Macmillan Park Drive

City Lancaster State SC Zip 29720 Tax Parcel ID 0007-00-008.05

Current Zoning LI Current FLU Employment Center: Suburban Office Center

Proposed Amendment Convert FLU for parcel 0007-00-008.05 from Employment Center/Suburban Office Center to Neighborhood Mixed Use

Total Acres N/A Surrounding Property Description Light Industrial

Is there a Rezoning Application associated with this request? Yes: RZ-2023-1464

Intended Use/Reason for change in use locating a private school in the existing structure (Marvin Academy)

CONTACT INFORMATION

Applicant Name Lancaster County Administration on behalf of County Council

County Administrator Dennis Marstall

Address 101 N. Main Street

City Lancaster State SC Zip 29720 Phone 803-416-9508

Email dmarstall@lancastersc.net

Property Owner Name Greybridge Macmillan LLC/ Brian Cillian

Address 910 Giacomo Drive

City Waxhaw State NC Zip 28173 Phone 704-681-4270

Email: brian@greybridgepartners.com

APPLICATION CERTIFICATIONS

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

Applicant: Dennis Marstall, County Administrator — Date

Property Owner(s) Brian Cillian — Date 11/7/23

ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION WITH PROPERTY INFORMATION IF THE APPLICANT IS NOT THE OWNER

SCHEDULE/PROCESS

Submission of Application

- Please schedule a pre-submittal meeting with planning staff to answer questions and prevent delays.
- 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 an upcoming Planning Commission agenda.
- If the application is intended to amend the use of only a portion of an existing parcel then a survey subdividing the lot will need to be approved by staff prior to the Planning Commission hearing. This survey, and a deed for the newly created parcel, will need to be recorded no later than the second reading at County Council.
- An application withdrawal should be made in writing and received PRIOR TO PUBLIC NOTICE in order to receive a refund. If notice has been published, fee cannot be refunded.

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 UnifiedDevelopment Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

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 amending FLU, 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 5:00 pm on the first Monday of the month to make arrangements.

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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS:

- Completed Application
- Signatures of Applicant & Property Owner(s)
- Deed and Survey Plat (or Boundary Survey)
- Fees associated with review

GENERAL INFORMATION

Property Address ____1662 Macmillan Park Drive_____

City __Lancaster_____ State _SC__ Zip _29720__ Tax Parcel ID __0007-00-008.05_____

Current Zoning __LI_____ Current FLU_Employment Center: Suburban Office Center____

Proposed Amendment_Convert FLU for parcel 0007-00-008.05 from Employment Center/Suburban Office Center to Neighborhood Mixed Use_

Total Acres __N/A_____ Surrounding Property Description __Light Industrial_____

Is there a Rezoning Application associated with this request?__Yes: RZ-2023-1464_____

Intended Use/Reason for change in use__locating a private school in the existing structure __

(Marvin Academy)_____

CONTACT INFORMATION

Applicant Name _Lancaster County Administration on behalf of County Council_____

County Administrator Dennis Marstall__

Address ___101 N. Main Street_____

City ___Lancaster_____ State __SC__ Zip __29720__ Phone __803-416-9508____

Email __dmarstall@lancastersc.net_____

Property Owner Name _Greybridge Macmillan LLC/ Brian Cillian_____

Address ___910 Giacomo Drive_____

City __Waxhaw___ State __NC__ Zip __28173___ Phone _704-681-4270___

Email: brian@greybridgepartners.com_____

APPLICATION CERTIFICATIONS

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

Dennis E Marstall — 11/16/23

Applicant: Dennis Marstall, County Administrator — Date

Property Owner(s) Brian Cillian — Date

ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION WITH PROPERTY INFORMATION IF THE APPLICANT IS NOT THE OWNER

SCHEDULE/PROCESS

Submission of Application

- Please schedule a pre-submittal meeting with planning staff to answer questions and prevent delays.
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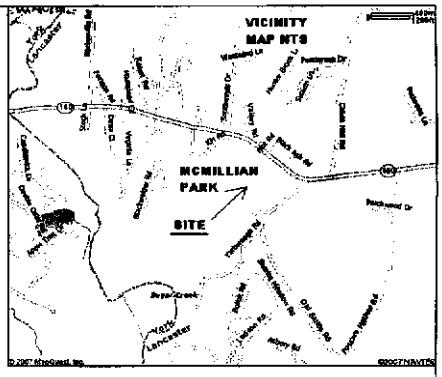
Planning Commission

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County Council

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- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00 pm on the first Monday of the month to make arrangements.

This property is subject to all easements,right-of-ways, and restrictive covenants of record.



OLD ½" IRON PIPE

N08°57'48"W 91.01'

Lancaster County
DBk. S-15 PG. 306
Plat 3852
Tax Map 7 Pcl. 8.00

OLD #4 REBAR

S79°04'38"E 268.29'

SET #5 REBAR

290.22'

N08°56'51"W

C. M. Blackwelder, Jr.
DBk. A-5 PG. 223
DBk. A-6, Pg. 4537
Plat 333
Tax Map 7 Pcl. 4.00

S38°57'31"E

Springland Associates, LLC
DBk. S-13 PG. 51
Plat 3852
Tax Map 7 Pcl. 8.01

OLD AXLE

N25°54'12"E 61.12'

SET #5 REBAR

739.02'

S25°54'12"W 219.32'

TRACT 2
7.286 AC.

Tie line to intersection of SC-160 and MacMillan Park Rd. N18°36'41"E 1774.00'

OLD ½" IRON PIPE

N38°41'27"W 742.43'

SET #5 REBAR

BACK OF CURB

10' Easement

384.47' To SC-160

BACK OF CURB

10' Utility Easement

S39°45'04"W MacMillan Park Dr. Lancaster Co. Rd. 142

66' R/W Limit

SET #5 REBAR

66' R/W

Springland Associates, LLC
DBk. S-13 PG. 51
Plat 3852
Tax Map 7 Pcl. 8.01

APPROVED FOR RECORDING
Planning Official — Date
This plat must be recorded by the following date: 4/19/07

2007003472
PLAT LARGE
RECORDING FEES $10.00
PRESENTED & RECORDED:
03-08-2007 03:54 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE KIRKLEY DEPUTY
BK:PLAT 2007
PG:183-183

NOTE: This lot does not lie within any designated flood area and there are no encroachments or projections other than as shown on this plat.

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

DRAWN BY: JCC	DATE: 01/10/2007
CHECKED BY: JCC	Tax Map: 7 Portion of Parcel 8.01
JOB NO.: 06-05-5	SHEET 1 OF 1

Plat Of Property Of KENNAMETAL, Inc.

Located At
1662 MacMillan Park Drive
MacMillan Business Park
Indian Land Community
Lancaster, South Carolina
Lancaster County

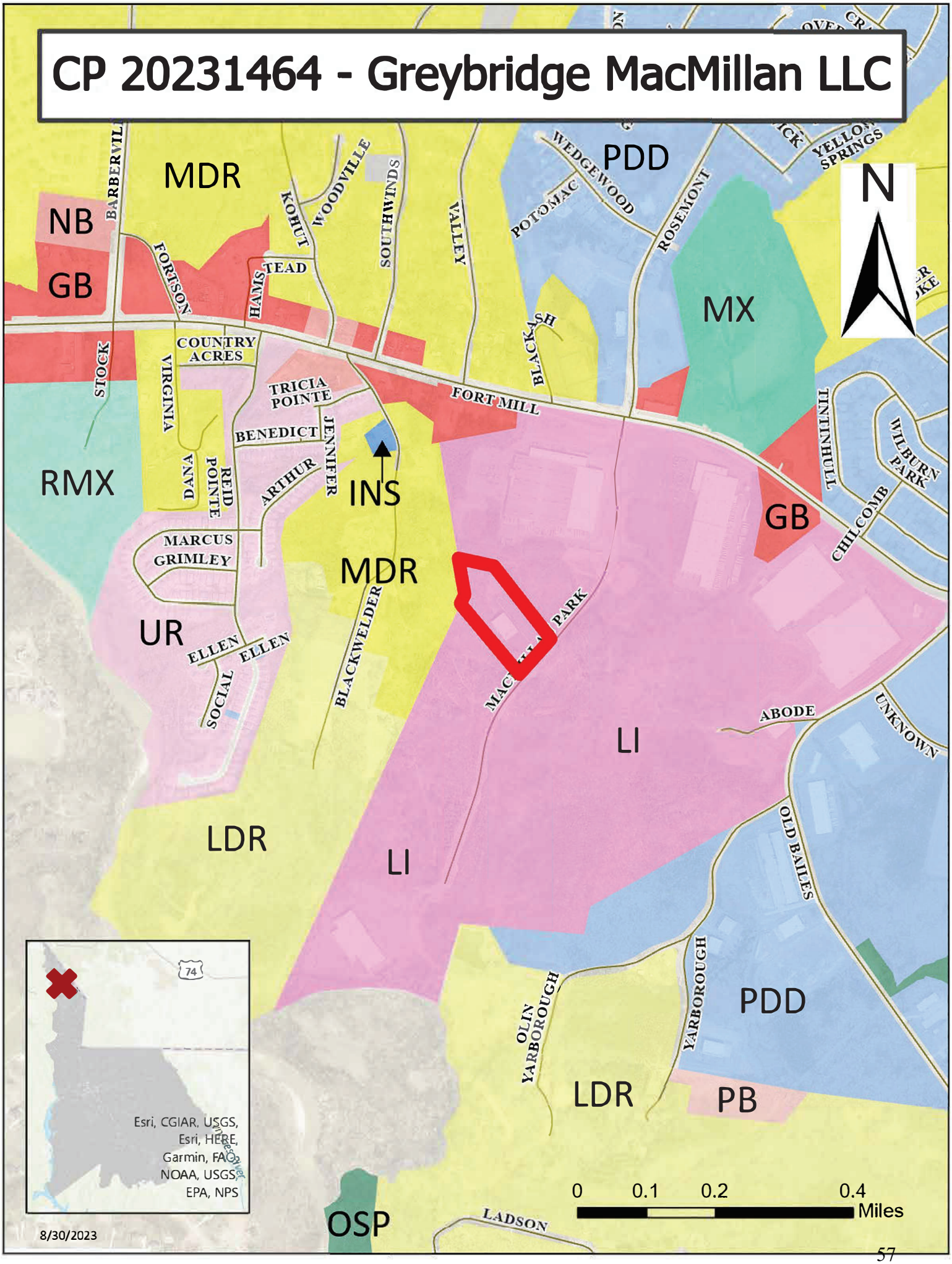
Scale: 1" = 100' Date: 01/10/07

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

Survey By: J. C. Crumpler
S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
1-803-283-9818


CP 20231464 - Greybridge MacMillan LLC
N
MDR
NB
GB
PDD
MX
RMX
INS
GB
MDR
UR
LI
LDR
LI
LDR
PDD
PB
OSP
BARBERVILLE
FORTSON
HAMSTEAD
KOHUT
WOODVILLE
SOUTHWINDS
VALLEY
POTOMAC
WEDGEWOOD
ROSEMONT
YELLOW SPRINGS
BLACKASH
STOCK
COUNTRY ACRES
VIRGINIA
TRICIA POINTE
BENEDICT
JENNIFER
DANA
REID POINTE
ARTHUR
FORT MILL
TINTINHULL
WILBURN PARK
CHILCOMB
MARCUS GRIMLEY
ELLEN
ELLEN
SOCIAL
BLACKWELDER
MAC PARK
ABODE
UNKNOWN
OLD BAILES
OLIN YARBOROUGH
YARBOROUGH
LADSON
74
Esri, CGIAR, USGS, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS
0 0.1 0.2 0.4
Miles
8/30/2023

Suburban Office Center

Suburban office centers provide opportunities to concentrate employment in the region. They include both large-scale isolated buildings with numerous employees as well as areas containing multiple office uses that support and serve one another. They are typically buffered from surrounding development by transitional uses or landscaped areas and are often located in close proximity to major highways or thoroughfares.

Place Types Included:

Suburban Office Center (SOC)

Land Use Considerations

Land uses listed for the community type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Small supermarket
Convenience store
Large supermarket
Drug store
Bank
Restaurant
Big Box commercial
Hotel
Professional Office
Call center
Medical office
Fire station

Form & Pattern

The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

Form & Pattern	
General Development Pattern	Separate Uses
Residential Density	N/A
Non-Residential Intensity	.2-1.0 FAR
Prevailing Building Height	1-3 Stories
Transportation Choices	Auto
Typical Block Length	800-1,200 LF
Open Space Elements	Pocket Parks/Landscape Buffers
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban

[1](D.U.) - Dwelling Unit [2](FAR) - Floor Area Ratio
[3](S.F.) - Square Feet [4](LF) - Linear Feet

CONNECT Our Future | Vibrant Communities – Robust Region



Neighborhood Commercial Center



Suburban Commercial Center



Suburban Commercial Center

FILED
OFFICE OF CLERK
OF COURT
2013 DEC 11 PM 12: 30
CLERK OF COURT
LANCASTER, SC

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2013-1230

AN ORDINANCE

TO AUTHORIZE AND APPROVE A MASTER MULTI-COUNTY PARK AGREEMENT BY AND BETWEEN LANCASTER COUNTY AND CHESTERFIELD COUNTY; TO REQUIRE THE PAYMENT OF A FEE IN LIEU OF AD VALOREM TAXES BY BUSINESSES AND INDUSTRIES LOCATED IN THE PARK; TO APPLY ZONING AND OTHER LAWS IN THE PARK; TO PROVIDE FOR LAW ENFORCEMENT JURISDICTION IN THE PARK; AND TO PROVIDE FOR THE DISTRIBUTION OF PARK REVENUES WITHIN LANCASTER COUNTY.

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

Section 1. Findings and Determinations; Purpose.

(a) The Council finds and determines that:

(1) the County is authorized by art. VIII, section 13(D) of the South Carolina Constitution and by Sections 4-1-170, -172 and -175 of the Code of Laws of South Carolina 1976, as amended, to jointly develop, in conjunction with contiguous counties, industrial and business parks ("multi-county parks"); and

(2) the use of multi-county parks is important in attracting and encouraging the investment and retention of capital and the retention and creation of jobs in the County.

(b) It is the purpose of this ordinance to authorize and approve a master multi-county park agreement with Chesterfield County for properties in Lancaster County and properties in Chesterfield County (the "Park").

Section 2. Approval of Master Agreement; Authority of Officials.

(A) The Council Chair and the Council Secretary are authorized, empowered and directed, in the name of and on behalf of Lancaster County, to execute, acknowledge, and deliver a Master Multi-County Park Agreement between Chesterfield County, South Carolina and Lancaster County, South Carolina (the "Master Agreement"). The Clerk to Council is authorized to attest the execution of the Master Agreement by the County officials. The form of the Master Agreement is attached to this ordinance as Exhibit A and all terms, provisions and conditions of the Master Agreement are incorporated into this ordinance as if the Master Agreement were set out in this ordinance in its entirety. By adoption of this ordinance, Council approves the Master Agreement and all of its terms, provisions and conditions. The Master Agreement is to be in substantially the form as attached to this ordinance and hereby approved, or with such changes therein as the Council Chair and Council Secretary determine, upon advice of counsel, necessary and that do not materially change the matters contained in the form of the Master Agreement.

(B) Prior to the execution of the Master Agreement, as provided in Section 2(A) of this ordinance, the Council Chair and Council Secretary are authorized and directed to remove any property from the schedule of properties proposed to be included in the Park if the property is inside the boundaries of a municipality and the municipality has not consented to the creation of the Park as required by Section 4-1-170(C) of the Code of Laws of South Carolina 1976, as amended unless the property was previously included in another multi-county park .

Section 3. Payment of Fee in Lieu of Tax.

The businesses and industries located in the Park must pay a fee in lieu of *ad valorem* taxes as provided for in the Master Agreement. With respect to properties located in the Lancaster County portion of the Park, the fee paid in lieu of *ad valorem* taxes shall be paid to the Treasurer of Lancaster County. That portion of such fee allocated pursuant to the Agreement to Chesterfield County shall be thereafter paid by the Treasurer of Lancaster County to the Treasurer of Chesterfield County within forty-five (45) business days of receipt for distribution in accordance with the Master Agreement. With respect to properties located in the Chesterfield County portion of the Park, the fee paid in lieu of *ad valorem* taxes shall be paid to the Treasurer of Chesterfield County. That portion of such fee allocated pursuant to the Master Agreement to Lancaster County shall thereafter be paid by the Treasurer of Chesterfield County to the Treasurer of Lancaster County within forty-five (45) business days of receipt for distribution in accordance with the Master Agreement. The provisions of Section 12-2-90, Code of Laws of South Carolina 1976, as amended, or any successor statutes or provisions, apply to the collection and enforcement of the fee in lieu of *ad valorem* taxes.

Section 4. Applicable Ordinances and Regulations.

Any applicable ordinances and regulations of Lancaster County concerning zoning, health and safety, and building code requirements shall apply to the Park properties in Lancaster County unless the properties are within the boundaries of a municipality in which case the municipality's applicable ordinances and regulations shall apply. Any applicable ordinances and regulations of Chesterfield County concerning zoning, health and safety, and building code requirements shall apply to the Park properties in Chesterfield County unless the properties are within the boundaries of a municipality in which case the municipality's applicable ordinances and regulations shall apply.

Section 5. Law Enforcement Jurisdiction.

Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Park properties in Lancaster County is vested with the Sheriff's Department of Lancaster County. Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Park properties in Chesterfield County is vested with the Sheriff's Department of Chesterfield County. If any of the Park properties located in either Lancaster County or Chesterfield County are within the boundaries of a municipality, then jurisdiction to make arrests and exercise law enforcement jurisdiction is vested with the law enforcement officials of the municipality.

Section 6. Distribution of Revenue.

(a) Revenues generated from industries or businesses located in the Lancaster County portion of the Park to be retained by Lancaster County shall be distributed within Lancaster County in accordance with this subsection:

(1) First, unless Lancaster County elects to pay or credit the same from only those revenues which Lancaster County would otherwise be entitled to receive as provided under item (3)

below, to pay annual debt service on any special source revenue bonds issued by Lancaster County pursuant to, or to be utilized as a credit in the manner provided in Section 4-1-175, Code of Laws of South Carolina 1976, as amended;

(2) Second, at the option of Lancaster County, to pay for, or reimburse Lancaster County for, any expenses incurred by it in the administration, development, operation, maintenance and promotion of the Park or the industries and businesses located therein or for other economic development purposes of Lancaster County; and

(3) Third, to those taxing entities in which the property is located, in the same manner and proportion that the millage levied for the taxing entities would be distributed if the property were taxable but without regard to exemptions otherwise available pursuant to Section 12-37-220, Code of Laws of South Carolina 1976, as amended, for that year.

(b) Notwithstanding any other provision of this section:

(1) all taxing entities which overlap the applicable properties within the Park shall receive at least some portion of the revenues generated from such properties; and

(2) all revenues receivable by a taxing entity in a fiscal year shall be allocated to operations and maintenance and to debt service as determined by the governing body of the taxing entity.

(c) Revenues generated from industries or businesses located in the Chesterfield County portion of the Park shall be retained by Lancaster County.

Section 7. Conflicting Provisions.

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

Section 8. Severability.

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

Section 9. Effective Date.

This ordinance is effective upon third reading.

SIGNATURES FOLLOW ON NEXT PAGE.

AND IT IS SO ORDAINED, this 9th day of December, 2013.

LANCASTER COUNTY, SOUTH CAROLINA

Larry McCullough, Chair, County Council

Jack Estridge, Secretary, County Council

ATTEST:

Debbie C. Hardin, Clerk to Council

First Reading:	September 9, 2013
Second Reading:	September 23, 2013
Public Hearing:	October 14, 2013
Third Reading:	December 9, 2013

Approved as to form:

County Attorney

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Exhibit A to Ordinance No. 2013-1230

Master Multi-County Park Agreement
between
Chesterfield County, South Carolina and Lancaster County, South Carolina

See attached.

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Master Multi-County Park Agreement

between

Chesterfield County, South Carolina and Lancaster County, South Carolina

December 9, 2013

This MASTER MULTI-COUNTY PARK AGREEMENT is made and entered into as of the 9th day of December, 2013, by and between CHESTERFIELD COUNTY, SOUTH CAROLINA ("Chesterfield County") and LANCASTER COUNTY, SOUTH CAROLINA ("Lancaster County") (collectively, Chesterfield County and Lancaster County are the "Parties"), each a body politic and corporate, a political subdivision of the State of South Carolina ("Master Agreement").

In consideration of the mutual agreements, representations and benefits contained in this Master Agreement and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Chesterfield County and Lancaster County agree as follows:

1. Effective Date. This Master Agreement is effective at 12:00 a.m. (midnight), July 1, 2014 (the "Effective Date").

2. Authorization. Article VIII, section 13(D) of the South Carolina Constitution and Sections 4-1-170, -172, and -175 of the Code of Laws of South Carolina 1976, as amended (the "MCP Law"), authorizes contiguous counties to jointly develop industrial and business parks within the geographical boundaries of one or more of the participating counties. Lancaster County authorized and approved this Master Agreement by passage of Ordinance No. 2013-1230 and Chesterfield County authorized and approved this Master Agreement by passage of Ordinance No. 2013-14-08.

3. Purpose. The purpose of this Master Agreement is to *(i)* provide for the establishment of a multi-county park in accordance with the MCP Law consisting of multiple properties located in each county, *(ii)* encourage the investment of capital and the creation of jobs in Lancaster County and Chesterfield County, and *(iii)* to provide a simple process for the two counties to use the multi-county park mechanism as a tool to recruit new business and industry to locate in the respective counties and to encourage the expansion of existing business and industry.

4. Agreement to Develop Park. The Parties agree to jointly develop an industrial and business park in accordance with the MCP Law and the terms and conditions of this Master Agreement (the "Park").

5. The Park. (A) *Location.* The Park consists of property located in Lancaster County, as further identified in Exhibit A (Lancaster County) to this Master Agreement, and property located in Chesterfield County, as further identified in Exhibit B (Chesterfield County),

to this Master Agreement. The Park may consist of non-contiguous properties within each county.

(B) *Addition and Removal of Property.*

(1) *Ordinance.* Property may be added to or removed from the Park as authorized by ordinances of the councils of both Lancaster County and Chesterfield County.

(2) *Revised Exhibits.* If property is added to or removed from the Park, this Master Agreement is deemed amended and a revised Exhibit A (Lancaster County) or Exhibit B (Chesterfield County), as applicable, shall be prepared by the county in which the added or removed property is located. The revised exhibit must contain a description or other identification of the properties included in the Park, after the addition or removal. A copy of the revised exhibit shall be provided to the Administrator, Clerk to Council, Assessor, Auditor and Treasurer of Lancaster County and Chesterfield County.

(3) *Public Hearings and Notice.* Prior to the adoption by either county of an ordinance authorizing the removal of property from the Park, the county council in the county in which the property to be removed is located, shall hold a public hearing. The county that will conduct the public hearing must give notice of the public hearing by publication in a newspaper of general circulation in the county in which the public hearing will be held at least once and not less than fifteen (15) days prior to the public hearing. Notice of the public hearing shall also be served in the manner of service of process at least fifteen (15) days prior to the public hearing upon the owner of the real property and, if applicable, the lessee of any real property which would be removed from the Park.

6. Fee in Lieu of Taxes. Pursuant to article VIII, section 13(D), of the South Carolina Constitution, all property located in the Park is exempt from all *ad valorem* taxation. The owners or lessees of any property situated in the Park shall pay in accordance with this Master Agreement and the MCP Law an amount equivalent to the *ad valorem* property taxes or other in-lieu-of payments that would have been due and payable but for the location of the property within the Park ("Fee in Lieu of Taxes" or "FILOT").

7. Allocation of Expenses. Lancaster County and Chesterfield County shall bear the expenses for the development, operation, maintenance and promotion of the Park and the cost of providing public services, in the following proportions:

If property is in the Lancaster County portion of the Park:

(1)	Lancaster County	100%
(2)	Chesterfield County	0%

If property is in the Chesterfield County portion of the Park:

(1)	Lancaster County	0%
(2)	Chesterfield County	100%

8. Allocation of Revenues. Lancaster County and Chesterfield County shall receive an allocation of revenue generated by the Park through payment of Fee in Lieu of Taxes (net of any special source revenue bond payments or special source revenue credits) in the following proportions:

If property is in the Lancaster County portion of the Park:

(1)	Lancaster County	99%
(2)	Chesterfield County	1%

If property is in the Chesterfield County portion of the Park:

(1)	Lancaster County	1%
(2)	Chesterfield County	99%

9. Revenue Allocation Within Each County. (A) *Host County.* Revenues generated by the Park through the payment of Fee in Lieu of Taxes shall be distributed to Lancaster County and to Chesterfield County, as applicable, according to the proportions established by Paragraph 8 of this Master Agreement. With respect to revenues allocable to Lancaster County or Chesterfield County by way of FILOT generated within the respective county (the "Host County"), such revenue shall be distributed within the Host County in the manner provided by ordinance of the council of the Host County; provided, that *(i)* all taxing districts which overlap the applicable revenue-generating portion of the Park shall receive at least some portion of the revenues generated from such portion, and *(ii)* with respect to amounts received in any fiscal year by a taxing entity, the governing body of the taxing entity shall allocate the revenues received between operations and debt service of the taxing entity. Each Host County is specifically authorized to use a portion of the revenue for economic development purposes as permitted by law and as established by ordinance of the council of the Host County.

(B) *Non-Host County.* Revenues allocable to Lancaster County by way of FILOT generated within Chesterfield County shall be distributed solely to Lancaster County. Revenues allocated to Chesterfield County by way of FILOT generated within Lancaster County shall be distributed solely to Chesterfield County.

10. Fees In Lieu of Taxes Pursuant to Title 4 and Title 12 Code of Laws of South Carolina. The Parties agree that the entry by Lancaster County into any one or more fee in lieu of tax agreements pursuant to Title 4 or Title 12 of the Code of Laws of South Carolina 1976, as amended ("Negotiated Fee-in-Lieu of Tax Agreements"), with respect to property located within the Lancaster County portion of the Park and the terms of those agreements shall be at the sole discretion of Lancaster County. The Parties further agree that entry by Chesterfield County into any one or more Negotiated Fee-in-Lieu of Tax Agreements with respect to property located within the Chesterfield County portion of the Park and the terms of those agreements shall be at the sole discretion of Chesterfield County.

11. Assessed Valuation. For the purpose of calculating the bonded indebtedness limitation and for the purpose of computing the index of taxpaying ability pursuant to Section 59-20-20(3) of the Code of Laws of South Carolina 1976, as amended, allocation of the assessed value of property within the Park to Lancaster County and Chesterfield County and to each of the taxing entities within the participating counties shall be identical to the allocation of revenue received and retained by each of the counties and by each of the taxing entities within the participating counties, pursuant to Paragraphs 8 and 9 of this Master Agreement.

12. Applicable Regulations. Any applicable ordinances and regulations of Chesterfield County concerning zoning, health and safety, and building code requirements shall apply to the Park properties in Chesterfield County unless the properties are within the boundaries of a municipality in which case the municipality's applicable ordinances and regulations shall apply. Any applicable ordinances and regulations of Lancaster County concerning zoning, health and safety, and building code requirements shall apply to the Park properties in Lancaster County unless the properties are within the boundaries of a municipality in which case the municipality's applicable ordinances and regulations shall apply.

13. Law Enforcement Jurisdiction. Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Park properties in Chesterfield County is vested with the Sheriff's Department of Chesterfield County. Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Park properties in Lancaster County is vested with the Sheriff's Department of Lancaster County. If any of the Park properties located in either Chesterfield County or Lancaster County are within the boundaries of a municipality, then jurisdiction to make arrests and exercise law enforcement jurisdiction is vested with the law enforcement officials of the municipality.

14. Severability. If any provision or any part of a provision of this Master Agreement is held invalid or unenforceable by a court of competent jurisdiction, such holding shall not invalidate or render unenforceable the remainder of that provision or any other provision or part of a provision of this Master Agreement.

15. Amendments. The provisions of this Master Agreement may be modified or amended only in a writing signed by the Parties.

16. Headings and Catch Lines. The headings of the paragraphs and subparagraphs of this Master Agreement are inserted for convenience only and do not constitute a part of this Master Agreement.

17. Governing Law. This Master Agreement, and all documents executed in connection with it, shall be construed in accordance with and governed by the laws of the State of South Carolina.

18. Counterparts. This Master Agreement may be executed in any number of counterparts, and all of the counterparts taken together constitute one and the same instrument.

19. Binding Agreement. This Master Agreement is binding upon and shall inure to the benefit of the respective Parties.

20. Merger. This Master Agreement, and all documents executed in connection with it, express the entire understanding and all agreements of the Parties with each other, and neither Lancaster County nor Chesterfield County has made or shall be bound by any agreement or any representation to the other party which is not expressly set forth in this Master Agreement.

21. Waiver. Either party may waive compliance by the other party with any term or condition of this Master Agreement only in a writing signed by the waiving party. The failure or delay on the part of any party hereto in exercising any right, power, or remedy hereunder shall not operate as a waiver thereof, nor shall any single or partial exercise of any such right, power, or remedy preclude any other or further exercise thereof or the exercise of any other right, power, or remedy hereunder. No waiver of any provision hereof shall be effective unless the same shall be in writing and signed by the waiving party hereto.

22. Termination. (A) *Duration and Renewal.* This Master Agreement commences on the Effective Date and ends on December 31, 2063, *provided*, that this Master Agreement is automatically extended for a renewal term of ten (10) years, and for not more than a total of five (5) ten (10) year renewal terms, unless either Lancaster County or Chesterfield County gives written notice to the other not less than one hundred eighty (180) days prior to the end of the applicable term that the party objects to the extension of this Master Agreement. If either county gives written notice to the other of its objection to the extenson of this Master Agreement, then the county in which the real property is located shall give notice of the termination of this Master Agreement to the owner of the real property and, if applicable, the lessee of any real property, located within the Park in that county not less than ninety (90) days prior to the end of the applicable term and the notice shall be provided in the manner set forth in subparagraph (B)(3) of Paragraph 5 of this Master Agreement.

(B) *Mutual Termination.* Notwithstanding the provisions of subparagraph (A) of this Paragraph 22, the Parties may mutually agree to terminate this Master Agreement at any time upon passage of an ordinance to that effect by each county and after conducting a public hearing and giving notice as set forth in subparagraph (B)(3) of Paragraph 5 of this Master Agreement.

SIGNATURES FOLLOW ON NEXT PAGE.

WITNESS our hands and seals as of the date first above written.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Larry McCullough
Chair, County Council

_____
Jack Estridge
Secretary, County Council

(Seal)

ATTEST:

_____
Debbie C. Hardin
Clerk to Council

CHESTERFIELD COUNTY, SOUTH CAROLINA

(SEAL)

_____
J. Matthew Rivers
Chair, County Council

ATTEST:

_____
Betty M. Boswell
Clerk to Council

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EXHIBIT A (Lancaster County)

Lancaster County Property
December 9, 2013
(Effective July 1, 2014)

U.S. 521 –Northfield Drive-Business Park

Tax Map No.	Owner
0010-00-050.00	LIP Lot 14 LLC
0010-00-050.03	Little Buildings LLC
0010-00-050.05	William O. Powers
0010-00-050.06	South Atlantic Environmental
0010-00-050.08	Lancaster Industrial Park LLC
0010-00-050.09	Lancaster Industrial Park LLC
0010-00-050.10	Lancaster Industrial Park LLC
0010-00-050.11	John F. Shepherd
0010-00-050.12	C.W. Bennett
0010-00-050.13	Lancaster Industrial Park LLC
0010-00-050.14	G&G 9106 Northfield Drive LLC
0010-00-050.15	G&G 9106 Northfield Drive LLC
0010-00-050.16	G&G 9106 Northfield Drive LLC
0010-00-050.17	Thomas Concrete of Carolina
0010-00-050.18	Cemex Construction Materials
0010-00-050.19	Concrete Supply Co.

Lancaster County Air Rail Park

Tax Map No.	Owner
0066-00-039.00	Fancy Pocket USA Holdings, Inc.
0066-00-040.00	Lancaster County
0083-00-007.01	Lancaster County

S.C. 9 – U.S. 521 By-Pass Business Park

Tax Map No.	Owner
0061-00-104.02	Turnils Inc.
0061-00-104.04	Metso/Jim Loen 2008 LLC
0068-00-018.01	Nutramax
0068-00-018.06	Nutramax
0068-00-018.07	Nutramax
0068-00-018.03	Risc LLC (Cooley Bldg)

S.C. 160 - McMillian Park

Tax Map No.	Owner
0007-00-008.00	DVG Real Property LLC
0007-00-008.03	Allegiance (Cardinal Health)
0007-00-008.05	Kennametal

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EXHIBIT B (Chesterfield County)

Chesterfield County Property

NONE

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Agenda Item Summary

Ordinance # / Resolution #: SD-2022-2205 The Sands at Kershaw f/k/a Little Dude
Contact Person / Sponsor: A. Hardin
Department: Planning
Date Requested to be on Agenda: 12/19/2023

Issue for Consideration:

Points to Consider:
Originally presented September 2023.

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report*	12/11/2023	Exhibit
Application	12/4/2023	Exhibit
Revised Site Plan	12/4/2023	Exhibit
Response to Comments November 2023	12/4/2023	Exhibit
Review Comments December 2023*	12/11/2023	Exhibit
TIA*	12/11/2023	Exhibit
TIA Review Memo from ICE*	12/11/2023	Exhibit
SMC Global- Letter in Opposition*	12/12/2023	Exhibit
SMC Global- Email in Opposition*	12/12/2023	Exhibit

PROPOSAL:	Major Preliminary Plat for The Sands at Kershaw: Approximately 39.47 acres consisting of 76 single-family lots
PROPERTY LOCATION:	**S**outheast corner of Fork Hill Road and Little Dude Avenue (outside of Kershaw town limits) (TM #0141-00-024.00)
CURRENT ZONING DISTRICT:	MDR Medium Density Residential
APPLICANT:	Earl Coulston/Coulston Enterprises
COUNTY COUNCIL DISTRICT:	District 6, Allen Blackmon

OVERVIEW & BACKGROUND:

Site Information & Existing Condition

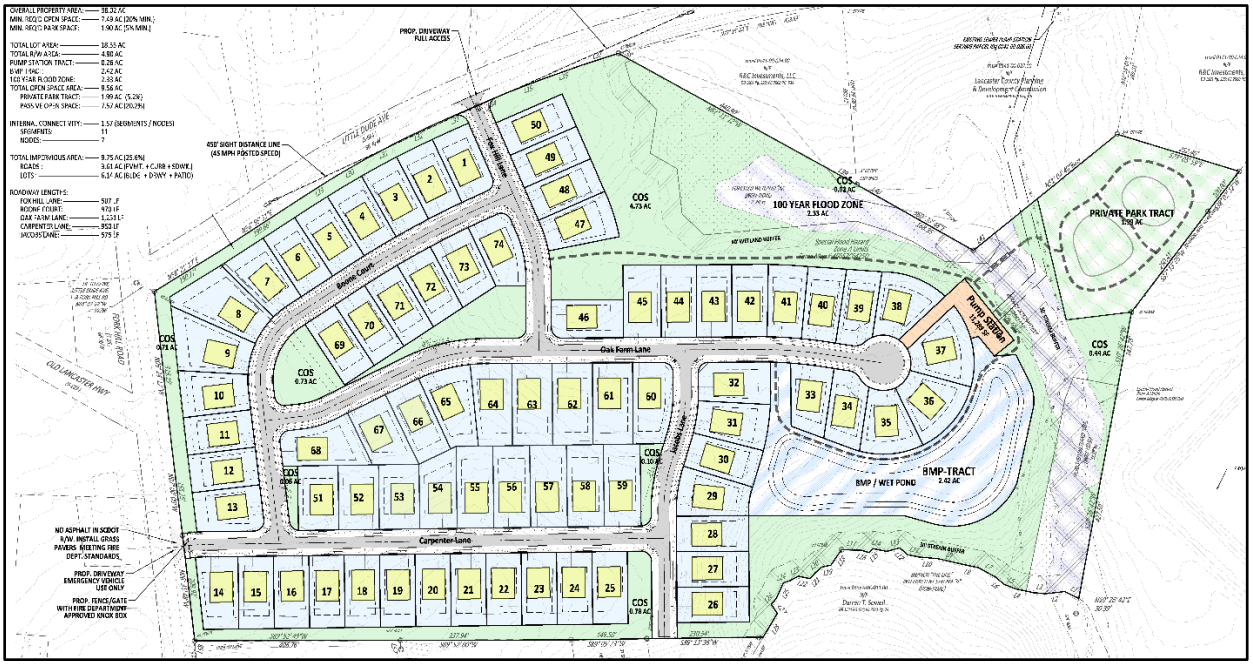
The property is currently vacant with at least one abandoned structure on the parcel. This property was rezoned last year to MDR (RZ-2022-0412 Coulston) as approved by Council Ordinance 2022-1808. The parcel had previously been zoned HDR as part of a proposed plan for worker housing for Haile Gold Mine that did not come to fruition.

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

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	INS, LI	Churches; Kershaw Holding LLC and C/O Special Materials Company
South	Lancaster County	RR	Residential neighborhood (Pine Ridge Drive)
East	Lancaster County	RR, INS, LI	Residential, Kershaw Rural Water CO INC, Haile Gold Mine Office
West	Lancaster County	RR, GB,AR	Residential; small businesses

Proposed Preliminary Plat:



Full sized exhibit attached to report

Guiding Development Standards

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

DEVELOPMENT SUMMARY:

Development Summary	
Site Acreage	39.47 acres
Proposed Lots	74
Project Overview	Single Family Residential Subdivision
Open Space (20% min)	25.7% (12.14 ac total of 39.47 ac)
Park Space (5% min)	5% (1.99 ac of 39.47 ac)
Internal Streets	Will be privately maintained
Connectivity Index (min 1.3)	1.57

TECHNICAL REVIEW COMMENTS SUMMARY

School District Input:
The Lancaster County School District (LCSD) has recommended approval of this request and issued no further comments.

Water and Sewer (Town of Kershaw and Lancaster County Water and Sewer District)

The applicant has provided a willingness and capability letter from the Town of Kershaw to provide sewer services for the proposed project. Water will be provided via the Lancaster County Water and Sewer District. According to the most recent set of comments provided by the District, sewer service responsibility is still being decided between the Town of Kershaw and the District.

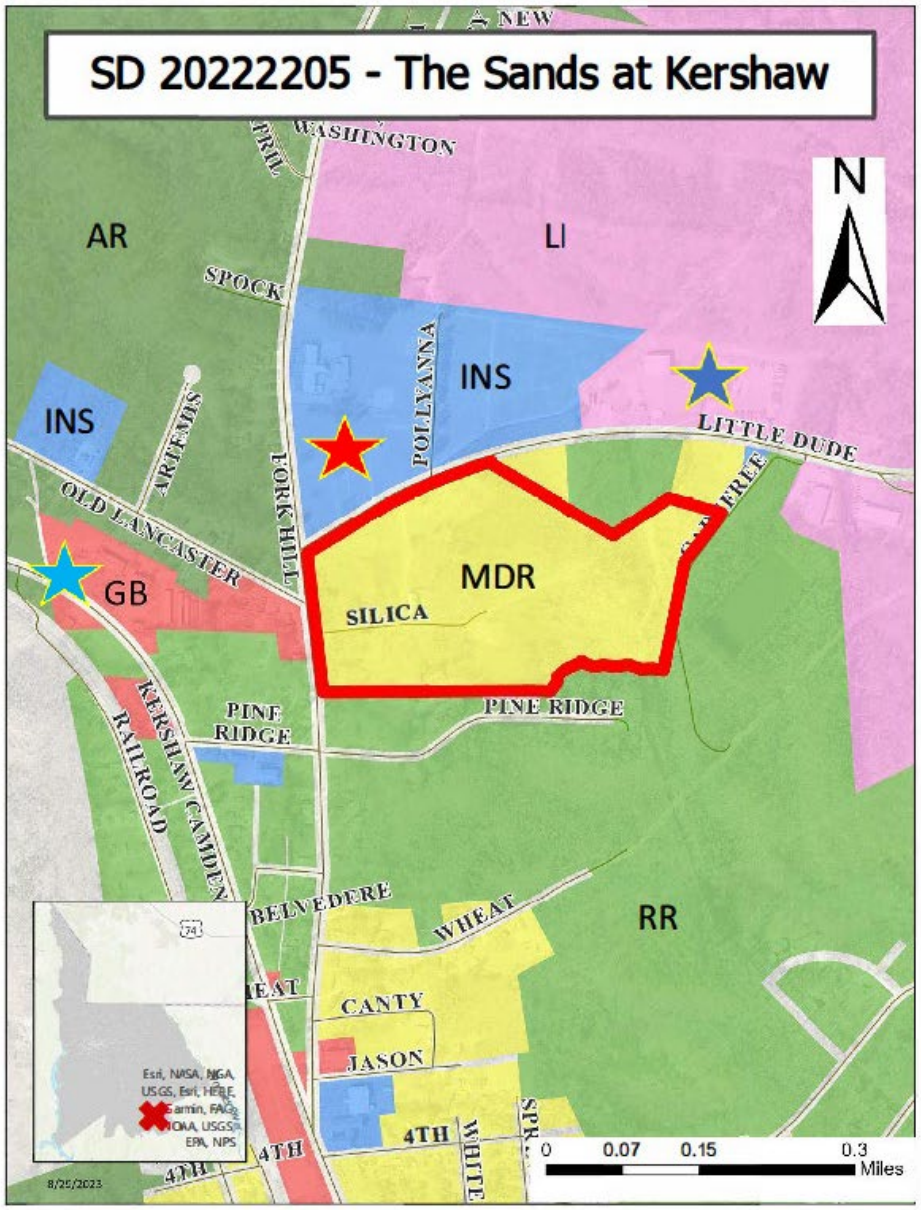
Traffic Impact Analysis (TIA)
The Traffic Impact Analysis has been approved for this location with no offsite improvements required unless the scope of the subdivision has significant changes.

Fire Service/South Carolina Department of Transportation (SCDOT)
Staff have had ongoing discussions with the Lancaster County Fire Marshal and SCDOT. The project as proposed currently does meet the access provisions of the South Carolina Fire Code which requires two access points in developments with over 50 lots, one of which can be emergency access only, or a 26ft wide Right of Way (ROW) throughout the project with a single access. The existing site plan has an emergency access entrance that fronts Fork Hill Road. This access does not meet the SCDOT separation standards. SCDOT advised that if a second access is to be required, then both access points should be located on Little Dude Avenue. The applicant has not submitted a revised site plat that addresses these comments.

Planning
Staff is concerned that a portion of the wetlands that are delineated on the original survey are not properly shown on the proposed subdivision. The omitted area would potentially impact three lots (Lot 45, 46, and 47). Typically, when wetlands are not shown on a plat, they have been remediated or have migrated. Staff does not have evidence of either of these at the time of this report.

PUBLIC COMMENTS
Staff have received phone calls in support of and in opposition of the proposed development. Staff has also received a letter from an adjacent property owner Tax Map Number 0141-00-026.00 in opposition to the proposed development. This letter is an attachment to the staff report.

MAP OF THE PROJECT AREA:



Lancaster County South Carolina

Proposal:
Preliminary Plat: 74 lots

Special Materials Company

Subject Property

Mission Baptist Church and Cemetery

H & H Chevrolet

STAFF RECOMMENDATION:

Staff recommends **Denial** of this Preliminary Plat based on major outstanding comments from members of the Technical Review Committee.

Staff would welcome the opportunity to review the subdivision again in the future when the comments from the SCDOT are resolved.

ATTACHMENTS:

1. Preliminary Plat Application
2. Preliminary Plat- Revised
3. TIA summary
4. TRC/Evolve Comments December 2023
5. Letter in opposition from SMC Global

STAFF CONTACT:

Allison Hardin, CFM
Development Services Director
ahardin@lancastercountysc.net
803-416-9422

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

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

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

APPLICATION AND APPROVAL PROCESS

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

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

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

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

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

PROJECT INFORMATION

Project Address/Location: SE Corner of Fork Hill Road and Little Dude Ave

Tax Map ID/Parcel No.: 0141-00-024.00

Project Description: Proposed subdivision: 76 single family detached homes

Applicant Name: Earl Coulston

Address: 8332 Regent Parkway, Fort Mill, SC 29715

Phone: (704) 507-2175 Email: earl@coulstondev.com

Property Owner Name: Coulston Enterprises, Inc

Address: 8332 Regent Parkway, Fort Mill, SC 29715

Phone: (704) 507-2175 Email: earl@coulstondev.com

Other Project Contacts

Name: Barry M. Fay, PE (American Engineering)

Address: 8008 Corporate Center Drive, Charlotte, NC 28226

Phone: (704) 375-2438 Email: bfay@american-ea.com

Name: Andy Coulston

Address: 8332 Regent Parkway, Fort Mill, SC 29715

Phone: (704) 507-2177 Email: aecoulston@gmail.com

Applicant Signature: Earl Coulston Date: 8-2-23

Owner Signature: Earl Coulston Date: 8-2-23

Owner Signature: _____ Date: _____

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

PRELIMINARY PLAT CHECKLIST

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

GENERAL PROJECT INFORMATION:

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

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

EXISTING CONDITIONS:

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

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

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

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

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

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

TREE RETENTION

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

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

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

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

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

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

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

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

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

LOT DESIGN

Identify a lot configuration that complies with the following standards.

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

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

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

USE-SPECIFIC STANDARDS

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

OVERLAY DISTRICTS

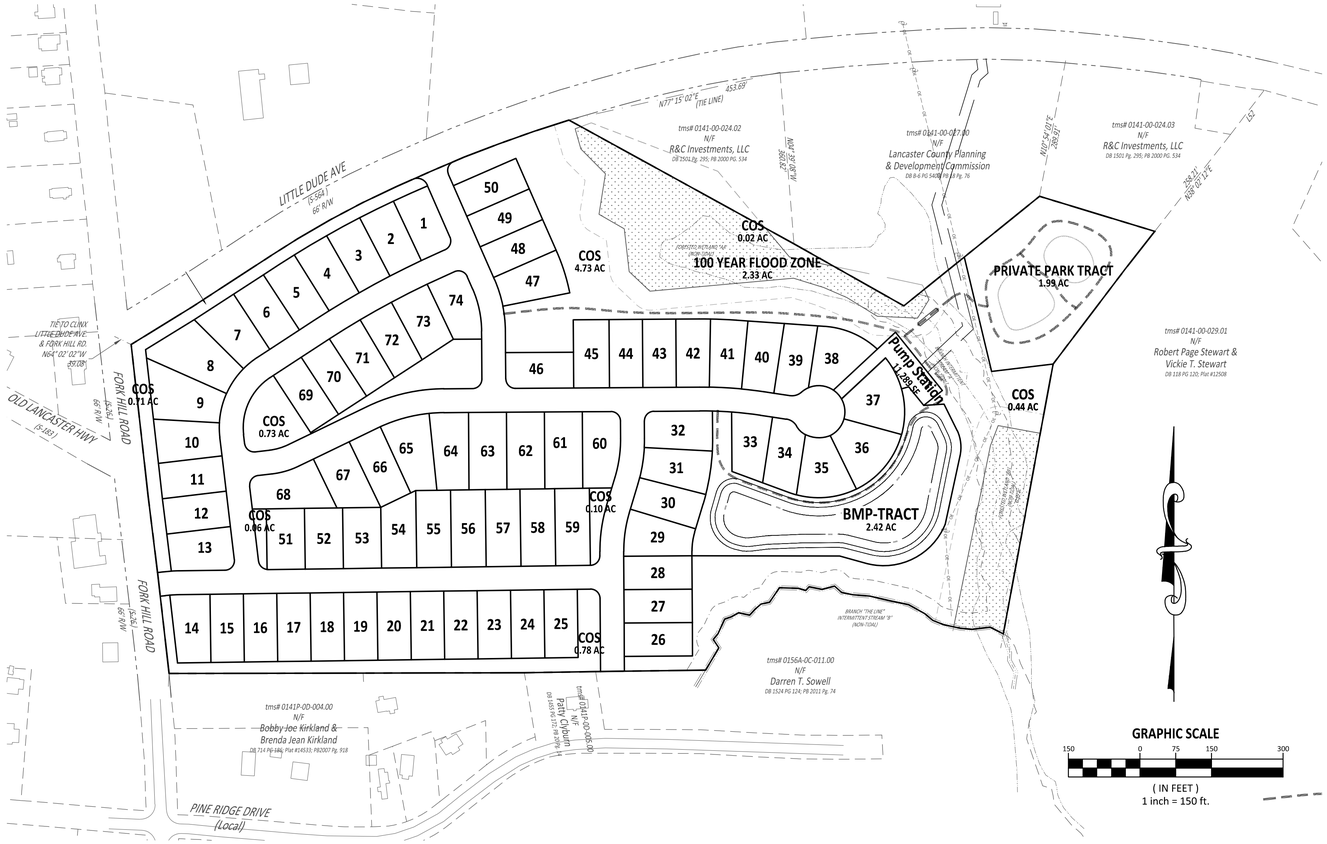
If an overlay district exists, be sure to address the applicable standards for it in the site design.

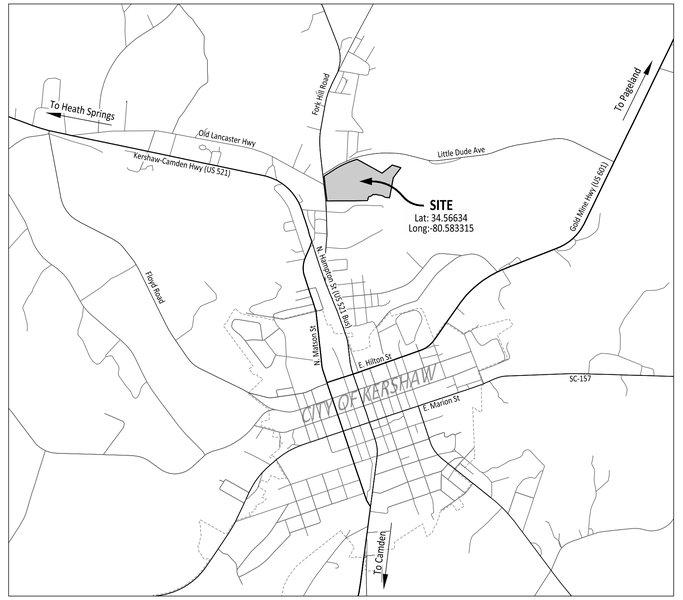
- ☐ **McWhirter Field Aviation Overlay** Please refer to the UDO for allowed uses and associated development criteria.
- ☐ **Carolina Heelsplitter Overlay**
- ☐ **Carolina Thread Trail Overlay**
- ☐ **Highway Corridor Overlay**
- ☐ **Equestrian Oriented Subdivision Overlay**

The Sands at Kershaw

Little Dude Avenue

Lancaster County, SC





Location Map
Scale: 1" = 2000'

CONTACTS:

DEVELOPER:
EARL COULSTON
COULSTON ENTERPRISES INC.
8332 REGENT PARKWAY
FORT MILL, SC 29715
(704) 507-2175
earl@coulstondev.com

CIVIL ENGINEER:
BARRY M. FAY, SCPE #27695
AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST, PA
8008 CORPORATE CENTER DRIVE
SUITE 110
CHARLOTTE, NC 28226
(704) 375-2438
bfay@american-ea.com

SURVEYOR:
CARL S. HOLLAND, SCPLS # 25434
HOLLAND SURVEYORS, LLC
170 PAYNE POND RD
WESTVILLE, SC 29175
(803) 427-9947

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Drive, Suite 110
Charlotte, NC 28226
704-375-2438

SOUTH CAROLINA AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST, PA NO. 4729 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER SEAL 27695 10-4-23 BARRY M. FAY

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NO.	DATE	REVISION:

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Preliminary Plat for
THE SANDS AT KERSHAW
LITTLE DUDE AVE
LANCASTER COUNTY, SC

JOB NUMBER: C210093
DESIGN BY: BMF
DATE: 8/1/2023

SHEET TITLE:
COVER SHEET

SHEET NO.:
C-101

W:\2021\C210093 - Coulston - Kershaw Little Dude\Civil\Sheets\Prelim Plat\C210093 Prelim Plat.dwg

SITE DATA

PROPOSED PROJECT NAME: — THE SANDS AT KERSHAW
OWNER/ DEVELOPER INFO: — COULSTON ENTERPRISES, INC
8332 REGENT PARKWAY
FORT MILL, SC 29715
earl@coulstondev.com
704-507-2175

DESIGNER INFO: — BARRY M. FAY, PE
AMERICAN ENGINEERING
8008 CORPORATE CENTER DRIVE, SUITE 110
CHARLOTTE, NC 28226
bfay@american-ea.com
704-375-2438

PARCEL ID #: — 0141-00-024.00
ZONING DISTRICT: — MDR (MEDIUM DENSITY RESIDENTIAL)
NUMBER OF LOTS: — 74
NUMBER OF STORIES: — 2 MAX.
DENSITY: — 1.95 DUA
BUILDING SETBACKS:
FRONT: — 30'
SIDE: — 10' (INTERIOR)
15' (STREET)
REAR: — 25'

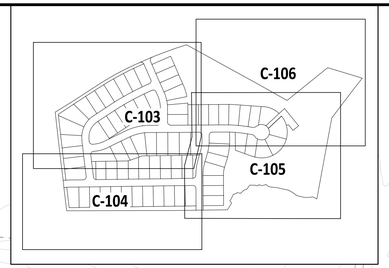
OVERALL PROPERTY AREA: — 38.02 AC
MIN. REQ'D OPEN SPACE: — 7.49 AC (20% MIN.)
MIN. REQ'D PARK SPACE: — 1.90 AC (5% MIN.)

TOTAL LOT AREA: — 18.55 AC
TOTAL R/W AREA: — 4.90 AC
PUMP STATION TRACT: — 0.26 AC
BMP TRACT: — 2.42 AC
100 YEAR FLOOD ZONE: — 2.33 AC
TOTAL OPEN SPACE AREA: — 9.56 AC
PRIVATE PARK TRACT: — 1.99 AC (5.2%)
PASSIVE OPEN SPACE: — 7.57 AC (20.2%)

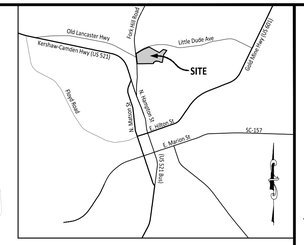
INTERNAL CONNECTIVITY: — 1.57 (SEGMENTS / NODES)
SEGMENTS: — 11
NODES: — 7

TOTAL IMPERVIOUS AREA: — 9.75 AC (25.6%)
ROADS : — 3.61 AC (PVMT. + CURB + SDWK.)
LOTS : — 6.14 AC (BLDG. + DRWY. + PATIO)

ROADWAY LENGTHS:
FOX HILL LANE: — 507 LF
BOONE COURT: — 970 LF
OAK FARM LANE: — 1,251 LF
CARPENTER LANE: — 950 LF
JACOBS LANE: — 575 LF



KEY MAP
N.T.S.



Vicinity Map
N.T.S.



Boundary Line Table		
Line #	Length	Direction
L1	30.89'	N63° 28' 29"W
L2	38.24'	S83° 34' 17"W
L3	24.40'	N85° 09' 42"W
L4	35.83'	N77° 45' 17"W
L5	24.55'	N68° 35' 44"W
L6	22.14'	N49° 46' 45"W
L7	38.64'	N61° 08' 58"W
L8	38.36'	N78° 04' 14"W
L9	45.22'	N77° 01' 36"W
L10	34.99'	N85° 31' 50"W
L11	24.23'	N78° 34' 50"W
L12	20.17'	N48° 17' 12"W
L13	27.24'	S75° 14' 26"W
L14	27.46'	N78° 17' 05"W
L15	10.67'	S42° 01' 53"W
L16	16.01'	N73° 25' 23"W
L17	29.65'	N88° 07' 36"W
L18	37.04'	S34° 22' 49"W
L19	18.23'	S78° 10' 07"W
L20	16.00'	S49° 37' 34"W
L21	17.24'	S42° 11' 15"W
L22	23.54'	N78° 00' 26"W
L23	18.19'	S61° 36' 10"W
L24	13.98'	S71° 25' 48"W
L25	34.23'	S24° 52' 48"W
L26	15.21'	S38° 58' 15"W
L27	21.08'	S33° 44' 48"E
L28	54.39'	S35° 43' 29"W
L29	63.71'	N57° 36' 34"E
L30	78.12'	N59° 49' 41"E
L31	76.76'	N62° 08' 01"E
L32	79.81'	N64° 28' 53"E
L33	79.07'	N66° 14' 40"E
L34	75.09'	N66° 46' 32"E
L35	77.19'	N69° 04' 54"E
L36	78.94'	N70° 28' 20"E
L37	76.65'	N72° 04' 43"E
L38	28.77'	S61° 11' 12"E
L39	68.77'	S61° 11' 12"E
L40	96.18'	S60° 33' 48"E
L41	55.13'	N51° 04' 40"E
L52	116.28'	N37° 13' 14"E
L57	18.18'	S02° 55' 24"E
L58	27.52'	S03° 20' 52"W

LEGEND

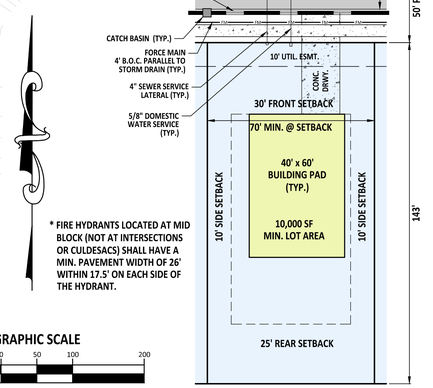
SDE	STORM DRAINAGE EASEMENT
FM	SEWER FORCE MAIN
WM	WATER MAIN
R/W	RIGHT-OF-WAY
FH	FIRE HYDRANT
GV	GATE VALVE
SS	EX. GRAVITY SEWER MAIN & MANHOLE
FM FM	EX. SEWER FORCE MAIN
W W	EX. WATER MAIN
OE	EX. OVERHEAD ELECTRIC & POLE
	ROADWAY CENTER LINE
W	WATER MAIN
	FIRE HYDRANT
SS	GRAVITY SEWER MAIN & MANHOLE
	STORM DRAIN PIPE & CATCH BASIN INLET
	WALKING TRAIL
	FEMA FLOOD LIMITS
	EDGE OF WATER
	STREAM BUFFER
	WETLAND AREAS
	CONCRETE
	ASPHALT PAVEMENT
	BUILDING PAD
	OPEN SPACE AREAS
	PRIVATE PARK PARCEL
	BMP - WET POND PARCEL
	SINGLE FAMILY LOT
	PRIVATE RIGHT-OF-WAY
	PUMP STATION PARCEL

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

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

50' RIGHT OF WAY
25' ROADWAY SECTION
SECTION VIEW

LOCAL STREET (URBAN)



TYPICAL LOT LAYOUT
Scale: 1" = 30'

* FIRE HYDRANTS LOCATED AT MID BLOCK (NOT AT INTERSECTIONS OR CULDESACS) SHALL HAVE A MIN. PAVEMENT WIDTH OF 26' WITHIN 17.5' ON EACH SIDE OF THE HYDRANT.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

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American Engineering Associates - Southeast, P.A.
8008 Corporate Center Drive, Suite 110
Charlotte, NC 28226
704-375-2438

SOUTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST, PA
NO. 4729
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
SEAL
27695
10-4-23
ENGINEER
BARRY M. FAY

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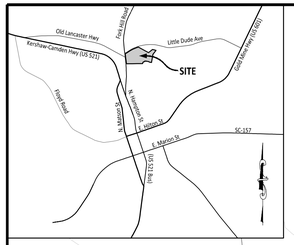
Preliminary Plat for
THE SANDS AT KERSHAW
LITTLE DUDE AVE
LANCASTER COUNTY, SC

JOB NUMBER:	C210093
DESIGN BY:	BMF
DATE:	8/1/2023

SHEET TITLE:
OVERALL SITE PLAN

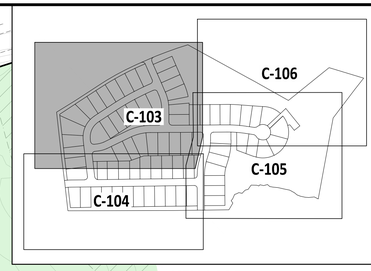
SHEET NO.:
C-102

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Vicinity Map

N.T.S.



KEY MAP

N.T.S.

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SOUTH CAROLINA PROFESSIONAL ENGINEER SEAL 27695 10-4-23 ENGINEER BARRY M. FOX

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Preliminary Plat for
THE SANDS AT KERSHAW
LITTLE DUDE AVE
LANCASTER COUNTY, SC

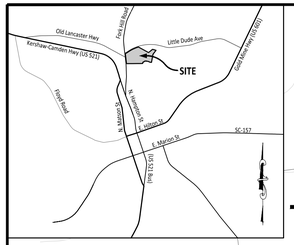
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DESIGN BY:	BMF
DATE:	8/1/2023

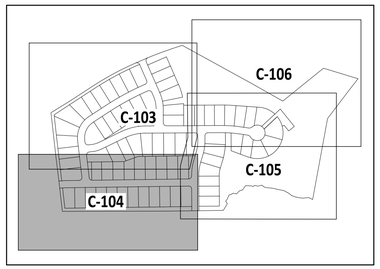
SHEET TITLE:

SITE PLAN

SHEET NO.: **C-103**

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.





KEY MAP
N.T.S.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

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SOUTH CAROLINA PROFESSIONAL SEAL 27695 ENGINEER BARRY M. FOY 10-4-23

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Preliminary Plat for
THE SANDS AT KERSHAW
LITTLE DUDE AVE
LANCASTER COUNTY, SC

JOB NUMBER: C210093
DESIGN BY: BMF
DATE: 8/1/2023

SHEET TITLE:
SITE PLAN

SHEET NO.: C-104

W:\2021\C210093 - Coulston - Kershaw Little Dude\Cad\Sheets\Prelim Plat\C210093 Prelim Plat.dwg

MATCHLINE SEE SHEET C-106

MATCHLINE SEE SHEET C-103

MATCHLINE SEE SHEET C-104

Special Flood Hazard Zone A Limits Fema Map # 45057C0425D

Oak Farm Lane
Prop. 50' R/W
N89° 38' 20"E
141.45'

L=131.31'
R=850.00'
S81° 30' 26"E
119.86'

R41'

55'

N16° 46' 25"E Jacobs Lane L=89.70' R=300.00'
Prop. 50' R/W

N0° 21' 31"W 53.53'

N0° 21' 31"W 198.01'

50' R/W

22' PVMT.

STEET NAME SIGN (TYP.)

STOP SIGN (TYP.)

N89° 13' 36"E 760.87'

S89° 13' 36"W 230.54'

45	10,725 SF	
44	10,010 SF	
43	10,010 SF	
42	10,147 SF	70.02' @ SETBACK
41	10,474 SF	70.02' @ SETBACK
40	10,497 SF	70.01' @ SETBACK
39	10,242 SF	70.00' @ SETBACK
38	11,947 SF	73.86' @ SETBACK
37	13,367 SF	
36	12,466 SF	72.15' @ SETBACK
35	11,501 SF	72.15' @ SETBACK
34	10,317 SF	73.68' @ SETBACK
33	10,060 SF	81.81' @ SETBACK
32	11,330 SF	72.44' @ SETBACK
31	11,198 SF	70.11' @ SETBACK
30	10,268 SF	70.08' @ SETBACK
29	11,285 SF	
28	10,010 SF	
27	10,010 SF	
26	10,010 SF	
25	10,010 SF	
59	11,768 SF	
60	12,043 SF	

COS
0.10 AC

COS
0.78 AC

MAILBOX KIOSK (TYP.)

FIRE HYDRANT (TYP.)

Pump Station
11,289 SF

100 YEAR FLOOD ZONE
2.33 AC

PRIVATE PARK TRACT
1.99 AC

COS
0.44 AC

BMP-TRACT
2.42 AC

BMP - WET POND

EX. DIRT TRAIL TO BE REMOVED

EX. ELECTRICAL SERVICE TO BE REMOVED

DIRT TRAIL

BRANCH "THE LINE" INTERMITTENT STREAM "B" (NON-TIDAL)

WETLANDS DELINEATED BY ECOSCIENCE (NON-TIDAL) 4/28/2021

tms# 0141-00-029.01
N/F
Robert Page Stewart & Vickie T. Stewart
DB 118 PG 120; Plat #12508

tms# 0156A-0C-011.00
N/F
Darren T. Sowell
DB 3324 PG 224; PB 2013 Pg. 74

N10° 26' 42"E 30.39'

S0° 23' 42"W 427.69'

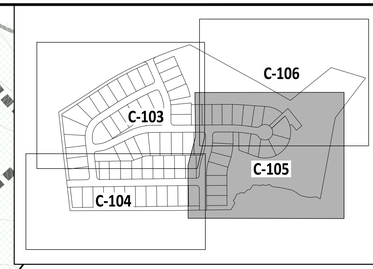
N16° 46' 36"E 147.78'

309.66'

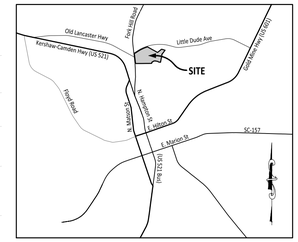
N10° 26' 42"E 147.78'

#5 REBAR

#4 REBAR



KEY MAP
N.T.S.



Vicinity Map
N.T.S.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

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Preliminary Plat for
THE SANDS AT KERSHAW
LITTLE DUDE AVE
LANCASTER COUNTY, SC

JOB NUMBER:	C210093
DESIGN BY:	BMF
DATE:	8/1/2023

SHEET TITLE:
SITE PLAN

SHEET NO.:
C-105

W:\2021\C210093 - Coulston - Kershaw Little Dude\Civil\Sheets\Prelim Plat\C210093 Prelim Plat.dwg

LITTLE DUDE AVE
(S-564)
66' R/W

EX. GRAVEL DRIVEWAY

EX. EDGE OF PAVEMENT

EX. EDGE OF PAVEMENT

EX. 2" FORCE MAIN TO BE ABANDONED

CONNECT TO EX. GRAVITY SEWER W/DOGHOUSE MH

EXISTING PUMP STATION TO BE ABANDONED AFTER INSTALLATION OF GRAVITY SEWER MAIN

PROP. 8" GRAVITY SEWER 20' SSWR EASEMENT

N77° 15' 02"E
453.69'
(TIE LINE)

tms# 0141-00-027.00
N/F
Lancaster County Planning & Development Commission
DB 543 PG 5400; PB 18 Pg. 74

tms# 0141-00-024.02
N/F
R&C Investments, LLC
DB 1501 Pg. 295; PB 2000 PG. 534

N61° 11' 12"W
440.80'

tms# 0141-00-024.03
N/F
R&C Investments, LLC
DB 1501 Pg. 295; PB 2000 PG. 534

N13° 54' 01"E
289.91'

PRIVATE PARK AMENITY TO INCLUDE WALKING TRAIL, OPEN LAWN AREA, AND BENCH SEATING AREAS

252.46'
S73° 05' 59"E

N51° 04' 40"E
310.28'

108.00'
S38° 02' 12"W

250.41'
S37° 13' 05"W

147.78'
S15° 36' 01"E

COS
0.02 AC

FORESTED WETLAND "AA" (NON-TIDAL)
2.29 ac

L20

L40

L41

PROP. FOOT BRIDGE OVER EX. WETLAND/STREAM

S60° 23' 48"E
168.35'

40' WETLAND BUFFER

Special Flood Hazard Zone A Limits
Fema Map # 45057C0425D

PROP. WALKING TRAIL

MATCHLINE SEE SHEET C-103

MATCHLINE SEE SHEET C-105

PRIVATE PARK TRACT
1.99 AC

100 YEAR FLOOD ZONE
2.33 AC

COS
0.44 AC

30 STREAM BUFFER

30 STREAM BUFFER

Pump Station
11,289 SF

44
10,010 SF

43
10,010 SF

42
10,147 SF

41
10,474 SF

40
10,497 SF

39
10,242 SF

38
11,947 SF

37
13,367 SF

36
12,466 SF

34
10,317 SF

33
10,060 SF

32
11,330 SF

Oak Farm Lane
Prop. 50' R/W

N89° 38' 29"E
141.45'

L=131.31'
R=850.00'

S81° 30' 20"E
119.86'

R41'

R55'

N87° 38' 10"W
81.78'

15' SSE

15' SSE

70.00' @ SETBACK

70.02' @ SETBACK

70.01' @ SETBACK

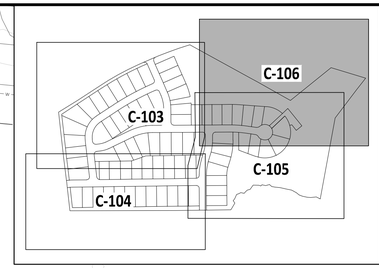
73.86' @ SETBACK

81.81' @ SETBACK

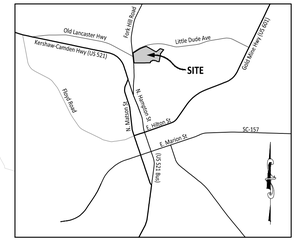
73.68' @ SETBACK

72.15' @ SETBACK

KEY MAP
N.T.S.



Vicinity Map
N.T.S.



GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Drive, Suite 110
Charlotte, NC 28226
704-375-2438

SOUTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST, PA
NO. 4729
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
SEAL
27695
10-4-23
ENGINEER
BARRY M. FEIN

NOT FOR CONSTRUCTION

NO.	DATE	REVISION:

South Carolina 811
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Preliminary Plat for
THE SANDS AT KERSHAW
LITTLE DUDE AVE
LANCASTER COUNTY, SC

JOB NUMBER:	C210093
DESIGN BY:	BMF
DATE:	8/1/2023

SHEET TITLE:

SITE PLAN

SHEET NO.:
C-106

W:\2021\C210093 - Coulston - Kershaw Little Dude\Civil Sheets\Prelim Plat\C210093 Prelim Plat.dwg

November 2, 2023

Lancaster County
Planning Department
PO Box 1809
Lancaster, SC 29721
803.285.6005

Subject: **The Sands at Kershaw – 20222205**
Response to Preliminary Plat - 1st Review Comments

Please find below the original review comments provided and each subsequent response:

County Engineer - Stephen Black Weider

1. SCDHEC will regulate the Stormwater in this area, so our comments on stormwater are advisory in nature. This is in our engineering and floodplain management area of responsibility.
   Response: Noted

2. The preliminary nature of the plan set provided does not provide adequate detail to formally comment, but the following are general items of note from the information given. More specific comments and additional subject matter will be commented on at the civil plan review phase.
   Response: Noted

3. We suggest phasing the subdivision for platting purposes otherwise the entire subdivision will need to stabilized and have germination vegetation (70%) before any final plat can be approved.
   Response: Noted

4. SCDOT was previously not in favor of the Fork Hill Road location as it does not meet their separation requirements. We are not sure if you have worked out this arrangement with them since the latest sketch plan review, but separation from existing roadways on Fork Hill would seem to still be an issue.
   Response: Noted

5. SCDOT encroachment permit(s) will be needed for all access points and any other work done on SCDOT rights of way.
   Response: Noted

6. The Traffic Impact Analysis (TIA) has been approved for this location with no offsite improvements required unless the scope of the subdivision has significant changes.
   Response: Noted

7. An 'A' Zone floodplain area bisects this parcel. Any disturbance or crossing of streams, stream buffers, and/or wetlands will need to be permitted through the US Army Corps of Engineers.
   Response: Noted

8. Buffer areas will need to be established around the wetlands. These are a minimum of 30 feet in width, but can be 50 feet depending on the size of the wetland area.
   Response: Buffer areas shown on plans

9. For any detention pond BMP, a minimum 10 feet wide access way must be provided to the bottom of the pond. This cannot be at a greater than 4(H) to 1(V) slope.

   Response: Dedicated access easement provided

10. Any future submissions need to be stamped by a SC licensed Engineer not NC.
    Response: Noted

E911 Address – Sandra Burton

1. Road names need to be submitted to addresser@lanc911.com for consideration. The names are vetted against names within Lancaster Co and surrounding counties to ensure that they do not duplicate, in spelling or phonetic, with any other name. Please submit as soon as possible. Once names are approved, they must go to the Planning Commission for approval.

   Response: Noted

2. At submittal of the Civil Plans, a CAD file of the project, showing lots and roads, must be submitted to addresser @lanc911.com.

   Response: Noted

3. At the Civil phase, please show location of mail kiosk and monument signs as these will need to be addressed.
   Response: Noted

Fire Marshal – John Magette

1. Roadway must be widened to 26 feet at hydrants not at cul-de-sacs, or intersections.
   Response: Bump outs for hydrants provided, and note added to typical lot detail on Overall Site Plan

2. While approvable for fire apparatus access, a locked gate does not address traffic concerns of a one access subdivision and will increase response time if the access is needed for response.

   Response: Tom to discuss response with County.

LC Water & Sewer District – Erin Evans

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

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

LCWSD and the Town of Kershaw are still determining exactly who would serve and how this

project would be served, but we have the following information for planning purposes. For now, this is LCWSD's service territory any submittals and correspondence should continue through LCWSD.

1. Water would tie to LCWSD's existing 8" main on Little Dude Ave. It is thinwall PVC and would need to be replaced with zinc coated DIP under the entrance and anywhere grading or storm drainage creates a conflict on Fork Hill or Little Dude.

   Response: Noted

2. LCWSD would want the typical 11' easement along Fork Hill and Little Dude for future 8" line replacement outside DOT ROW. Landscaping should not conflict.

   Response: Noted

3. LCWSD would want an off-site gravity sewer easement along the lower side of the detention pond dam (see pink highlighted on Off-site Gravity Sewer Easement attachment).
   Response: Noted

4. Gravity sewer depth should be less than 12'.
   Response: Noted

5. The existing Little Dude PS shall be abandoned. Gravity sewer shall be run from existing station to the proposed station.
   Response: Noted

6. Plan on typical LCWSD station and spec's with turn around access, control building, scada, siting to allow future abandonment with replacement station downstream, easement to get off site drainages served, easement to get new PS abandoned, etc.
   Response: Noted

7. Forcemain to discharge to gravity just above Pine Ridge Drive. There are 2 existing forcemains in that area and along Fork Hill. One from the prison and one from the Little Dude PS. The Little Dude PS FM discharges at the same manhole as the new pump station discharges. Discharge and downstream manholes shall be coated per spec's.
   Response: Noted

8. The Town is looking into existing Little Dude PS pumps/capacity for planning. You may need to go do a drawdown. It currently serves domestic need for business across the rd. w/2" or 3" FM.
   Response: Noted

Planning – Matthew Blaszyk

1. The Plan must be stamped by a South Carolina Licensed Engineer not North Carolina.
   Response: Noted
2. Label the minimum lot width at front setback on the typical lot layout.
   Response: Minimum lot width

3. The common open space area cannot include areas within the floodplain. It is difficult to determine if the current open space calculations count the area within the floodplain. The open space areas must be buildable land. Please clarify this on next submittal
   Response: Common open space area & labels clarified

4. Please provide density calculations for the development on the following submittal.
   Response: Density provided in summary

5. Lots 52 and 71 does not meet minimum lot area requirement of 10,000sqft (UDO2.4)
   Response: Lot areas revised

6. An approved County turnaround at the emergency vehicle driveway access point may be required. The existing intersection of Carpenter Lane and Boone Court may also be sufficient as a turnaround. Please confirm with our Fire Marshall.
   Response: Noted

7. The sidewalks located in front lots 14 and 26 need to be extended to the property line.
   Response: Sidewalks at said locations extended

8. Show landscaping for required site landscaping areas (Street trees). Street Trees in the MDR zoning district are required at the rate of 1 Canopy Tree for every 40 feet of street frontage Spacing: Maximum of 50 feet on-center Location: In Planting Strip (5-foot minimum width). Further street tree requirements can be found in section 7.1.3 of the UDO.
   Response: Noted

9. A full landscaping and lighting plan is required at the civil plan phase. Ensure this is prepared when the project reaches this phase. The requirements for the lighting and landscaping plans can be found in Chapter 7.1 and 7.3 of the UDO.
   Response: Noted

10. Sign requirements are outlined in section 7.4 of the UDO. All sign permits are permitted though a separate review process through the Zoning Department. Residential Development Entry Signage requirements are outlined in section 7.4.5.G of the UDO.
    Response: Noted

SCDOT – David Gamble

1. Site access on Fork Hill Road does not meet minimum separation standards. If two accesses are required by the county, they should both be on Little Dude Avenue.
   Response: Noted

Sincerely,

American Engineering Associates – Southeast, PA

Tom Platt, P.E.

Project Manager

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

December 11, 2023

Andy Coulston
Coulston Enterprise
5139 Pageland Highway
Lancaster, SC 29720

Project Number	20222205
Project Name	The Sands at Kershaw
Location	Little Dude Ave and Fork Hill Roa
Stage	Preliminary Plat
Parcel(s)	0141-00-024.00
Status	Not Approved

Dear: Andy Coulston

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If the attached comments require changes to the plans, please submit the requisite number of sets, along with a pdf of the plan set on a CD, to the Lancaster County Planning Department.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

Plan Review Comments

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

Approved

Review Comments:

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

Not Approved

Review Comments:

1. Road names need to be submitted to addresser@lanc911.com for consideration. The names are vetted against names within Lancaster Co and surrounding counties to ensure that they do not duplicate, in spelling or phonetic, with any other name. Please submit as soon as possible. Once names are approved they must go to the Planning Commission for approval.
2. At submittal of the Civil Plans, a CAD file of the project, showing lots and roads, must be submitted to addresser@lanc911.com.
3. At the Civil phase, please show location of mail kiosk and monument signs as these will need to be addressed.

11/14/2023:
Road names accepted:
Oak Farm--suffix must be changed since road is over 1,000 ft. Acceptable suffixes are Ave and St. I've looked at other roads that began with Oak and the two suffixes suggested are the least used suffixes.
Carpenter Ln
Jacobs Ln

Road names not approved:
Boone Ct--Lancaster Co already has a Boon Ln
Fox Hill Ln--With a cross street being Fork Hill Rd, there could be some confusion during dispatch if 911 services were needed due to the roads being similar in sound.

As stated previously, you can send road names for consideration to addresser@lanc911 prior to placing them on a plat. Road names can be approved prior to listing on a plat.

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

Approved

Review Comments:

1. While approvable for fire apparatus access, a locked gate does not address traffic concerns of a one access subdivision, and will increase response times if the access is needed for response.

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

Conditional

Review Comments:

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

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

LCWSD and the Town of Kershaw are still determining exactly who would serve and how this project would be served, but we have the following information for planning purposes. For now, this is LCWSD's service territory any submittals and correspondence should continue through LCWSD.

1. Water would tie to LCWSD's existing 8" main on Little Dude Ave. It is thinwall PVC and would need to be replaced with zinc coated DIP under the entrance and anywhere grading or storm drainage creates a conflict on Fork Hill or Little Dude.
2. LCWSD would want the typical 11' easement along Fork Hill and Little Dude for future 8" line replacement outside DOT ROW. Landscaping should not conflict.
3. LCWSD would want an off-site gravity sewer easement along the lower side of the detention pond dam (see pink highlight on Off-site Gravity Sewer Easement attachment).
4. Gravity sewer depth should be less than 12'.
5. The existing Little Dude PS shall be abandoned. Gravity sewer shall be run from existing station to the proposed station.
6. Plan on typical LCWSD station and spec's with turn around access, control building, scada, siting to allow future abandonment with replacement station downstream, easement to get off site drainages served, easement to get new PS abandoned, etc.
7. Forcemain to discharge to gravity just above Pine Ridge Drive. There are 2 existing forcemains in that area and along Fork Hill. One from the prison and one from the Little Dude PS. The Little Dude PS FM discharges at the same manhole as the new pump station discharges. Discharge and downstream manholes shall be coated per spec's.
8. The Town is looking into existing Little Dude PS pumps/capacity for planning. You may need to go do a drawdown. It currently serves domestic need for the business across the road with a 2" or 3" FM.

November 20, 2023 - The developer must submit 2 sets of hard copy water and sewer plans directly to LCWSD, adhering to the LCWSD Water & Wastewater Extension Policy.

Planning - Allison Hardin - 803-416-9422 **Not Approved**
ahardin@lancastersc.net

Review Comments:

Sidewalk network incomplete - should be extended between Fork Hill Rd and Boone Court (aside Lot 13); aside Lot 25 at stub-out; around Oak Farm Lane cul-de-sac

Survey shows non-tidal wetlands that will coincide with lots 45,46, and 47. Please provide wetland fill permit or updated wetland survey or amended subdivision without lots on wetlands.

LC School District - Michelle Craig - 803-286-6972 **Approved**
michelle.craig@lcsd.k12.sc.us

Review Comments:

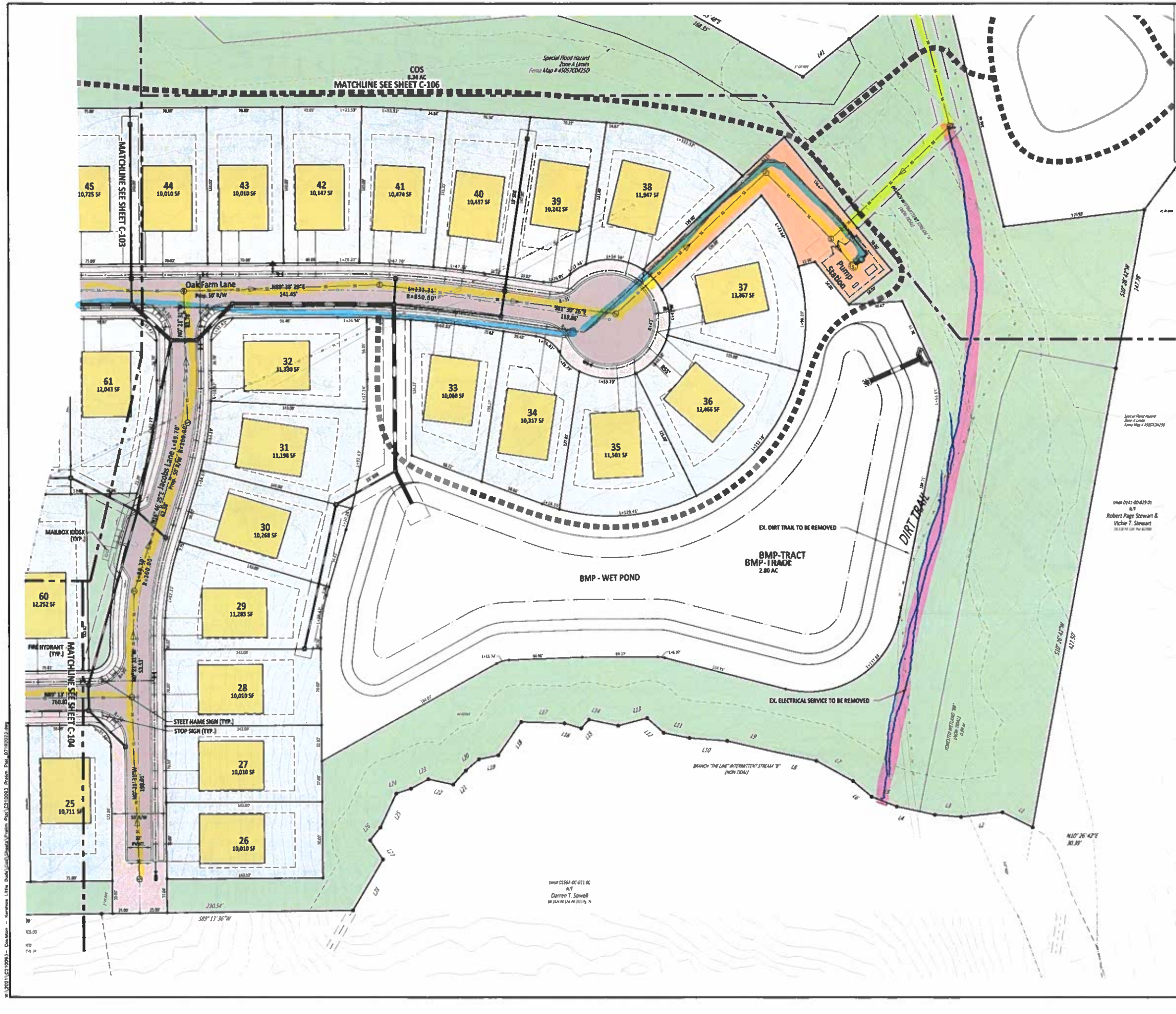
SCDOT - David Gamble - (803) 385-4280 **Conditional**
GambleDD@scdot.org

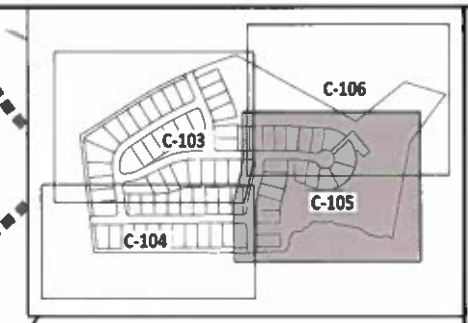
Review Comments:

The emergency access with grass pavers on Fork Hill Road will need to be evaluated in detail when the permit is applied for.

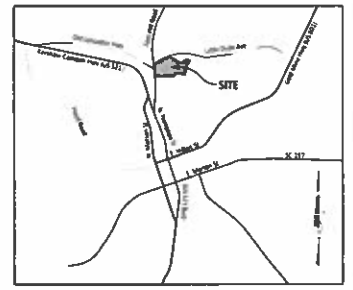
Typically the county will require an area at the end of a dead end road to allow a place for motorists turn around either a cul-de-sac or hammerhead design is used.

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





KEY MAP
N.T.S.



Vicinity Map
N.T.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Drive, Suite 110
Charlotte, NC 28226
704-375-2438

SOUTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST, PA
NO. 4729
CERTIFICATE OF AUTHORIZATION

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PROFESSIONAL
SEAL
33046
6-1-23
ENGINEER
BARRY M. FAY

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Preliminary Plat for
THE SANDS AT KERSHAW
LITTLE DUDE AVE
LANCASTER COUNTY, SC

JOB NUMBER:	C210093
DESIGN BY:	BMF
DATE:	8/1/2023

SHEET TITLE:
SITE PLAN

SHEET NO.:
C-105

TRAFFIC IMPACT STUDY

Little Dude Avenue Single Family

Lancaster County, South Carolina

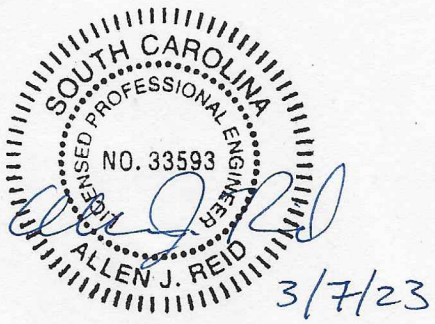
MARCH 7, 2023

IMPACT DESIGNS, INC.
Prepared by: Allen Reid, PE

TRAFFIC IMPACT STUDY

Little Dude Avenue Single Family

LANCASTER COUNTY, SOUTH CAROLINA



REPORT PREPARED FOR:
Coulston Enterprise
8332 Regent Parkway
Fort Mill, SC 29715

REPORT PREPARED BY
Impact Designs Inc.
172 Williamson Road, Unit 3728
Mooresville, NC 28117
nick@impactdesignsinc.com

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A) Traffic Count Data

B) Turn Lane Analysis

C) Synchro Analysis Reports

D) SimTraffic Analysis Reports

EXECUTIVE SUMMARY

A traffic impact study was conducted for the proposed Little Dude Avenue single family development in accordance SCDOT guidelines. The proposed development is located on the south side of Little Dude Avenue, east of Fork Hill Road in Lancaster County, South Carolina. The development is expected to consist of 72 single family detached housing units and is anticipated to be constructed by the end of 2026.

A turn lane analysis was conducted utilizing the Build (2026) volumes. Based on build out volumes, no turn lanes are warranted at the site access. Refer to Appendix B for the turn lane warrants with volumes graphed.

The capacity analysis indicates that all approaches are expected to operate at LOS B or better. Operations under Build conditions are anticipated to be similar to the No-Build conditions. No mitigation is recommended.

Recommendations:

- None

1. INTRODUCTION

The purpose of this report is to summarize the traffic impact study that was completed for the Little Dude Avenue single family site in Lancaster County, South Carolina. The study was developed in accordance with SCDOT guidelines. This report summarizes the procedures and findings of the traffic impact study.

1.1. Project Summary

The proposed development is located on the south side of Little Dude Avenue, east of Fork Hill Road in Lancaster County, South Carolina. The development is expected to consist of 72 single family detached housing units and is anticipated to be constructed by the end of 2026. 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 intersections for the purpose of the analysis includes:

- Fork Hill Road and Little Dude Avenue
- Little Dude Avenue and Savannah Lane/Site Access

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 Fork Hill Road and Little Dude Avenue. A summary of their existing characteristics is shown in Table 1.

Table 1 – Study Area Summary

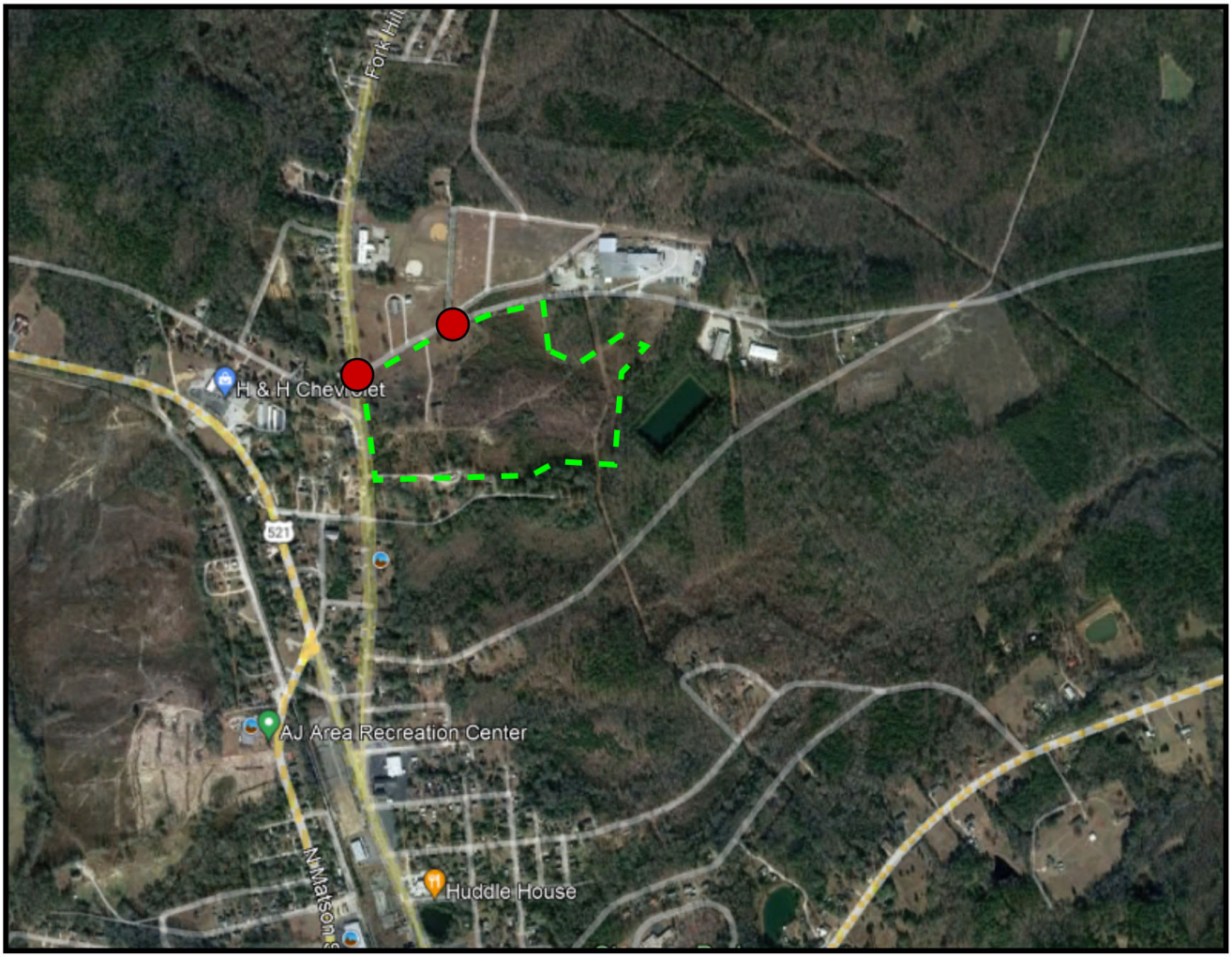
Facility Name	Route #	Typical Cross Section	Posted Speed Limit	Maintained By	2021 AADT
Fork Hill Road	S-26	2-lane undivided	45 MPH	SCDOT	2,700
Little Dude Avenue	S-564	2-lane undivided	45 MPH	SCDOT	No Data

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

1.3. Driveway Locations

Direct access to the Little Dude Avenue single family development is proposed to be provided via one full movement access on Little Dude Avenue opposite Savannah Lane.

NORTH



LEGEND

Proposed Site Location

Study Intersection

IMPACT
Designs, Inc.

Little Dude Avenue Single Family
Lancaster County, SC

Site Location Map

Scale: Not to Scale	Figure	1

Typical 70' Lot Detail (NTS)

50' PUBLIC ROW (TYP.)

Setbacks:

Front:	30'
Side:	10' (15' on corner)
Rear:	25'

Development Notes:

1.) For all detention pond BMPs, a minimum of 10 feet wide access way will be provided to the bottom of the pond at a maximum of 4(H) to 1(V) slope.

2.) The Applicant is working with the adjacent property owner to adjust the property boundary along this area with required setbacks to allow this building to remain.

3.) Minimum pervious sruface shall be 45% (+/- 17.76 acres).

4.) The Applicant understands that they will be responsible for implementing the infrastructure improvements outlined in the section 6.3 Use Table of the Lancaster County UDO.

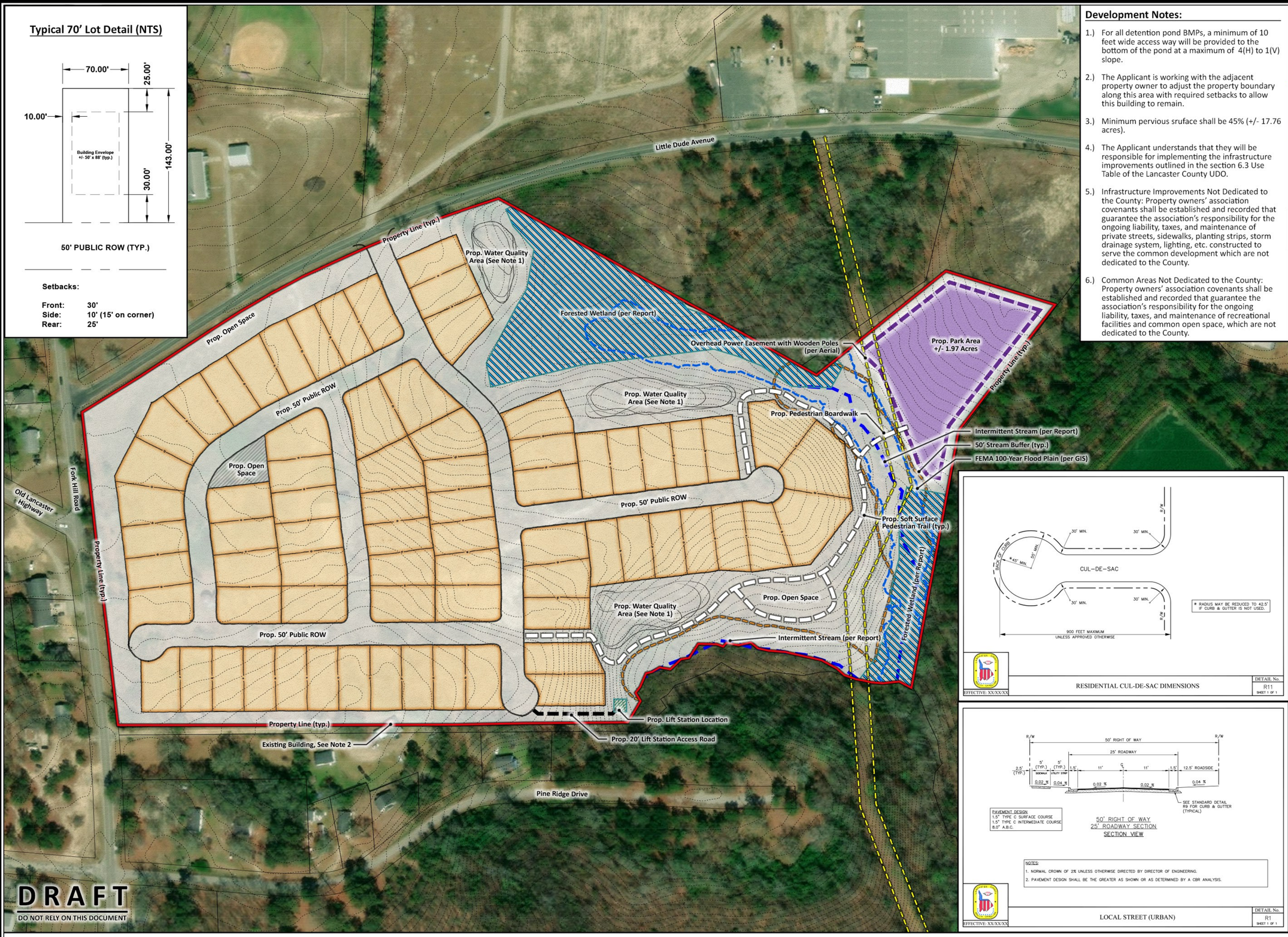
5.) Infrastructure Improvements Not Dedicated to the County: Property owners' association covenants shall be established and recorded that guarantee the association's responsibility for the ongoing liability, taxes, and maintenance of private streets, sidewalks, planting strips, storm drainage system, lighting, etc. constructed to serve the common development which are not dedicated to the County.

6.) Common Areas Not Dedicated to the County: Property owners' association covenants shall be established and recorded that guarantee the association's responsibility for the ongoing liability, taxes, and maintenance of recreational facilities and common open space, which are not dedicated to the County.



Vicinity Map

Not To Scale



DRAFT

DO NOT RELY ON THIS DOCUMENT

RESIDENTIAL CUL-DE-SAC DIMENSIONS

EFFECTIVE: XX/XX/XX

DETAIL No. R11 SHEET 1 OF 1

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

50' RIGHT OF WAY
25' ROADWAY SECTION
SECTION VIEW

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

LOCAL STREET (URBAN)

EFFECTIVE: XX/XX/XX

DETAIL No. R1 SHEET 1 OF 1

Site Data:

Tax Parcels:	0141-00-024.00
Total Acreage:	+/- 39.47 Acres (per Survey)
Location:	Kershaw, SC (Lancaster County)
Zoning:	
Existing:	MDR (Vacant)
Proposed:	MDR (Single-Family Residential)
Total Potential Lots:	+/- 72 Lots (70' x 143')
Potential Density:	+/- 1.82 DU/AC
Open Space:	
Required:	+/- 7.89 Acres (20%) Min.
Proposed:	+/- 7.89 Acres (20%)
Park Space:	
Required:	+/- 1.97 Acres (5%) Min.
Proposed:	+/- 1.97 Acres (5%)
Connectivity:	
Required:	1.3
Proposed:	1.38 (11 Links / 8 Nodes)

General Notes
1. Base information provided by "BOUNDARY SURVEY OF TMS# 0141-00-024.00 FOR R&C INVESTMENTS, LLC" provided by Holland Surveyors, LLC, dated 02/22/2022 and 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 Panel 45057C0425D effective date of study 06/16/2022.

Stream/Wetland Information
Stream/Wetland information is based on a report titled "Flag Map" provided by Carolina Wetland Services, dated 09/21/2022 and preliminary information provided to ESP by Lancaster County GIS data. For purposes of preparation of this Base Map, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Base Map 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 UDO 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.

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
803.802.2440
www.espassociates.com

NORTH

Little Dude Avenue Site

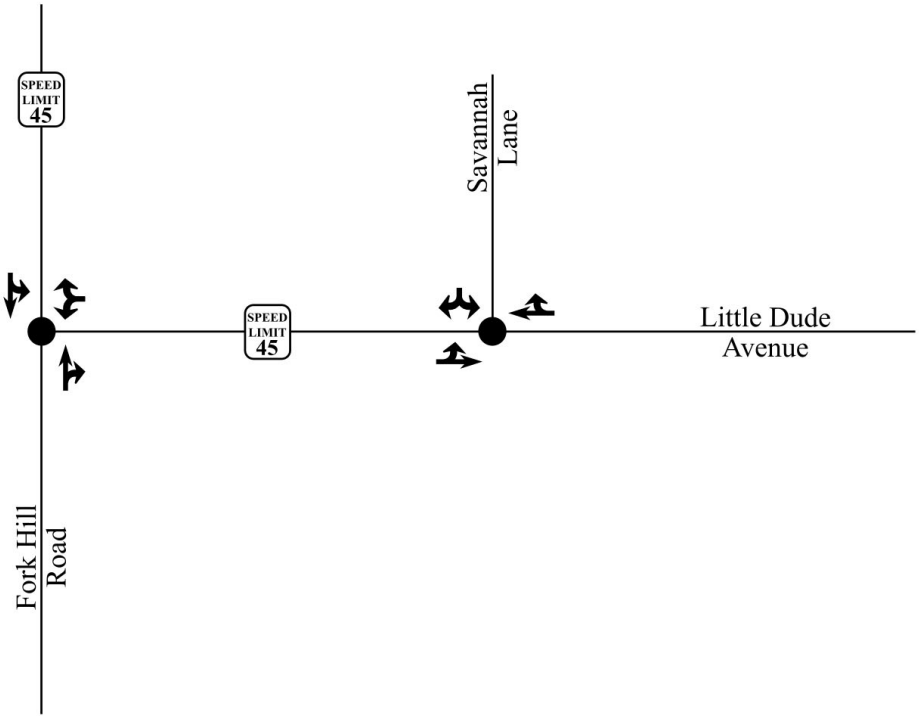
Sketch Plan

ESP Job #KT80 December 16, 2022

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FT.

Coulston Enterprise, Inc.

8332 Regent Parkway
Fort Mill, SC 29715



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Existing Lane
- SPEED LIMIT XX — Posted Speed Limit
- X' — Storage (In Feet)

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Little Dude Avenue Single Family
Lancaster County, SC

Existing Lane Configurations and Traffic Control

Scale: Not to Scale	Figure	3

2. TRAFFIC VOLUME DEVELOPMENT

2.1. Existing Traffic Volumes

Existing turning movement counts were conducted at the study intersections in January 2022, during the AM (7:00 AM to 9:00 AM) peak period and the PM (4:00 PM to 6:00 PM) peak period. The 2023 traffic volumes are illustrated in Figure 4.

2.2. Projected Traffic Volumes

Based on SCDOT Average Annual Daily Traffic (AADT) volumes, daily traffic volumes in the study area have grown at an annual rate of approximately 2% in recent years. To reflect that growth, a 2% annual growth was applied to the 2023 counts to develop the No-Build (2026) volumes. This growth rate was applied to account for all background growth in the area without any adjacent and/or the proposed developments. The calculations for this factor can be found in Appendix A. Refer to Figure 5 for an illustration of the No-Build (2026) traffic volumes at the study intersections.

2.3. Proposed Development Traffic Volumes

As mentioned previously, the proposed development is expected to consist of 72 single-family detached housing units. The trip generation potential for the proposed development was estimated utilizing methodology contained within the ITE's *Trip Generation Manual*, 11th Edition. Utilizing ITE data for ITE Code 210, traffic volumes were generated for the weekday daily, the weekday AM peak hour, and the weekday PM peak hour. 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
Single-Family Detached Housing (ITE Code 210)	72	Dwelling Units	746	14	41	46	27

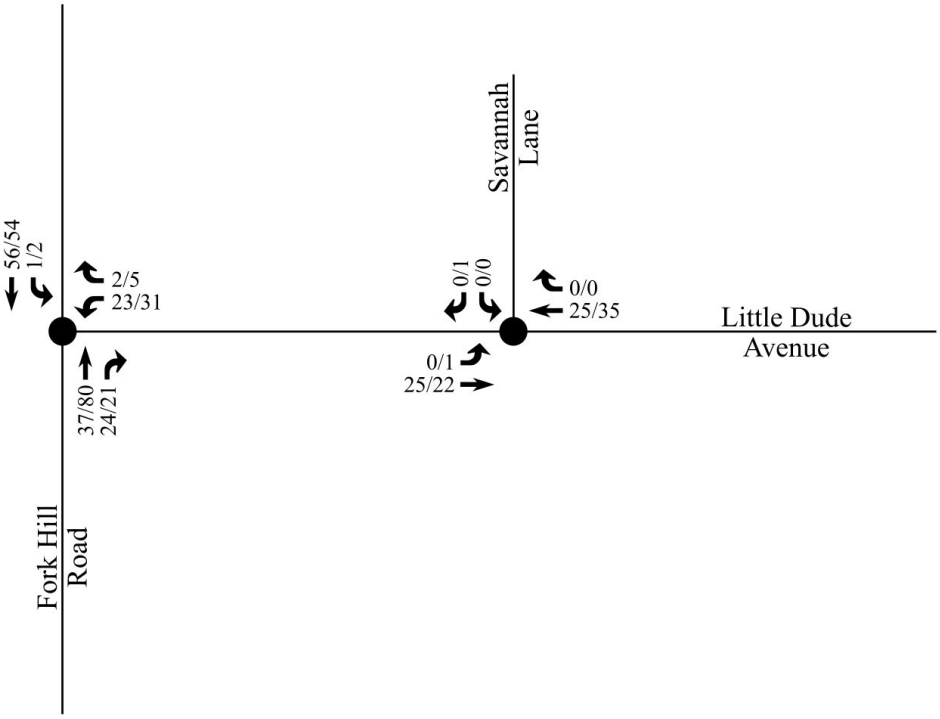
Site traffic associated with the proposed development was distributed and assigned to the roadway network based upon existing travel patterns and are summarized below:

- 30% to/from the north via Fork Hill Road
- 50% to/from the south via Fork Hill Road
- 20% to/from the east via Little Dude Avenue

Refer to Figures 6 and 7 for the site trip distribution and 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 8.



LEGEND

Signalized Intersection

Unsignalized Intersection

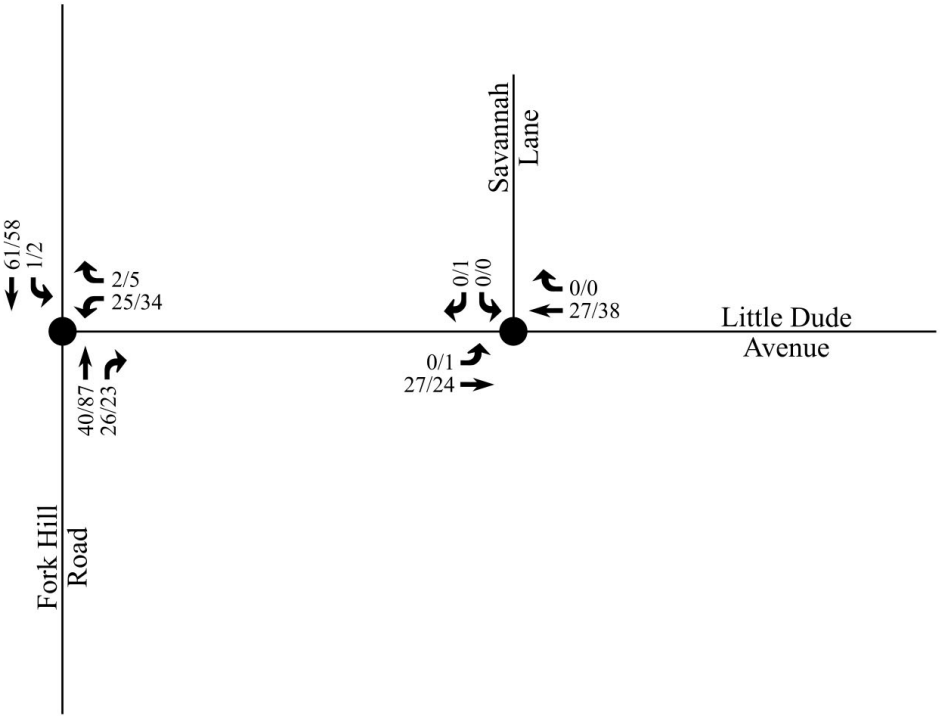
X / Y → AM / PM Peak Hour Traffic

IMPACT
Designs, Inc.

Little Dude Avenue Single Family
Lancaster County, SC

Existing (2023)
Traffic Volumes

Scale: Not to Scale	Figure	4



LEGEND

Signalized Intersection

Unsignalized Intersection

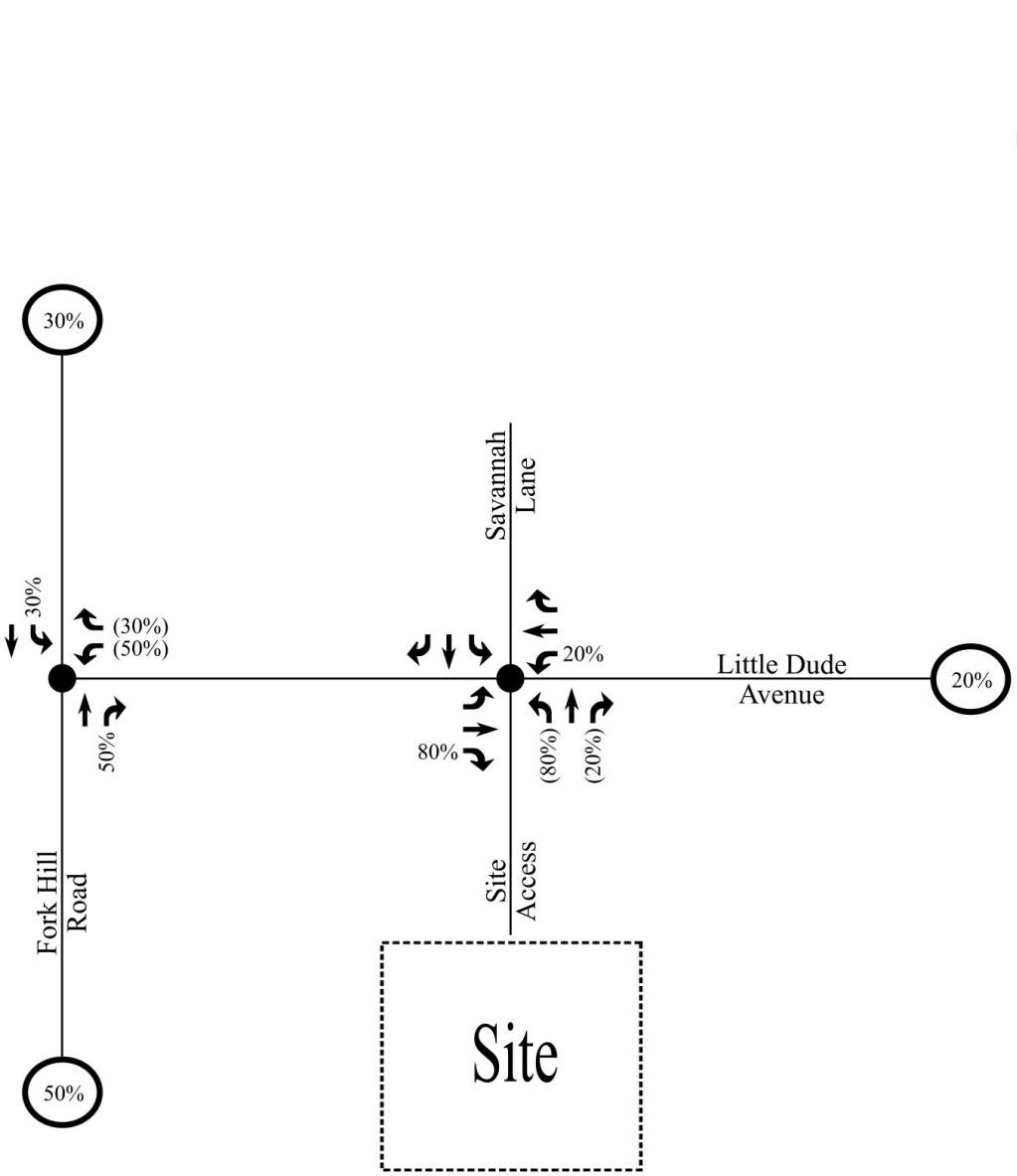
X / Y → AM / PM Peak Hour Traffic

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Little Dude Avenue Single Family
Lancaster County, SC

No-Build (2026)
Traffic Volumes

Scale: Not to Scale	Figure	5



LEGEND

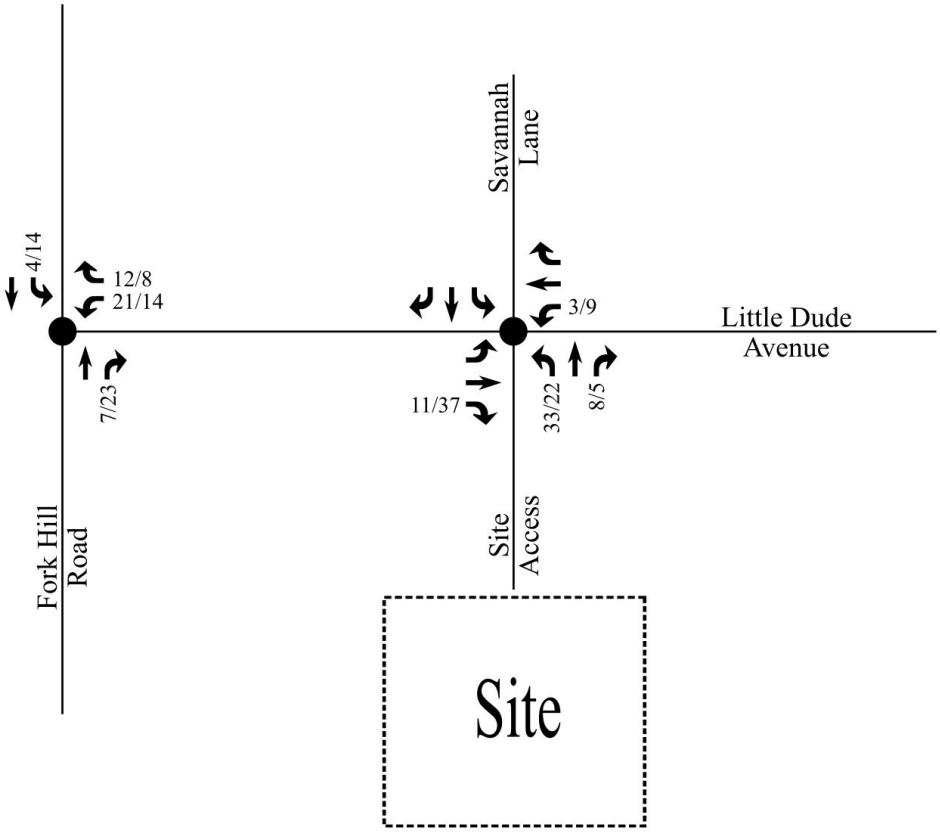
- Signalized Intersection
- Unsignalized Intersection
- XX% — Regional Trip Distribution
- X% → Entering Trip Distribution
- (Y%) → Exiting Trip Distribution

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Designs, Inc.

Little Dude Avenue Single Family
Lancaster County, SC

Site Trip Distribution

Scale: Not to Scale	Figure	6



LEGEND

Signalized Intersection

Unsignalized Intersection

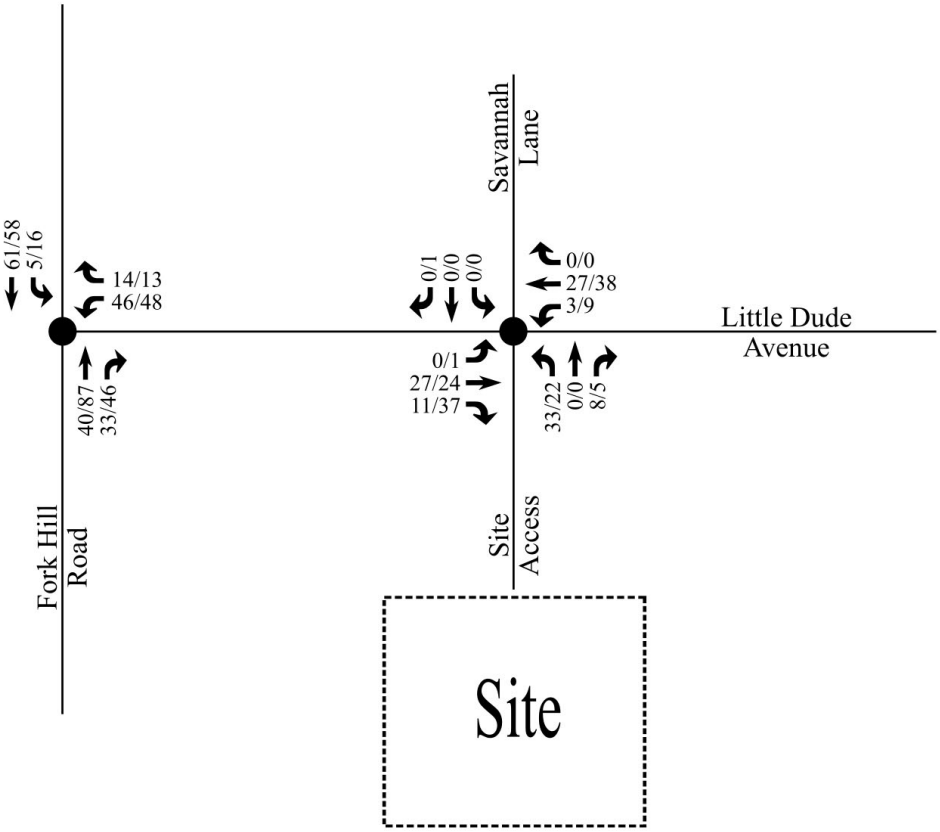
X / Y → AM / PM Peak Hour Traffic

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Little Dude Avenue Single Family
Lancaster County, SC

Site Trip Assignment

Scale: Not to Scale	Figure	7



LEGEND

Signalized Intersection

Unsignalized Intersection

X / Y → AM / PM Peak Hour Traffic

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Little Dude Avenue Single Family
Lancaster County, SC

Build (2026)
Traffic Volumes

Scale: Not to Scale	Figure	8

3. TRAFFIC IMPACT ANALYSIS

3.1. Turn Lane Analysis

A turn lane analysis was conducted utilizing the Build (2026) volumes. Based on build out volumes, no turn lanes are warranted at the site access. Refer to Appendix B for the turn lane warrants with volumes graphed.

3.2. Intersection LOS Analysis

Using the existing, no-build, and build traffic volumes, intersection analyses were conducted for the study intersections under Existing (2023) conditions, No-Build (2026) conditions, and Build (2026) conditions. This analysis was conducted using the Transportation Research Board's *Highway Capacity Manual (HCM 6th Edition)* methodologies of the *Synchro*, Version 11 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 6th Edition* control delay thresholds associated with each LOS grade for signalized and unsignalized intersections.

Table 3 – *HCM 6th Edition* 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	> 85	F	> 50

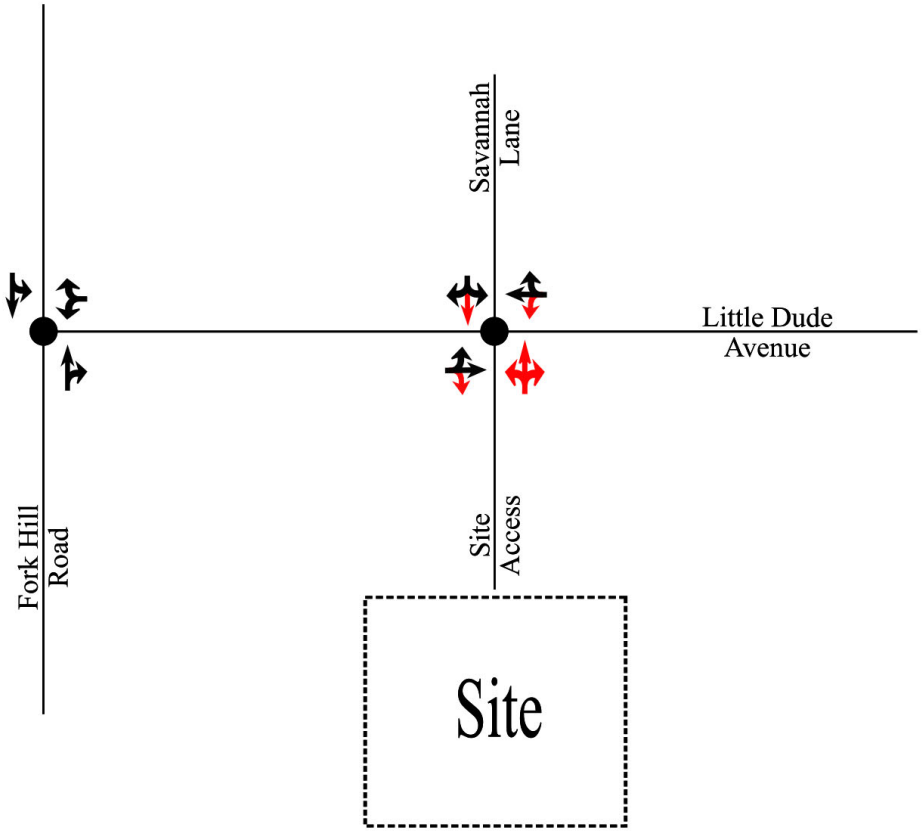
The results of the capacity analysis for the study intersections under existing traffic control are summarized in Table 4. Refer to Appendix C for the detailed capacity analysis reports and Appendix D for the queuing analysis results.

Table 4 – Intersection Capacity Analysis Results

Intersection	Approach	LOS (Delay in seconds per vehicle)					
		Existing (2023) Conditions		No-Build (2026) Conditions		Build (2026) Conditions	
		AM	PM	AM	PM	AM	PM
Fork Hill Road and Little Dude Avenue	WB	A (9.2)	A (9.5)	A (9.3)	A (9.6)	A (9.4)	B (10.0)
	NB	-	-	-	-	-	-
	SB	A (7.3)	A (7.4)	A (7.4)	A (7.5)	A (7.4)	A (7.5)
Little Dude Avenue and Savannah Lane/ Site Access	EB	A (0.0)	A (7.3)	A (0.0)	A (7.3)	A (0.0)	A (7.3)
	WB	-	-	-	-	A (7.3)	A (7.4)
	NB	*Analyzed under Build conditions ONLY*				A (9.0)	A (9.2)
	SB	A (0.0)	A (8.5)	A (0.0)	A (8.5)	A (0.0)	A (8.5)

The capacity analysis indicates that all approaches are expected to operate at LOS B or better. Operations under Build conditions are anticipated to be similar to the No-Build conditions. No mitigation is recommended.

Figure 9 shows the proposed lane configurations and traffic control for the Build (2026) conditions.



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Existing Lane (Proposed)
- X' Storage (In Feet)

IMPACT
Designs, Inc.

Little Dude Avenue Single Family
Lancaster County, SC

Proposed Lane Configurations and Traffic Control

Scale: Not to Scale	Figure	9

4. SUMMARY OF FINDINGS

A traffic impact study was conducted for the proposed Little Dude Avenue single family development in accordance SCDOT guidelines. The proposed development is located on the south side of Little Dude Avenue, east of Fork Hill Road in Lancaster County, South Carolina. The development is expected to consist of 72 single family detached housing units and is anticipated to be constructed by the end of 2026.

A turn lane analysis was conducted utilizing the Build (2026) volumes. Based on build out volumes, no turn lanes are warranted at the site access. Refer to Appendix B for the turn lane warrants with volumes graphed.

The capacity analysis indicates that all approaches are expected to operate at LOS B or better. Operations under Build conditions are anticipated to be similar to the No-Build conditions. No mitigation is recommended.

Recommendations:

- None

TECHNICAL APPENDIX

APPENDIX A

TRAFFIC COUNT DATA

TRAFFIC DATA COLLECTION

File Name : Kershaw(Little Dude and Rock Hill)
Site Code :
Start Date : 1/12/2023
Page No : 1

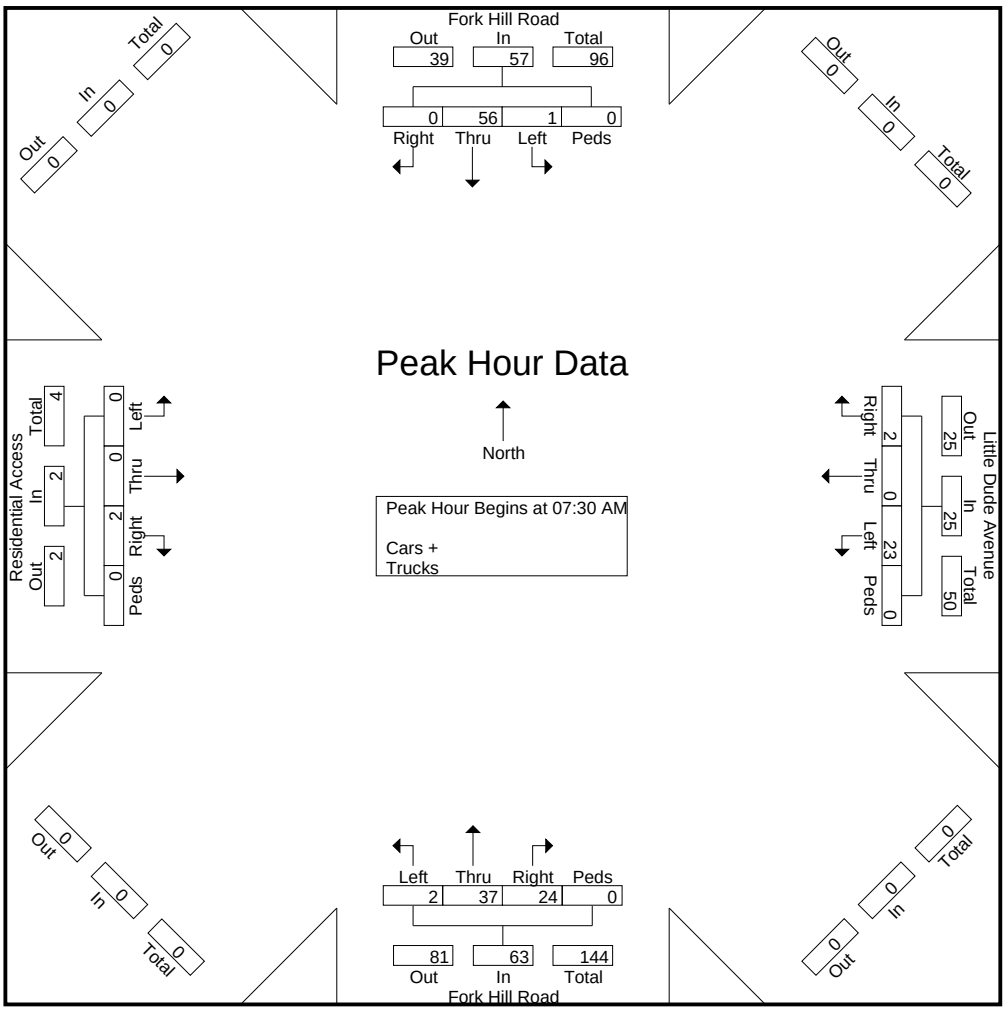
Groups Printed- Cars + - Trucks

	Fork Hill Road Southbound					Little Dude Avenue Westbound					Fork Hill Road Northbound					Residential Access Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	0	17	0	0	17	0	0	4	0	4	7	7	0	0	14	0	0	0	0	0	35
07:15 AM	0	20	1	0	21	0	0	5	0	5	5	4	0	0	9	0	0	0	0	0	35
07:30 AM	0	8	0	0	8	0	0	8	0	8	6	14	0	0	20	0	0	0	0	0	36
07:45 AM	0	16	1	0	17	1	0	2	0	3	7	7	1	0	15	1	0	0	0	1	36
Total	0	61	2	0	63	1	0	19	0	20	25	32	1	0	58	1	0	0	0	1	142
08:00 AM	0	9	0	0	9	0	0	5	0	5	5	9	0	0	14	0	0	0	0	0	28
08:15 AM	0	23	0	0	23	1	0	8	0	9	6	7	1	0	14	1	0	0	0	1	47
08:30 AM	0	11	1	0	12	0	0	7	0	7	4	11	0	0	15	0	0	0	0	0	34
08:45 AM	0	11	0	0	11	0	0	2	0	2	2	5	0	0	7	0	0	0	0	0	20
Total	0	54	1	0	55	1	0	22	0	23	17	32	1	0	50	1	0	0	0	1	129
Grand Total	0	115	3	0	118	2	0	41	0	43	42	64	2	0	108	2	0	0	0	2	271
Apprch %	0	97.5	2.5	0		4.7	0	95.3	0		38.9	59.3	1.9	0		100	0	0	0		
Total %	0	42.4	1.1	0	43.5	0.7	0	15.1	0	15.9	15.5	23.6	0.7	0	39.9	0.7	0	0	0	0.7	
Cars +	0	112	3	0	115	2	0	37	0	39	40	61	2	0	103	2	0	0	0	2	259
% Cars +	0	97.4	100	0	97.5	100	0	90.2	0	90.7	95.2	95.3	100	0	95.4	100	0	0	0	100	95.6
Trucks	0	3	0	0	3	0	0	4	0	4	2	3	0	0	5	0	0	0	0	0	12
% Trucks	0	2.6	0	0	2.5	0	0	9.8	0	9.3	4.8	4.7	0	0	4.6	0	0	0	0	0	4.4

TRAFFIC DATA COLLECTION

File Name : Kershaw(Little Dude and Rock Hill)
Site Code :
Start Date : 1/12/2023
Page No : 2

	Fork Hill Road Southbound					Little Dude Avenue Westbound					Fork Hill Road Northbound					Residential Access Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	8	0	0	8	0	0	**8**	0	8	6	**14**	0	0	**20**	0	0	0	0	0	36
07:45 AM	0	16	**1**	0	17	**1**	0	2	0	3	**7**	7	**1**	0	15	**1**	0	0	0	**1**	36
08:00 AM	0	9	0	0	9	0	0	5	0	5	5	9	0	0	14	0	0	0	0	0	28
08:15 AM	0	**23**	0	0	**23**	1	0	8	0	**9**	6	7	1	0	14	1	0	0	0	1	**47**
Total Volume	0	56	1	0	57	2	0	23	0	25	24	37	2	0	63	2	0	0	0	2	147
% App. Total	0	98.2	1.8	0		8	0	92	0		38.1	58.7	3.2	0		100	0	0	0		
PHF	.000	.609	.250	.000	.620	.500	.000	.719	.000	.694	.857	.661	.500	.000	.788	.500	.000	.000	.000	.500	.782



TRAFFIC DATA COLLECTION

File Name : Kershaw(Little Dude and Rock Hill)
Site Code :
Start Date : 1/12/2023
Page No : 1

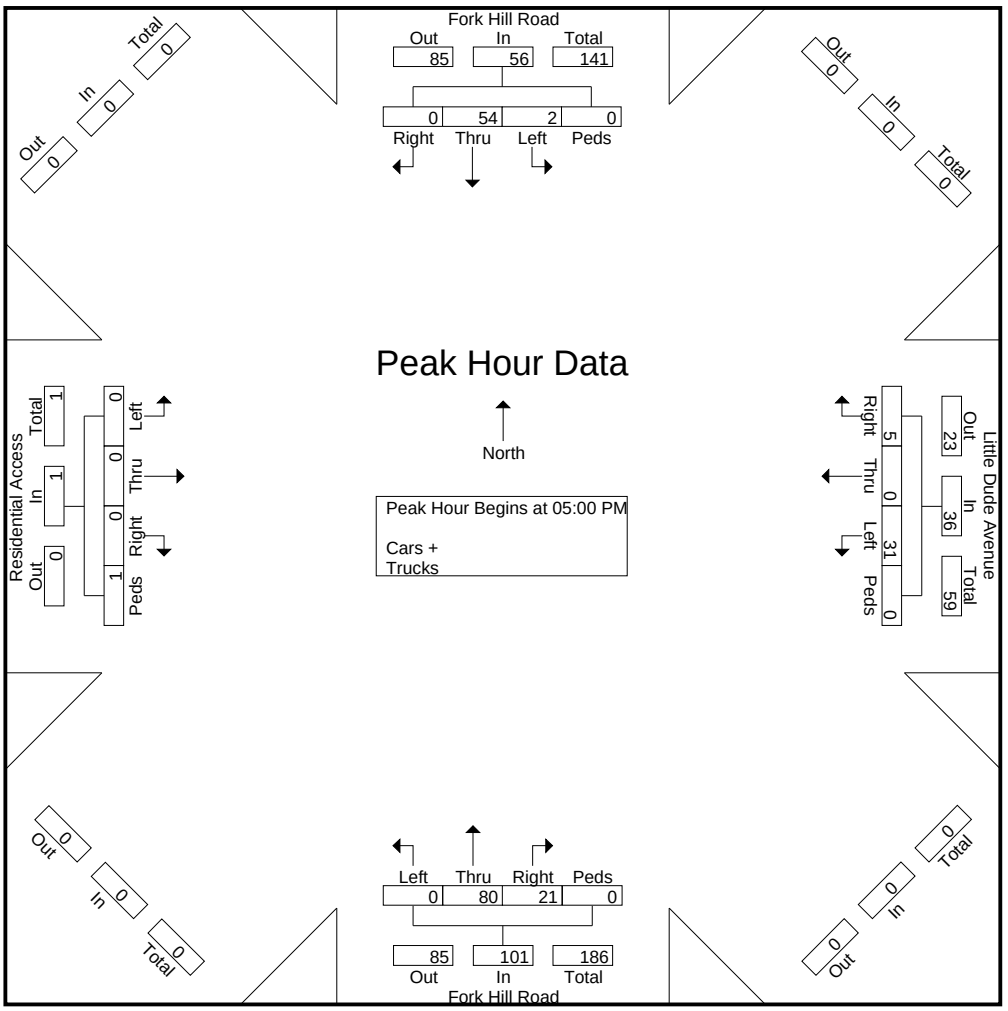
Groups Printed- Cars + - Trucks

	Fork Hill Road Southbound					Little Dude Avenue Westbound					Fork Hill Road Northbound					Residential Access Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	0	17	2	0	19	0	0	11	1	12	9	21	0	0	30	0	0	0	1	1	62
04:15 PM	0	25	0	0	25	1	0	7	0	8	2	14	0	0	16	0	0	0	0	0	49
04:30 PM	0	15	0	0	15	0	0	4	0	4	4	19	0	0	23	0	0	0	0	0	42
04:45 PM	0	12	1	0	13	0	0	5	1	6	4	17	0	0	21	0	0	0	0	0	40
Total	0	69	3	0	72	1	0	27	2	30	19	71	0	0	90	0	0	0	1	1	193
05:00 PM	0	18	0	0	18	1	0	8	0	9	4	26	0	0	30	0	0	0	0	0	57
05:15 PM	0	11	1	0	12	1	0	11	0	12	4	14	0	0	18	0	0	0	0	0	42
05:30 PM	0	13	1	0	14	2	0	5	0	7	8	24	0	0	32	0	0	0	0	0	53
05:45 PM	0	12	0	0	12	1	0	7	0	8	5	16	0	0	21	0	0	0	1	1	42
Total	0	54	2	0	56	5	0	31	0	36	21	80	0	0	101	0	0	0	1	1	194
Grand Total	0	123	5	0	128	6	0	58	2	66	40	151	0	0	191	0	0	0	2	2	387
Apprch %	0	96.1	3.9	0		9.1	0	87.9	3		20.9	79.1	0	0		0	0	0	100		
Total %	0	31.8	1.3	0	33.1	1.6	0	15	0.5	17.1	10.3	39	0	0	49.4	0	0	0	0.5	0.5	
Cars +	0	122	5	0	127	6	0	57	0	63	39	150	0	0	189	0	0	0	2	2	381
% Cars +	0	99.2	100	0	99.2	100	0	98.3	0	95.5	97.5	99.3	0	0	99	0	0	0	100	100	98.4
Trucks	0	1	0	0	1	0	0	1	2	3	1	1	0	0	2	0	0	0	0	0	6
% Trucks	0	0.8	0	0	0.8	0	0	1.7	100	4.5	2.5	0.7	0	0	1	0	0	0	0	0	1.6

TRAFFIC DATA COLLECTION

File Name : Kershaw(Little Dude and Rock Hill)
Site Code :
Start Date : 1/12/2023
Page No : 2

	Fork Hill Road Southbound					Little Dude Avenue Westbound					Fork Hill Road Northbound					Residential Access Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	**18**	0	0	**18**	1	0	8	0	9	4	**26**	0	0	30	0	0	0	0	0	**57**
05:15 PM	0	11	**1**	0	12	1	0	**11**	0	**12**	4	14	0	0	18	0	0	0	0	0	42
05:30 PM	0	13	1	0	14	**2**	0	5	0	7	**8**	24	0	0	**32**	0	0	0	0	0	53
05:45 PM	0	12	0	0	12	1	0	7	0	8	5	16	0	0	21	0	0	0	**1**	**1**	42
Total Volume	0	54	2	0	56	5	0	31	0	36	21	80	0	0	101	0	0	0	1	1	194
% App. Total	0	96.4	3.6	0		13.9	0	86.1	0		20.8	79.2	0	0		0	0	0	100		
PHF	.000	.750	.500	.000	.778	.625	.000	.705	.000	.750	.656	.769	.000	.000	.789	.000	.000	.000	.250	.250	.851



TRAFFIC DATA COLLECTION

File Name : Kershaw(Little Dude and Savannah)
Site Code :
Start Date : 1/12/2023
Page No : 1

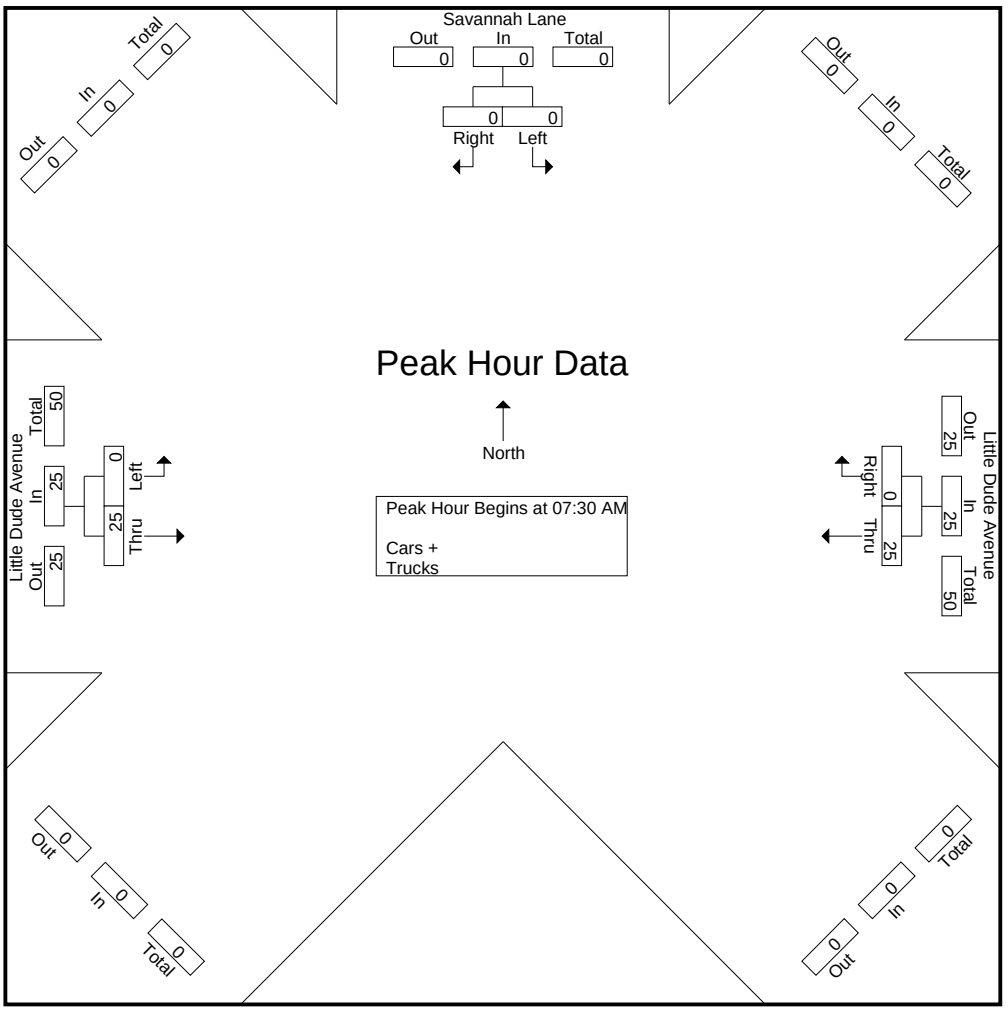
Groups Printed- Cars + - Trucks

	Savannah Lane Southbound			Little Dude Avenue Westbound			Little Dude Avenue Eastbound			
Start Time	Right	Left	App. Total	Right	Thru	App. Total	Thru	Left	App. Total	Int. Total
07:00 AM	0	0	0	0	4	4	7	0	7	11
07:15 AM	1	0	1	0	4	4	6	0	6	11
07:30 AM	0	0	0	0	8	8	6	0	6	14
07:45 AM	0	0	0	0	3	3	8	0	8	11
Total	1	0	1	0	19	19	27	0	27	47
08:00 AM	0	0	0	0	5	5	5	0	5	10
08:15 AM	0	0	0	0	9	9	6	0	6	15
08:30 AM	0	0	0	0	7	7	3	1	4	11
08:45 AM	1	0	1	0	1	1	3	0	3	5
Total	1	0	1	0	22	22	17	1	18	41
Grand Total	2	0	2	0	41	41	44	1	45	88
Apprch %	100	0		0	100		97.8	2.2		
Total %	2.3	0	2.3	0	46.6	46.6	50	1.1	51.1	
Cars +	2	0	2	0	37	37	42	1	43	82
% Cars +	100	0	100	0	90.2	90.2	95.5	100	95.6	93.2
Trucks	0	0	0	0	4	4	2	0	2	6
% Trucks	0	0	0	0	9.8	9.8	4.5	0	4.4	6.8

TRAFFIC DATA COLLECTION

File Name : Kershaw(Little Dude and Savannah)
Site Code :
Start Date : 1/12/2023
Page No : 2

	Savannah Lane Southbound			Little Dude Avenue Westbound			Little Dude Avenue Eastbound			
Start Time	Right	Left	App. Total	Right	Thru	App. Total	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:30 AM										
07:30 AM	0	0	0	0	8	8	6	0	6	14
07:45 AM	0	0	0	0	3	3	**8**	0	**8**	11
08:00 AM	0	0	0	0	5	5	5	0	5	10
08:15 AM	0	0	0	0	**9**	**9**	6	0	6	**15**
Total Volume	0	0	0	0	25	25	25	0	25	50
% App. Total	0	0		0	100		100	0		
PHF	.000	.000	.000	.000	.694	.694	.781	.000	.781	.833



TRAFFIC DATA COLLECTION

File Name : Kershaw(Little Dude and Savannah)
Site Code :
Start Date : 1/12/2023
Page No : 1

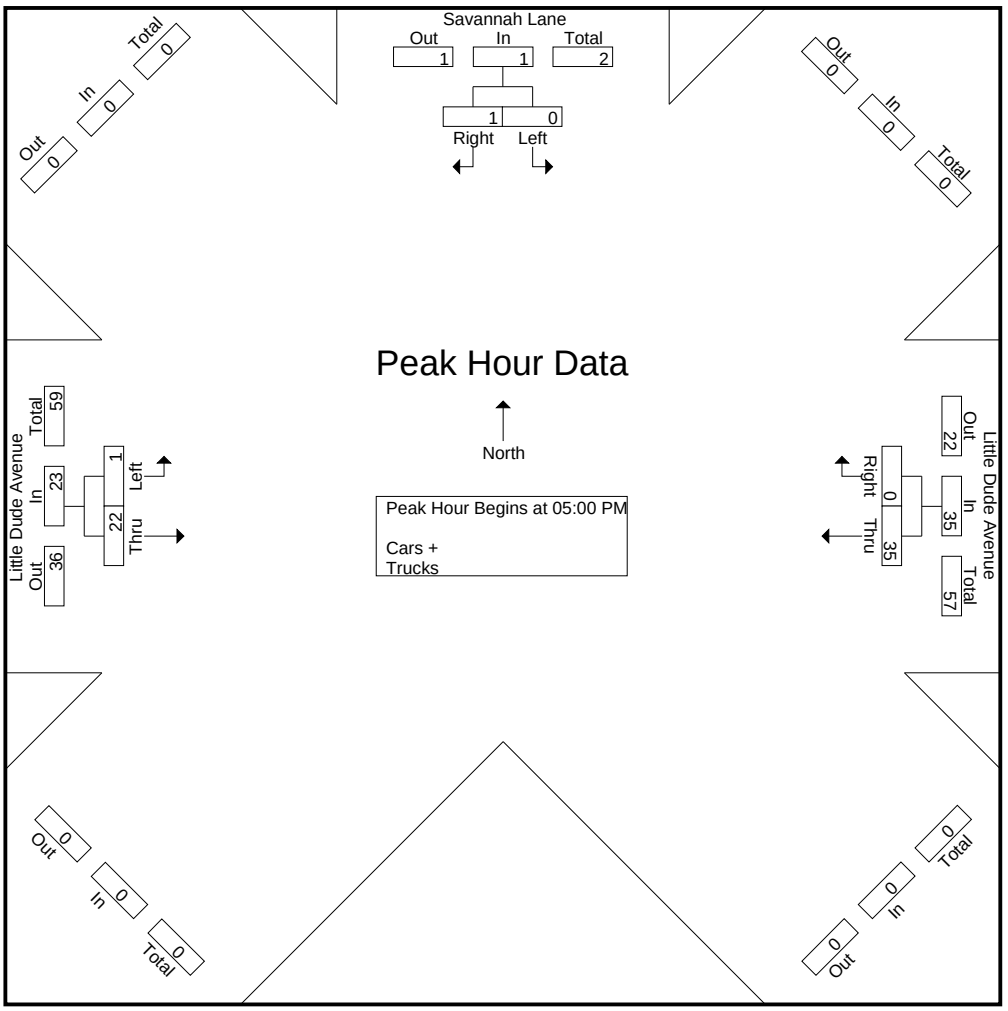
Groups Printed- Cars + - Trucks

	Savannah Lane Southbound			Little Dude Avenue Westbound			Little Dude Avenue Eastbound			
Start Time	Right	Left	App. Total	Right	Thru	App. Total	Thru	Left	App. Total	Int. Total
04:00 PM	2	0	2	0	9	9	10	1	11	22
04:15 PM	0	0	0	0	9	9	2	0	2	11
04:30 PM	0	0	0	0	3	3	4	0	4	7
04:45 PM	0	0	0	0	5	5	4	1	5	10
Total	2	0	2	0	26	26	20	2	22	50
05:00 PM	0	0	0	0	9	9	4	0	4	13
05:15 PM	0	0	0	0	12	12	4	0	4	16
05:30 PM	1	0	1	0	6	6	9	1	10	17
05:45 PM	0	0	0	0	8	8	5	0	5	13
Total	1	0	1	0	35	35	22	1	23	59
Grand Total	3	0	3	0	61	61	42	3	45	109
Apprch %	100	0		0	100		93.3	6.7		
Total %	2.8	0	2.8	0	56	56	38.5	2.8	41.3	
Cars +	3	0	3	0	60	60	41	3	44	107
% Cars +	100	0	100	0	98.4	98.4	97.6	100	97.8	98.2
Trucks	0	0	0	0	1	1	1	0	1	2
% Trucks	0	0	0	0	1.6	1.6	2.4	0	2.2	1.8

TRAFFIC DATA COLLECTION

File Name : Kershaw(Little Dude and Savannah)
Site Code :
Start Date : 1/12/2023
Page No : 2

	Savannah Lane Southbound			Little Dude Avenue Westbound			Little Dude Avenue Eastbound			
Start Time	Right	Left	App. Total	Right	Thru	App. Total	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 05:00 PM										
05:00 PM	0	0	0	0	9	9	4	0	4	13
05:15 PM	0	0	0	0	**12**	**12**	4	0	4	16
05:30 PM	**1**	0	**1**	0	6	6	**9**	**1**	**10**	**17**
05:45 PM	0	0	0	0	8	8	5	0	5	13
Total Volume	1	0	1	0	35	35	22	1	23	59
% App. Total	100	0		0	100		95.7	4.3		
PHF	.250	.000	.250	.000	.729	.729	.611	.250	.575	.868

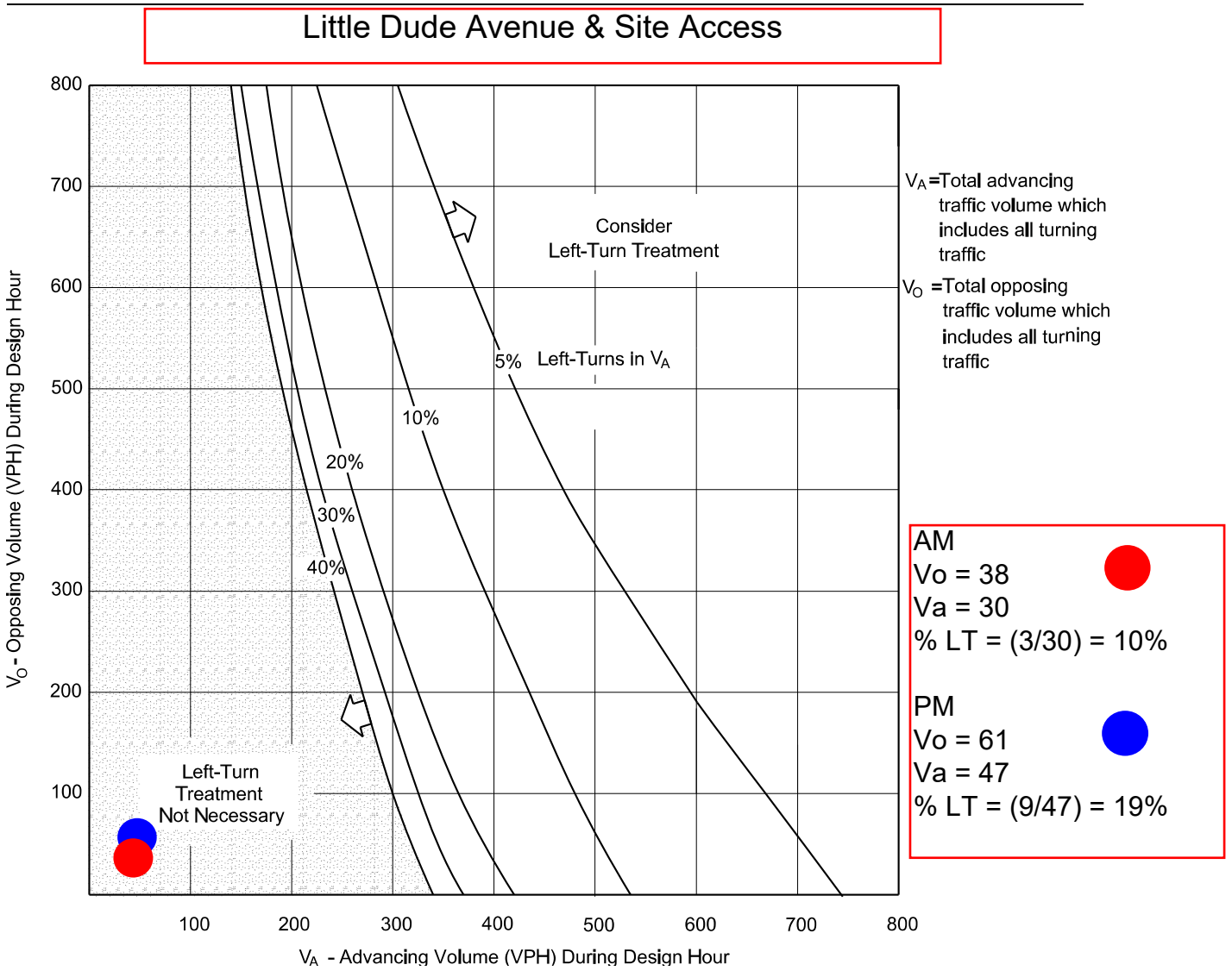


Historical Growth Calculation

Count Station	Location	ADTs					Avg. Annual % Change*
		2021	2020	2019	2018	2017	
29-0311	S-26	2,700	2,700	2,700	2,500	2,500	2%

APPENDIX B

TURN LANE ANALYSIS



Instructions:

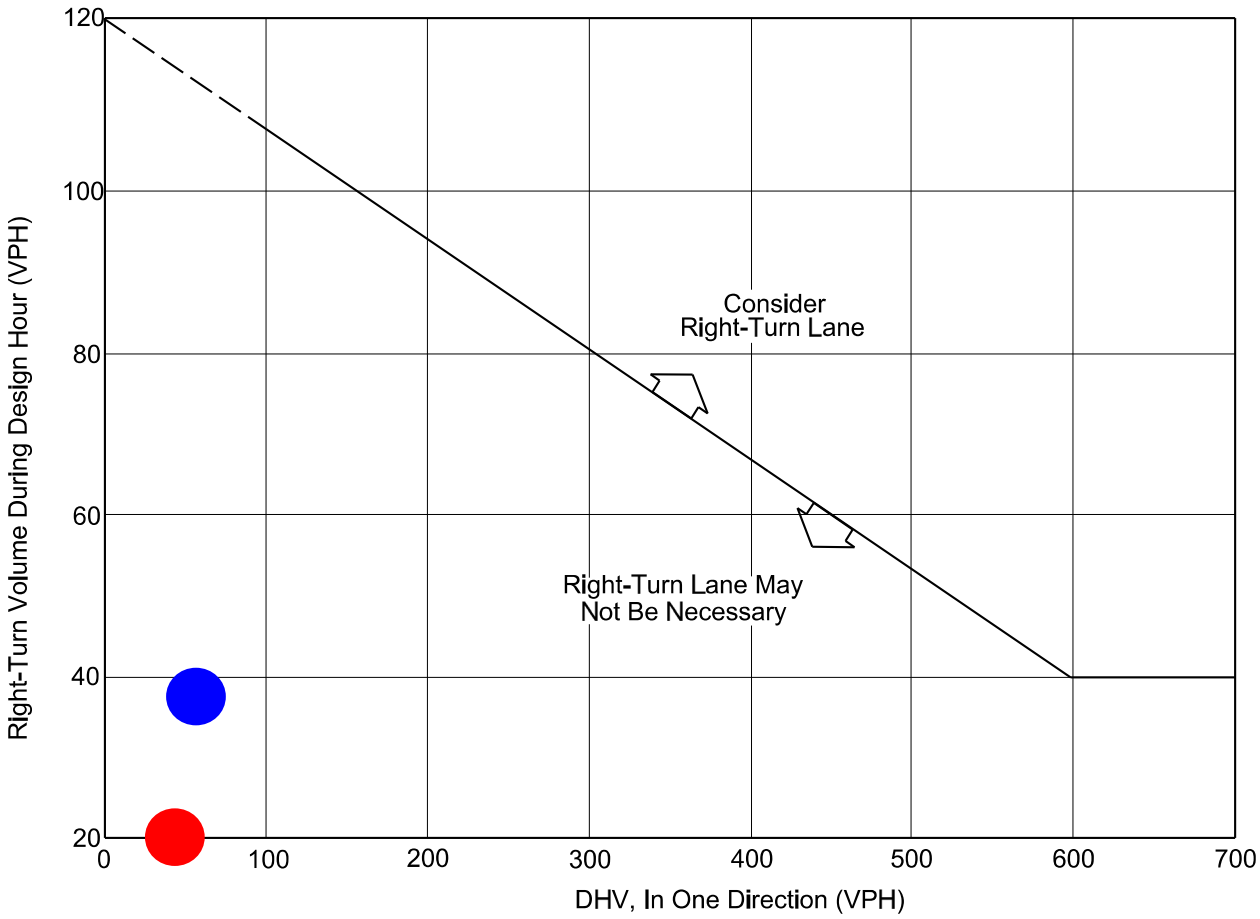
1. *The family of curves represents the percent of left turns in the advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.*

2. *Read V_A and V_O into the chart and locate the intersection of the two volumes.*

3. *Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is warranted. If the point is to the left of the line, then a left-turn lane is not warranted based on traffic volumes.*

VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (45 mph)
Figure 9.5-F

Little Dude Avenue and Site Access



Note: For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

AM
DHV = 38
RT =11

PM
DHV = 62
RT = 37

Example

Given: Design Speed = 35 miles per hour
DHV = 250 vehicles per hour
Right Turns = 100 vehicles per hour

Problem: Determine if a right-turn lane is necessary.

Solution: To read the vertical axis, use 100 – 20 = 80 vehicles per hour. The figure indicates that a right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS
Figure 9.5-A

APPENDIX C

SYNCHRO ANALYSIS REPORTS

EXISTING

Intersection	
Int Delay, s/veh	1.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	2	37	24	1	56
Future Vol, veh/h	23	2	37	24	1	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	2	41	27	1	62

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	119	55	0	0	68	0
Stage 1	55	-	-	-	-	-
Stage 2	64	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	877	1012	-	-	1533	-
Stage 1	968	-	-	-	-	-
Stage 2	959	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	876	1012	-	-	1533	-
Mov Cap-2 Maneuver	876	-	-	-	-	-
Stage 1	968	-	-	-	-	-
Stage 2	958	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.2	0	0.1
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	886	1533	-
HCM Lane V/C Ratio	-	-	0.031	0.001	-
HCM Control Delay (s)	-	-	9.2	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	25	25	0	0	0
Future Vol, veh/h	0	25	25	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	28	28	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	28	0	-	0	56	28
Stage 1	-	-	-	-	28	-
Stage 2	-	-	-	-	28	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1585	-	-	-	952	1047
Stage 1	-	-	-	-	995	-
Stage 2	-	-	-	-	995	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1585	-	-	-	952	1047
Mov Cap-2 Maneuver	-	-	-	-	952	-
Stage 1	-	-	-	-	995	-
Stage 2	-	-	-	-	995	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1585	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	1.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	31	5	80	21	2	54
Future Vol, veh/h	31	5	80	21	2	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	34	6	89	23	2	60

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	165	101	0	0	112	0
Stage 1	101	-	-	-	-	-
Stage 2	64	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	826	954	-	-	1478	-
Stage 1	923	-	-	-	-	-
Stage 2	959	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	825	954	-	-	1478	-
Mov Cap-2 Maneuver	825	-	-	-	-	-
Stage 1	923	-	-	-	-	-
Stage 2	958	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.5	0	0.3
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	841	1478	-
HCM Lane V/C Ratio	-	-	0.048	0.002	-
HCM Control Delay (s)	-	-	9.5	7.4	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	22	35	0	0	1
Future Vol, veh/h	1	22	35	0	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	24	39	0	0	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	39	0	-	0	65	39
Stage 1	-	-	-	-	39	-
Stage 2	-	-	-	-	26	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1571	-	-	-	941	1033
Stage 1	-	-	-	-	983	-
Stage 2	-	-	-	-	997	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1571	-	-	-	940	1033
Mov Cap-2 Maneuver	-	-	-	-	940	-
Stage 1	-	-	-	-	982	-
Stage 2	-	-	-	-	997	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	8.5
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1571	-	-	-	1033
HCM Lane V/C Ratio	0.001	-	-	-	0.001
HCM Control Delay (s)	7.3	0	-	-	8.5
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

NO-BUILD

Intersection	
Int Delay, s/veh	1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	25	2	40	26	1	61
Future Vol, veh/h	25	2	40	26	1	61
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	2	44	29	1	68

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	129	59	0	0	73	0
Stage 1	59	-	-	-	-	-
Stage 2	70	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	865	1007	-	-	1527	-
Stage 1	964	-	-	-	-	-
Stage 2	953	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	864	1007	-	-	1527	-
Mov Cap-2 Maneuver	864	-	-	-	-	-
Stage 1	964	-	-	-	-	-
Stage 2	952	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.3	0	0.1
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	873	1527	-
HCM Lane V/C Ratio	-	-	0.034	0.001	-
HCM Control Delay (s)	-	-	9.3	7.4	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	27	27	0	0	0
Future Vol, veh/h	0	27	27	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	30	30	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	30	0	-	0	60	30
Stage 1	-	-	-	-	30	-
Stage 2	-	-	-	-	30	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1583	-	-	-	947	1044
Stage 1	-	-	-	-	993	-
Stage 2	-	-	-	-	993	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1583	-	-	-	947	1044
Mov Cap-2 Maneuver	-	-	-	-	947	-
Stage 1	-	-	-	-	993	-
Stage 2	-	-	-	-	993	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1583	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	1.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	34	5	87	23	2	58
Future Vol, veh/h	34	5	87	23	2	58
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	6	97	26	2	64

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	178	110	0	0	123	0
Stage 1	110	-	-	-	-	-
Stage 2	68	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	812	943	-	-	1464	-
Stage 1	915	-	-	-	-	-
Stage 2	955	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	811	943	-	-	1464	-
Mov Cap-2 Maneuver	811	-	-	-	-	-
Stage 1	915	-	-	-	-	-
Stage 2	954	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.6	0	0.2
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	826	1464	-
HCM Lane V/C Ratio	-	-	0.052	0.002	-
HCM Control Delay (s)	-	-	9.6	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	24	38	0	0	1
Future Vol, veh/h	1	24	38	0	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	27	42	0	0	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	42	0	-	0	71	42
Stage 1	-	-	-	-	42	-
Stage 2	-	-	-	-	29	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1567	-	-	-	933	1029
Stage 1	-	-	-	-	980	-
Stage 2	-	-	-	-	994	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1567	-	-	-	932	1029
Mov Cap-2 Maneuver	-	-	-	-	932	-
Stage 1	-	-	-	-	979	-
Stage 2	-	-	-	-	994	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	8.5
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1567	-	-	-	1029
HCM Lane V/C Ratio	0.001	-	-	-	0.001
HCM Control Delay (s)	7.3	0	-	-	8.5
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

BUILD

Intersection	
Int Delay, s/veh	3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	46	14	40	33	5	61
Future Vol, veh/h	46	14	40	33	5	61
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	51	16	44	37	6	68

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	143	63	0	0	81	0
Stage 1	63	-	-	-	-	-
Stage 2	80	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	850	1002	-	-	1517	-
Stage 1	960	-	-	-	-	-
Stage 2	943	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	847	1002	-	-	1517	-
Mov Cap-2 Maneuver	847	-	-	-	-	-
Stage 1	960	-	-	-	-	-
Stage 2	939	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.4	0	0.6
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	879	1517	-
HCM Lane V/C Ratio	-	-	0.076	0.004	-
HCM Control Delay (s)	-	-	9.4	7.4	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	27	11	3	27	0	33	0	8	0	0	0
Future Vol, veh/h	0	27	11	3	27	0	33	0	8	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	30	12	3	30	0	37	0	9	0	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	30	0	0	42	0	0	72	72	36	77	78	30
Stage 1	-	-	-	-	-	-	36	36	-	36	36	-
Stage 2	-	-	-	-	-	-	36	36	-	41	42	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1583	-	-	1567	-	-	919	818	1037	912	812	1044
Stage 1	-	-	-	-	-	-	980	865	-	980	865	-
Stage 2	-	-	-	-	-	-	980	865	-	974	860	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1583	-	-	1567	-	-	917	816	1037	903	810	1044
Mov Cap-2 Maneuver	-	-	-	-	-	-	917	816	-	903	810	-
Stage 1	-	-	-	-	-	-	980	865	-	980	863	-
Stage 2	-	-	-	-	-	-	978	863	-	966	860	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.7	9	0
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	938	1583	-	-	1567	-	-	-
HCM Lane V/C Ratio	0.049	-	-	-	0.002	-	-	-
HCM Control Delay (s)	9	0	-	-	7.3	0	-	0
HCM Lane LOS	A	A	-	-	A	A	-	A
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	-

Intersection	
Int Delay, s/veh	2.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	48	13	87	46	16	58
Future Vol, veh/h	48	13	87	46	16	58
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	53	14	97	51	18	64

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	223	123	0	0	148	0
Stage 1	123	-	-	-	-	-
Stage 2	100	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	765	928	-	-	1434	-
Stage 1	902	-	-	-	-	-
Stage 2	924	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	755	928	-	-	1434	-
Mov Cap-2 Maneuver	755	-	-	-	-	-
Stage 1	902	-	-	-	-	-
Stage 2	912	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10	0	1.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	786	1434	-
HCM Lane V/C Ratio	-	-	0.086	0.012	-
HCM Control Delay (s)	-	-	10	7.5	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.3	0	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	24	37	9	38	0	22	0	5	0	0	1
Future Vol, veh/h	1	24	37	9	38	0	22	0	5	0	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	27	41	10	42	0	24	0	6	0	0	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	42	0	0	68	0	0	113	112	48	115	132	42
Stage 1	-	-	-	-	-	-	50	50	-	62	62	-
Stage 2	-	-	-	-	-	-	63	62	-	53	70	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1567	-	-	1533	-	-	864	778	1021	862	759	1029
Stage 1	-	-	-	-	-	-	963	853	-	949	843	-
Stage 2	-	-	-	-	-	-	948	843	-	960	837	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1567	-	-	1533	-	-	858	772	1021	852	753	1029
Mov Cap-2 Maneuver	-	-	-	-	-	-	858	772	-	852	753	-
Stage 1	-	-	-	-	-	-	962	852	-	948	837	-
Stage 2	-	-	-	-	-	-	940	837	-	954	836	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	1.4	9.2	8.5
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	884	1567	-	-	1533	-	-	1029
HCM Lane V/C Ratio	0.034	0.001	-	-	0.007	-	-	0.001
HCM Control Delay (s)	9.2	7.3	0	-	7.4	0	-	8.5
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

APPENDIX D

SIMTRAFFIC ANALYSIS REPORTS

Intersection: 3: Fork Hill Road & Little Dude Avenue

Movement	WB
Directions Served	LR
Maximum Queue (ft)	34
Average Queue (ft)	12
95th Queue (ft)	32
Link Distance (ft)	710
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 6: Little Dude Avenue & Savannah Lane

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Network Summary

Network wide Queuing Penalty: 0

Intersection: 3: Fork Hill Road & Little Dude Avenue

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	37	3
Average Queue (ft)	17	0
95th Queue (ft)	35	3
Link Distance (ft)	710	938
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 6: Little Dude Avenue & Savannah Lane

Movement	SB
Directions Served	LR
Maximum Queue (ft)	13
Average Queue (ft)	1
95th Queue (ft)	6
Link Distance (ft)	884
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

Intersection: 3: Fork Hill Road & Little Dude Avenue

Movement	WB
Directions Served	LR
Maximum Queue (ft)	30
Average Queue (ft)	13
95th Queue (ft)	32
Link Distance (ft)	710
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 6: Little Dude Avenue & Savannah Lane

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Network Summary

Network wide Queuing Penalty: 0

Intersection: 3: Fork Hill Road & Little Dude Avenue

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	32	3
Average Queue (ft)	17	0
95th Queue (ft)	34	3
Link Distance (ft)	710	938
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 6: Little Dude Avenue & Savannah Lane

Movement	SB
Directions Served	LR
Maximum Queue (ft)	12
Average Queue (ft)	0
95th Queue (ft)	5
Link Distance (ft)	884
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

Intersection: 3: Fork Hill Road & Little Dude Avenue

Movement	WB
Directions Served	LR
Maximum Queue (ft)	38
Average Queue (ft)	21
95th Queue (ft)	35
Link Distance (ft)	679
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 6: Site Access/Savannah Lane & Little Dude Avenue

Movement	WB	NB
Directions Served	LTR	LTR
Maximum Queue (ft)	4	40
Average Queue (ft)	0	15
95th Queue (ft)	3	32
Link Distance (ft)	1350	724
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Intersection: 3: Fork Hill Road & Little Dude Avenue

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	47	25
Average Queue (ft)	21	2
95th Queue (ft)	38	12
Link Distance (ft)	679	938
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 6: Site Access/Savannah Lane & Little Dude Avenue

Movement	WB	NB	SB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	2	20	12
Average Queue (ft)	0	10	1
95th Queue (ft)	2	24	7
Link Distance (ft)	1350	724	886
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0

1. Overview of Traffic Impact Analysis (TIA) Report

Impact Designs submitted a traffic impact analysis report for single family housing development that will access Little Dude Avenue just east of Fork Hill Road and west of US 601 near Kershaw. Allen Reid is the Engineer on Record (EOR) for producing the detailed traffic study. Two intersections were analyzed for impacts – Fork Hill Road (S-26) at Little Dude Avenue (S-564) and Little Dude Avenue at Savannah Lane/ Site Access. The site access is proposed to align with Savannah Lane onto Little Dude Avenue. The overall report contained existing, no-build, and build traffic volumes for all study locations and good breakdown of volumes and distribution among all study locations. The analysis period for build out year and not build out year +1 year (quick check on volumes to build + 1 will have no impacts on outcome of the report). Primary concern is the sight distance verification for the proposed access located on a horizontal curve and preservation of the sight line through the subdivision property and right to way.

2. Items of Interest in the TIA Report

The TIA document was redlined with marks highlighting interest items below (pages noted below reflect pdf pages and not report pages):

- Page 5 – Did not analyze per UDO Build + 1 year
- Page 6 – Did not analyze per UDO Build + 1 year
- Page 6 – Need to state that sight distance and spacing will be verified by site engineer or included in this report.
- Page 10 – Trip Generation used AM/PM Peak Hour Adjacent Street Traffic and not Peak Hour Generator. Peak Hour Generator does show an increase of traffic generator but does not change outcome of report.

3. Checklist Comments

Attached is a TIA checklist that reviews all submitted information for proper TIA submittal. The analysis period did not reflect UDO 6.8.2 D for analysis year after development which would be 2027 (Build plus 1 year). The TIA did not review driveway sight distance (usually covered under site plan permitting).

4. Recommendations

Verify sight distance for access point and preservation of sight lines through subdivision property and right of way (clear vegetation and no new landscaping in the sight line area).

a Different Kind of Chemistry

Wednesday, September 6, 2023

Federal Express Delivery (Airbill 7733 2398 7504)

Lancaster County
Planning Department
101 North Main Street, Suite 108
Lancaster, SC 29720

Dear Matthew Blaszyk:

Our neighbor Jerome Watts of Fab-Master Fabricators is joining SMC Global to express strong opposition to rezoning application SD 2022-2005, location 39.47 acres at southeast corner of Fork Hill Road and Little Dude Avenue in Kershaw (TM #0141-00-024.00).

Commercial drivers travel Little Dude Avenue twenty-four hours, Monday through Friday to carry 40' trailers from Fork Hill Road, both two lane roads. The entrance to Little Dude Avenue from Highway 601 is a ninety-degree turn and drivers avoid the intersection due to safety hazards from a bridge and ravine located at the entrance to Little Dude Avenue. SMC anticipates both supplier and customer shipping volumes of specialty chemicals to increase significantly soon.

Furthermore, we are concerned regarding the lack of ample water supply to Little Dude Avenue to support our industrial operations. While we support Kershaw's local community and additional housing, during two recent attempts to expand our manufacturing infrastructure at 369 Little Dude Ave, the Lancaster County Water and Sewer District declined to install an additional water line needed to supply our fire suppression equipment and future facility expansion requirements. An approval of the rezoning application to develop The Sands at Kershaw will be tantamount to supporting our tapping water lines to supply our current and future industrial needs. The water consumption from the planned seventy-six family houses may reduce the water pressure servicing our existing fire suppression systems to unacceptable levels. Minimally, we request verification from the county that our current water pressure will not be negatively impacted.

Both Jerome Watts and I look forward to attending Tuesday, September 19 to oppose.

Sincerely,

Heath J. Brewer
Sr. Site Manager
Kershaw, SC

70 West 40th Street, 2nd Floor • New York, NY 10018 USA • Tel: 646.366.0400 • Fax: 646.366.0595
info@smc-global.com
WWW.SMC-GLOBAL.COM

From: Sean Carter
To: Jennifer Bryan
Subject: RE: Kershaw, SC - Rezoning Application, Copy Request
Date: Wednesday, November 8, 2023 2:59:40 PM
Attachments: image001.png
image002.png
image003.png
image005.png

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Hi Jennifer. Our Sr. Site Manager Heath Brewer requests an update on the rezoning application submitted to develop the SE Corner of Fork Hill Rd and Little Dude Ave, Kershaw, SC. The project "The Sands" is a proposed subdivision containing 76 single family detached homes under application by Earl Coulston.

Although not approved by the Planning Commission, we continue to observe developer's land clearing and utility installations – however, no road or highway improvements.

Concerned, we renew our objection.

Thanks, and best,

Sean Carter
Asst Plant Controller

SMC GLOBAL
a Different Kind of Chemistry

A 369 Little Dude Ave
Kershaw, SC 29067
M 803-577-9183
O 803-903-4506
WWW.SMC-GLOBAL.COM

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Jennifer Bryan, *Admin. Assistant*
Planning

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P:(803) 285-6005 F: (877) 636-7963
jbryan@lancastersc.net

www.mylancastersc.org

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—IT Helpdesk, lancastersc.supportsystem.com

Hi Jennifer. Please be so kind to send me a copy of the rezoning application Proposed Public Hearing Notice Subdivision (SD 2022-2005) along Little Dude Ave.

Thanks, and best,

Sean Carter
Asst Plant Controller

a Different Kind of Chemistry

A 369 Little Dude Ave
Kershaw, SC 29067
M 803-577-9183
O 803-903-4506
WWW.SMC-GLOBAL.COM

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Agenda Item Summary

Ordinance # / Resolution #: SD-2023-0325 Jasmine Hills
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 12/19/2023

Issue for Consideration:

Points to Consider:
TIA has been received; payment for consultant fee has been made but consultant review is not yet complete.

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report*	12/11/2023	Exhibit
Application	12/4/2023	Exhibit
Preliminary Plat	12/4/2023	Exhibit
Location Map	12/4/2023	Exhibit
Review Comments	12/6/2023	Exhibit
LCWSD letter of service	12/4/2023	Exhibit
Gas service letter	12/4/2023	Exhibit
Letter of Transmittal: Narrative	12/4/2023	Exhibit
TIA	12/4/2023	Exhibit

PROPOSAL:	Major Preliminary Plat for 34.14 acres straddling for a subdivision of 75 single-family lots.
PROPERTY LOCATION:	Pettus Road northwest of the intersection with Barberville Road (TM# 0003-00-058.00)
CURRENT ZONING DISTRICT:	Medium Density Residential (MDR)
APPLICANT:	Mohamed Altwairgi/Rass Investments LLC
COUNTY COUNCIL DISTRICT:	District 4, Jose Luis
NOTICE:	Published hearing notice The Lancaster News 12/02/2023 Posted signs 11/30/2023 Mailed notices 11/30/2023 Agenda published 12/12/2023 and posted in Lobby

OVERVIEW & BACKGROUND:

Site Information & Existing Condition

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

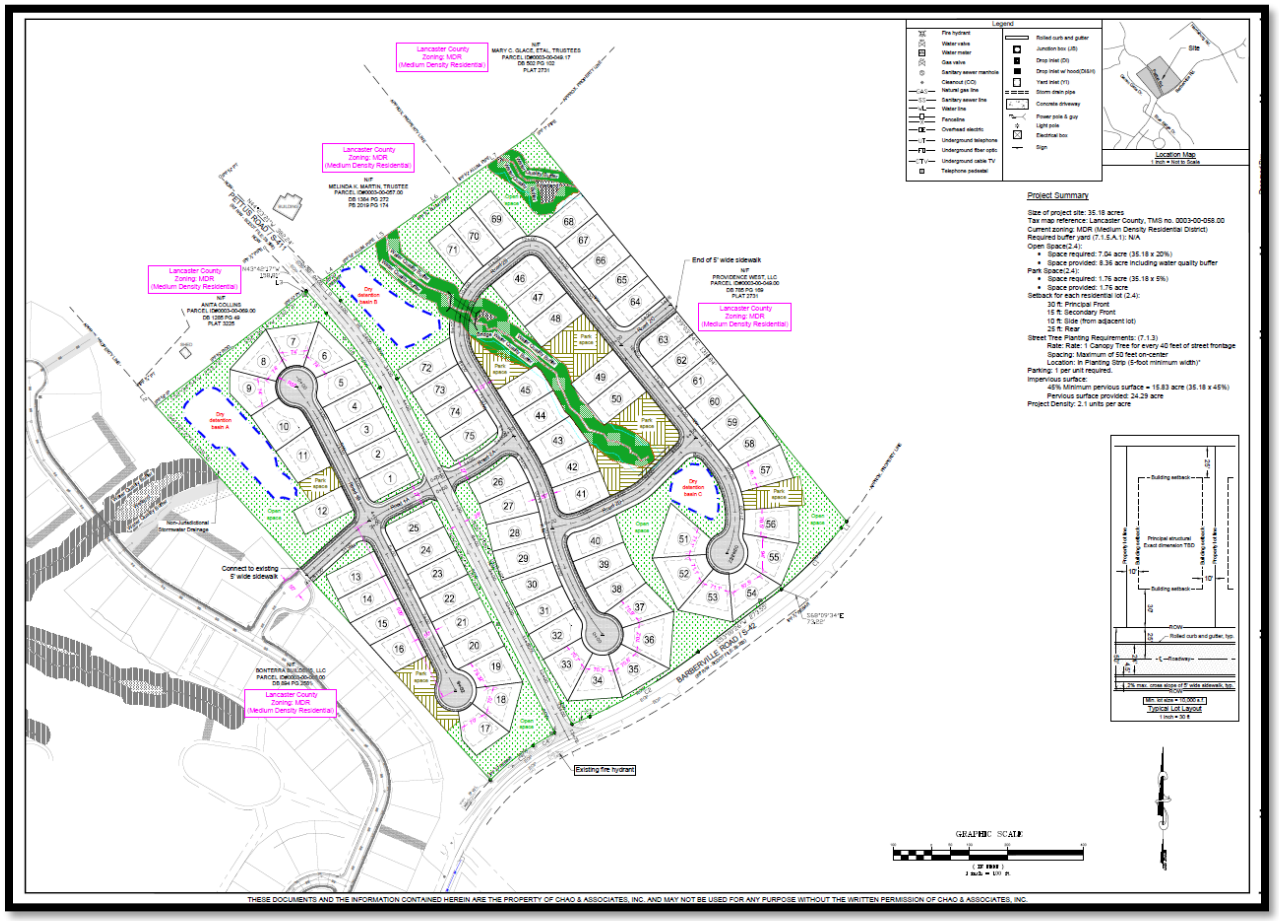
Summary of Surrounding Zoning and Uses

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

Zoning

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

Proposed Preliminary Plat:



DEVELOPMENT SUMMARY:

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

Guiding Development Standards

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

TRC Comments Include:

Traffic Impact Analysis (TIA)

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

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

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

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

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

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

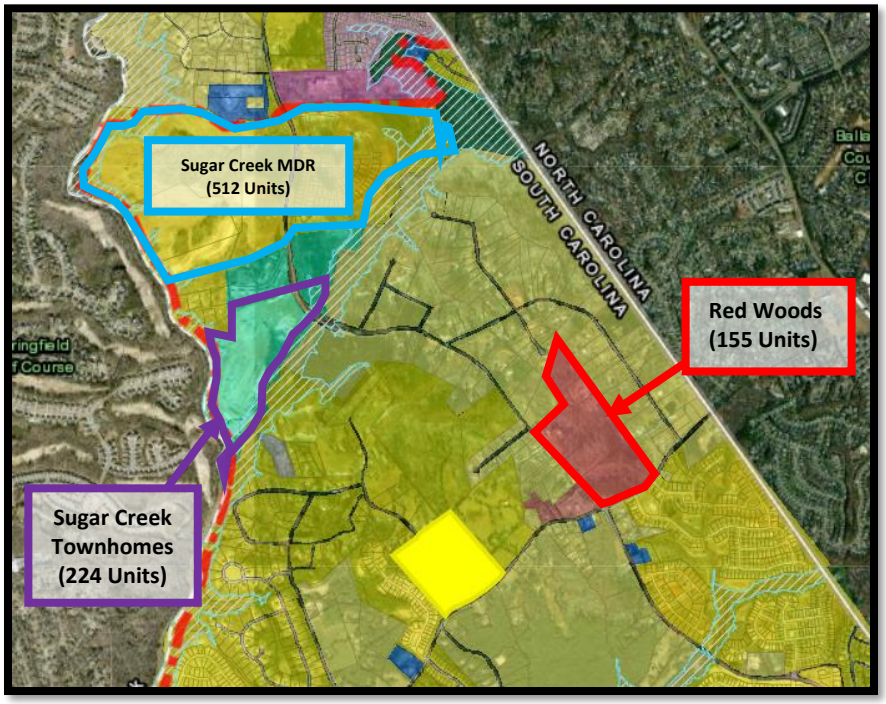
Planning Input: Internal landscaping plan is missing; UDO section 7.1.3 A requires the rate of "1 Canopy Tree for every 40 feet of street frontage Spacing: Maximum of 50 feet on-center Location: In Planting Strip (5-foot minimum width)".

SCDOT Input:

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

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

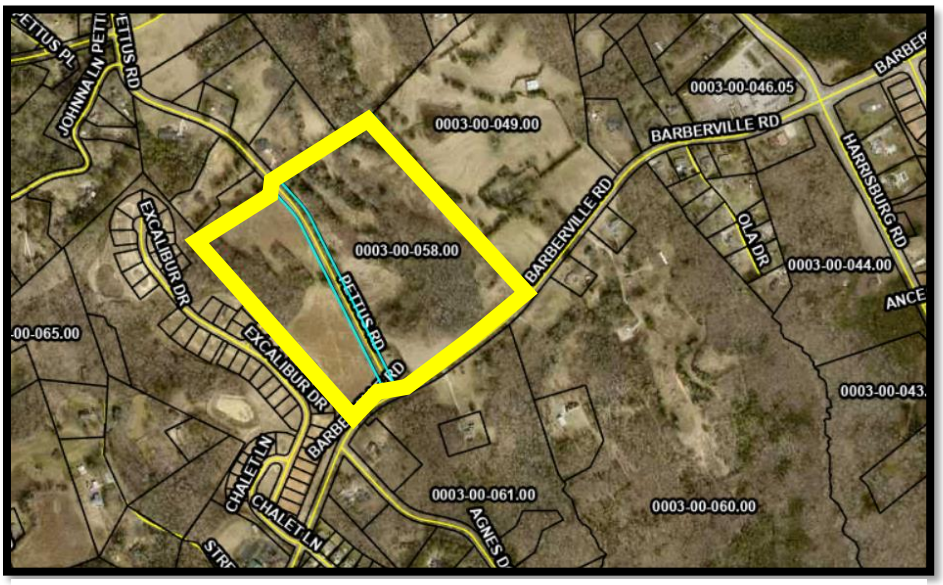
ACTIVE DEVLOPMENTS IN THE PROJECT AREA:



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

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

PHOTOS OF THE PROJECT AREA:



Aerial View of Subject Parcel



Intersection of Barberville Road and Pettus Road

STAFF RECOMMENDATION:

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

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

ATTACHMENTS:

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

STAFF CONTACT:

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

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

APPLICATION AND APPROVAL PROCESS

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

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

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

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

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

PROJECT INFORMATION

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

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

Project Description: Residential subdivision

Applicant Name: Rass Investments, LLC.

Address: 2545 Kennedy Drive, Corona, CA 92879

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

Property Owner Name: Rass Investments, LLC.

Address: 2545 Kennedy Drive, Corona, CA 92879

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

Other Project Contacts

Name: Mohammed Fahad Altwairgi

Address:

Phone: Email: m.altwairgi@gmail.com

Name:

Address:

Phone: Email:

Applicant Signature: Date: 10/25/2023

Owner Signature: Date: 10/25/2023

Owner Signature: Date:

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

PRELIMINARY PLAT CHECKLIST

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

GENERAL PROJECT INFORMATION:

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

✓ **1.** Proposed name of project.

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

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

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

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

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

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

✓ **8.** Tax map number.

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

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

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

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

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

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

EXISTING CONDITIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

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

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

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

TREE RETENTION

1. Identify tree canopy retention areas.

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

LANDSCAPING

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

OPEN SPACE

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

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

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

✓ **4.** Show all existing or planned public parks, schools, greenways, existing trails, or other major public amenities within ½ mile of the site, and pedestrian connections provided by the developer to those areas. Park space shown on C2.0

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

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

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

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

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

✓ **4.** All proposed easements.

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

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

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

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

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

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

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

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

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

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

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

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

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

LOT DESIGN

Identify a lot configuration that complies with the following standards.

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

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

✓ **b.** Through lots are prohibited.

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

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

USE-SPECIFIC STANDARDS

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

OVERLAY DISTRICTS

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

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

Major Subdivision Preliminary Plat

For

Jasmine Hills Subdivision

Near Indian Land, in Lancaster County, SC 29707

Rass Investments, LLC.

2545 Kennedy Drive, Corona, CA 92879

Tel: (909) 379-3889

Email: m.altwairgi@gmail.com

Contact: Mr. Abdulhakim BenSufia

by:

Chao Engineering, Inc.

Consulting Engineers

C & A #: 707909B-22

Utility Provider

Water and sewer Provider:
Lancaster County Water and Sewer District (LCWSD)
PO Box 1009
Lancaster, SC 29721
(803) 285-6919

Storm Drainage Provider:
Lancaster County
8451 Charlotte Highway
Indian Land, SC 29707
(803) 286-3607

Electric Provider:
Duck Energy
P.O. Box 1090
Charlotte, NC 28201
(800) 653-5307

Gas Provider:
Lancaster County Natural Gas
1010 Kershaw Camden Highway
Lancaster, SC 29720
(803) 285-2045

Communication Provider:
Charter Communications
3140 W. Arrowood Rd
Charlotte, NC 28273
(704) 378-2267

Comporium
P.O. BOX 470
Rock Hill, SC 29731
(888) 403-2667

Chao Engineering, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION CHAO ENGINEERING, INC. No. C06325

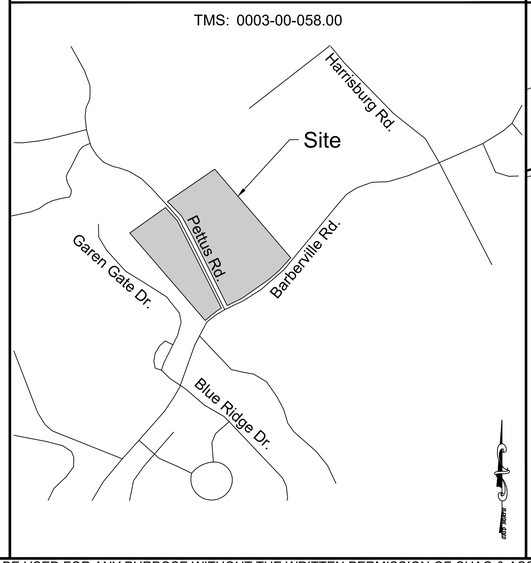
REGISTERED PROFESSIONAL ENGINEER SOUTH CAROLINA No. 21629 DONALD A. LEVY

Drawing Index

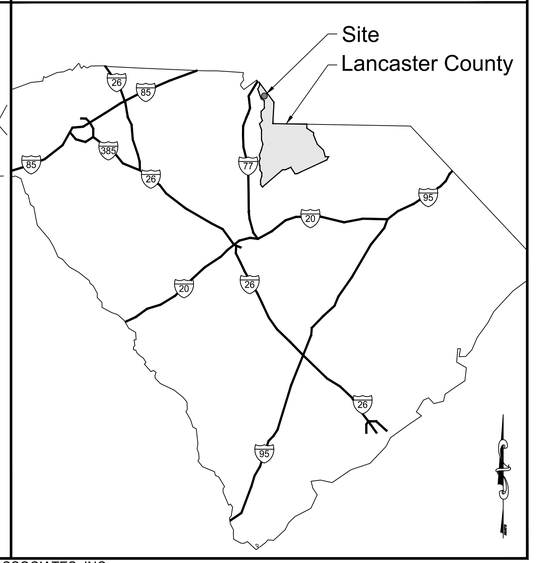
C1.0	- Overall Existing Site Plan
C1.1	- Tree Removal & Demolition Plan
C2.0	- Overall Site Layout Plan
C2.4	- Easement Plan
C3.0	- Overall Grading and Drainage Plan
C5.0	- Overall Water Connection Plan
C6.0	- Overall Sanitary Sewer Connection Plan
C6.3, C6.4, C6.5	- Sanitary Sewer Profiles
PAA1.0	- Public Amenity Area
L1.0, L1.1	- Landscaping Plan

Location Map

Counties of Lancaster
Scale: Not to Scale



State of South Carolina
Scale: 1" = 30 miles

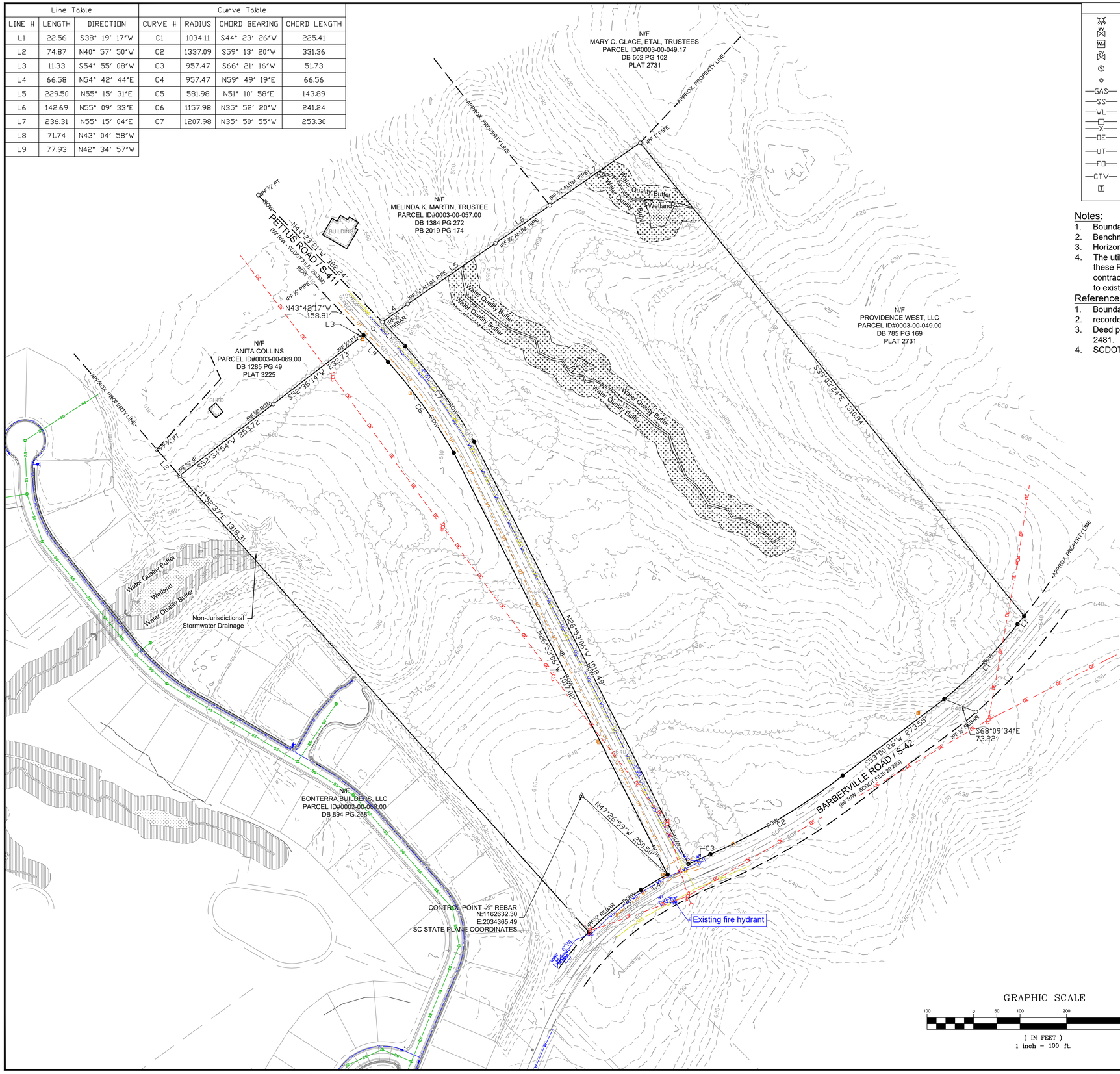


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Line Table		
LINE #	LENGTH	DIRECTION
L1	22.56	S38° 19' 17"W
L2	74.87	N40° 57' 50"W
L3	11.33	S54° 55' 08"W
L4	66.58	N54° 42' 44"E
L5	229.50	N55° 15' 31"E
L6	142.69	N55° 09' 33"E
L7	236.31	N55° 15' 04"E
L8	71.74	N43° 04' 58"W
L9	77.93	N42° 34' 57"W

Curve Table			
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH
C1	1034.11	S44° 23' 26"W	225.41
C2	1337.09	S59° 13' 20"W	331.36
C3	957.47	S66° 21' 16"W	51.73
C4	957.47	N59° 49' 19"E	66.56
C5	581.98	N51° 10' 58"E	143.89
C6	1157.98	N35° 52' 20"W	241.24
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GRAPHIC SCALE

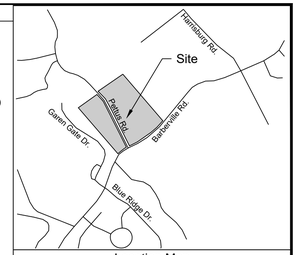
100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

Legend

- Fire hydrant
- Water valve
- Water meter
- Gas valve
- Sanitary sewer manhole
- Cleanout (CO)
- GAS — Natural gas line
- SS — Sanitary sewer line
- WL — Water line
- Fenceline
- OE — Overhead electric
- UT — Underground telephone
- FO — Underground fiber optic
- CTV — Underground cable TV
- Telephone pedestal
- Rolled curb and gutter
- Junction box (JB)
- Drop inlet (DI)
- Drop inlet w/ hood(DI&H)
- Yard inlet (YI)
- Storm drain pipe
- Concrete driveway
- Power pole & guy
- Light pole
- Electrical box
- Sign



Location Map
1 inch = Not to Scale

Notes:

1. Boundary & topographic information furnished by Chao and Associates, Inc., dated 6/17/2022.
2. Benchmark is based on mean sea level datum.
3. Horizontal coordinates (NAD 83) based on SC VRS network.
4. The utilities are shown for the contractor's convenience only. There may be other utilities not shown on these Plans. The Engineer assumes no responsibility to verify the locations shown and it shall be the contractor's responsibility to verify the locations of all utilities within the limits of the work. All damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.

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2. recorded on plat 4040.
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4. SCDOT File 29.253 & 29.398.

CHAO ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

Prepared By:
Chao Engineering, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 21629 REGISTERED
11/1/2023

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION CHAO ENGINEERING, INC. No. C06325

Overall Existing Site Plan
Jasmine Hills Subdivision
Prepared For:
Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

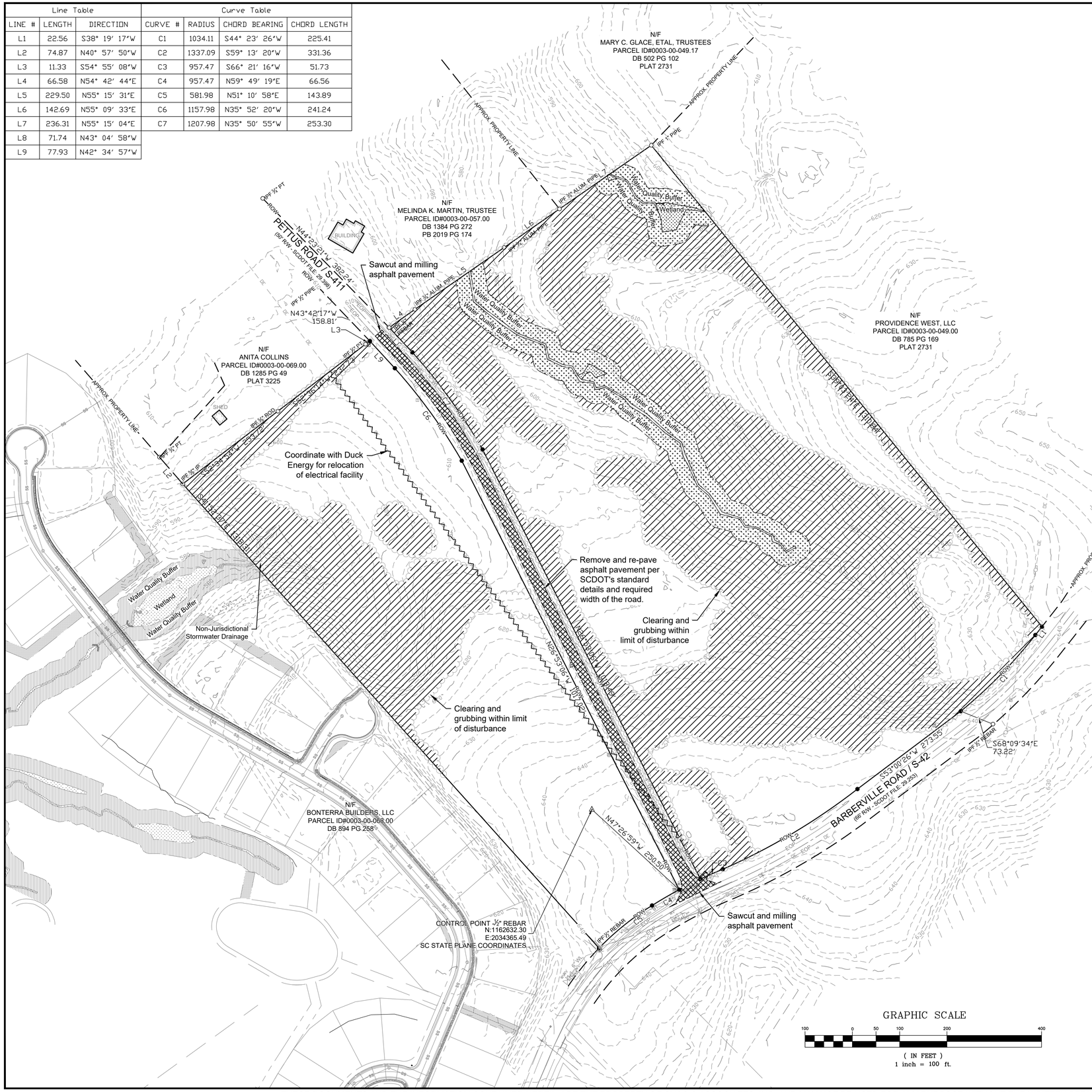
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Revised:
File: 707909C.dwg Project No.: 707909B

C1.0
Sheet Number
November 1, 2023
Date

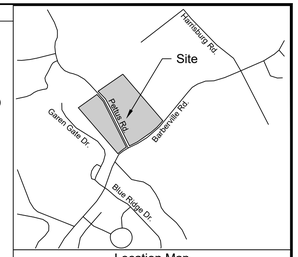
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Water meter	Drop inlet (DI)
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Natural gas line	Concrete driveway
Sanitary sewer line	Power pole & guy
Water line	Light pole
Fenceline	Electrical box
Overhead electric	Sign
Underground telephone	
Underground fiber optic	
Underground cable TV	
Telephone pedestal	



Location Map
1 inch = Not to Scale

Notes:

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Construction Notes:

1. Proposed contours & proposed spot elevations represent finished grade. Contractor shall establish all finished grades.
2. All elevations are referenced to mean sea level (MSL) datum.
3. All pavement dimensions are referenced to the face of curb where applicable.
4. Contractor is cautioned that the location and/or elevation of existing utilities shown herein are based on records provided by the utility company and information obtained from the field. Contractor shall verify all existing field conditions and utilities prior to beginning work and notify the engineer if any differing site conditions are noted.
5. Contractor is required to contact Utility Protection Service (811) three days prior to any digging or commencing construction.
6. The construction of all streets and drainage facilities within the right-of-way shall be governed by SCDOT standard specifications.
7. All work within public right of way shall be constructed in accordance with the approved encroachment permit, as applicable.
8. The contractor shall maintain copies of all approved encroachment permits on site during all work within public right-of-ways.
9. Provide silt fence and other erosion control devices, as may be required, to control soil erosion during construction. All disturbed areas shall be cleaned, graded and stabilized with grassing immediately after completion of construction in the area.
10. Hydroseed shall be installed in all areas disturbed by construction that are not intended to be covered by impervious material, unless otherwise indicated.
11. All areas to be seeded, sodded, or landscaped shall be brought to finish grade using minimum of 4" of topsoil. Contractor shall furnish additional topsoil as required to achieve minimum depth.
12. Contractor shall take necessary action to minimize the tracking of mud onto the paved roadway from construction areas. Contractor to daily remove mud/soil from pavement as required.
13. All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during construction in order to control erosion and/or offsite sedimentation. All temporary control devices shall be removed only after construction is complete and the site is stabilized to the satisfaction of Lancaster County and SCDHEC.
14. Contractor shall abide by all provisions of the applicable county storm drainage and erosion control ordinances as well as the South Carolina Sediment Reduction Act.
15. All construction staking shall be provided at the contractor's expense.
16. Contractor to clear existing culverts/pipes, catch basins and ditches along frontage and downstream as necessary to achieve positive drainage.
17. Contractor to saw cut existing asphalt for smooth joint not aligned with wheel path.

Certification Statement

I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCR100000.

Flood Certification

I hereby certify that I have consulted the national Flood Insurance Program, "Flood Insurance Rate Map", Map Number 45057C0017L and 45057C0020L, Panel Numbers 17 and 20 of 650, Effective Date: 05/16/2017. I have determine that the above site lies within an unshaded zone "X".

Gerald A. Lee, P.E.
SC Reg. Professional Engineer #21629

GRID NORTH

CHAO ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

Prepared By:
Chao Engineering, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 21629 Gerald A. Lee
11/1/2023

SOUTH CAROLINA CHAO ENGINEERING, INC. No. C06325 CERTIFICATE OF AUTHORIZATION

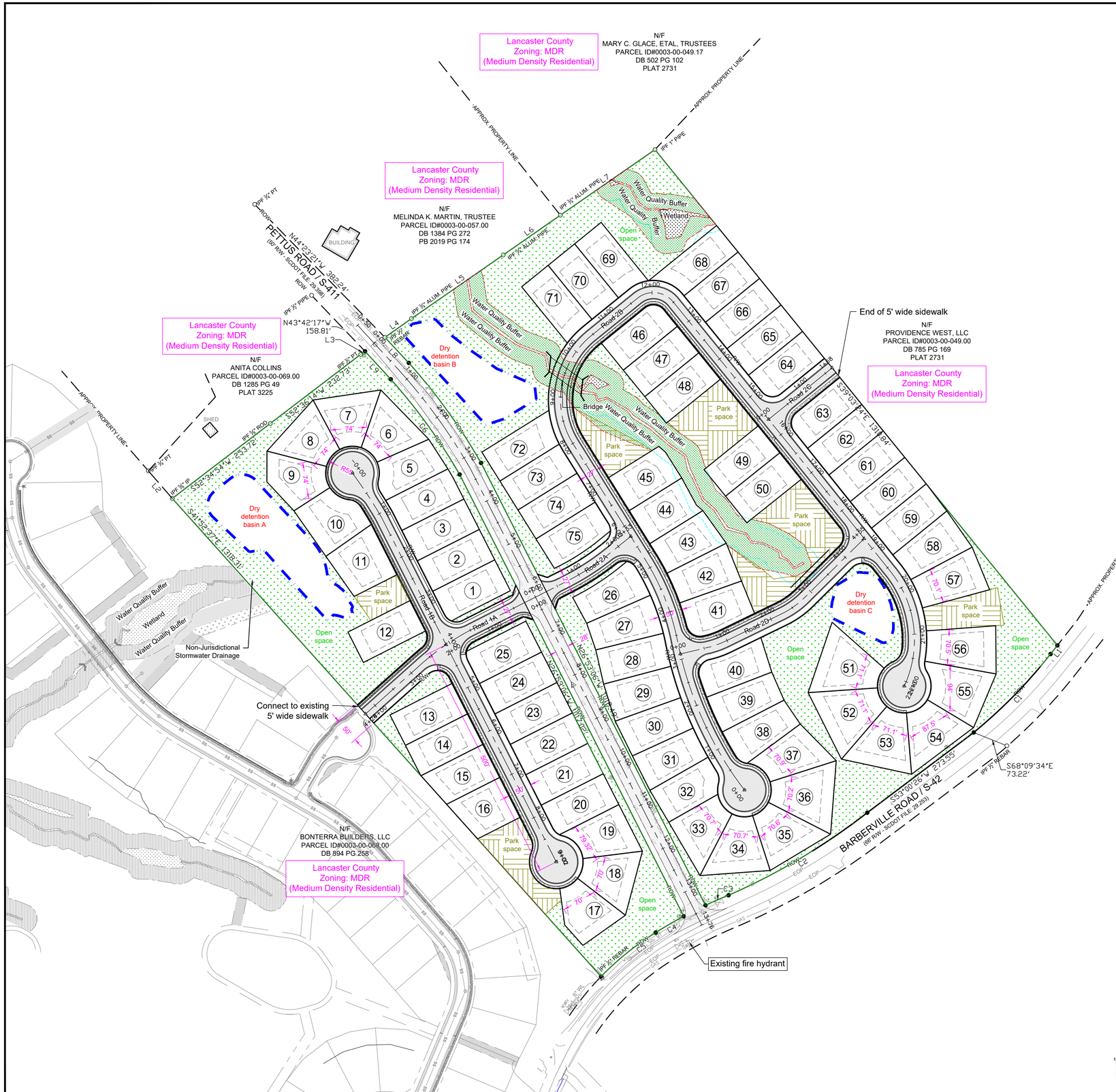
Tree Removal & Demolition Plan

Jasmine Hills Subdivision
Prepared For:
Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:
File: 707909C.dwg Project No.: 707909B

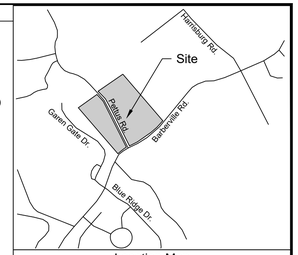
C1.1
Sheet Number
November 1, 2023
Date

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Legend

Fire hydrant	Rolled curb and gutter
Water valve	Junction box (JB)
Water meter	Drop inlet (DI)
Gas valve	Drop inlet w/ hood(DI&H)
Sanitary sewer manhole	Yard inlet (YI)
Cleanout (CO)	Storm drain pipe
Natural gas line	Concrete driveway
Sanitary sewer line	Power pole & guy
Water line	Light pole
Fenceline	Electrical box
Overhead electric	Sign
Underground telephone	
Underground fiber optic	
Underground cable TV	
Telephone pedestal	



Location Map
1 inch = Not to Scale

Project Summary

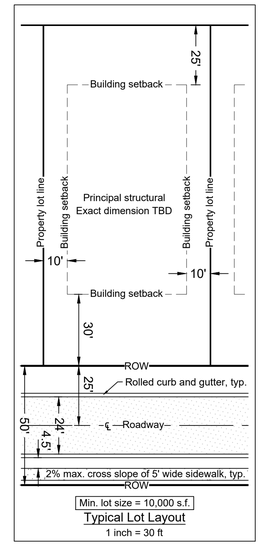
Size of project site: 35.18 acres
Tax map reference: Lancaster County, TMS no. 0003-00-058.00
Current zoning: MDR (Medium Density Residential District)
Required buffer yard (7.1.5.A.1): N/A
Open Space(2.4):
- Space required: 7.04 acre (35.18 x 20%)
- Space provided: 8.36 acre including water quality buffer

Park Space(2.4):
- Space required: 1.76 acre (35.18 x 5%)
- Space provided: 1.76 acre

Setback for each residential lot (2.4):
30 ft: Principal Front
15 ft: Secondary Front
10 ft: Side (from adjacent lot)
25 ft: Rear

Street Tree Planting Requirements: (7.1.3)
Rate: Rate: 1 Canopy Tree for every 40 feet of street frontage
Spacing: Maximum of 50 feet on-center
Location: In Planting Strip (5-foot minimum width)*

Parking: 1 per unit required.
Impervious surface:
45% Minimum pervious surface = 15.83 acre (35.18 x 45%)
Pervious surface provided: 24.29 acre
Project Density: 2.1 units per acre



Min. lot size = 10,000 s.f.

Typical Lot Layout
1 inch = 30 ft

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

CHAO ENGINEERING
CONSULTING ENGINEERS & LAND SURVEYORS

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SOUTH CAROLINA PROFESSIONAL ENGINEER No. 21629 REGISTERED
11/1/2023

SOUTH CAROLINA CHAO ENGINEERING, INC. No. C06325 CERTIFICATE OF AUTHORIZATION

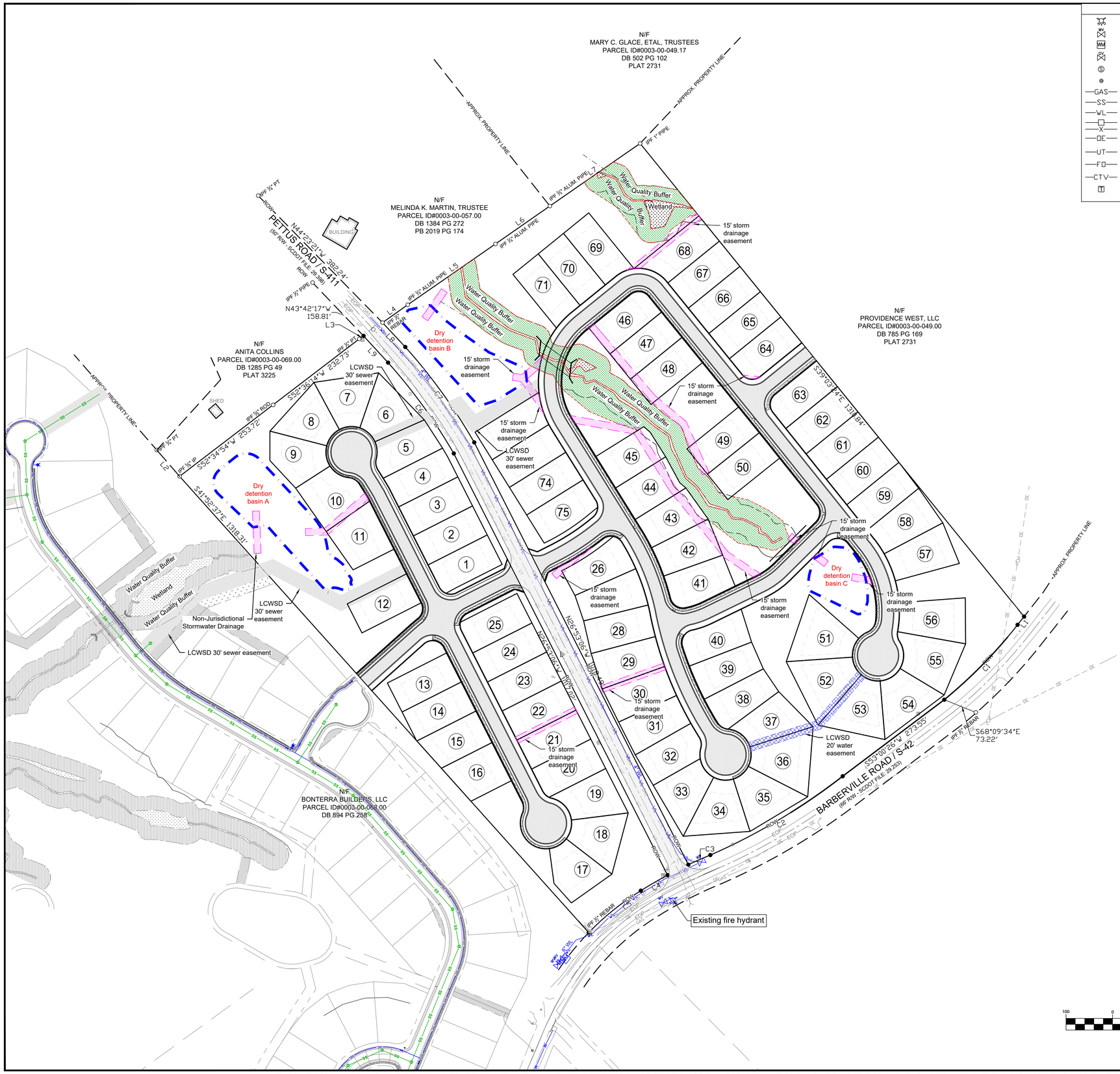
Schematic Site Layout Plan
Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC
Checked: GAL
Revised:
Project No.: 707909B
File: 707909C.dwg

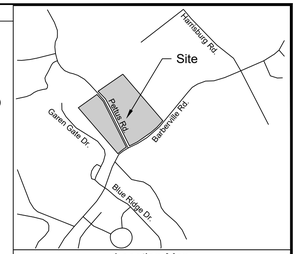
C2.0
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Water meter	Drop inlet (DI)
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Cleanout (CO)	Storm drain pipe
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Sanitary sewer line	Power pole & guy
Water line	Light pole
Fenceline	Electrical box
Overhead electric	Sign
Underground telephone	
Underground fiber optic	
Underground cable TV	
Telephone pedestal	



Location Map
1 inch = Not to Scale

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

CHAO ENGINEERING
CONSULTING ENGINEERS & LAND SURVEYORS

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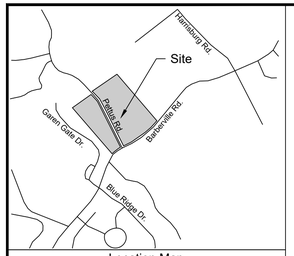
Easement Plan
Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:
File: 707909C.dwg Project No.: 707909B

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Location Map
1 inch = Not to Scale

N/F
MARY C. GLACE, ETAL, TRUSTEES
PARCEL ID#0003-00-049.17
DB 502 PG 102
PLAT 2731

N/F
MELINDA K. MARTIN, TRUSTEE
PARCEL ID#0003-00-057.00
DB 1384 PG 272
PB 2019 PG 174

N/F
PROVIDENCE WEST, LLC
PARCEL ID#0003-00-049.00
DB 785 PG 169
PLAT 2731

N/F
ANITA COLLINS
PARCEL ID#0003-00-069.00
DB 1285 PG 49
PLAT 3225

N/F
BONTERRA BUILDERS, LLC
PARCEL ID#0003-00-068.00
DB 894 PG 258

PETTUS ROAD / S-411
(66' R/W - SCDOT FILE: 29-359)

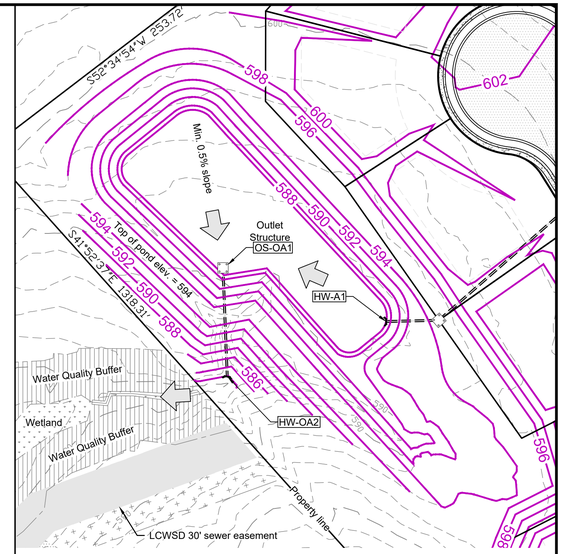
BARBERVILLE ROAD / S-42
(66' R/W - SCDOT FILE: 29-353)

Water Quality Buffer
Wetland
Buffer
Non-Jurisdictional Stormwater Drainage
Bridge
BUILDING
SHED
Dry detention basin A
Dry detention basin B
Dry detention basin C
OS-OA1
OS-OB2
OS-OC2
HW-A1
HW-OA2
HW-OB1
HW-B1
HW-OC1
HW-C1
15' storm drainage easement
Existing fire hydrant
APPROX. PROPERTY LINE
IPF ½" PIPE
IPF ½" ALUM. PIPE
IPF ½" PT
IPF ½" IP
IPF ¾" REBAR
ROW
C1
C2
C3
C4
L1
L2
L3
L4
L5
L6
L7
L8
L9
N44°23'21"W 382.24'
N43°42'17"W 158.81'
S52°34'54"W 253.72'
S41°52'37"E 318.31'
S52°34'54"W 232.73'
S52°00'26"W 273.55'
S68°09'34"E 73.22'
N26°53'06"W 1010.40'
S26°53'06"E 1010.40'

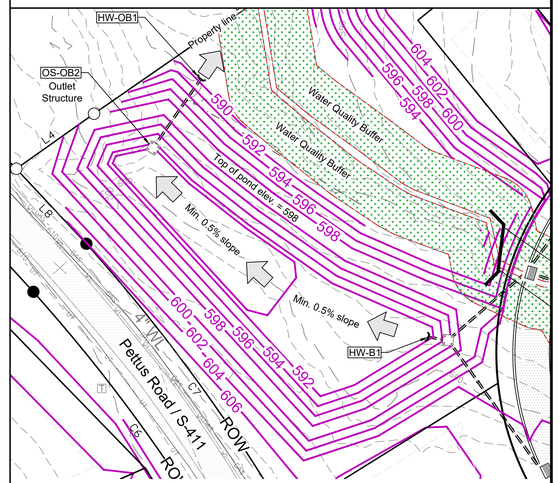
Legend

Fire hydrant	Rolled curb and gutter
Water valve	Junction box (JB)
Water meter	Drop inlet (DI)
Gas valve	Drop inlet w/ hood(DI&H)
Sanitary sewer manhole	Yard inlet (YI)
Cleanout (CO)	Storm drain pipe
—GAS— Natural gas line	Concrete driveway
—SS— Sanitary sewer line	Power pole & guy
—WL— Water line	Light pole
Fenceline	Electrical box
—OE— Overhead electric	Sign
—UT— Underground telephone	
—FO— Underground fiber optic	
—CTV— Underground cable TV	
Telephone pedestal	

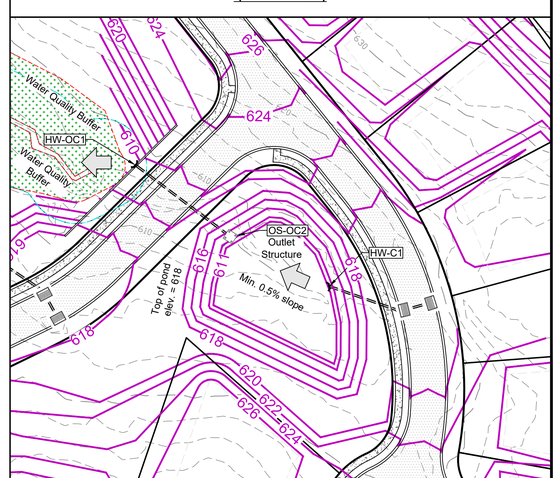
GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



Dry Detention Basin A
(Scale: 1"=50')



Dry Detention Basin B
(Scale: 1"=50')



Dry Detention Basin C
(Scale: 1"=50')

CHAO
CONSULTING ENGINEERS & LAND SURVEYORS

Prepared By:
Chao Engineering, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 21629 REGISTERED
11/1/2023

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
CHAO ENGINEERING, INC. No. C06325

Overall Grading and Drainage Plan
Jasmine Hills Subdivision

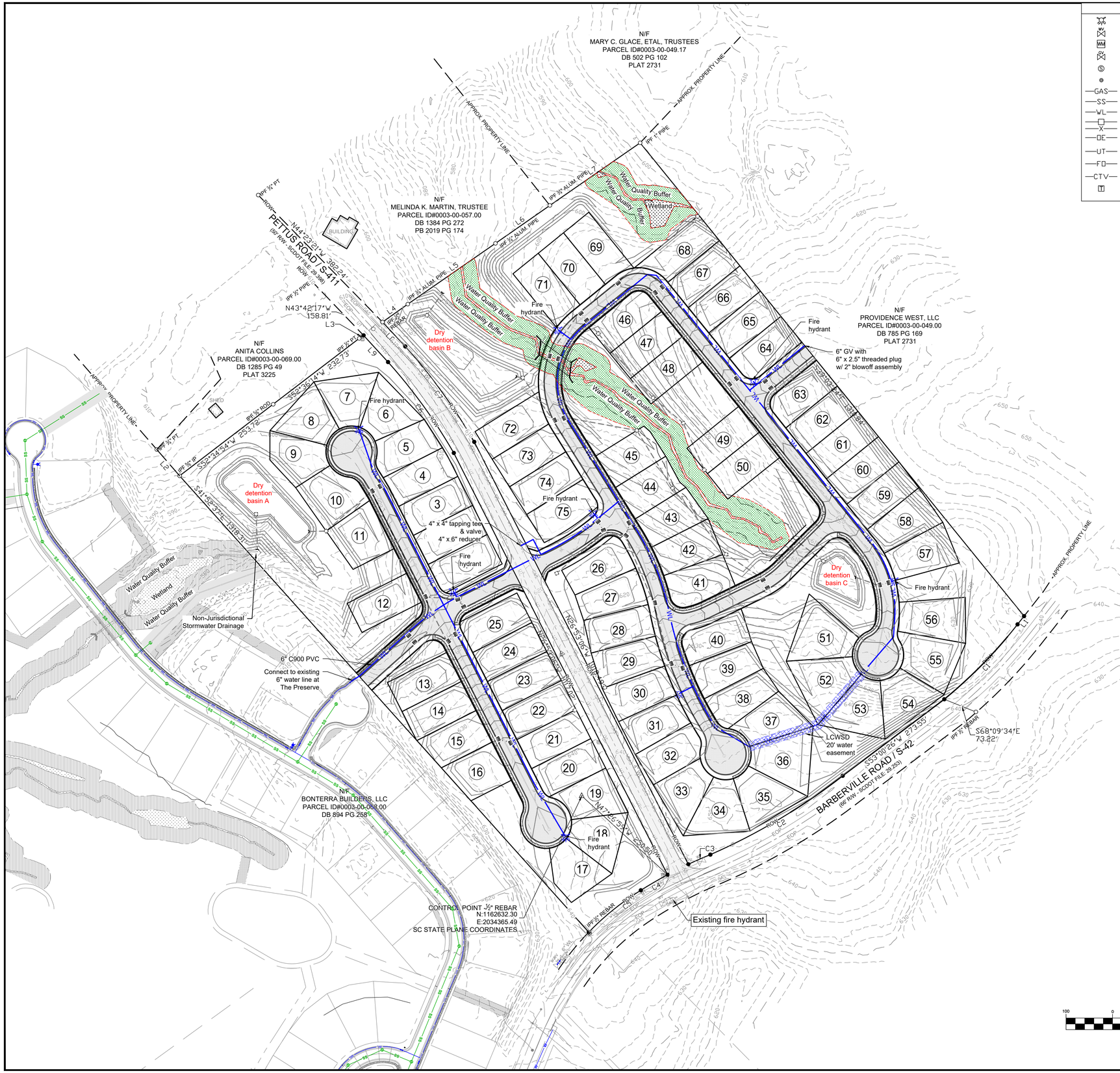
Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC
Checked: GAL
Revised:

Project No.: 707909B
File: 707909C.dwg

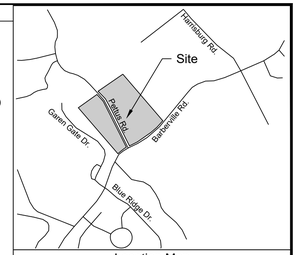
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Legend

Fire hydrant	Rolled curb and gutter
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Water line	Light pole
Fenceline	Electrical box
Overhead electric	Sign
Underground telephone	
Underground fiber optic	
Underground cable TV	
Telephone pedestal	



Location Map
1 inch = Not to Scale

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Prepared By:
Chao Engineering, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
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Email: consult@chaoinc.com

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 21629 REGISTERED 11/1/2023

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION CHAO ENGINEERING, INC. No. C06325

Overall Water Connection Plan
Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:
File: 707909C.dwg Project No.: 707909B

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Water line	Light pole
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Overhead electric	Sign
Underground telephone	
Underground fiber optic	
Underground cable TV	
Telephone pedestal	

Location Map
1 inch = Not to Scale

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SOUTH CAROLINA PROFESSIONAL ENGINEER No. 21629 REGISTERED
11/1/2023

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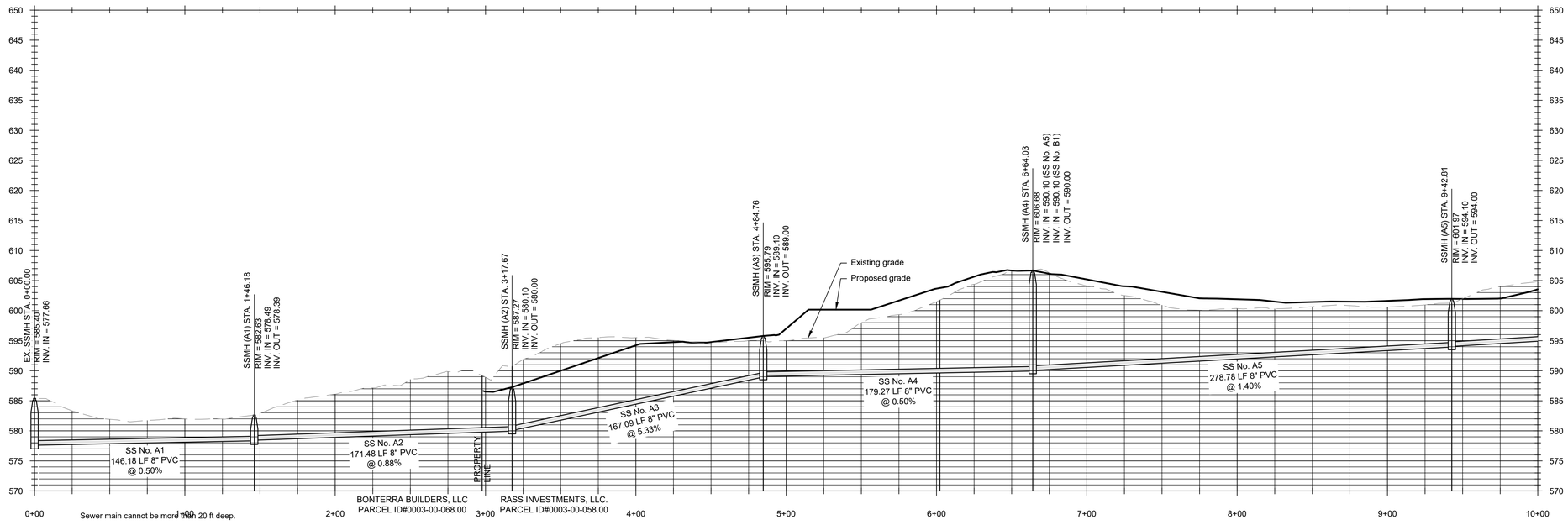
Overall Sanitary Sewer Connection Plan
Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

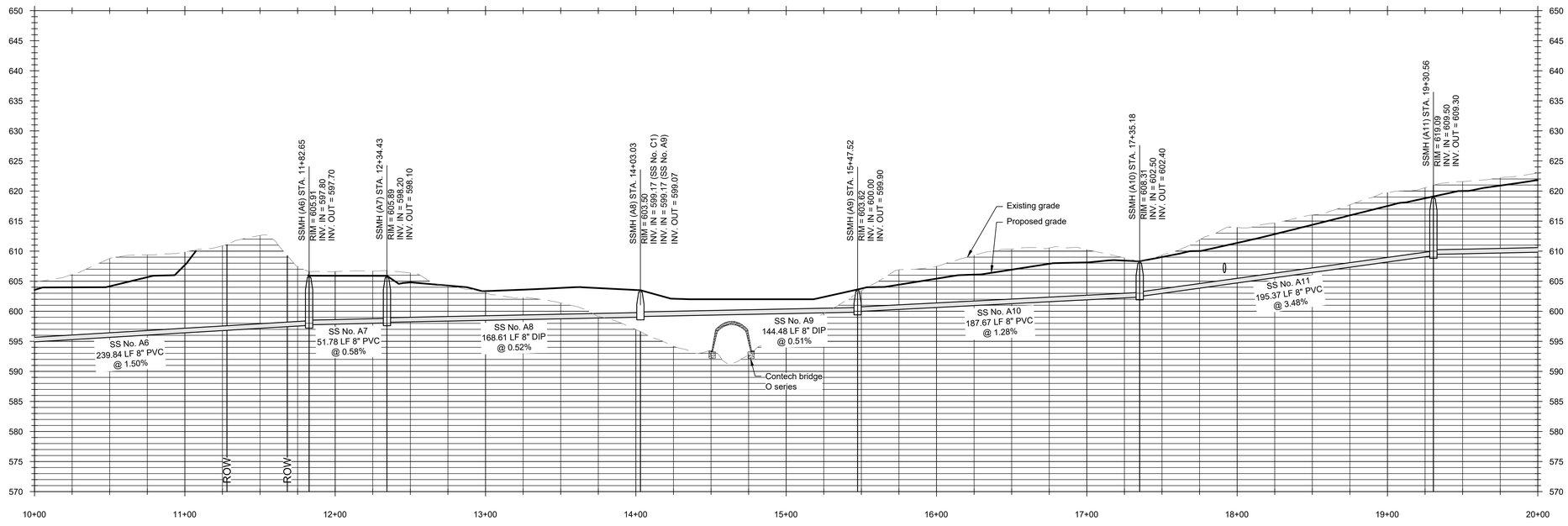
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File: 707909C.dwg Project No.: 707909B

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November 1, 2023
Date

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Profile View of SS LINE A



Profile View of SS LINE A

VERTICAL SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

HORIZONTAL SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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CHAO ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

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Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
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SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 21629
REGISTERED
11/1/2023

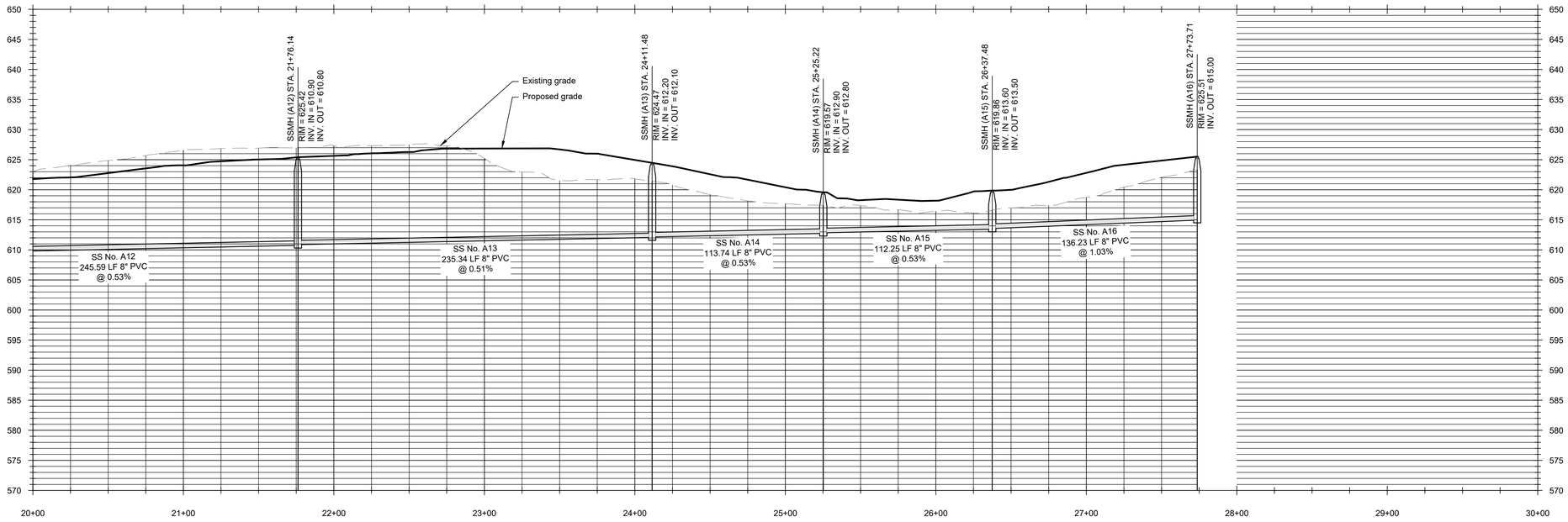
SOUTH CAROLINA
CHAO ENGINEERING, INC.
No. C06325
CERTIFICATE OF AUTHORIZATION

Sanitary Sewer Profiles
Jasmine Hills Subdivision

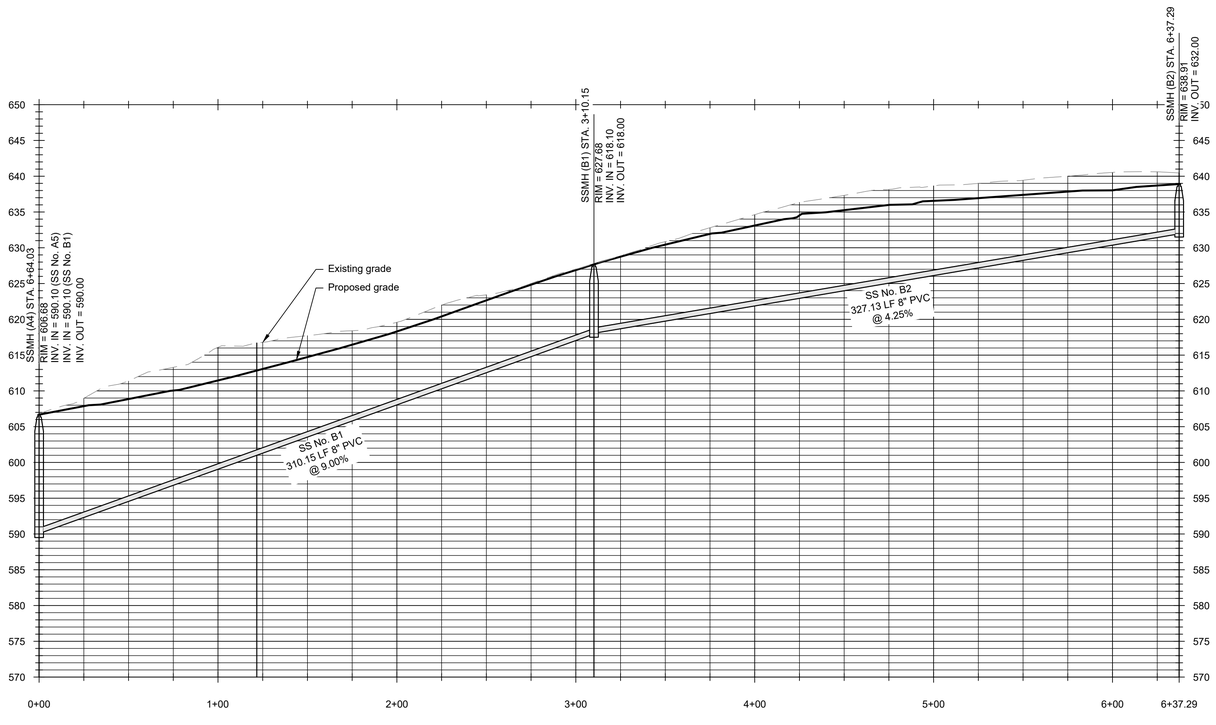
Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:
File: 707909C.dwg Project No.: 707909B

C6.3
Sheet Number
November 1, 2023
Date



Profile View of SS LINE A



Profile View of SS LINE B

VERTICAL SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

HORIZONTAL SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CHAO ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

Prepared By:
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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 21629 CHRISTOPHER A. LEVENDIS

11/1/2023

SOUTH CAROLINA CHAO ENGINEERING, INC. No. C06325 CERTIFICATE OF AUTHORIZATION

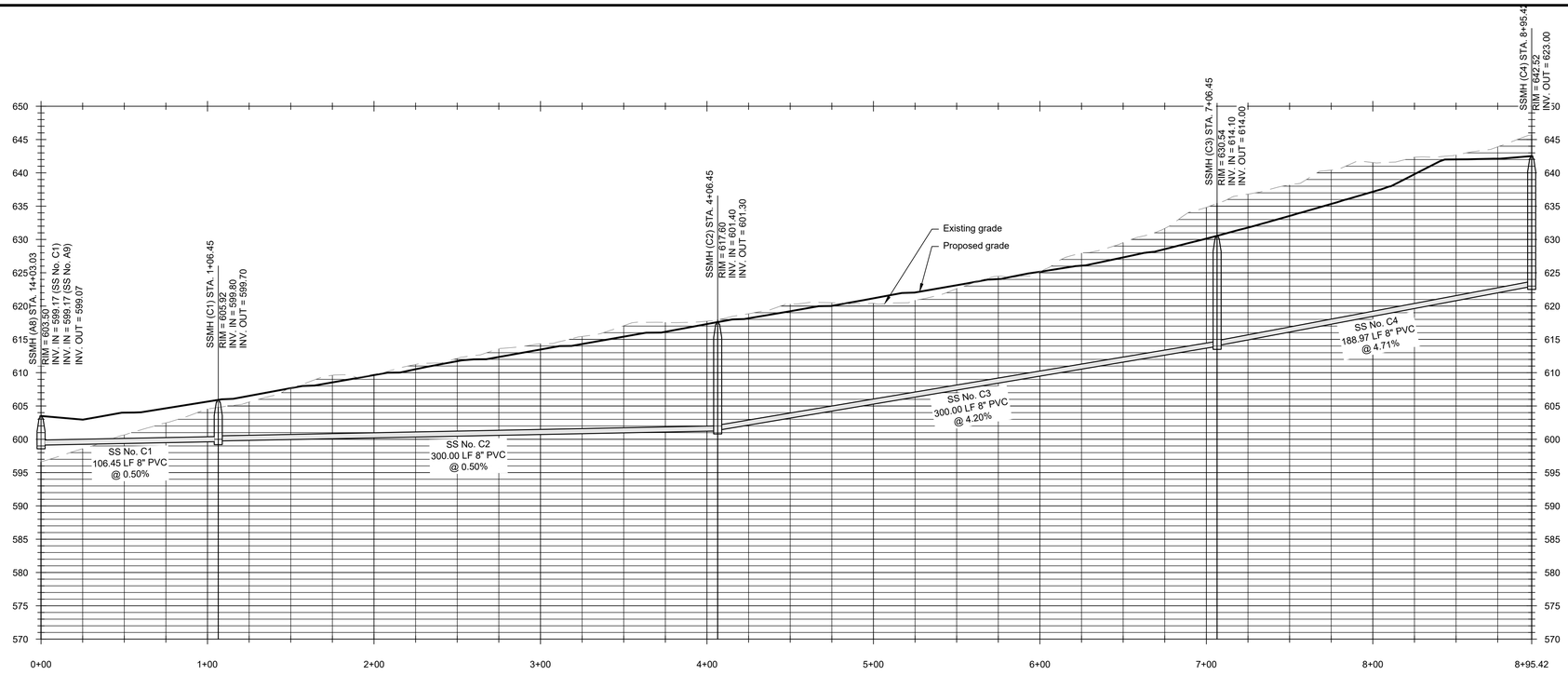
Sanitary Sewer Profiles
Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:
File: 707909C.dwg Project No.: 707909B

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Sheet Number
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Date

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Profile View of SS LINE C

VERTICAL SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

HORIZONTAL SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CHAO ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

Prepared By:
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Civil - Structural - Survey
7 Clusters Court
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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 21629 GREGORY A. LEMMON

11/1/2023

SOUTH CAROLINA CHAO ENGINEERING, INC. No. C06325 CERTIFICATE OF AUTHORIZATION

Sanitary Sewer Profiles
Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:
File: 707909C.dwg Project No.: 707909B

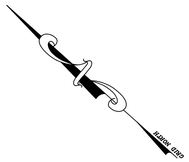
C6.5
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GRAPHIC SCALE

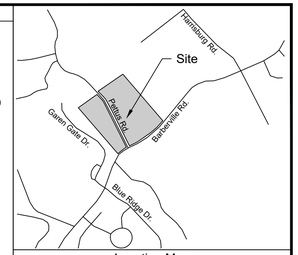
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



LEGEND

Fire hydrant	Curb & gutter
Water valve	Junction box (JB)
Water meter	Drop inlet (DI)
Gas valve	Hood & grate inlet (H&G)
Sanitary sewer manhole	Yard inlet (YI)
Cleanout (CO)	Storm drain pipe
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Water line	Light pole
Fenceline	Electrical box
Overhead electric	Sign
Underground telephone	Limits of disturbance
Underground fiber optic	
Underground cable TV	
Telephone pedestal	

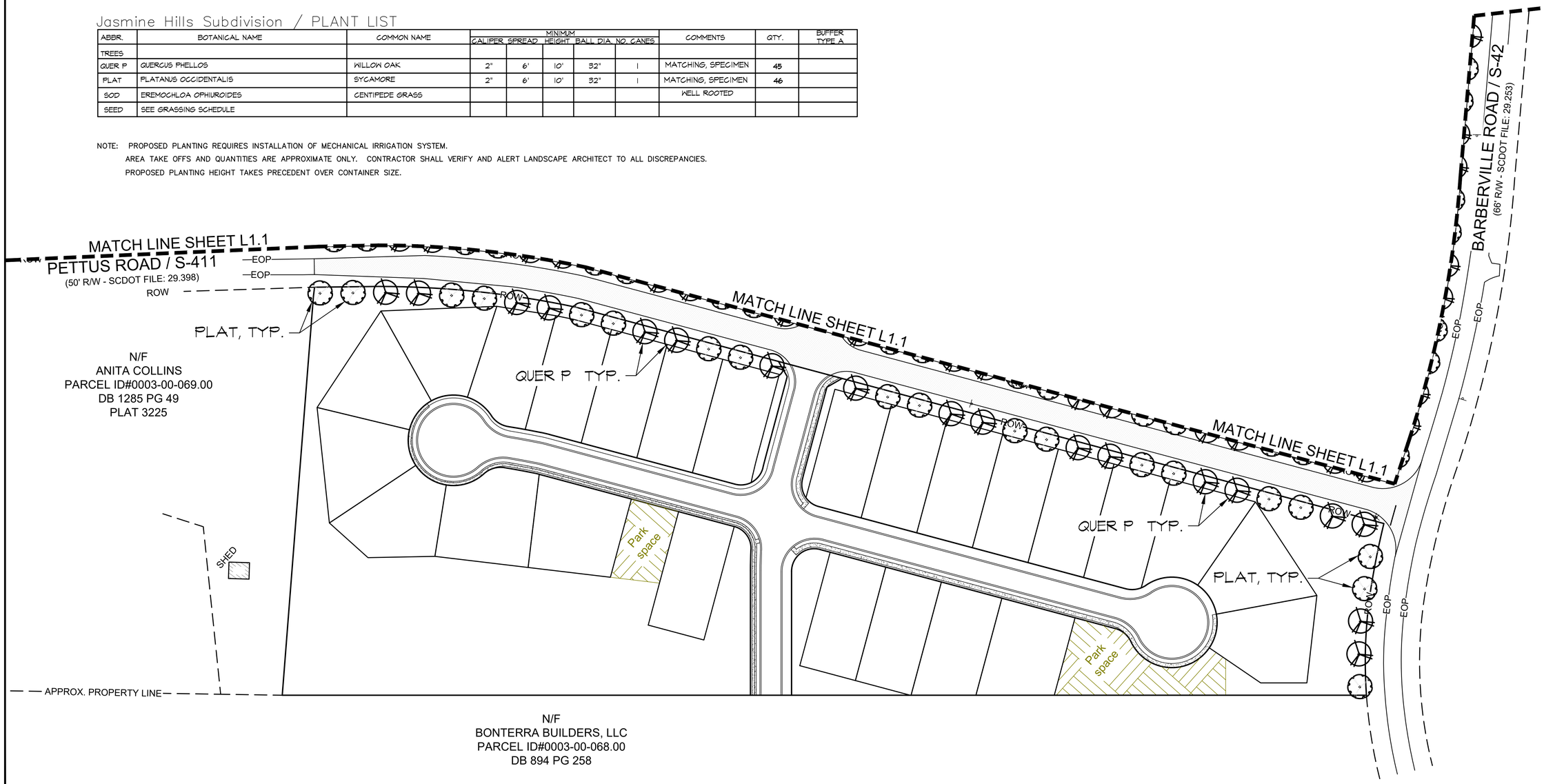


Location Map
1 inch = Not to Scale

Jasmine Hills Subdivision / PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	MINIMUM CALIPER	MINIMUM SPREAD	MINIMUM HEIGHT	MINIMUM BALL DIA.	MINIMUM NO. CANES	COMMENTS	QTY.	BUFFER TYPE A
TREES										
QUER P	QUERCUS PHELLOS	WILLOW OAK	2"	6'	10'	32"	1	MATCHING, SPECIMEN	45	
PLAT	PLATANUS OCCIDENTALIS	SYCAMORE	2"	6'	10'	32"	1	MATCHING, SPECIMEN	46	
SOD	EREMOCHLOA OPHIUROIDES	CENTIPEDE GRASS						WELL ROOTED		
SEED	SEE GRASSING SCHEDULE									

NOTE: PROPOSED PLANTING REQUIRES INSTALLATION OF MECHANICAL IRRIGATION SYSTEM.
AREA TAKE OFFS AND QUANTITIES ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY AND ALERT LANDSCAPE ARCHITECT TO ALL DISCREPANCIES.
PROPOSED PLANTING HEIGHT TAKES PRECEDENT OVER CONTAINER SIZE.



CHAO ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

Prepared By:
Chao Engineering, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 21629 REGISTERED
11/1/2023

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION CHAO ENGINEERING, INC. No. C06325

Landscaping Plan
Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

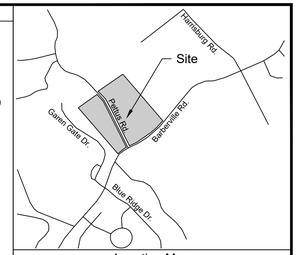
Drawn: HMC Checked: GAL
Revised:
File: Landscaping and Public Amenity.dwg

L1.0
Sheet Number
November 1, 2023
Date

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LEGEND

Fire hydrant	Curb & gutter
Water valve	Junction box (JB)
Water meter	Drop inlet (DI)
Gas valve	Hood & grate inlet (H&G)
Sanitary sewer manhole	Yard inlet (YI)
Cleanout (CO)	Storm drain pipe
Natural gas line	Concrete sidewalk
Sanitary sewer line	Power pole & guy
Water line	Light pole
Fenceline	Electrical box
Overhead electric	Sign
Underground telephone	Limits of disturbance
Underground fiber optic	
Underground cable TV	
Telephone pedestal	



Location Map
1 inch = Not to Scale

N/F
PROVIDENCE WEST, LLC
PARCEL ID#0003-00-049.00
DB 785 PG 169
PLAT 2731

APPROX. PROPERTY LINE

N/F
MARY C. GLACE, ETAL, TRUSTEES
PARCEL ID#0003-00-049.17
DB 502 PG 102
PLAT 2731

N/F
MELINDA K. MARTIN, TRUSTEE
PARCEL ID#0003-00-057.00
DB 1384 PG 272
PB 2019 PG 174

Park space

QUER P TYP.

PLAT, TYP.

ROW

EOP

BARBERVILLE ROAD / S-42
(66' R/W - SCDOT FILE: 29,253)

PETTUS ROAD / S-411
(50' R/W - SCDOT FILE: 29,398)

MATCH LINE SHEET L1.0

MATCH LINE SHEET L1.0

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

CHAO ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

Prepared By:
Chao Engineering, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 21629 CHAO
11/1/2023

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION CHAO ENGINEERING, INC. No. C06325

Landscaping Plan
Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:
File: Landscaping and Public Improvements.dwg

L1.1
Sheet Number
November 1, 2023
Date

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CHAO ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

Prepared By:
Chao Engineering, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 21629
11/1/2023

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
CHAO ENGINEERING, INC.
No. C06325

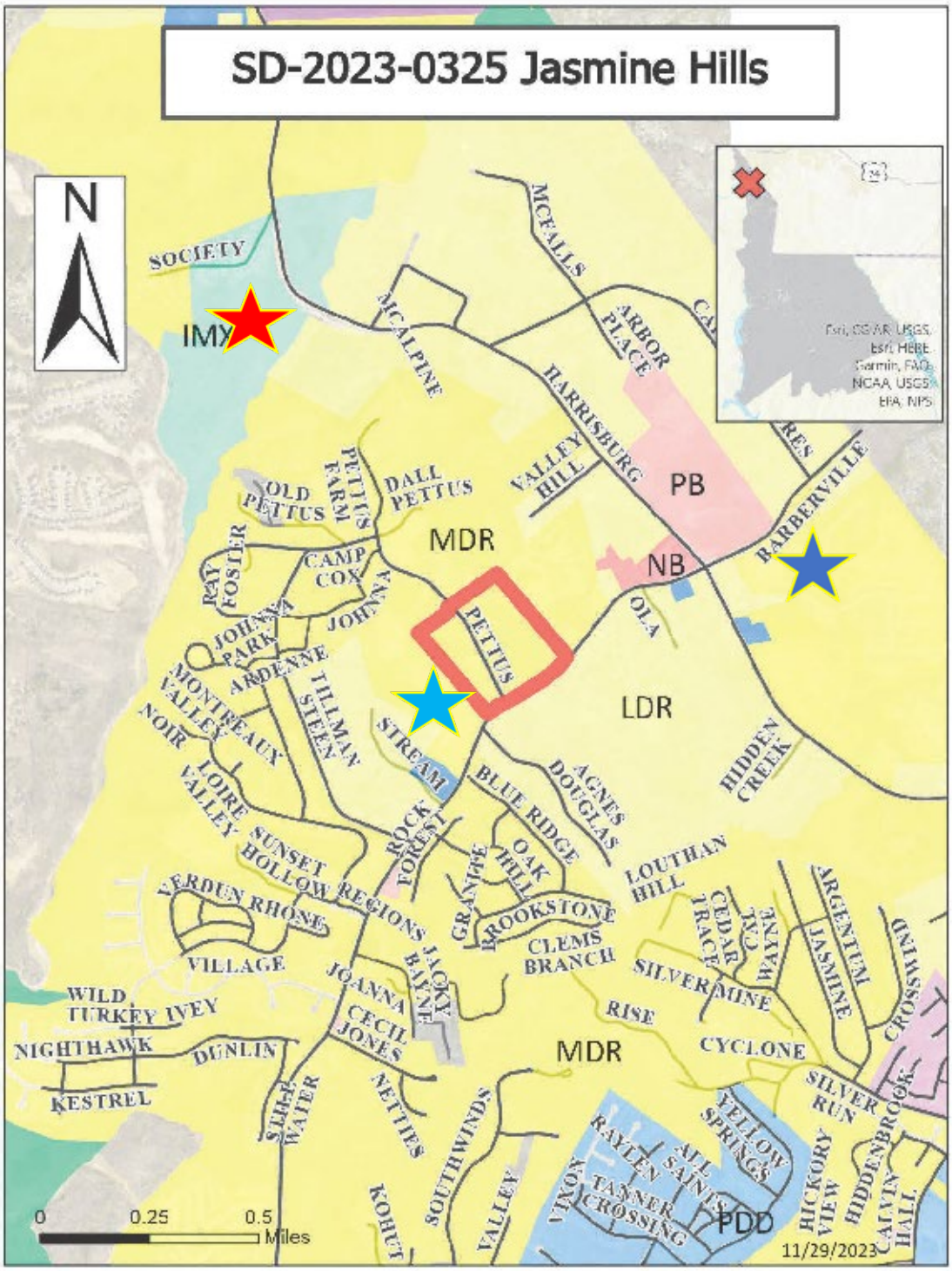
Public Amenity Area
Jasmine Hills Subdivision

Prepared For: Rass Investments, LLC
Near Indian Land, in Lancaster County, SC

Drawn: HMC Checked: GAL
Revised:
File: Landscaping and Public Amenity Area.dwg

PAA1.0
Sheet Number
November 1, 2023
Date

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Lancaster County
South Carolina

Proposal:
Preliminary Plat: 75 lots

Subject Property

Covington North

Sugar Creek Development

Preserve at Barber Rock

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

December 05, 2023

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

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

Dear: Hao-Ming Chen

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

Sincerely,

Chanda Kirkland

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

Plan Review Comments

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

Approved

Review Comments:

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

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

Conditional

Review Comments:

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

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

Approved

Review Comments:

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

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

Conditional

Review Comments:

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

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

*Waterlines not allowed outside the road RoW.

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

Review Comments:

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

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

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

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

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

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

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

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

Review Comments:

The school district did not input any comments. -Chanda

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

Review Comments:

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

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

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

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

Review Comments:

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

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

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

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

LCWSD
Lancaster County
Water & Sewer District

"Serving Lancaster County For Over 50 Years"

November 3, 2023

Haoming Chen, PE
Civil Engineer
CHAO and Associates, Inc.
7 Clusters Ct.
Columbia, SC 29210

Re: Jasmine Hills Subdivision

Dear Sir/Madam:

This letter is to address water and sewer distribution, collection, and treatment for the proposed Jasmine Hills Subdivision.

Upon completion, acceptance, and payment of all fees necessary for water and sewer infrastructure to serve the subject site, Lancaster County Water and Sewer District (LCWSD) agrees to accept wastewater flow typical of a residential subdivision, clubhouse, and swimming pool, to the Indian Land Wastewater Treatment Facility; NPDES permit number SC0047864, for treatment. A significant off-site sewer collection system forcemain and pump station upgrade and appurtenances will be needed to convey the project's wastewater flow to the ILWWTP.

Upon completion, acceptance, and payment of all fees necessary for water mains, (LCWSD) agrees to furnish water to Jasmine Hills Subdivision in an amount consistent with the flow associated with the capacity fees paid. The water quality to the subject project is regulated by SCDHEC Bureau of Water.

This is not a willingness and capability to serve commitment. Willingness and capability to serve is contingent upon payment of the required capacity fees as determined by the District in response to letter of intent as outlined in the District's Developer's Policy. At this time a sketch plan has not been submitted to LCWSD for review and project initiation.

If you have any questions, please let me know.

Sincerely,

Timothy R. Kiser, PE
Professional Engineer
Lancaster County Water & Sewer District

P.O. Box 1009 - Lancaster, South Carolina 29721
Phone 803-285-6919 - Fax 803-285-9574

Lancaster County Natural Gas Authority

1010 Kershaw Camden Highway
PO Box 949
Lancaster South Carolina 29721

Rocky A. Hudson
General Manager

Telephone 803-285-2045

Chao and Associates Inc
Attn: John Nixon
7 Clusters Ct
Columbia SC 29210

September 30, 2021

Re: Intersection of Barberville Rd & Pettus Rd
Lancaster County SC

Dear Mr. Nixon,

Lancaster County Natural Gas will gladly provide service to the above referenced property. This is based on our current service agreement which requires building structures use natural gas for primary heating or water heating. We currently have a 2" natural gas main on Barberville Rd and a 2" natural gas main located Pettus Rd that can supply this location.

As this project moves further into design phase, we welcome the opportunity to work with you on natural gas access to supply this project.

If you have additional questions or concerns, please feel free to contact me @ 803-285-2045.

Sincerely,

Phillip Starnes
Operations Superintendent
Lancaster County Natural Gas

lcnga
lancaster county natural gas authority

CHAO
AND ASSOCIATES, INC.
CONSULTING ENGINEERS

LETTER OF TRANSMITTAL

ATTN: **Ms. Ashley Davis**
Senior Planner

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

DATE: November 1, 2023

C&A PROJECT NO.: 707909B-22

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

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

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

COPIES	DESCRIPTION
1	Letter of Transmittal and narrative
1	Preliminary Plat Checklist and signed Project Information
1	Major Subdivision Preliminary Plat
1	Traffic Impact Study
1	Letter of Availability – Communication and gas

THESE ARE TRANSMITTED AS CHECKED BELOW:

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

Ashley,

The Preliminary Plat Submittal is for total 75 residential lot subdivision development located on the north side of the intersection of Barberville Road and Pettus Road.

CHAO
AND ASSOCIATES, INC.
CONSULTING ENGINEERS

REMARKS:

Ms. Ashley Davis,

We are submitting a Preliminary Plat for a major subdivision on Pettus Road. The site is both to the east and west of Pettus Road at the intersection of Pettus Road and Barberville Road. The current zoning of the site is MDR (Medium Density Residential District) which has a required minimum lot area of 10,000 s.f. The site contains a wetland and several flowlines shown on the county GIS as well as significant tree coverage.

The construction site will include the clearing and grubbing of existing vegetation and trees and grading of the site in constructing the detention ponds, roads, storm drain system, sanitary sewer system, drinking water system and preparation of building pads for total 75 residential lots. The total area of the parcels for this project is 35.18 acres on the site. The parcel to the east of Pettus Road is 23.77 acres and the parcel to the west of Pettus Road is 11.41 acres.

Thank you,

Hao-Ming Chen
haoming@chaoinc.com

Hao-Ming Chen

Copy of Letter to:

Signed:_____

EPC, LLC
1144 Woodtrail Drive
Gaston, SC 29053

September 20, 2023

Mr. Abdulhakim BenSufia
Rass Investments, LLC
2545 Kennedy Drive
Corona, CA 92879

Email: Hakim@rassinvt.com

RE: Traffic Impact and Access Study
Jasmine Hills Residential
Lancaster County, SC

Dear Mr. BenSufia:

As requested, Encroachment Permit Clearinghouse (EPC) has completed this assessment of the traffic impacts associated with the development of a new sub-division which is located on both sides of Pettus Road near Barberville Road in Lancaster County, SC. The following provides a summary of this study's findings.

PROJECT DESCRIPTION

The project site is generally located north of Barberville Road (S-42) on both sides of Pettus Road (S-411). The project site(s) total approximately 35.18-acres and is identified as Tax ID #0003-00-058.00. The section to the west of Pettus Road has 25 lots, with the remaining 50 lots on the east of Pettus. As planned, the total 75 single-family detached units are to have access to/from Pettus Road at a single point each, creating a cross-type/four-legged intersection approximately 750-feet to the north of Barberville Road.

As scheduled, this development is planned to be constructed and occupied by 2025. **Figure 1** depicts the site location in relation to the regional roadway system. **Figure 2** depicts the proposed development plan.

EXISTING CONDITIONS

A comprehensive field inventory of the project study area was conducted in September 2023 while schools were in session. The field inventory included a collection of geometric data, traffic volumes and traffic control within the study area. The following sections detail the current traffic conditions and include a description of roadways/intersections serving the site and traffic flow in close proximity to the project.

Study Area Intersection/Roadway

As identified by Lancaster County staff, the unsignalized intersection of Barberville Road and Pettus Road and the planned site access drive to/from Pettus Road are to be analyzed in order to determine project impact on the surrounding roadway network.

Barberville Road is a two-lane facility with one lane in each direction, with directional flow separated by a double-yellow centerline. There are white edge lines with a 1-foot paved shoulder and a grass clear zone. The speed limit is posted for 40 mph.

Figure 3 illustrates the existing geometrics and traffic control for the study area intersection and surrounding roadways.

Traffic Volumes

In order to determine the existing traffic volume flow patterns within the study area, manual turning movement counts were performed. Weekday morning (7:00-9:00 AM) and evening (4:00-6:00 PM) peak period turning movement specific counts were conducted for the above referenced intersection.

Summarized count sheets for the study area intersection are included in the Appendix of this report. **Figure 4** graphically depicts the respective 2023 Existing AM and PM peak-hour traffic volumes at the study area intersections to be used for analytical purposes.

FUTURE CONDITIONS

Traffic analyses for future conditions have been conducted for two separate scenarios: first, 2025 No-Build conditions, which include an annual normal growth in traffic, all pertinent background development traffic, and any pertinent planned roadway/intersection improvements; and secondly, 2025 Build conditions, which account for all No-Build conditions PLUS traffic generated by the proposed development.

Future No-Build Traffic Conditions

Background Development/Planned Roadway Improvements

At this time there appear to be no scheduled roadway improvements nor development by others in the study area prior to the development year of this project.

Annual Growth Rate

Review of SCDOT count information, station #29-0195 located on Barberville Road just west of Pettus Road has been reviewed resulting in a 2-percent annual growth rate. This 2-percent annual growth, which will account for all unspecified traffic growth, was applied to the Existing peak-hour traffic volumes.

The anticipated 2025 No-Build AM and PM peak-hour traffic volumes, which reflect the 2-percent annual growth rate are shown in **Figure 5**.

Site-Generated Traffic

Traffic volumes expected to be generated by the proposed project were forecasted using the Eleventh Edition of the ITE *Trip Generation* manual, as published by the Institute of Transportation Engineers. As planned, 75 new single-family units are being developed. **Table 1** depicts the anticipated site-generated traffic.

Table 1
TRIP GENERATION SUMMARY[1]
Jasmine Hills Sub-Division

Time Period	75 Single-Family Units
Weekday Daily	774
AM Peak-Hour	
Enter	14
Exit	43
Total	57
PM Peak-Hour	
Enter	48
Exit	28
Total	76

1. ITE *TRIP GENERATION* 11th Ed. LUC 210.

As shown, the proposed development can be expected to generate 774 two-way daily trips of which a total of 57 trips (714 entering and 43 exiting) are expected during the AM peak-hour. During the PM peak-hour, a total of 76 trips (48 entering, 28 exiting) are expected.

Distribution Pattern

The directional distribution of site-generated traffic on the study area roadways has been based on an evaluation of existing travel patterns in the study area. The anticipated pattern is shown in **Table 2**. This distribution pattern has been applied to the site-generated traffic volumes from Table 1 to develop the site-generated specific volumes for the study area intersections illustrated in **Figure 6**.

Table 2
TRIP DISTRIBUTION PATTERN
Jasmine Hills Sub-Division

Roadway	Direction To/From	Percent of Trips Enter/Exit
S-42 Barberville Road	East	65
	West	35
	Total	**100**

Note: Based on the existing traffic patterns during both peak hours

Future Build Traffic Conditions

The site-generated traffic, as depicted in Figure 6 has been added to the respective 2025 No-Build traffic volumes shown in Figure 5. This results in the peak-hour 2025 Build traffic volumes, which are graphically depicted in **Figure 7.** These volumes were used as the basis to determine potential improvement measures necessary to mitigate traffic impacts caused by the project.

TRAFFIC OPERATIONS

Analysis Methodology

A primary result of capacity analysis is the assignment of Level-of-Service (LOS) to traffic facilities under various traffic flow conditions. The concept of Level-of-Service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A Level-of-Service designation provides an index to the quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels-of-Service are defined for each type of facility (signalized and unsignalized intersections). They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst.

Since the Level-of-Service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of Levels-of-Service depending on the time of day, day of week, or period of a year.

Analysis Results

As part of this TIAS, capacity analyses have been performed at the study area intersections under both Existing and Future (No-Build & Build) conditions. The results of these analyses are summarized in **Table 3**.

Table 3
LEVEL-OF-SERVICE SUMMARY[1]
Jasmine Hills Sub-Division

Unsignalized Intersection	Time Period	Critical Movement	2023 EXISTING Delay	2023 EXISTING LOS	2025 NO-BUILD Delay	2025 NO-BUILD LOS	2025 BUILD Delay	2025 BUILD LOS
Barberville Road (S-42) at Pettus Road (S-411)	A	EB Major Left-Turn	8.0	A	8.0	A	8.0	A
	M	SB Minor Left-Turn	15.1	C	15.6	C	20.1	C
	P	EB Major Left-Turn	9.2	A	9.3	A	9.5	A
	M	SB Minor Left-Turn	20.7	C	21.7	C	25.9	D

GENERAL NOTES:

1. Calculations completed using the HCM 6th Ed methodology.
2. Delay in seconds-per-vehicle.
3. LOS = Level-of-Service.

As shown in Table 3, under Existing conditions, the unsignalized study area intersection of Barberville Road at Pettus Road operates with over-all acceptable service levels during the AM and PM peak hours. Detailed review of the individual approaches also indicates acceptable service levels during both time periods.

Under future 2025 No-Build conditions, which assumes the annual regional growth, again all operations for the approaches and the over-all intersection are acceptable during both the AM and PM peak hours.

Build 2025 conditions which reflect the addition of project generated traffic continues to result in good service levels during both peak hours, with a small increase (4.2 sec/veh) in the side-street delay.

Operations for the site access drive on Pettus Road were not analyzed in detail as the existing traffic on Pettus Road is minimal during both peak-hours.

Barberville Road (S-42)

The existing two-lane cross-section of Barberville Road provides a theoretical daily capacity of 11,524 two-way vehicle trips (vpd) which defines a level-of service (LOS) E. *Ref. Maximum ADT by Level of Service for Urban Facilities for SCDOT Travel Demand Models: Collector: 2-Lane*. A LOS D has a threshold of 9,890 vpd and a LOS A threshold of 4,214 vpd.

A review of SCDOT Count Station #29-0195, located on Barberville Road approximately 0.8 mile west of Pettus Road, indicates a 2022 average daily traffic (ADT) of 7,900 vehicles, with 12 percent (K-factor) occurring during the afternoon peak hour. The 2023 peak hour volume recorded was 1122 vehicles, corresponding to an adjusted 2025 peak hour of 1169 vehicles with the 4% growth factor. Using the 12 percent K-factor, this results in a 2025 projected ADT of 9,742 vehicles.

In comparing the daily traffic volumes currently utilizing Barberville Road, adding in the daily site-generated traffic volumes and comparing this to the SCDOT capacities, you obtain the results depicted in **Table 4**.

Table 4
LEVEL-OF-SERVICE SUMMARY[1]
Jasmine Hills Residential
Barberville Road
Lancaster County, SC

Roadway Segment	Existing Daily Vol. (vpd)[1] (a)	Daily Volume (vpd)[2] (b)	Total Volume (a+b)	SCDOT Roadway Capacity (vpd) (LOS E)	Resultant Service Level
Barberville Road (S-29-42)	9,742	774	10,516	9,890	E

Reference: Maximum ADT by Level of Service for Urban Facilities for SCDOT Travel Demand Models: Collector: 2-Lane.

1. vpd= Vehicles-per-day.

2. Site-generated traffic (project residential) ref. Table 1 daily two-way volume.

As shown by Table 4, the expected daily volumes on Barberville Road under the Build condition are anticipated to be in the magnitude of 10,516 two-way daily vehicles which result in a LOS E when compared to the available roadway capacity.

MITIGATION

The final phase of the analysis process is to identify mitigating measures which may either minimize the impact of the project on the transportation system or tend to alleviate poor service levels not caused by the project. The following describes measures necessary to mitigate the project's impact.

Site Access Drive

This new access will be located on Pettus Road approximately 750-feet north of Barberville Road. The following geometrics are recommended for this access:

- ***Eastbound (Site Access) Approach:*** Construct site access to provide a two-lane approach with one lane entering the site and one lane exiting designated as a shared left/right-turn;

- ***Westbound (Site Access) Approach:*** Construct site access to provide a two-lane approach with one lane entering the site and one lane exiting designated as a shared left/right-turn;

- ***Northbound (Pettus Road) Approach:*** Based on projected peak-hour volumes, a right-turn lane entering the site access is not required based on *Fig. 9.5-A of the SCDOT Design Manual*;

- ***Southbound (Pettus Road) Approach:*** Based on projected peak-hour volumes, a left-turn lane entering the site access is not required based on *Fig. 9.5-G of the SCDOT Design Manual;* and

- ***Traffic Control:*** Place intersection under STOP sign control where traffic exiting the respective sides of the site (eastbound and westbound) must stop prior to entering the intersection.

Sight Distance Considerations

The access drive intersection should be designed/constructed to meet current applicable SCDOT standards and/or guidelines in terms of sight distance. It is assumed that this will be the responsibility of the project's civil engineer and will be depicted by the site plan/submittal information. Based on *SCDOT ARMs Manual, Table 7-12*, a sight distance of 335-feet is required for a 30-mph roadway.

Off-Site Study Area Intersection

As shown in Table 3, the off-site study area intersection of Barberville Road at Pettus Road will operate with good service levels under Build conditions during both the AM and PM peak hours. All individual approach service levels are also acceptable during both peak hours. Based on the results of these analyses and a review of the need for separate turning lanes, the project causes a very minimal increase in intersection delays, as such no improvements are recommended at this time.

The following geometrics are recommended for this intersection:

- ***Eastbound (Barberville Road) Approach:*** Based on projected peak-hour volumes, a left-turn lane entering the site access is not required based on *Fig. 9.5-G of the SCDOT Design Manual;*

- ***Westbound (Barberville Road) Approach:*** Based on projected peak-hour volumes, a right-turn lane entering the site access is not required based on *Fig. 9.5-A of the SCDOT Design Manual*;

- ***Southbound (Pettus Road) Approach:*** Based on projected peak-hour volumes, the existing single lane approach is sufficient*;* and

- ***Traffic Control:*** Intersection to remain under STOP sign control where traffic exiting Pettus Road must stop prior to entering the intersection.

SUMMARY

EPC has completed a Traffic Impact and Access Study relative to the Jasmine Hills residential sub-division which is located along Pettus Road, just to the north of Barberville Road in Lancaster County, SC. This site is expected to be developed as a 75 single-family unit subdivision with a completion date of 2025. Access for this over-all project will be provided via one access to/from Pettus Road approximately 750-feet north of Barberville Road.

Detailed analyses have been conducted for the adjacent off-site unsignalized intersection of Barberville Road at Pettus Road. These analyses indicated that the intersection will continue to operate at acceptable service levels during all conditions and time periods studied.

Recommendations have been made for the proposed site access drives along Pettus Road which include cross-section of the access approach, traffic control and required sight distance.

If you have any questions, please contact me at 803 361 3265.

Todd E. Salvagin
EPC, LLC

SOUTH CAROLINA ENCROACHMENT PERMIT CLEARINGHOUSE, LLC No. 5755 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 15225 DAVID D. BREWER

Attachments

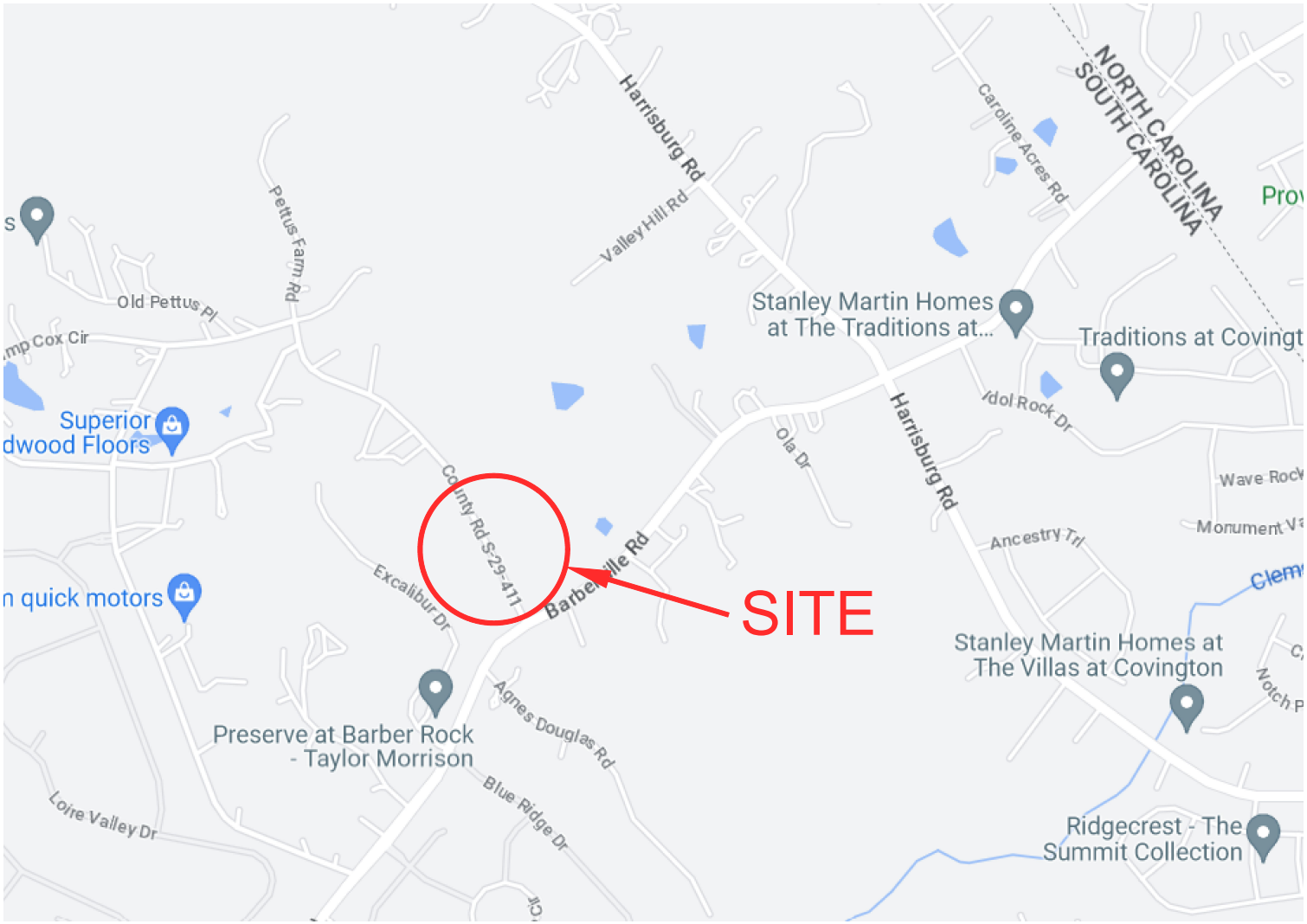


Figure 1

SITE LOCATION MAP

Jasmine Hills Subdivision

Lancaster County, S.C.

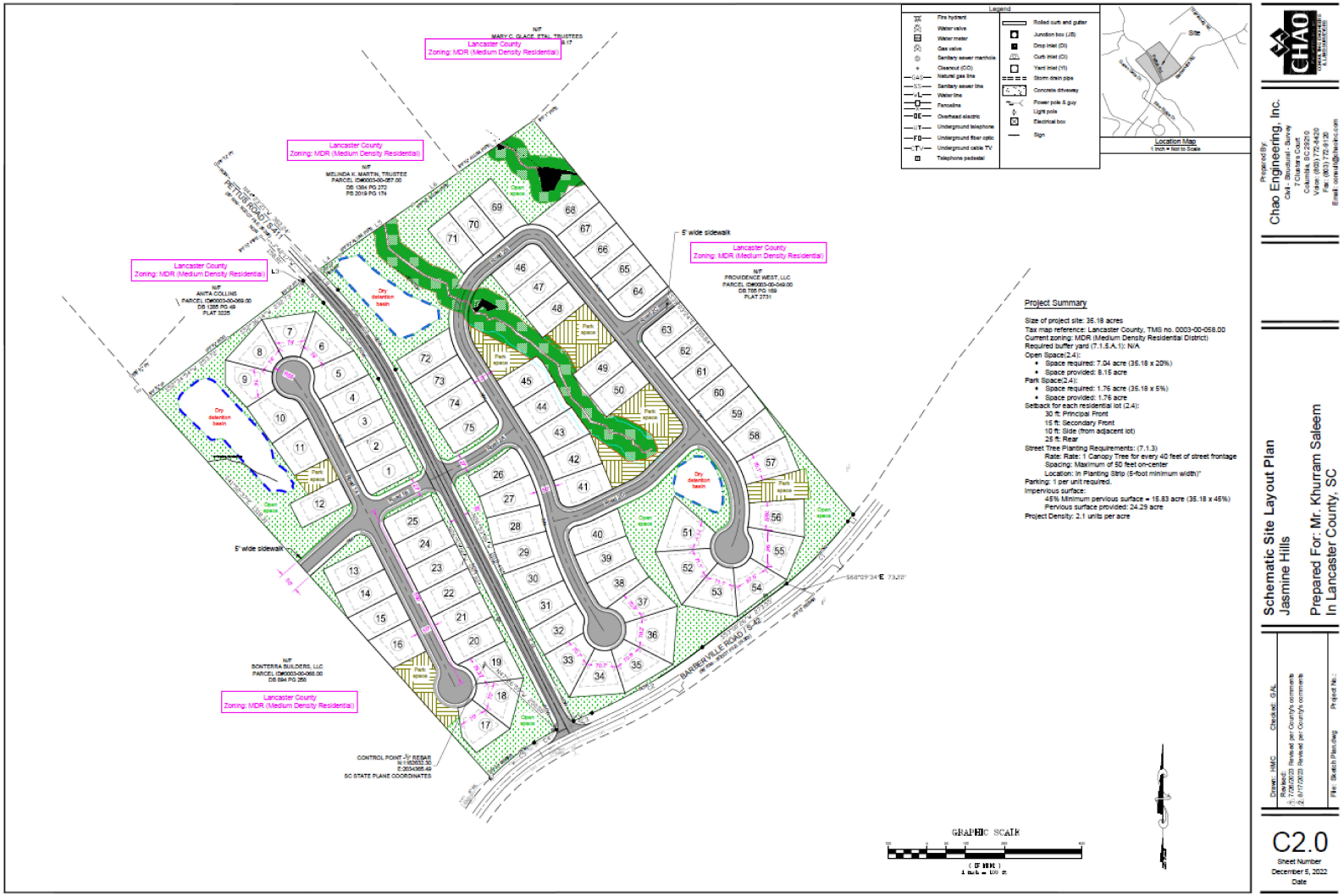


Figure 2

SITE PLAN

Jasmine Hills Subdivision

Lancaster County, S.C.

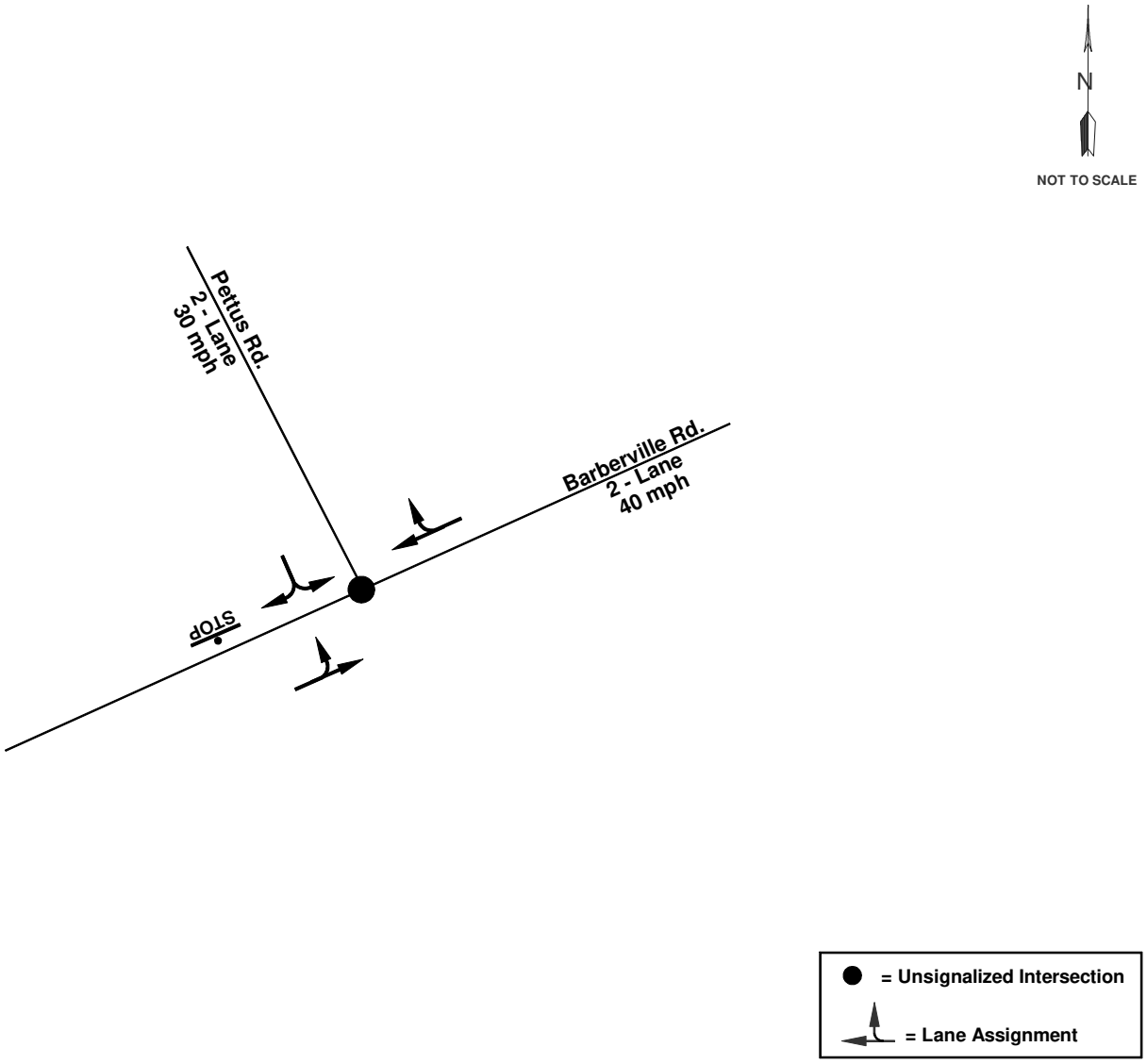


Figure 3

EXISTING GEOMETRICS & TRAFFIC CONTROL

Jasmine Hills Subdivision

Lancaster County, S.C.

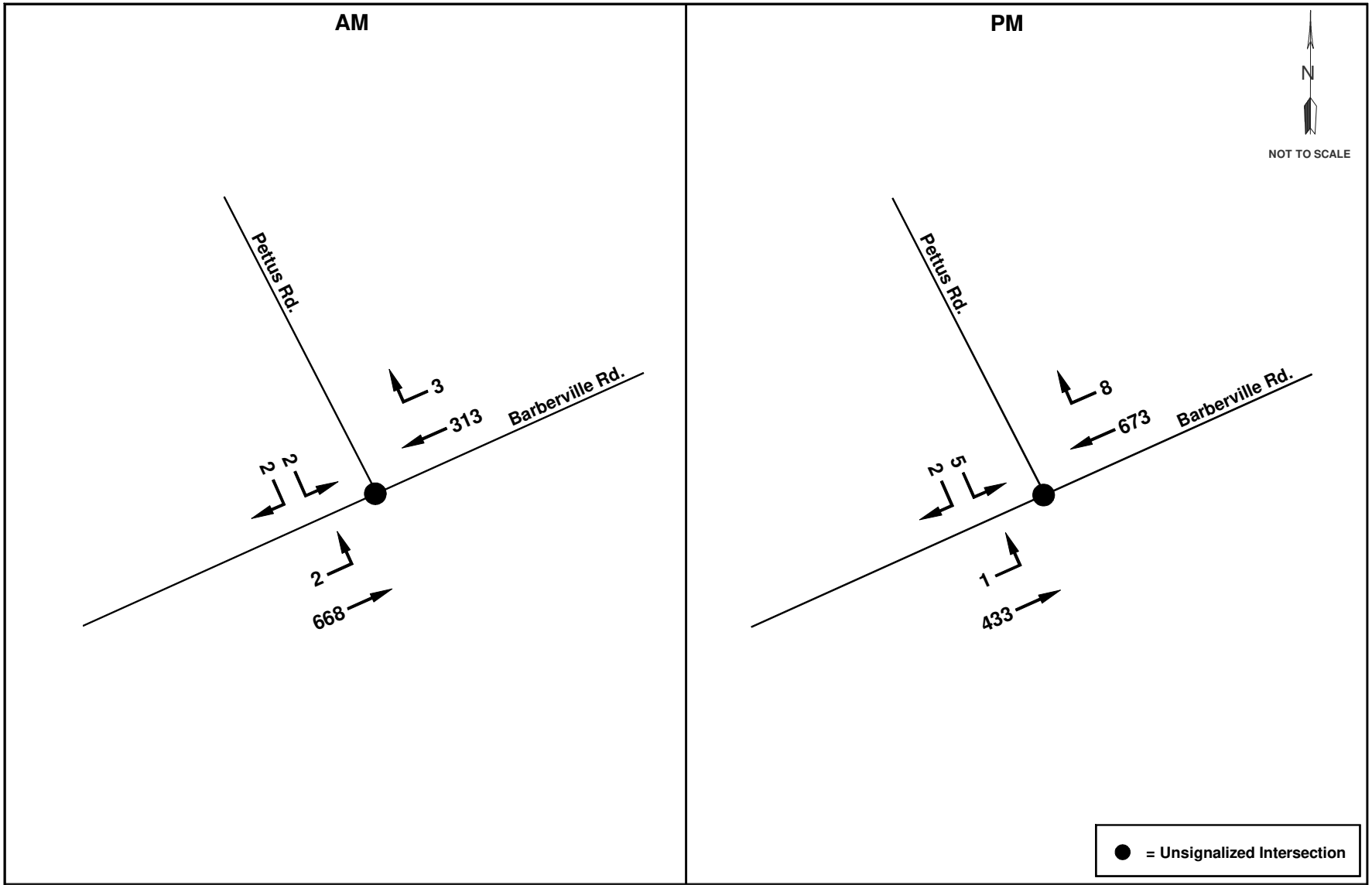


Figure 4

2023 EXISTING TRAFFIC VOLUMES
AM & PM PEAK HOUR

Jasmine Hills Subdivision
Lancaster County, S.C.

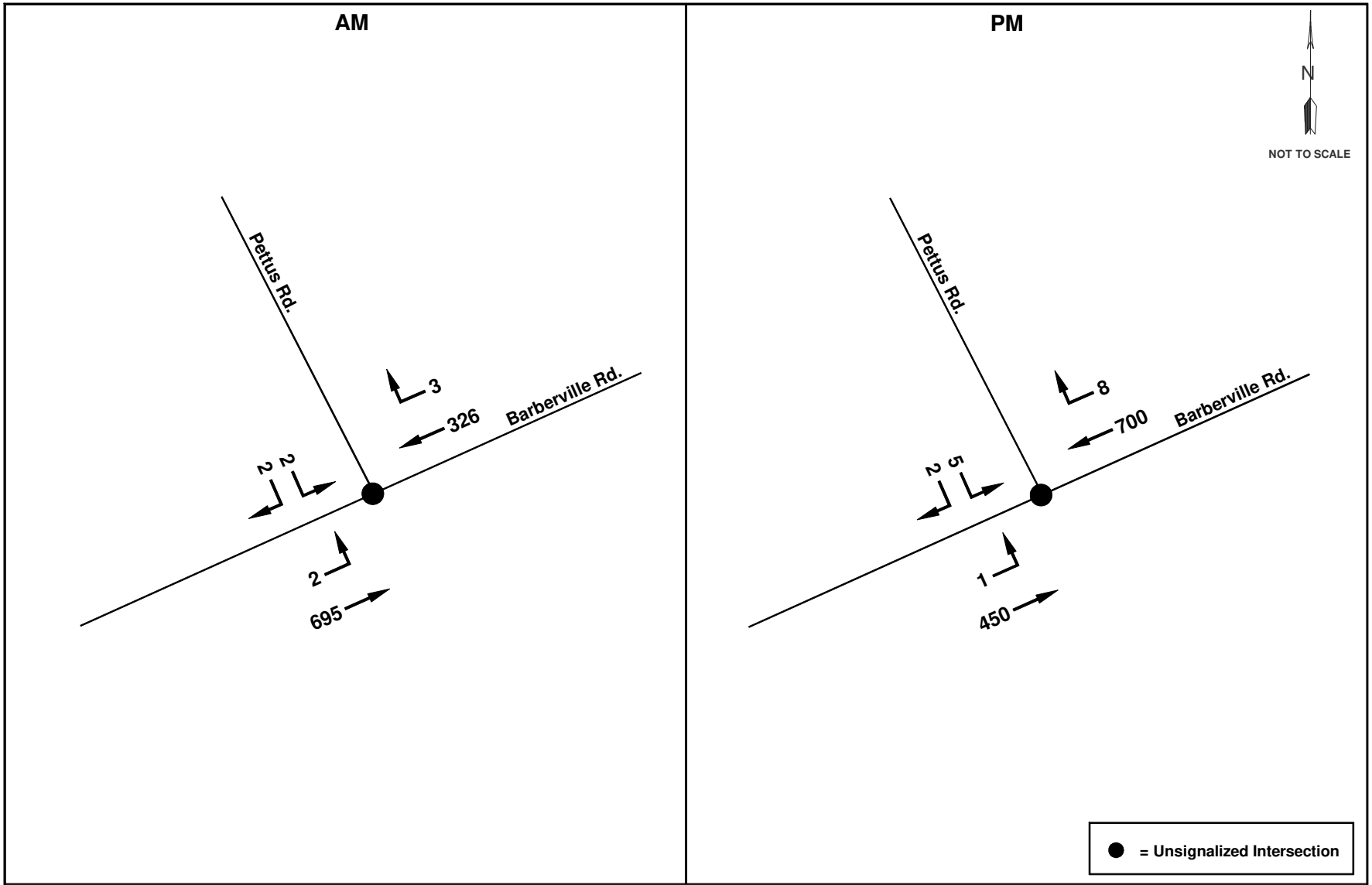


Figure 5

2025 NO BUILD TRAFFIC VOLUMES
AM & PM PEAK HOUR

Jasmine Hills Subdivision
Lancaster County, S.C.

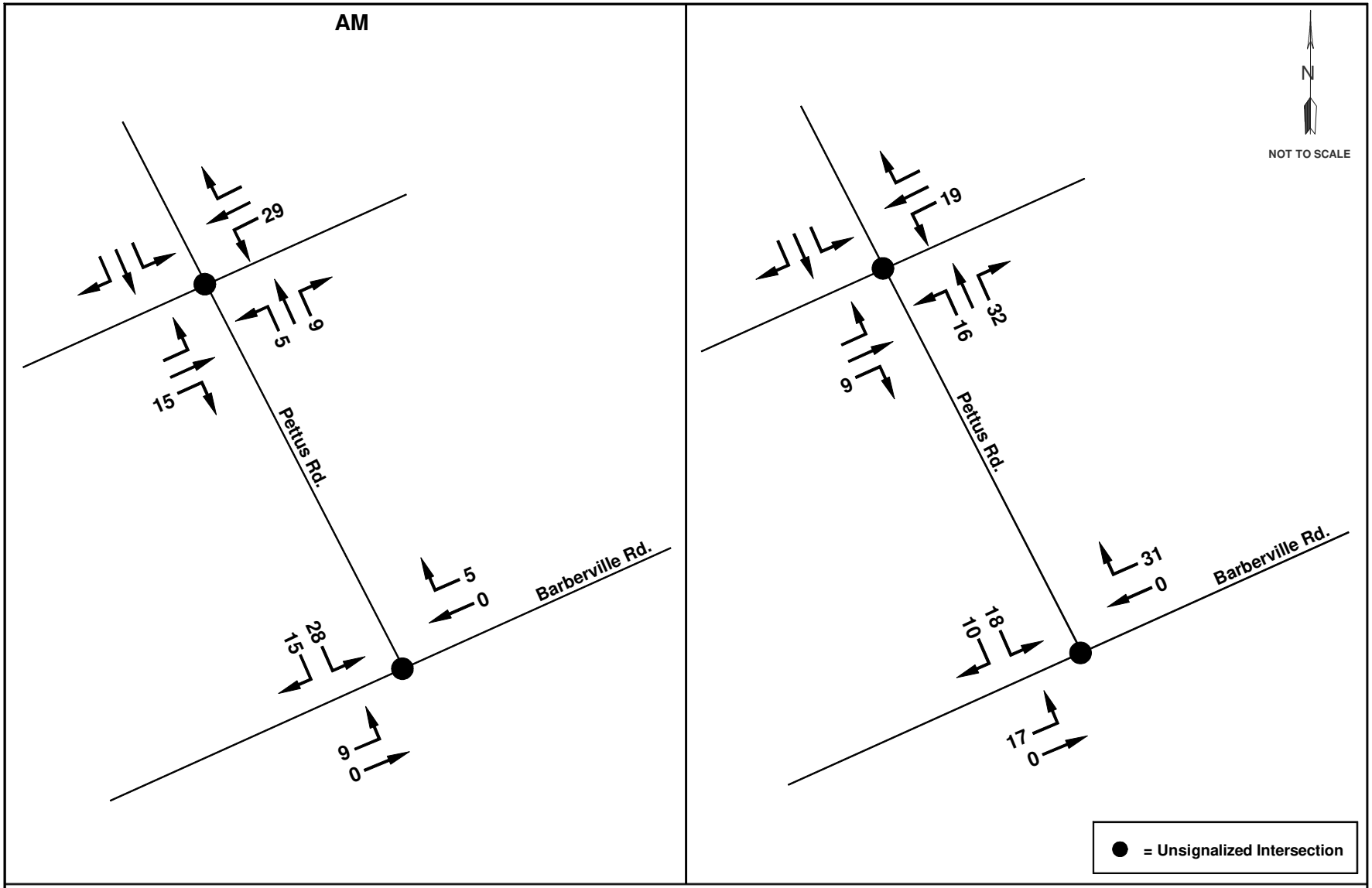


Figure 6

2025 SITE GENERATED TRAFFIC VOLUMES
AM & PM PEAK HOUR

Jasmine Hills Subdivision
Lancaster County, S.C.

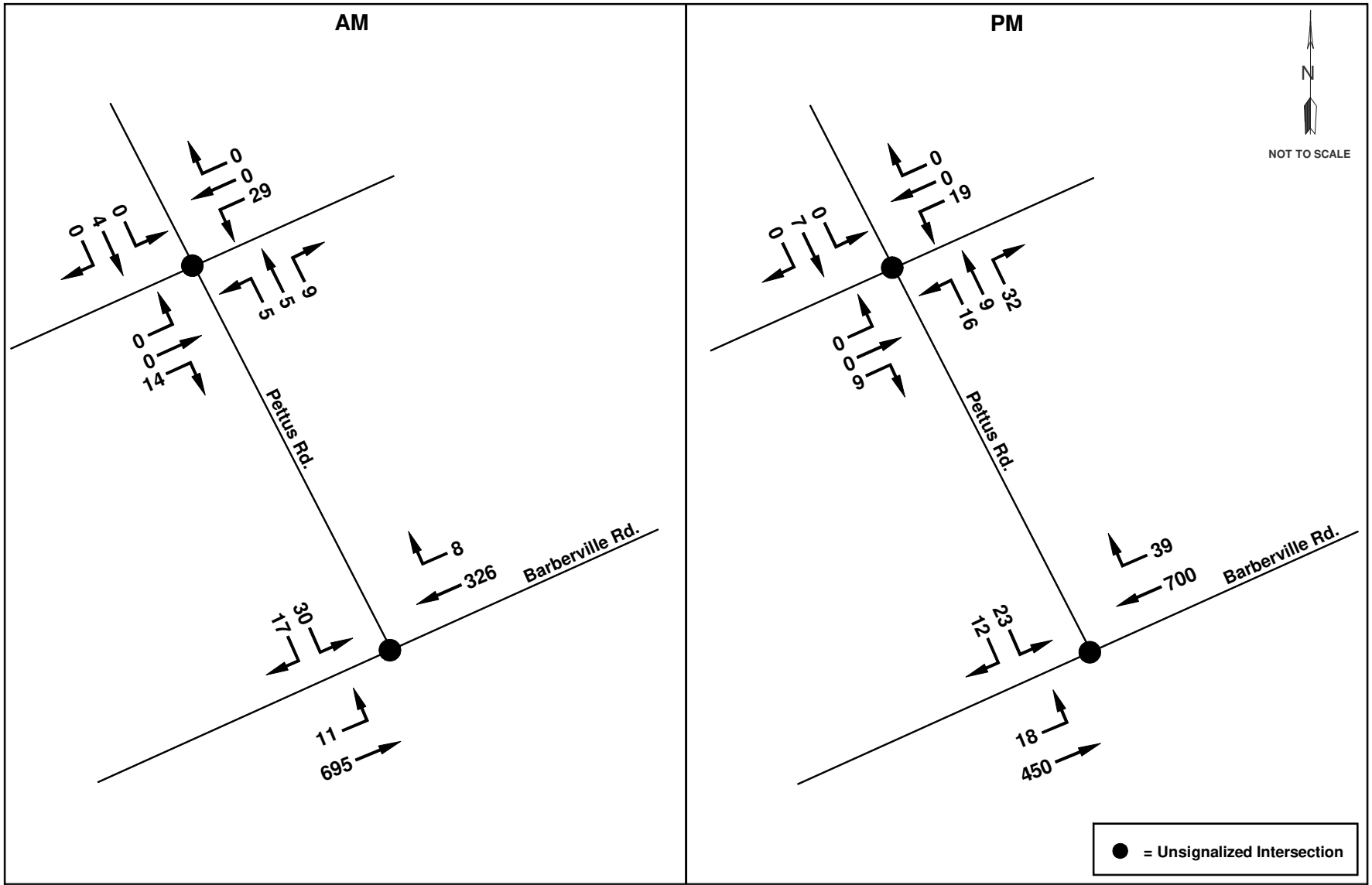


Figure 7

2024 BUILD TRAFFIC VOLUMES
AM & PM PEAK HOUR

Jasmine Hills Subdivision
Lancaster County, S.C.

COUNT DATA

Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

Study Information

Study Summary

Count Name
Barberville Rd at Pettus St AM Peak
Location
Lancaster County, SC
Performed By
NK
Date
Thursday, September 7, 2023

Notes

U = U Turn L = Left Turn T = Thru R = Right Turn
P1 = Pedestrian Direction 1 P2 = Pedestrian Direction 2
Veh = Total Vehicles for Approach

Peak Hour Volume	
990	
% Bank 1	**% Bank 2**
98.0%	2.0%
% Bank 3	**% Bank 4**
0.0%	0.0%
Pedestrians Volume	
0	

Peak Hour Data

Time Period	WB Barberville Rd							EB Barberville Rd							SB Pettis St													Total Vehicles	Total Pedestrians
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh		
7:15 AM	0	0	109	0	0	0	109	0	0	177	0	0	0	177	0	1	0	1	0	0	2	0	0	0	0	0	0	0	288	0
7:30 AM	0	0	66	1	0	0	67	0	1	160	0	0	0	161	0	1	0	1	0	0	2	0	0	0	0	0	0	0	230	0
7:45 AM	0	0	69	0	0	0	69	0	1	159	0	0	0	160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	229	0
8:00 AM	0	0	69	2	0	0	71	0	0	172	0	0	0	172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	243	0

Vehicle Movement Summary

Movement / Details	WB Barberville Rd							EB Barberville Rd							SB Pettis St													Entire Intersection	
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	Vehicles	Pedestrians
Movement Volume	0	0	313	3	0	0	316	0	2	668	0	0	0	670	0	2	0	2	0	0	4	0	0	0	0	0	0	0	990	0
PHF	-	-	0.72	0.38	-	-	0.72	-	0.50	0.94	-	-	-	0.95	-	0.50	-	0.50	-	-	0.50	-	-	-	-	-	-	-	0.86	-
% Bank 1	0.0%	0.0%	96.8%	100.0%				0.0%	100.0%	98.5%	0.0%				0.0%	100.0%	0.0%	100.0%				0.0%	0.0%	0.0%	0.0%					
% Bank 2	0.0%	0.0%	3.2%	0.0%				0.0%	0.0%	1.5%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				**Need a custom report?**	
% Bank 3	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				**Contact: support@portablestudies.com**	
% Bank 4	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%					

Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

Study Information

Study Summary

Count Name
Barberville Rd at Pettus St PM Peak
Location
Lancaster County, SC
Performed By
NK
Date
Thursday, September 7, 2023

Notes

U = U Turn L = Left Turn T = Thru R = Right Turn
P1 = Pedestrian Direction 1 P2 = Pedestrian Direction 2
Veh = Total Vehicles for Approach

Peak Hour Volume	
1122	
% Bank 1	**% Bank 2**
99.6%	0.4%
% Bank 3	**% Bank 4**
0.0%	0.0%
Pedestrians Volume	
0	

Peak Hour Data

Time Period	SB Pettus St													EB Barberville Rd							WB Barberville Rd							Total Vehicles	Total Pedestrians
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh		
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	0	0	0	100	0	0	145	2	0	0	147	247	0
5:15 PM	0	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	106	0	0	0	106	0	0	168	2	0	0	170	278	0
5:30 PM	0	2	0	2	0	0	4	0	0	0	0	0	0	0	0	0	122	0	0	0	122	0	0	194	0	0	0	194	320	0
5:45 PM	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	1	105	0	0	0	106	0	0	166	4	0	0	170	277	0

Vehicle Movement Summary

Movement / Details	SB Pettus St													EB Barberville Rd							WB Barberville Rd							Entire Intersection	
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	Vehicles	Pedestrians
Movement Volume	0	5	0	2	0	0	7	0	0	0	0	0	0	0	0	1	433	0	0	0	434	0	0	673	8	0	0	681	1122	0
PHF	-	0.63	-	0.25	-	-	0.44	-	-	-	-	-	-	-	-	0.25	0.89	-	-	-	0.89	-	-	0.87	0.50	-	-	0.88	0.88	-
% Bank 1	0.0%	100.0%	0.0%	100.0%				0.0%	0.0%	0.0%	0.0%				0.0%	100.0%	99.3%	0.0%				0.0%	0.0%	99.9%	87.5%					
% Bank 2	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.7%	0.0%				0.0%	0.0%	0.1%	12.5%					
% Bank 3	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%					
% Bank 4	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%					

Need a custom report?

Contact:
support@portablestudies.com

CAPACITY ANALYSIS

- **2023 Existing**
- **2025 No-Build**
- **2025 Build**

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	668	313	3	2	2
Future Vol, veh/h	2	668	313	3	2	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	726	340	3	2	2

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	343	0	-	0	1072	342
Stage 1	-	-	-	-	342	-
Stage 2	-	-	-	-	730	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1216	-	-	-	244	701
Stage 1	-	-	-	-	719	-
Stage 2	-	-	-	-	477	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1216	-	-	-	243	701
Mov Cap-2 Maneuver	-	-	-	-	243	-
Stage 1	-	-	-	-	717	-
Stage 2	-	-	-	-	477	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	15.1
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1216	-	-	-	361
HCM Lane V/C Ratio	0.002	-	-	-	0.012
HCM Control Delay (s)	8	0	-	-	15.1
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	433	673	8	5	2
Future Vol, veh/h	1	433	673	8	5	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	471	732	9	5	2

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	741	0	-	0	1210	737
Stage 1	-	-	-	-	737	-
Stage 2	-	-	-	-	473	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	866	-	-	-	202	418
Stage 1	-	-	-	-	473	-
Stage 2	-	-	-	-	627	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	866	-	-	-	202	418
Mov Cap-2 Maneuver	-	-	-	-	202	-
Stage 1	-	-	-	-	472	-
Stage 2	-	-	-	-	627	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	20.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	866	-	-	-	237
HCM Lane V/C Ratio	0.001	-	-	-	0.032
HCM Control Delay (s)	9.2	0	-	-	20.7
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	695	326	3	2	2
Future Vol, veh/h	2	695	326	3	2	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	755	354	3	2	2

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	357	0	-	0	1115	356
Stage 1	-	-	-	-	356	-
Stage 2	-	-	-	-	759	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1202	-	-	-	230	688
Stage 1	-	-	-	-	709	-
Stage 2	-	-	-	-	462	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1202	-	-	-	229	688
Mov Cap-2 Maneuver	-	-	-	-	229	-
Stage 1	-	-	-	-	707	-
Stage 2	-	-	-	-	462	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	15.6
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1202	-	-	-	344
HCM Lane V/C Ratio	0.002	-	-	-	0.013
HCM Control Delay (s)	8	0	-	-	15.6
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	450	700	8	5	2
Future Vol, veh/h	1	450	700	8	5	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	489	761	9	5	2

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	770	0	-	0	1257	766
Stage 1	-	-	-	-	766	-
Stage 2	-	-	-	-	491	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	844	-	-	-	189	403
Stage 1	-	-	-	-	459	-
Stage 2	-	-	-	-	615	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	844	-	-	-	189	403
Mov Cap-2 Maneuver	-	-	-	-	189	-
Stage 1	-	-	-	-	458	-
Stage 2	-	-	-	-	615	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	21.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	844	-	-	-	223
HCM Lane V/C Ratio	0.001	-	-	-	0.034
HCM Control Delay (s)	9.3	0	-	-	21.7
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	11	695	326	8	30	17
Future Vol, veh/h	11	695	326	8	30	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	755	354	9	33	18

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	363	0	-	0	1138	359
Stage 1	-	-	-	-	359	-
Stage 2	-	-	-	-	779	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1196	-	-	-	223	685
Stage 1	-	-	-	-	707	-
Stage 2	-	-	-	-	452	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1196	-	-	-	219	685
Mov Cap-2 Maneuver	-	-	-	-	219	-
Stage 1	-	-	-	-	695	-
Stage 2	-	-	-	-	452	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	20.1
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1196	-	-	-	290
HCM Lane V/C Ratio	0.01	-	-	-	0.176
HCM Control Delay (s)	8	0	-	-	20.1
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.6

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	18	450	700	39	23	12
Future Vol, veh/h	18	450	700	39	23	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	489	761	42	25	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	803	0	-	0	1311	782
Stage 1	-	-	-	-	782	-
Stage 2	-	-	-	-	529	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	821	-	-	-	175	394
Stage 1	-	-	-	-	451	-
Stage 2	-	-	-	-	591	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	821	-	-	-	169	394
Mov Cap-2 Maneuver	-	-	-	-	169	-
Stage 1	-	-	-	-	436	-
Stage 2	-	-	-	-	591	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	25.9
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	821	-	-	-	210
HCM Lane V/C Ratio	0.024	-	-	-	0.181
HCM Control Delay (s)	9.5	0	-	-	25.9
HCM Lane LOS	A	A	-	-	D
HCM 95th %tile Q(veh)	0.1	-	-	-	0.6

Agenda Item Summary

Ordinance # / Resolution #: SD-2023-0765 Cane Mill/Coulston
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 12/19/2023

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report*	12/11/2023	Exhibit
Application	12/4/2023	Exhibit
Preliminary Plat	12/4/2023	Exhibit
Review Comments	12/6/2023	Exhibit
Location Map	12/4/2023	Exhibit
Topo Survey	12/4/2023	Exhibit
Boundary Survey	12/4/2023	Exhibit

PROPOSAL: Major Preliminary Plat for 11.75 acres, 17-lot single-family residential development.

PROPERTY LOCATION: Off Cane Mill Road (TM 0087-00-088.00)

CURRENT ZONING DISTRICT: Medium Density Residential (MDR)

APPLICANT: Andy Coulston/Coulston Enterprises

COUNTY COUNCIL DISTRICT: District 2, Charlene McGriff

NOTICE: Published hearing notice The Lancaster News 12/02/2023
Posted signs 11/30/2023
Mailed notices 11/30/2023
Agenda published 12/12/2023 and posted in Lobby

OVERVIEW & BACKGROUND:

Site Information & Existing Condition

This property is a remainder left after the prior parent tract was subdivided via plats 2006/294 and 2007/19 in the early 2000s. No plat was filed for the remainder at that time, although portions are incompletely depicted on plat 2006/294 labeled "Phase 1-C."

The applicant has been in discussion with the County regarding this project for 8 months when the sketch plan process began in April.

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RN	Residential, Vacant land
South	Lancaster County	MDR	Residential neighborhood
East	Lancaster County	MDR	Residential neighborhood
West	Lancaster County	LDR	Vacant land

Zoning

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

DEVELOPMENT SUMMARY:

Development Summary	
Site Acreage	11.758
Proposed Lots	17
Project Overview	Single Family Residential Subdivision
Open Space	1.971 required; 2.387 proposed
Internal Streets	The existing road which makes up Sienna Lane is 140ft long and is gravel. Sienna Lane itself is a private road and will be constructed and maintained by the property owners.

TECHNICAL REVIEW COMMENTS – SUMMARY POINTS

Traffic Impact Analysis (TIA)

Due to the size of the development and the minimal number of lots, no TIA is required. If the project scope changes significantly and reaches the TIA trigger points (45 or more single family lots, or 50 cumulative peak hour trips), a TIA may be required.

Lancaster County Water and Sewer (LCWSD)*:*

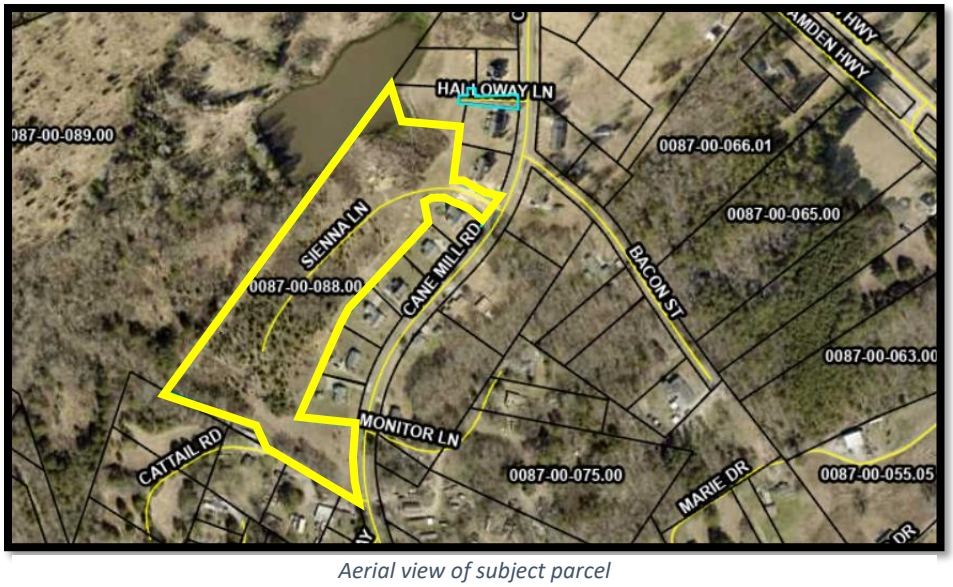
Lancaster County Water and Sewer District has not completed a review at the time of this report (12/11/23).

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

SC DOT:

The South Carolina Department of Transportation (SCDOT) placed their review status as not approved. SCDOT stated that "The newly added second connection does not meet separation standards from Cattail Road. Minimum separation on a 45 MPH Roadway with an ADT over 2,000 is 325'". SCDOT also stated that the site's northern access must be upgraded to meet SCDOT standards. 30' width, 30' radii and full depth asphalt, it can begin to taper down after leaving the ROW."

PHOTOS OF THE PROJECT AREA:



Aerial view of subject parcel



Intersection of Sienna Lane and Cane Mill Road

STAFF RECOMMENDATION:

Staff recommends **denial** of this Major Preliminary Subdivision Plat Staff does not believe that the outstanding comments from the Technical Review Committee are achievable in the 60-day window for conditional review. Staff welcomes a resubmittal from the applicant when the DOT issues are resolved.

ATTACHMENTS:

1. Preliminary Plat Application
2. Preliminary Plat
3. Location Map/ Zoning Map
4. TRC/Evolve Comments

STAFF CONTACT:

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

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

APPLICATION AND APPROVAL PROCESS

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

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

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

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

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

PROJECT INFORMATION

Project Address/Location: West Side of Cane Mill Road at Sienna Lane. Approximately 1,400 feet south of US 521

Tax Map ID/Parcel No.: 0087-00-088.00

Project Description: Proposed subdivision: 17 single family detached homes

Applicant Name: Andy Coulston

Address: 8332 Regent Parkway, Fort Mill, SC 29715

Phone: (704) 507-2177 Email: aecoulston@gmail.com

Property Owner Name: Coulston Enterprises, Inc

Address: 8332 Regent Parkway, Fort Mill, SC 29715

Phone: (704) 507-2177 Email: aecoulston@gmail.com

Other Project Contacts

Name: Barry M. Fay, PE (American Engineering)

Address: 8008 Corporate Center Drive, Charlotte, NC 28226

Phone: (704) 375-2438 Email: bfay@american-ea.com

Name: Earl Coulston

Address: 8332 Regent Parkway, Fort Mill, SC 29715

Phone: (704) 507-2175 Email: earl@coulstondev.com

Applicant Signature: Andy Coulston Date: 8/29/23

Owner Signature: Andy Coulston Date: 8/29/23

Owner Signature: _____ Date: _____

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

PRELIMINARY PLAT CHECKLIST

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

GENERAL PROJECT INFORMATION:

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

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

EXISTING CONDITIONS:

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

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

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

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

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

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

TREE RETENTION

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

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

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

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

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

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

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

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

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

LOT DESIGN

Identify a lot configuration that complies with the following standards.

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

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

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

USE-SPECIFIC STANDARDS

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

OVERLAY DISTRICTS

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

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

BOONE VILLAGE

CANE MILL RD,
LANCASTER COUNTY, SC

SITE DATA

PROPOSED PROJECT NAME: —— CANE MILL ROAD
OWNER/ DEVELOPER INFO: —— COULSTON ENTERPRISES, INC
8332 REGENT PARKWAY
FORT MILL, SC 29715
earl@coulstondev.com
704-507-2175

DESIGNER INFO: —— BARRY M. FAY, PE
AMERICAN ENGINEERING
8008 CORPORATE CENTER DRIVE, SUITE 110
CHARLOTTE, NC 28226
bfay@american-ea.com
704-375-2438

PARCEL ID #: —— 0087-00-088-00
ZONING DISTRICT: —— MDR (MEDIUM DENSITY RESIDENTIAL)
DENSITY :- —— 1.67 DUA
NUMBER OF LOTS: —— 17
NUMBER OF STORIES: —— 2 MAX.
BUILDING SETBACKS:
FRONT: —— 30'
SIDE: —— 10' (INTERIOR)
15' (STREET)
REAR: —— 25'

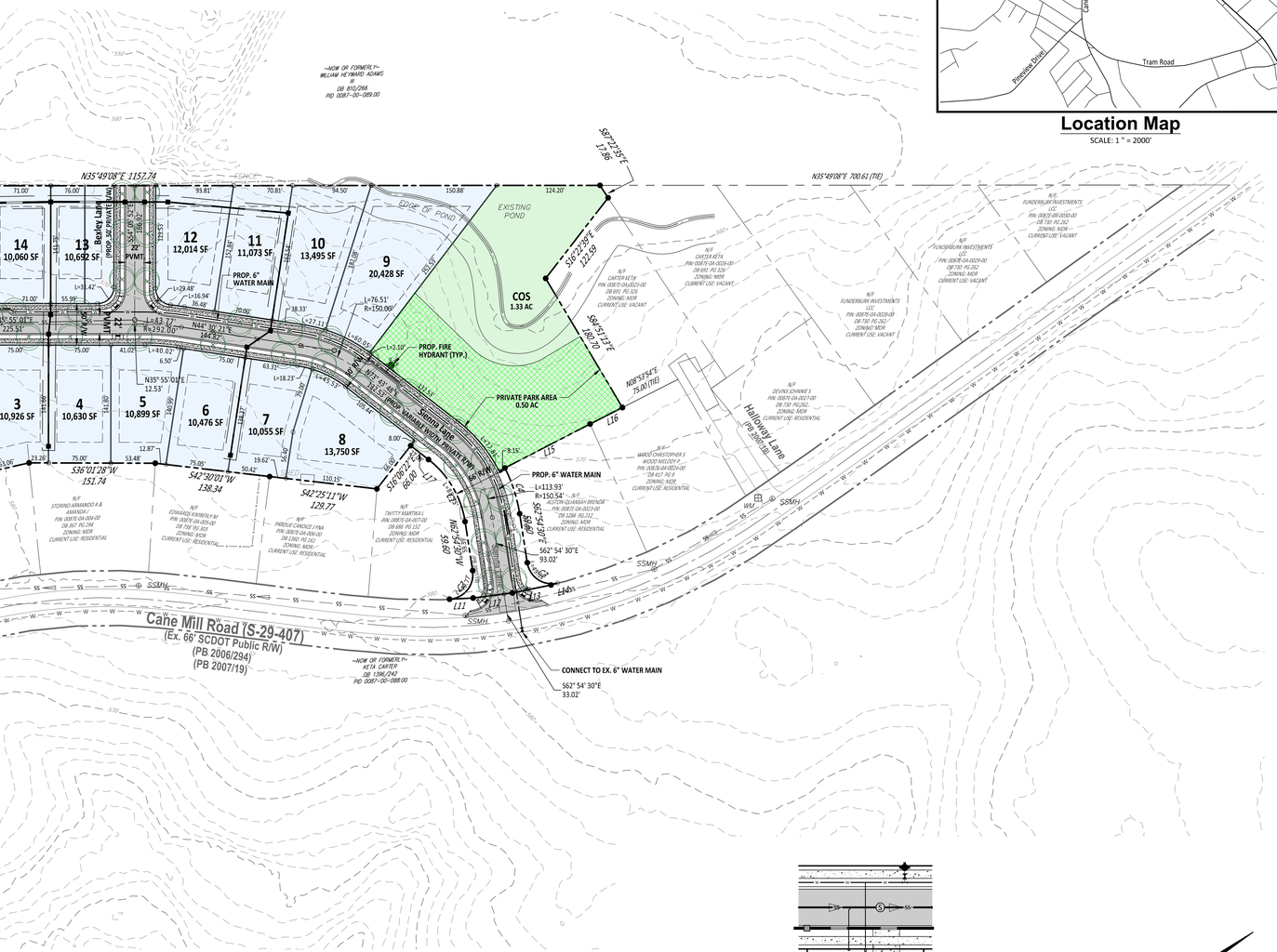
OVERALL PROPERTY AREA: —— 10.180 AC
EXISTING R/W AREA: —— 0.326 AC (CATTAIL ROAD)
NET PROPERTY AREA: —— 9.854 AC
MIN. REQ'D OPEN SPACE: —— 1.971 AC (20% MIN.)
MIN. REQ'D PARK SPACE: —— 0.493 AC (5% MIN.)

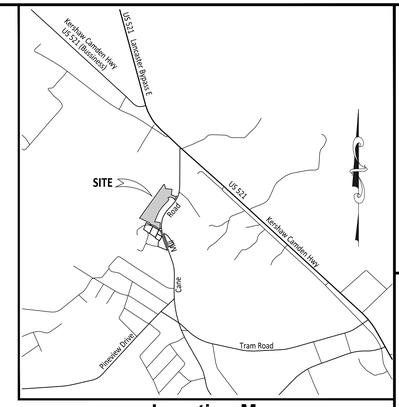
TOTAL LOT AREA: —— 4.716 AC
TOTAL R/W AREA: —— 2.181 AC
BMP TRACT: —— 0.396 AC
TOTAL OPEN SPACE AREA: —— 2.887 AC
PRIVATE PARK TRACT: —— 0.500 AC
PASSIVE OPEN SPACE: —— 2.387 AC

INTERNAL CONNECTIVITY: —— 3.0 (SEGMENTS / NODES)
SEGMENTS: —— 3
NODES: —— 1

TOTAL IMPERVIOUS AREA: —— 2.68 AC (27.2%)
ROADS : —— 1.35 AC
LOTS : —— 1.33 AC

ROADWAY LENGTHS:
SIENNA LANE: —— 1,430 LF
BEXLEY LANE: —— 167 LF





Location Map
SCALE: 1 " = 2000'

LENGEND

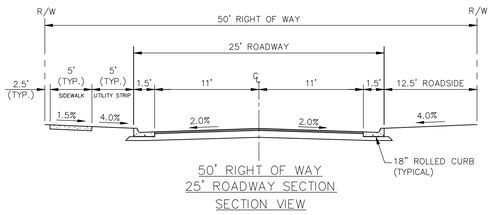
SDE	STORM DRAINAGE EASEMENT
FM	SEWER FORCE MAIN
WM	WATER MAIN
R/W	RIGHT-OF-WAY
FH	FIRE HYDRANT
GV	GATE VALVE
SS	EX. GRAVITY SEWER MAIN & MANHOLE
FM	EX. SEWER FORCE MAIN
W	EX. WATER MAIN
	EX. FIRE HYDRANT
OE	EX. OVERHEAD ELECTRIC & POLE
	ROADWAY CENTER LINE
W	WATER MAIN
	FIRE HYDRANT
SS	GRAVITY SEWER MAIN & MANHOLE
	STORM DRAIN PIPE & CATCH BASIN INLET
	WALKING TRAIL
	FEMA FLOOD LIMITS
	EDGE OF WATER
	STREAM BUFFER
	WETLAND AREAS
	CONCRETE
	ASPHALT PAVEMENT
	OPEN SPACE AREAS
	PRIVATE PARK PARCEL
	BMP - WET POND PARCEL
	SINGLE FAMILY LOT
	PRIVATE RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°56'50"W	95.88
L2	N63°23'09"W	44.06
L3	N58°52'57"W	68.17
L4	N58°08'59"W	52.87
L5	N60°54'23"W	43.71
L6	S07°19'25"E	7.07
L7	S04°25'53"E	29.41
L8	S00°34'01"E	54.13
L9	S02°39'56"W	54.46
L10	S07°06'33"W	41.65
L11	S32°48'21"W	28.40
L12	S28°31'18"W	47.53
L13	S24°17'13"W	47.44
L14	S19°44'48"W	8.06
L15	S08°31'56"W	115.24
L16	S08°53'54"W	43.59
L17	S73°43'48"W	27.09

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	117.54	88.74	N84°28'30"W	86.65
C2	30.00	49.77	N15°22'21"W	44.26
C3	30.00	49.31	N70°00'15"E	43.94
C4	182.98	58.03	S71°59'28"E	57.79

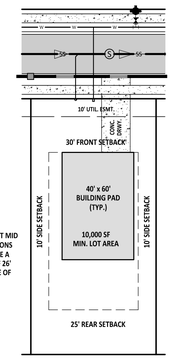
PAVEMENT DESIGN
1.5" TYPE C SURFACE COURSE
1.5" TYPE C INTERMEDIATE COURSE
8.0" A.B.C.

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



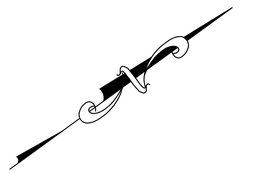
50' RIGHT OF WAY
25' ROADWAY SECTION
SECTION VIEW

LOCAL STREET (URBAN)



TYPICAL LOT DIMENSIONS
SCALE: NTS

* FIRE HYDRANTS LOCATED AT MID BLOCK (NOT AT INTERSECTIONS OR CULDESACS) SHALL HAVE A MIN. PAVEMENT WIDTH OF 26' WITHIN 17.5' ON EACH SIDE OF THE HYDRANT.



GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Drive, Suite 110
Charlotte, NC 28226
704-375-2438

SOUTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST
No. 4729
CERTIFICATE OF AUTHORIZATION

SEAL 27695
11-1-23
ENGINEER
BARRY M. FAY

NOT FOR CONSTRUCTION

NO.	DATE	REVISION:

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

BOONE VILLAGE SUBDIVISION
CANE MILL ROAD
LANCASTER COUNTY, SC

JOB NUMBER: C230016
DRAWN BY: BMF
DATE: 11/2/2023

SHEET TITLE:
PRELIMINARY PLAT

SHEET NO.: **C-100**

South Carolina 811 Call SC Before you Dig
3 DAYS BEFORE DIGGING DIAL 811
OR CALL TOLL FREE (888) 721-7877

W:\2023\C230016 - Cane Mill Road\CAD\Plan Sheets\Preliminary Plat\C-100 PRELIMINARY PLAT.dwg

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

December 05, 2023

Andy Coulston
Coulston Enterprise
5139 Pageland Highway
Lancaster, SC 29720

Project Number	20230765
Project Name	Cane Mill Road Subdivision
Location	0087-00-088.00
Stage	Preliminary Plat
Parcel(s)	0087-00-088.00
Status	Not Approved

Dear: Andy Coulston

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If the attached comments require changes to the plans, please submit the requisite number of sets, along with a pdf of the plan set on a CD, to the Lancaster County Planning Department.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

Chanda Kirkland

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

Plan Review Comments

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

Review Comments:

General Comments:
1. Most of our comments and questions will be at the Construction Document review of the civil plans. Below are some general observations from the sketch plan submitted.
2. This project is within the SCDHEC storm sewer permitting area of Lancaster County.
a. Please coordinate with DHEC concerning Sediment and Erosion Control approval and provide a copy of approval prior to grading activities.
3. Permits from the Army Corp of Engineers (USACE 404/DHEC 401) will be necessary for any stream impacts, crossings and/or filling in the stream buffer areas and/or wetlands for this project.
4. Delineation of wetlands and stream analysis will need to conducted and provided for our records. After the fact USACE 404 and SCDHEC 401 permits may be required for jurisdictional wetlands and/or Waters of the State impacts associated with recent site activities.
i. Appropriate stream buffers will need to be established and protected based on those findings.
ii. Evaluation of sediment buildup in the streams will need to done. Based on those findings, mitigation of stream sediment may be required before this project can move forward to construction.
5. BMP ponds will be needed and cannot be included in the open space area calculations.
a. There are no contours provided on this sketch plan, but looking at county GIS data the contours indicate major topographic challenges. Careful engineering and construction practices will need to be employed to limit off-site impacts and to fully meet SCDHEC requirements.
b. All BMP ponds will need a 20-foot access easement and a gravel road at least 10' wide from a paved roadway. This access can be at a slope not greater than 4(H) to 1(V) for maintenance equipment to get to the pond.
6. Encroachment permit through SCDOT will need to be obtained.
a. Entrance(s) will need to meet SCDOT requirements for sight distance and separation from other roads/drives.
7. A Traffic Impact Analysis (TIA) is not required for this project as it is proposed. 45 or more SF Lots or 50 cumulative peak hour trips are the trigger points for TIA's. If the project scope changes significantly and these criteria are met, a TIA may be required.

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

Review Comments:

Boone Village is an approved subdivision name. Please note that once Civil Plans are approved, subdivision name cannot be changed.
Sienna Lane is approved and already on the map.
Please submit road names for the connecter road between Lots 12 and 13, send to addresser@lanc911.com. Names are vetted to ensure no duplication, either in spelling or phonetics, with any other road name in Lancaster Co. or surrounding Counties.
During Civil Phase, please send a CAD file of lots and roads, in a 2010 version, to addresser@lanc911.com.
Addresses will be issued upon approval of Civil Plans.
Address points must be on all Final Plats submitted for recording.

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

Review Comments:

LC Water & Sewer District - Erin Evans - 8032856919 — No Review Done
eevans@lcwasd.org

Review Comments:

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

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

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

Review Comments:

- The surveys and topography information provided do not align with the most recent preliminary plat design.

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

- Show landscaping for required site landscaping areas. UDO section 7.1.3 requires- 1 Canopy Tree for every 40 feet of street frontage. Spacing: Maximum of 50 feet on-center. Location: In Planting Strip (5-foot minimum width)*

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

o It seems that this landscaping is included on the submittal but it is difficult to interpret with almost all of the sites information includes on one page. Please include the landscaping plan on a separate page.

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

Review Comments:

The school district did not input any comments. -Chanda

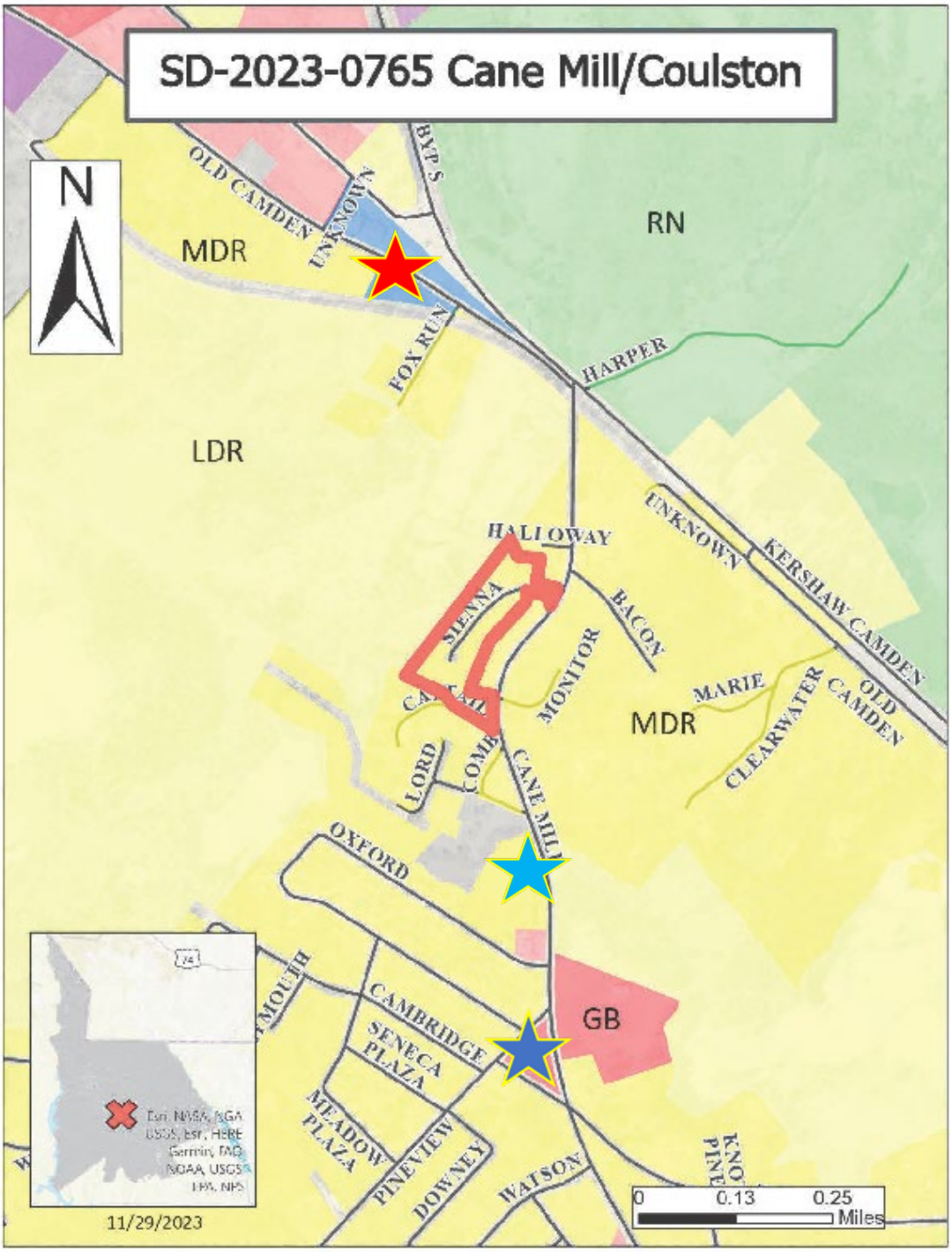
SCDOT - David Gamble - (803) 385-4280 **Not Approved**
GambleDD@scdot.org

Review Comments:

The newly added second connection does not meet separation standards from Cattail Road. Minimum separation on a 45 MPH Roadway with an ADT over 2,000 is 325'.

Northern access must be upgraded to meet SCDOT standards. 30' width, 30' radii and full depth asphalt, it can begin to taper down after leaving the ROW.

A full review for compliance with the SCDOT ARMS manual will be conducted when the SCDOT permit is applied for.



Lancaster County
South Carolina

Proposal:
Preliminary Plat: 17 lots

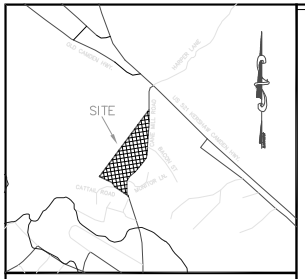
Subject Property

Carolina Christian Academy

Smokerise In-and-Out

Cane Mill Aprtments

REV.	DESCRIPTION	BY	DATE
1	PHASE LABELS PER LANC. CO. PLANNING	BH	8/21/2005
2	FLAG LOT ACCESS, PHASE 2 LOT LABELS PER LANC. CO. PLANNING	BH	11/2/2005
3	ROAD NAMES ADDED	BH	11/4/2005



VICINITY MAP
SCALE: 1" = 1/4 MILE

GENERAL NOTES:

1. OWNERS / DEVELOPERS:

RON HALL
2261 SHADY LAKES ESTATES DR.
LANCASTER, SC 29720

2. ZONING CLASSIFICATION: R-15

3. TOTAL SITE AREA = 18.75 ACRES

4. TAX MAP PARCEL: 0087-00-088.00

5. SETBACK AND ORIENTATION REQUIREMENTS:

FRONT YARD SETBACK = 30 FT.
SIDE YARD SETBACK = 10 FT.
CORNER LOT, SECOND STREET SETBACK = ½ (30 FT.) = 15 FT.
PRINCIPAL STRUCTURE, REAR YARD SETBACK = 40 FT.
ACCESSORY STRUCTURE, REAR YARD SETBACK = 15 FT.

6. NONE OF THE PROPOSED LOTS ARE WITHIN A 100-YEAR FLOOD PLAIN.

7. UTILITY EASEMENTS ARE TO BE PROVIDED ALONG PROPERTY LINES, BOUNDED BY TEN (10) FT. OFFSETS FROM PROPERTY LINES. ADDITIONAL UTILITY AND DRAINAGE EASEMENTS TO BE DETERMINED WHEN SANITARY SEWER AND STORM DRAINAGE PLANS ARE FINALIZED. ALL UTILITY EASEMENTS TO BE SHOWN ON FINAL PLAT.

8. SEWER EASEMENTS ARE TO BE SHOWN ON FINAL PLAT WITH A TOTAL WIDTH OF TWENTY (20) FT.

10. TOTAL NUMBER OF LOTS = 30:

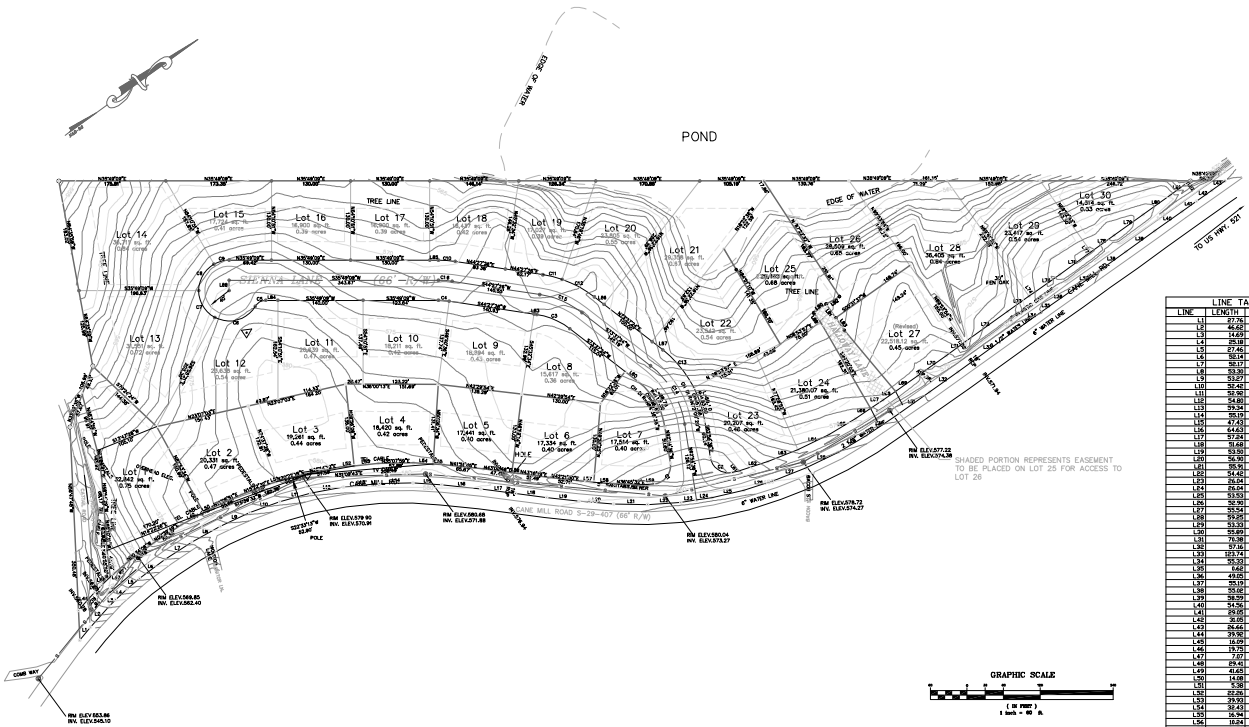
PHASE 1-A, LOTS 1 THROUGH 7 (7 LOTS)
PHASE 1-B, LOTS 23 THROUGH 30 (8 LOTS)
PHASE 2, LOTS 8 THROUGH 22 (15 LOTS)

11. DENSITY = 30 LOTS/18.75 AC. = 1.60 UNITS/ACRE

12. LENGTH OF ROAD = 987 FT.

13. THE DASHED LINE WITHIN EACH LOT REPRESENTS THE BUILDABLE AREA ON THAT LOT.

14. A NOTE INDICATING THAT AT LEAST 65 PERCENT OF EACH LOT IS NOT TO BE COVERED BY IMPERVIOUS SURFACES SHALL BE PLACED ON EACH FINAL PLAT.



LINE TABLE		
LINE	LENGTH	BEARING
L1	27.76	N15°29'13"W
L2	46.62	N62°11'39"W
L3	14.69	N19°56'23"W
L4	85.18	N07°59'36"E
L5	27.46	N84°28'00"W
L6	50.14	N89°24'56"W
L7	52.17	N89°39'49"E
L8	53.39	N87°02'36"E
L9	53.27	N11°07'53"E
L10	52.42	N33°22'36"E
L11	52.50	N55°03'18"E
L12	54.80	N07°41'18"E
L13	59.34	N30°03'54"E
L14	55.19	N39°03'09"E
L15	47.43	N39°23'35"E
L16	64.63	N41°50'45"E
L17	57.84	N43°00'44"E
L18	51.68	N43°16'18"E
L19	53.50	N42°21'39"E
L20	56.90	N40°20'26"E
L21	55.91	N36°45'36"E
L22	54.42	N36°09'09"E
L23	26.04	N27°50'04"E
L24	26.04	N27°50'04"E
L25	53.53	N28°54'09"E
L26	52.90	N17°59'18"E
L27	52.54	N14°59'27"E
L28	59.26	N09°52'49"E
L29	53.33	N09°39'57"E
L30	52.89	N01°34'19"E
L31	70.38	N00°24'25"E
L32	57.16	N08°54'59"E
L33	123.74	N89°06'06"E
L34	75.30	N80°18'35"E
L35	9.60	N00°45'06"E
L36	49.05	N89°32'56"E
L37	35.19	N00°11'41"E
L38	53.06	N89°07'17"E
L39	38.59	N00°16'31"E
L40	54.56	N89°17'09"E
L41	29.85	N89°24'27"E
L42	32.65	N89°58'46"E
L43	26.66	N89°35'49"E
L44	39.90	N89°11'39"E
L45	16.09	N19°06'23"W
L46	19.75	N07°19'36"W
L47	7.07	N07°19'36"W
L48	29.42	N84°56'09"W
L49	41.65	N07°06'06"E
L50	14.08	N07°06'06"E
L51	5.38	N25°28'18"E
L52	22.26	N39°13'54"E
L53	29.90	N30°03'54"E
L54	32.43	N39°23'35"E
L55	16.74	N39°03'09"E
L56	18.24	N43°00'46"E
L57	21.82	N41°21'39"E
L58	34.86	N40°20'26"E
L59	10.41	N36°09'09"E
L60	87.15	S73°37'24"W
L61	10.45	N25°54'59"E
L62	50.38	N17°59'18"E
L63	53.80	N14°59'27"E
L64	56.65	N09°52'49"E
L65	56.90	N09°39'57"E
L66	29.68	N01°34'19"E
L67	85.00	N01°34'19"E
L68	85.30	N00°59'31"E
L69	45.04	N00°59'31"E
L70	56.93	N00°24'25"E
L71	37.38	N07°06'06"E
L72	86.33	N07°06'06"E
L73	43.67	N07°19'36"W
L74	31.34	N80°28'58"E
L75	50.09	N09°31'02"W
L76	50.06	N00°11'41"E
L77	8.53	N00°07'17"E
L78	46.52	N89°07'17"E
L79	58.62	N00°12'31"E
L80	54.60	N89°17'09"E
L81	29.13	N89°24'27"E
L82	11.49	N81°46'08"E
L83	4.60	S44°27'26"W
L84	35.00	S35°49'39"W
L85	14.25	N35°49'09"E
L86	50.08	N73°37'24"E
L87	88.16	N73°37'24"E
L88	17.00	S54°15'51"E
L89	28.29	N88°45'05"W
L90	65.00	N89°31'37"E
L91	27.50	S88°45'05"E
L92	64.18	N89°31'37"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	49.77	38.00
C2	49.31	36.00
C3	59.56	117.00
C4	17.64	117.00
C5	26.61	28.00
C6	76.85	56.00
C7	54.63	56.00
C8	50.16	56.00
C9	26.18	57.00
C10	27.59	383.00
C11	30.62	383.00
C12	60.53	383.00
C13	80.73	383.00
C14	113.80	156.00
C15	76.36	156.00
C16	22.61	156.00

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LANCASTER COUNTY WATER & SEWER DISTRICT
1403 KERSHAW CAMDEN HWY.
803 285-6918
6" & 2 1/2" WATER LINE
COMPORIUM COMMUNICATION
703 NORTH WHITE STREET
803 283-9011
LANCASTER CO. NATURAL GAS AUTHORITY
1010 KERSHAW CAMDEN HWY.
803 285-2045
2" PLASTIC GAS LINE
DUKE POWER COMPANY
803 283-4171

DRAWN BY:	JCC	DATE:	05/25/2005
CHECKED BY:	JCC	TAX MAP 87 PARCEL 88.00	
JOB NO.	05-5-4	SHEET 1 OF 1	

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

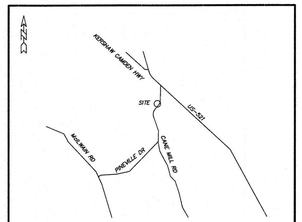
Survey By: J. C. Crumpler
S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
1-803-283-9818

D. H. Hagins & Associates, LLC
Consulting Engineers
2883 Kershaw Camden Hwy.
Lancaster, SC 29720
Phone: 803-285-9438
Fax: 803-286-9438

HALL SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

DATE: 7/28/2005
SCALE: 1"=100'
JOB NO. 276.001
SHEET: 1 OF 1

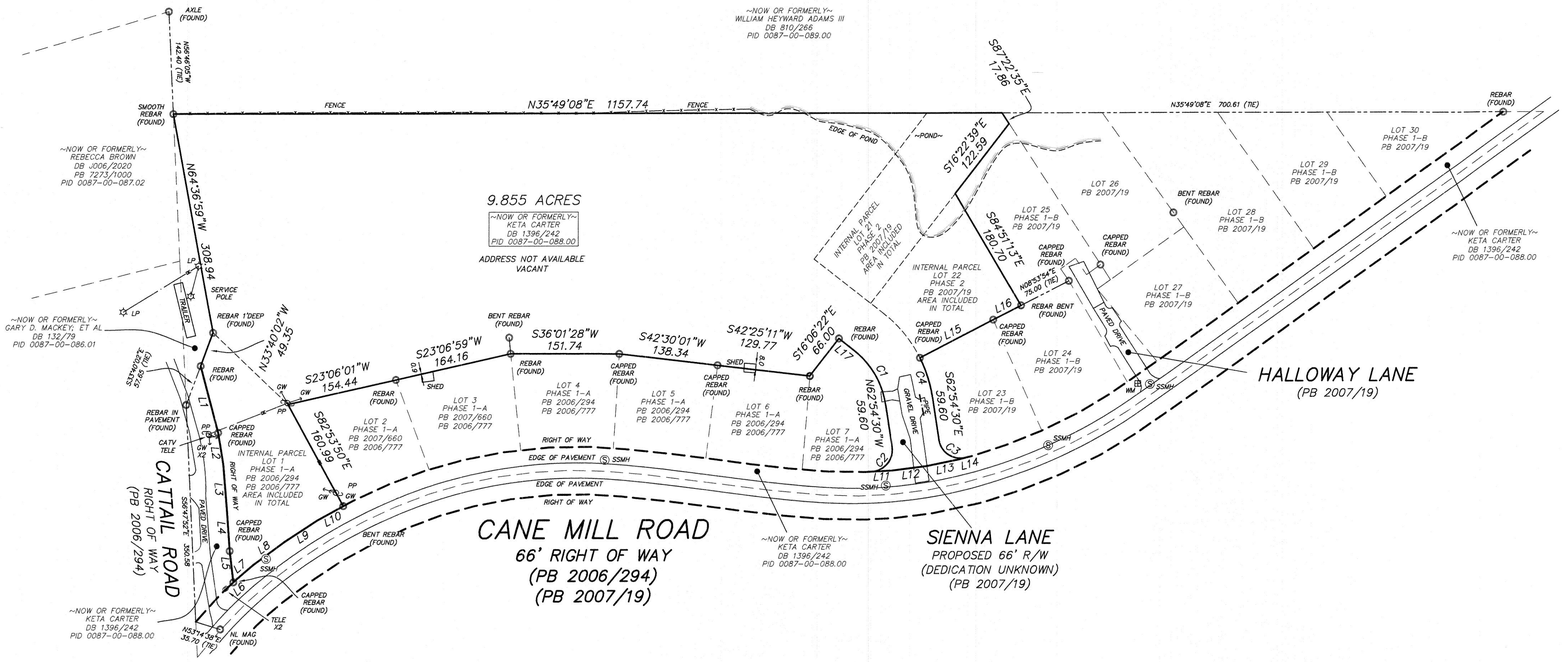


VICINITY MAP
NOT TO SCALE

S.C. GRID (NAD83/2011)

LEGEND:

EIP = EXISTING IRON PIN
OIP = OLD IRON PIPE
SIP = SET IRON PIN
R/W = RIGHT OF WAY
AC = AIR CONDITIONING UNIT
PWR = POWER PAD
PM = POWER METER
PP = POWER POLE
LP = LIGHT POLE
GM = GAS METER
TELE = TELEPHONE PEDESTAL
CATV = CABLE TELEVISION
FOB = FIBER OPTIC BOX
TSB = TRAFFIC SIGNAL BOX
WM = WATER METER
FES = FLARED END SECTION
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
PVC = POLYVINYL CHLORIDE PIPE
DU = DESTINATION UNKNOWN
SDE = STORM DRAINAGE EASEMENT
SDMH = STORM DRAIN MANHOLE
CB = CATCH BASIN
YI = YARD INLET
DI = DROP INLET
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
CO = SEWER CLEAN OUT
BC = BACK OF CURB
(T) = TOTAL DISTANCE
P.O.B. = POINT OF BEGINNING



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WITNESS MY HAND AND SEAL THIS 10 DAY OF JULY 2023

THOMAS E. WHITE NO. 27745

REVISIONS:	DATE

SCALE: 1" = 100'
PROJECT: 23-0254
DRAWN BY: RD
FIELD WORK: RN
DATE: 7/10/23
DWG: CARLSON\2023\BAT\Cane Mill Rd ~ Hall Subdivision
COGO: 2023\C\Cane Mill Rd ~ Hall Subdivision

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — CAROLINA SURVEYORS, INC. No. C00886

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR 27745 THOMAS E. WHITE

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
THOMAS E. WHITE, NCPLS & SCPLS 704-889-7601
TEW@CAROLINAS1.COM
CERTIFICATE OF AUTHORIZATION NC: C-1242 SC: 886

NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWSE NOTED.
2. PROPERTY ZONED: MDR
   MINIMUM SETBACK: 30'
   MINIMUM SIDE YARD: 10'
   MINIMUM REAR YARD: 25'
   (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
3. TAX PARCEL NUMBER 0087-00-088.00.
4. DEED REFERENCE: DB 1396 PG 242.
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 45057C0265D, WITH A DATE OF IDENTIFICATION OF 06/16/2011.
7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS AND BUFFERS INCLUDING THOSE WITHIN THE APPLICABLE UNIFIED DEVELOPMENT ORDINANCE (UDO), RIGHTS-OF-WAY, IMPERVIOUS AREAS & BUILT UPON AREA (BUA), RESTRICTIONS, AND/OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
8. AREA COMPUTED BY COORDINATE METHOD.
9. NO NGS MONUMENT FOUND WITHIN 2000'.
10. UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
11. ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY ANY APPLICABLE ORDINANCES OR REGULATIONS.
12. OFFSITE ADJOINER LINES AND RIGHT-OF-WAY LINES SHOWN AS DASHED ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
13. LINES SHOWN REPRESENTING FENCES AND WALLS ARE MEASURED FROM THE APPROXIMATE CENTERLINE AND DO NOT ACCOUNT FOR THE THICKNESS, PLUMBNESS OR MEANDER OF THE FENCE UNLESS OTHERWISE STATED.
14. DISTANCES SHOWN ARE GROUND U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
15. NO NEW LOTS OR PROPERTY LINES ESTABLISHED.
16. LOT 1, PHASE 1-A AS RECORDED IN PLAT BOOK 2006, PAGE 777 MAY BE SUBJECT TO DEED BOOK 361, PAGE 332.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°56'50"W	95.88
L2	N63°21'09"W	44.06
L3	N58°52'57"W	58.17
L4	N58°08'59"W	52.87
L5	N80°54'23"W	43.71
L6	S07°19'25"E	7.07
L7	S04°25'53"E	29.41
L8	S00°14'01"E	54.13
L9	S02°39'56"W	54.46
L10	S07°58'43"W	41.65
L11	S35°48'21"W	28.40
L12	S28°31'18"W	47.53
L13	S24°17'13"W	47.44
L14	S19°44'48"W	8.06
L15	S08°31'56"W	115.24
L16	S08°53'54"W	43.59
L17	S73°43'48"W	27.09

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	117.54	86.74	N84°38'30"W	86.65
C2	30.00	49.17	N11°22'21"W	44.28
C3	30.00	49.31	N70°00'15"E	43.94
C4	182.98	58.03	S71°59'28"E	57.79

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SYMBOL LEGEND
- SET MONUMENT (TYPE INDICATED)
- EXISTING MONUMENT (TYPE INDICATED)
- CALCULATED POINT
- GV GAS VALVE
- WV WATER VALVE
- MB MAIL BOX
- WM WATER METER
- W WELL
- FH FIRE HYDRANT
- SSMH (S) SANITARY SEWER MANHOLE
- SDMH (D) STORM DRAIN MANHOLE
- TMH (T) TELEPHONE/COMMUNICATIONS MANHOLE
- EMH (E) ELECTRIC MANHOLE
- DECIDUOUS TREE
- EVERGREEN TREE
- LP LIGHT POLE
- PP POWER/UTILITY POLE
- BFP BACK FLOW PREVENTOR
- GW GUY WIRE
- CB CATCH BASIN
- DI DROP INLET
- YI YARD INLET

LINETYPE LEGEND
- BOUNDARY LINE
- TIE LINE
- RIGHT OF WAY
- APPROXIMATE RIGHT OF WAY (NOT SURVEYED)
- ADJOINING LINE (NOT SURVEYED)
- FENCE
- STORM DRAIN PIPE
- OVERHEAD ELECTRIC
- SANITARY SEWER PIPE

A BOUNDARY SURVEY SHOWING PROPERTY ALONG

CANE MILL ROAD

SURVEYED FOR: Coulston Enterprises, Inc
AREA: 9.855 ACRES
LANCASTER COUNTY, SOUTH CAROLINA

Agenda Item Summary

Ordinance # / Resolution #: SD-2023-1409 The Pinnacle at Sunset Point (Edgewater)
Contact Person / Sponsor: A. Hardin
Department: Planning
Date Requested to be on Agenda: 12/19/2023

Issue for Consideration:

Points to Consider:
Review comments will not be available until 12/8/2023.

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report*	12/11/2023	Exhibit
Application	12/4/2023	Exhibit
Preliminary Plat	12/4/2023	Exhibit
Location Map	12/4/2023	Exhibit
TRC Review Letter*	12/11/2023	Exhibit

PROPOSAL:	Preliminary Plat for 9.14 acres; 19 single-family lots.
PROPERTY LOCATION:	Intersection of Bethel Boat Landing Road and Spinnaker Way (TM 0104-00-022.01) in the Edgewater Community.
CURRENT ZONING DISTRICT:	Planned Development District (PDD-2 under Ordinance 356)
APPLICANT:	True Homes LLC (Developer)
COUNTY COUNCIL DISTRICT:	District 5, Steve Harper
NOTICE:	Published hearing notice The Lancaster News 12/02/2023 Posted signs 11/30/2023 Mailed notices 11/30/2023 Agenda published 12/12/2023 and posted in Lobby

OVERVIEW & BACKGROUND:

Site Information & Existing Condition
This area is currently vacant and sits at the entrance to Edgewater development.

Regulations for this property differ a bit from those in previous Edgewater phases. To understand this requires a refresher of the development's initial creation and amendments to date.

- February 1999: "Bear Creek" development was created under Ordinance #322. More than 6,200 acres were locked into an agreement for 75 years unless terminated. Regulations that pertain to this ordinance are limited to the 1998 UDO and allowances in the development agreement. Tracts were given general use categories (business park, marina, assisted care, low- and medium- and high-density residential, etc) and public areas were designated.

- August 1999: Ordinance #348 set out a comprehensive development agreement (CDA) between the landowner, Crescent Resources, and the County. The ordinance also added phrasing about bonds and special districts. The "Bear Creek" name does not appear in the CDA. Crescent Resources conveyed several thousand acres to Craft Development.

- November 1999: Ordinance #356 replaced Ordinance #322 in its entirety and changed the development's name to "Catawba Ridge." The amended development agreement now included dimensional requirements for setbacks, lot size, lot width, buffers, etc.

- December 2008: Ordinance #961 covered only 3,771 of the original development, which became known as the Walton land (between 1999 and 2008, ownership was transferred from the Catawba Ridge partners to Walton South Carolina LLC). The remaining acres had been conveyed from Craft Development to Walden Grove Venture (840 acres) and True Homes (1,903 acres). Ordinance #961 also corrected accounting errors in the number of acres of the development.

Reviews for True Homes LLC applications before now have been guided by Ordinance #356, because the acreage under True Homes' ownership (both by name and associated LLCs) is included in this ordinance.

The 9.14 acres proposed for subdivision in this application are not included in the 1,900+ acres that are under Ordinance #356. The acreage is a part of the amendments done in 2008 and, as such, is reviewed under ordinance #961.

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	PDD-2	Walton South Carolina LLC et al
South	Lancaster County	PDD-2	Red Pill Land Holdings & True Homes LLC
East	Lancaster County	PDD-2	Red Pill Land Holdings
West	Lancaster County	PDD-2	Walton South Carolina LLC et al

Zoning

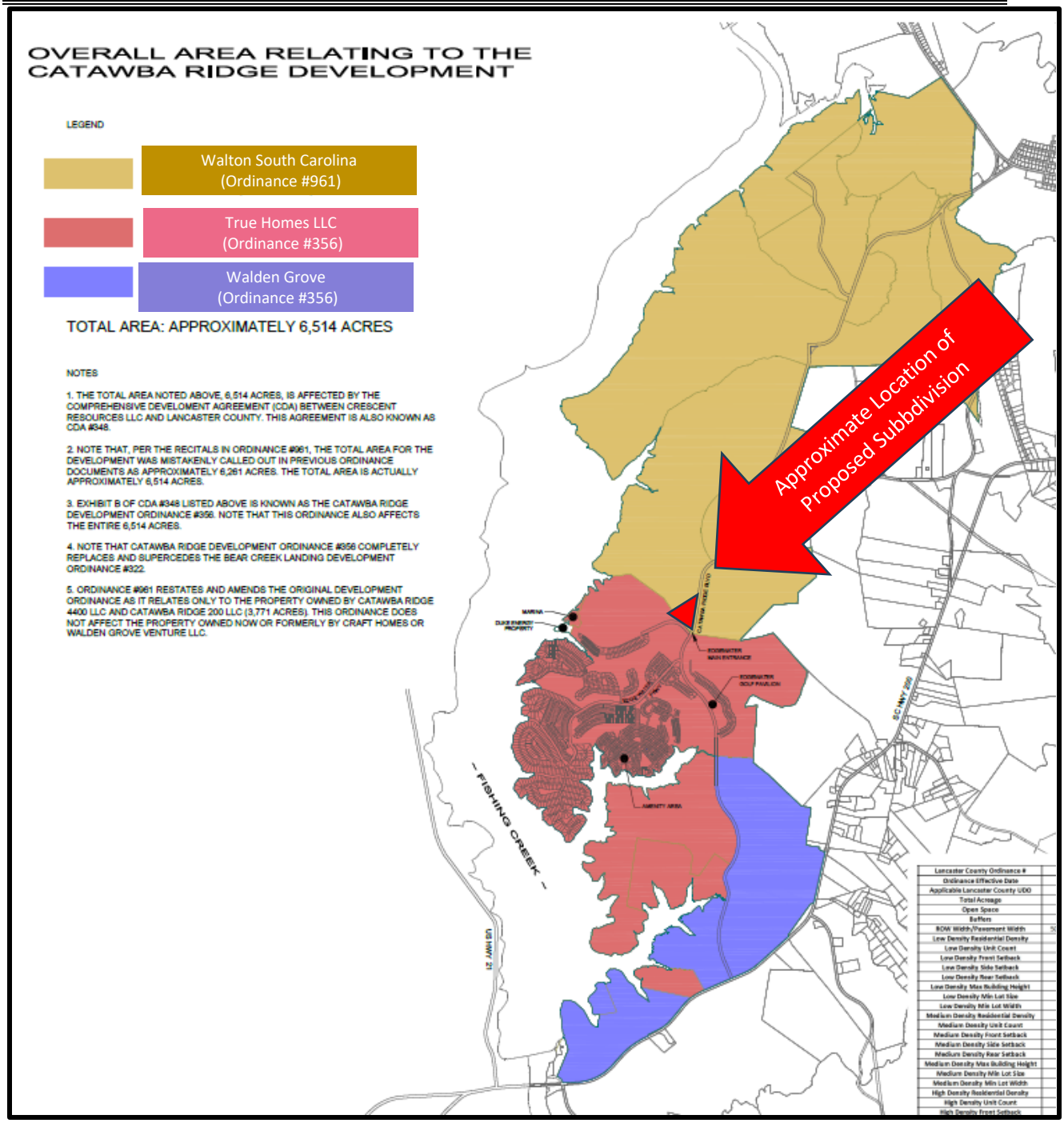
The proposed Preliminary Plat is part of the larger development of the PDD-2 development.

PDD Legacy District: A PDD is a Planned Development District. The 1998 Edition of the Lancaster County Unified Development Ordinance (UDO) defined the PDD district as a *"… district is designed to accommodate a mixture of compatible residential, office, commercial, or other uses of land which are planned and developed as an integral unit and which, due to such mixture of uses or other aspects of design, could not be located in other districts established in this ordinance without compromising the proposed concept of integrated and flexible development*."
Under the 2016 edition of the Lancaster County UDO, the PDD district was not carried forward as an active district but instead as a Legacy District. This designation allows PDDs to continue to develop under the PDD master plan, relevant development agreements, and under the development standards which were in place at the time of the PDD approval.

This PDD is governed by Ordinances 322, 348, 356 and 961, as well as Lancaster County 1998 Subdivision Standards and Development Ordinance.

DEVELOPMENT SUMMARY (of the Proposed Plat):

Development Summary	
Site Acreage	9.14 +/- acres
Proposed Lots	19 single family lots
Project Overview	PDD Low Density Residential
Open Space	3.84 +/- acres
Streets	To be privately maintained



2020 Phasing Exhibit, Revised 2-5-20

TECHNICAL REVIEW COMMENTS SUMMARY

Water and Sewer (LCWSD)*:* LCWSD has not yet provided a review of the proposal.

Schools (LCSD): The School District has recommended approval of this request.

E911: The street section going to Sunset Pointe will need to be renamed. Plats can't be approved without street names that have been submitted to the E911 coordinator, then reviewed and approved by the Planning Commission.

Fire: The plan does not show fire hydrants on both sides of the street.

Planning: Sidewalks are missing on a portion of Road B; no street light plan provided.

STAFF RECOMMENDATION:

Staff recommends **continuance** of this Major Preliminary Subdivision Plat request. The plat does not have approved street names and is not eligible for approval, and staff does not have commentary from LCWSD at this time.

If the TRC comments can't be finalized by the next Planning Commission meeting (January 16, 2024), staff would recommend denial at that meeting in order to comply with the 60-day review.

ATTACHMENTS:

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. TRC/Evolve Comments

STAFF CONTACT:

Allison Hardin
Development Services Director
ahardin@lancastersc.net
803-416-9422

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

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

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

APPLICATION AND APPROVAL PROCESS

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

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

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

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

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

PROJECT INFORMATION

Project Address/Location: Located south of intersection of Bethel Boat Landing Road and Catawba Ridge Boulevard

Tax Map ID/Parcel No.: 0104-00-022.01

Project Description: Proposing 19 single family lots

Applicant Name: True Homes, LLC

Address: 2649 Brekenridge Centre Dr, Suite 104, Monroe, NC 28110

Phone: 908-269-6609 Email: kfenn@truehomesusa.com

Property Owner Name: True Homes, LLC

Address: 2649 Brekenridge Centre Dr, Suite 104, Monroe, NC 28110

Phone: 908-269-6609 Email: kfenn@truehomesusa.com

Other Project Contacts

Name: Daniel Gates

Address: 1186 Stonecrest Blvd, Tega Cay, SC 29708

Phone: 803-802-1799 Email: dgates@rjoeharris.com

Name: Kristin Holcombe

Address: 1186 Stonecrest Blvd, Tega Cay, SC 29708

Phone: 803-802-1799 Email: kholcombe@rjoeharris.com

Applicant Signature: DocuSigned by: Keith Fenn Date: 10/25/2023

Owner Signature: DocuSigned by: Keith Fenn 894ED1FBF9994F5... Date: 10/25/2023

Owner Signature: 894ED1FBF9994F5... Date:

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

PRELIMINARY PLAT CHECKLIST

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

GENERAL PROJECT INFORMATION:

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

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

EXISTING CONDITIONS:

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

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

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

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

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

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

TREE RETENTION

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

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

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

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

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

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

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

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

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

LOT DESIGN

Identify a lot configuration that complies with the following standards.

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

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

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

USE-SPECIFIC STANDARDS

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

OVERLAY DISTRICTS

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

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

SUNSET POINTE - PRELIMINARY PLAT

LANCASTER COUNTY, SOUTH CAROLINA

PREPARED FOR :

True Homes, LLC

2649 Brekenridge Centre Dr., St. 104
Monroe, North Carolina 28110
Phone: (908) 269-6609

October 25, 2023

PREPARED BY:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Stonecrest Blvd., Tega Cay, SC 29708 Phone: (803) 802-1799

Sheet List Table

Sheet Number	Sheet Title
C0.00	Cover
C0.01	Existing Conditons
C0.02	Existing Slope Analysis
C1.00	Site Plan
C3.00	Grading and Storm Drainage
C4.00	Utility Plan
C5.00	Lanscape Plan

DATE	ISSUED FOR	REV
10/25/2023	First Submittal to Lancaster County	0

PUPS Palmetto Utility Protection Services Inc — 811 Know what's below. Call before you dig.

Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal: South Carolina — R. Joe Harris & Associates, Inc. — No. C02262 — Certificate of Authorization

Engineer's Seal: South Carolina — Professional Engineer — No. 29007 — Christopher R. Bridges — 10/25/23

Project Manager	Drawn
D. Gates	K. Holcombe
Department Manager	**Checked**
B. Pridemore	D. Gates
Print/Plot Date	
October 25, 2023	
Asbuilt Drawn	**Asbuilt Date**
-	-

Client

True Homes, LLC
2649 BREKENRIDGE CENTRE DR., ST. 104
MONROE, NORTH CAROLINA 28110
P: (908) 269-6609

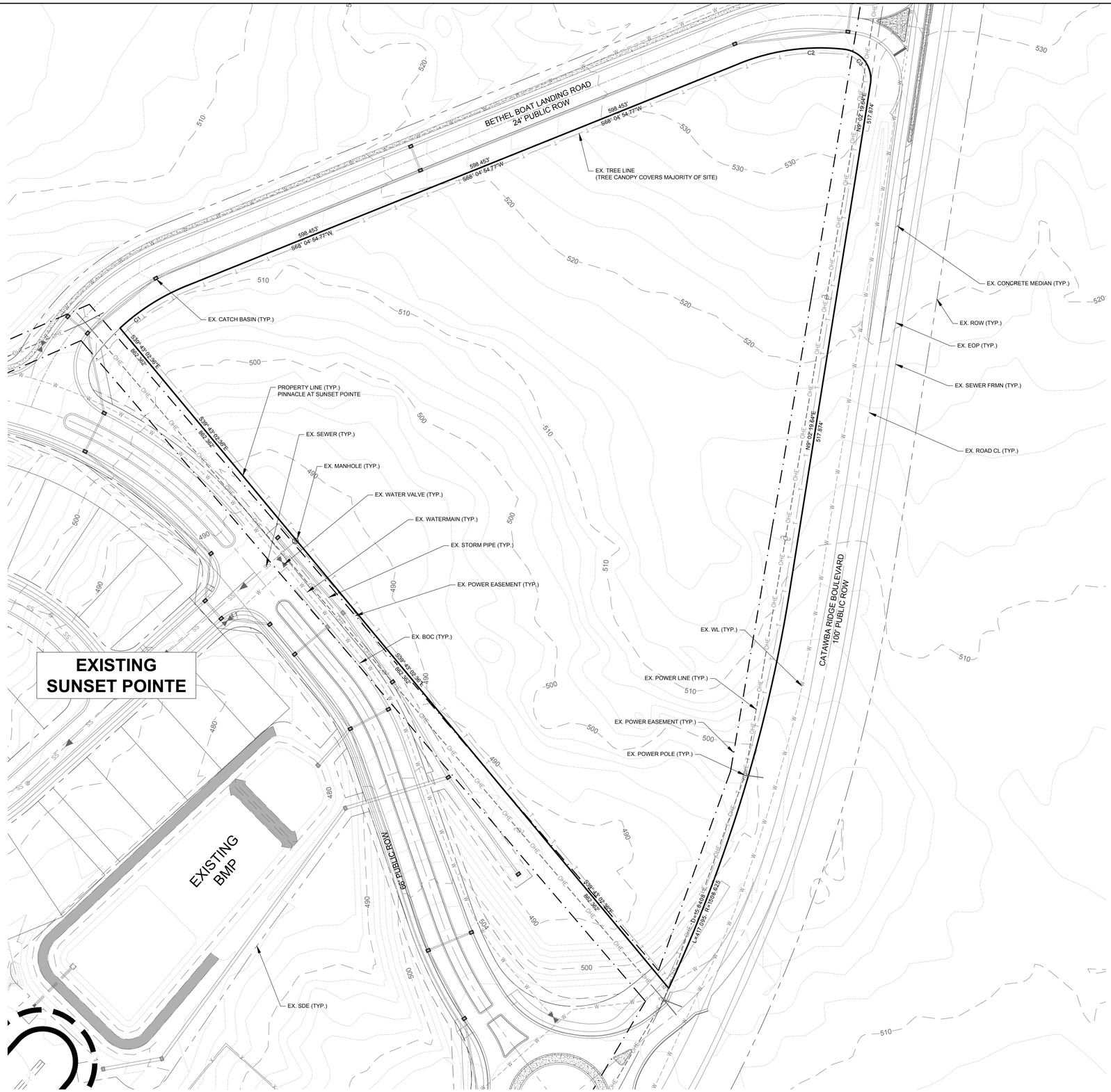
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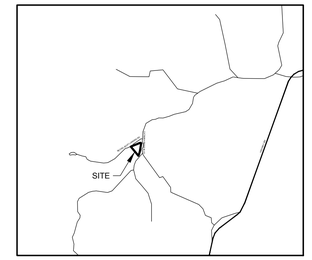
Sunset Pointe - Preliminary Plat

Drawing Title:

Cover

Project No.	Drawing No.
5664	C0.00
DWG File Name: 5664 - Cover	





VICINITY MAP - 1" = 1 Mi. (5280')

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	117.62	217.00	31.06	S52° 33' 14"W	116.19
C2	107.47	217.00	28.38	S82° 16' 10"W	106.37
C3	48.29	30.00	92.22	N37° 26' 02"W	43.24

DATE	ISSUED FOR	REV
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Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

3186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

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Corporate Seal

SOUTH CAROLINA
R. JOE HARRIS
&
ASSOCIATES, INC.
No. C02262
CERTIFICATE OF AUTHORIZATION

Engineer's Seal

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 29007
CHRISTOPHER R. BRIDGES

10/25/23

Project Manager: D. Gates	Drawn: K. Holcombe
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 25, 2023	
Asbuilt Drawn: -	Asbuilt Date: -

Client

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2649 BREKENRIDGE CENTRE DR., ST. 104
MONROE, NORTH CAROLINA 28110
P: (908) 269-6609

Project:

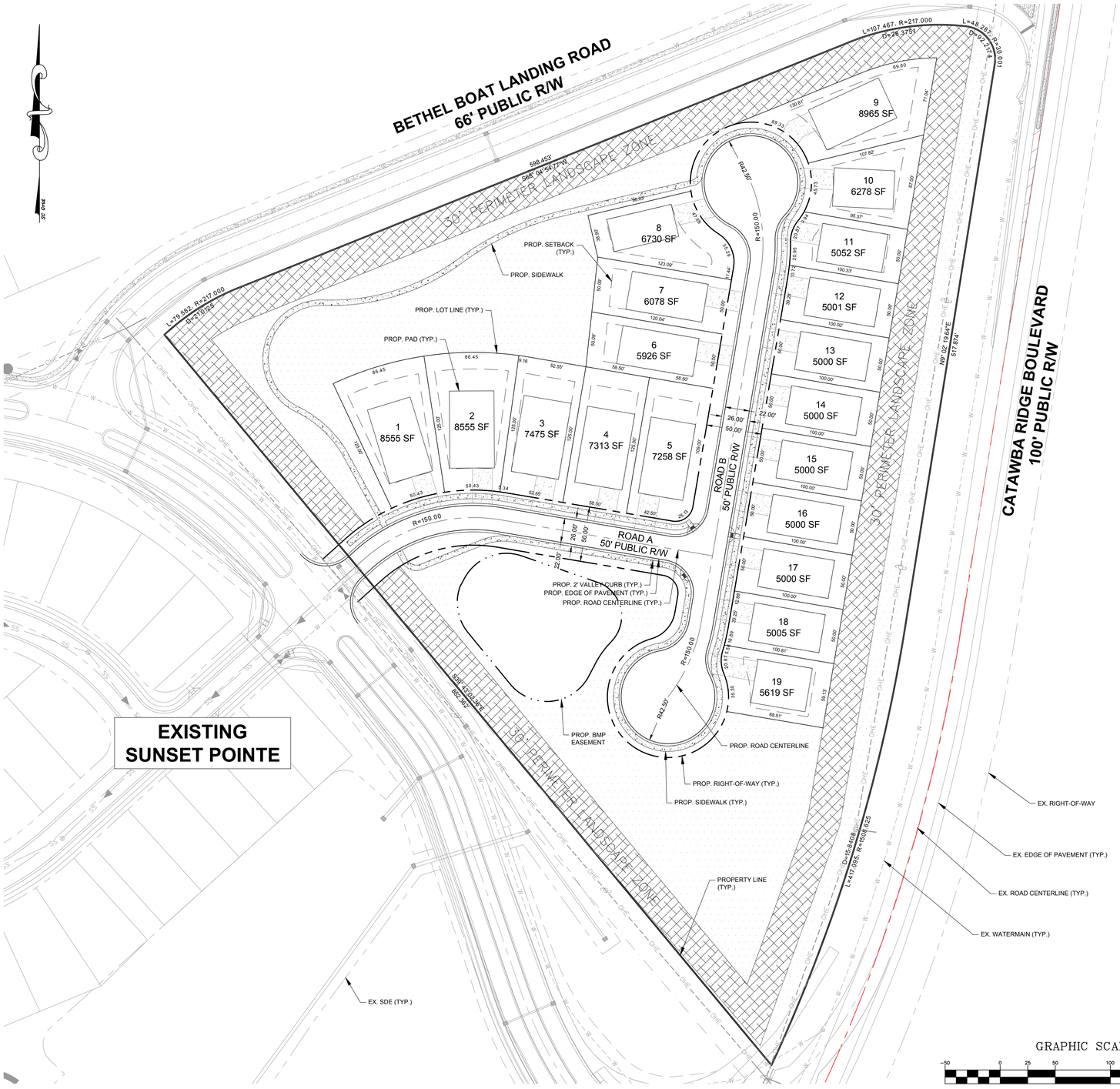
Sunset Pointe - Preliminary Plat

Drawing Title:

Existing Conditons

Project No.	Drawing No.
5664	C0.01
DWG File Name: 5664 - Existing Conditions	

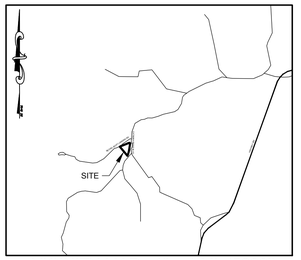

GRAPHIC SCALE
-50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.
EXISTING SLOPE ANALYSIS
34% - 100% (GREATER THAN 3:1)
0% - 33.33% (LESS THAN 3:1)
EX. SLOPES STEEPER THAN 3:1 (TYP.)
30' PERIMETER LANDSCAPE ZONE
S59° 48' 49" W 64.77'
S59° 48' 49" W 64.77'
S59° 48' 49" W 64.77'



GRAPHIC SCALE

−50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



VICINITY MAP - 1" = 1 Mi. (5280')

DEVELOPMENT INFORMATION

TAX PARCELS: 0104-00-022.01

ACREAGE: 8.44 Acres +/- (Net of R/Ws)

Common Open Space (COS) Net Area: ± 3.84 Ac.

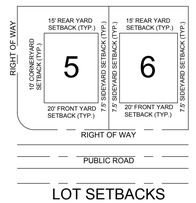
COS to include;	
General Open Space	(± 1.80 Ac.)
Perimeter Landscape Zone	(± 1.65 Ac.)
Amenity Area	(± 0.19 Ac.)
Onsite Duke Easement	(± 0.53 Ac.)
COS to Exclude BMP Area	(± 0.32 Ac.)

ZONING: PDD-2 | Catawba Ridge
Medium Density Residential

TOTAL # UNITS: 19 Units (2.25 DUA)

50' SINGLE FAMILY LOTS (14 LOTS)
- Min. Lot Size: 3,600 (5,000 SF-actual)
- Min. Lot Width: 50 FT (at Front SB)
- Nominal Lot Depth: 100 FT.
- Front SB - 10FT (20 FT-actual)
- Corner SB - 10 FT
- Side Yard - 7.5 FT
- Rear Yard - 15 FT

55' SINGLE FAMILY LOTS (5 LOTS: 1-5)
- Min. Lot Size: 3,600 (6,875 SF-actual)
- Min. Lot Width: 55 FT (at Front SB)
- Nominal Lot Depth: 125 FT.



LOT SETBACKS

DATE	ISSUED FOR	REV
10/25/2023	First Submittal to Lancaster County	0

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Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal: SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. No. C02262 — CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA — PROFESSIONAL ENGINEER — No. 29007 — CHRISTOPHER R. BRIDGES — 10/25/23

Project Manager: D. Gates	Drawn: K. Holcombe
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 25, 2023	
Asbuilt Drawn: -	Asbuilt Date: -

Client:

True Homes, LLC
2649 BREKENRIDGE CENTRE DR., ST. 104
MONROE, NORTH CAROLINA 28110
P: (908) 269-6609

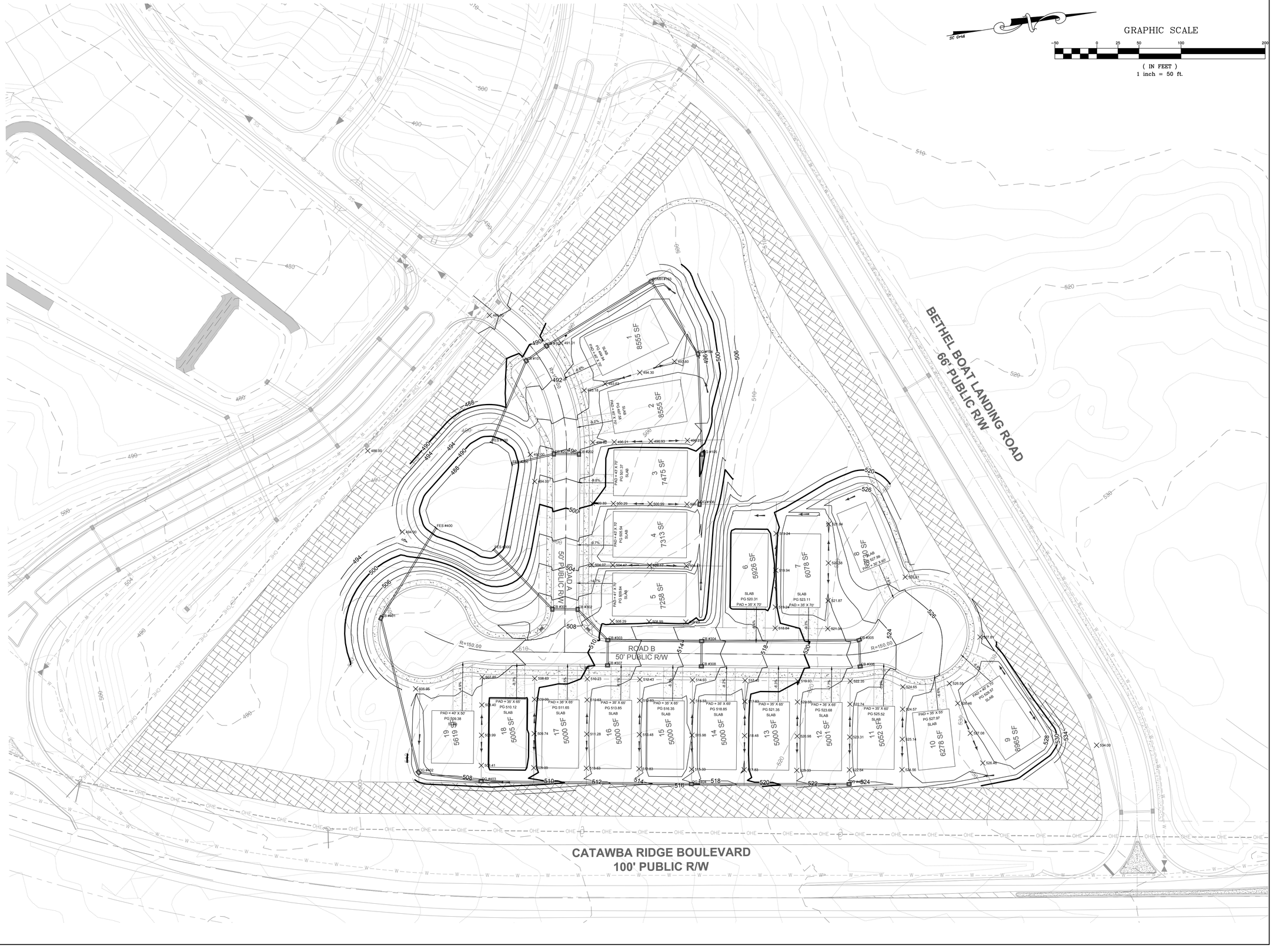
Project:

Sunset Pointe - Preliminary Plat

Drawing Title:

Site Plan

Project No.: 5664	Drawing No.: C1.00
DWG File Name: 5664- Site	



DATE	ISSUED FOR	REV
10/25/2023	First Submittal to Lancaster County	0

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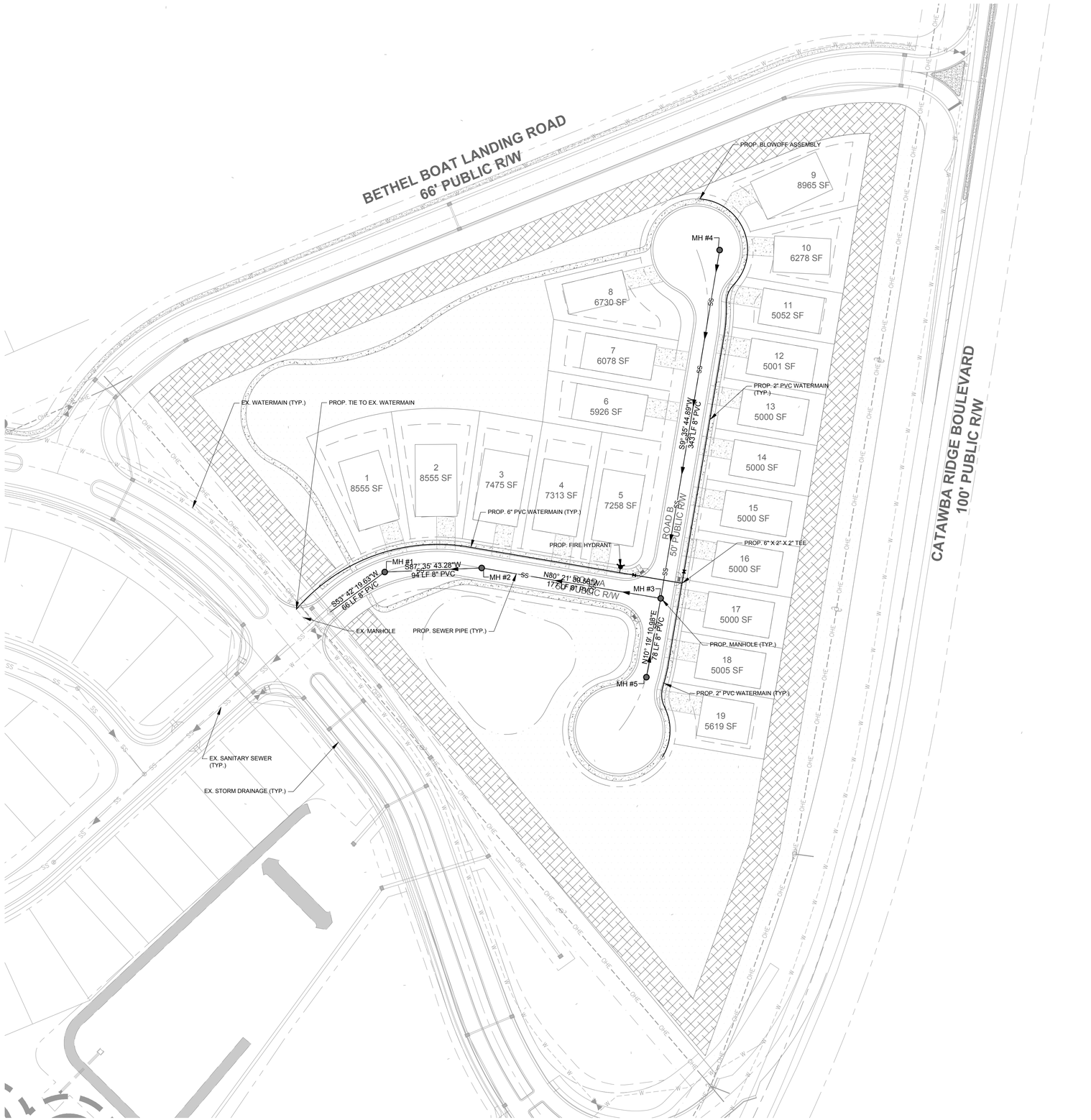
Project:

Sunset Pointe - Preliminary Plat

Drawing Title:

Grading And Storm Drainage

Project No.	Drawing No.
5664	C3.00
DWG File Name:	
5664 - Grading	



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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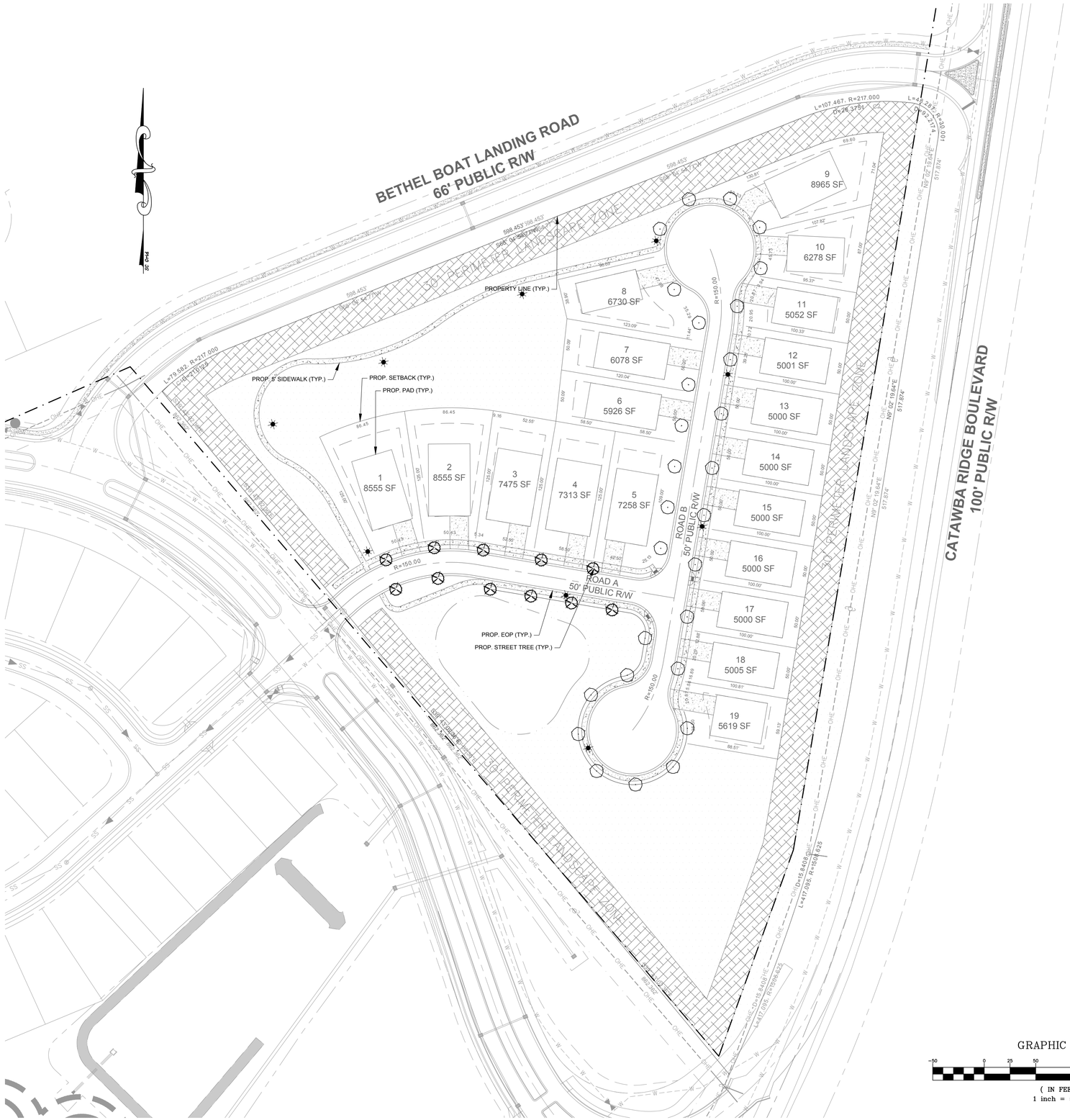
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Sunset Pointe - Preliminary Plat

Drawing Title:

Utility Plan

Project No.	Drawing No.
5664	C4.00
DWG File Name: 5664 - Utilities	



GRAPHIC SCALE

−50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	# OF TREES
	2" CAL.	Ulmus Parvifolia:	BOSQUE ELM	28
	2" CAL.	Quercus Shumardii:	SHUMARD OAK	12
		Street Lights		

NOTES: *OTHER SPECIES MAY BE USED WITH APPROVAL FROM LANCASTER COUNTY AND DEVELOPER.

*STREET TREES TO BE PLACED 50 FEET MAX OFF CENTER.



STREET LIGHT
N.T.S

NOTE:
1. ACTUAL FIXTURES TO BE SELECTED BY OWNER AND AS ALLOWED/SUPPORTED BY LOCAL ELECTRIC SERVICE PROVIDER
2. MAXIMUM HEIGHT FOR POLES TO BE 30-FEET.

DATE	ISSUED FOR	REV
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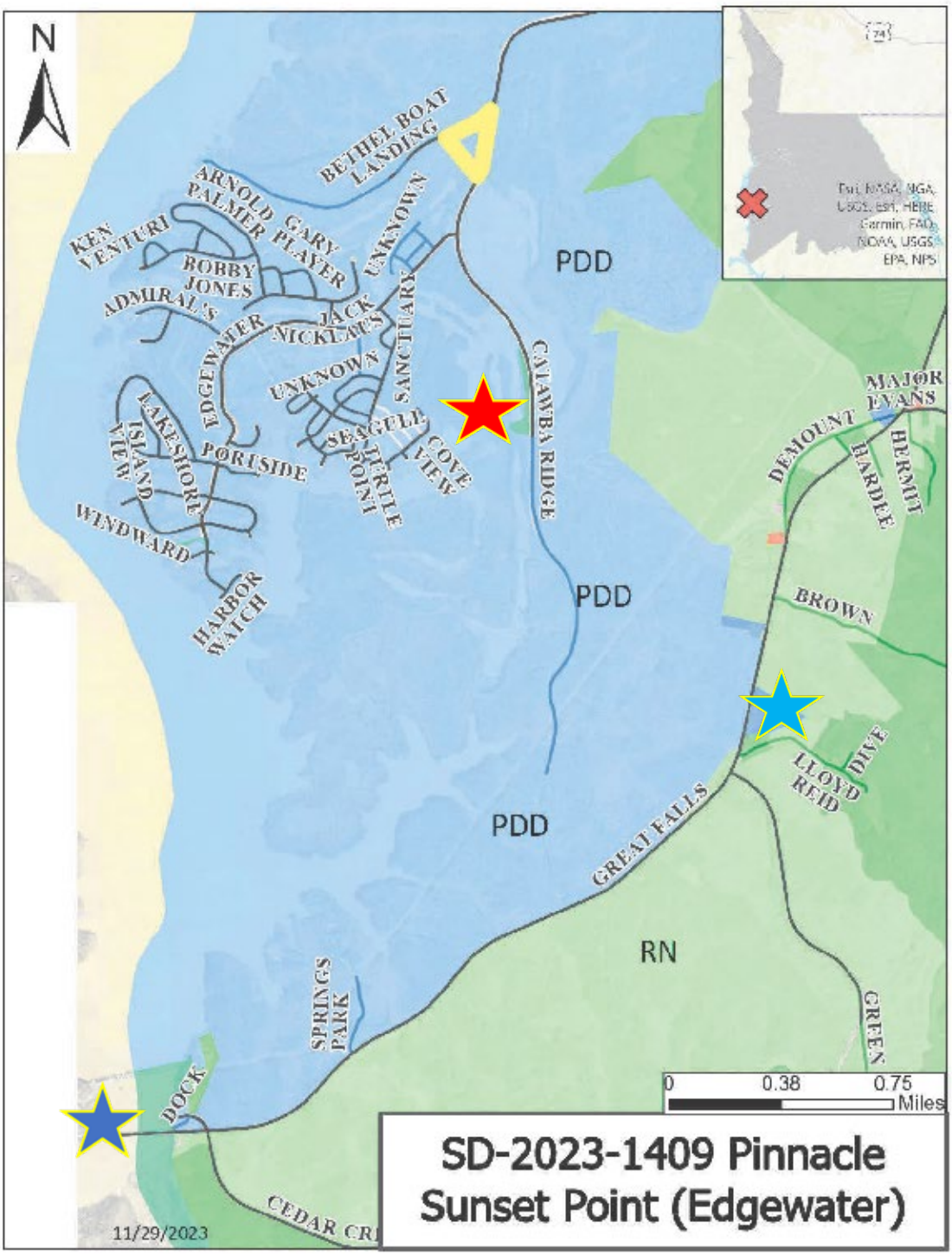
Project:

Sunset Pointe - Preliminary Plat

Drawing Title:

Lanscape Plan

Project No.	Drawing No.
5664	C5.00
DWG File Name: 5664 - Landscape	



Proposal:
Preliminary Plat: 19 lots

Lancaster County
South Carolina

Edgewater Development

Great Falls Dam

Camp Creek Methodist Church

Subject Property

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

December 11, 2023

Brandon Pridemore
R. Joe Harris & Associates, Inc.
127 Ben Casey Drive
Fort Mill, SC 29708

Project Number	20231409
Project Name	Pinnacle at Sunset Pointe
Location	Bethel Boat Landing
Stage	Preliminary Plat
Parcel(s)	0104-00-022.01
Status	Not Approved

Dear: Brandon Pridemore

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If the attached comments require changes to the plans, please submit the requisite number of sets, along with a pdf of the plan set on a CD, to the Lancaster County Planning Department.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

Plan Review Comments

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

Approved

Review Comments:

General Comments:
1. The preliminary nature of this plan set does not provide adequate detail to formally comment, but the following are items of note from the information given. More specific comments will be provided during the civil review cycle.
2. This project in the SC DHEC jurisdiction and not the MS4 for Lancaster County.
3. Sewer
a. The sewer for this phase is to go to a pump station that has not been built yet.
b. When will the pump station and associated access and infrastructure be built?
c. Is the sewer infrastructure downstream of this pump station in place?
d. If not, when will it be operational?
e. We will not approve civil plans that allows disturbance of land where there is no willingness and capability for water and sewer for the proposed parcels.
4. There are approximately 1400 lots platted and 600 bond lots which have not been built upon. We are not in favor of disturbing more land until those lots are stabilized and in use.
5. In our opinion, this lot should be set aside for future use as a town center/municipal area. It is in an ideal location to be used for that rather than having 19 houses surrounded by major roadways. This is not our call, but we believe future community planning is needed for the wellness of future residence in this area.
6. We are curious as to where the outfall barrel for the proposes BMP pond will be directed. Will it go into the Sunset Point stormwater system? Or somewhere else? Has his amount of flow been accounted for downstream? All of this can be evaluated further at civil plan review.

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

Not Approved

Review Comments:

As stating in my review of the Sketch plans, due to Bethel Boat Landing not being a continuous road with the new "T" intersection, the section going down to Sunset Pointe will need to be renamed. This may need to be taken before the Planning Commission. Please submit road names for consideration to addresser@lanc911.com. No one has contacted me regarding this matter. This will need to be done before any plans are approved.

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

Not Approved

Review Comments:

1. Plan does not show fire hydrants on both sides of the street.

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

No Review Done

Review Comments:

This project has not been submitted to LCWSD for review.

Planning - Allison Hardin - 803-416-9422
ahardin@lancastersc.net

Not Approved

Review Comments:

Sidewalks are missing on one side of Road B.

Ordinance 961 requires a street lighting plan. Please provide.

LC School District - David Small - (803) 286-6972
David.Small@lcsd.k12.sc.us

Approved

Review Comments:

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

No Review Needed

Review Comments:

This site does not directly access a state maintained road. If a TIA is required please submit it to SCDOT for review.

Agenda Item Summary

Ordinance # / Resolution #: NRN-2023-2146 Elite Avenue
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 12/19/2023

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report*	12/8/2023	Exhibit
Application	12/6/2023	Exhibit
Deed	12/6/2023	Exhibit
Easement Agreement	12/6/2023	Exhibit
Civil Site Plan*	12/8/2023	Exhibit
Sketch Plan Review Comments*	12/8/2023	Exhibit
Civil Review comments to date*	12/8/2023	Exhibit

PROPOSAL:	Request to name private road (previously unnamed) Jade Terrace
PROPERTY LOCATION:	Off Lengers Way behind TM#s 0008-00-026.04 & 0008-00-026.00.
APPLICANT:	Gopalakrishna Kesineni
COUNCIL DISTRICT:	District 4, Jose Luis
STATUTORY NOTICES:	No sign postings required No public hearing required Posted agenda online 12/12/2023 Posted agenda in lobby 12/11/2023

OVERVIEW:

Project Summary & Proposal

Building Bricks / Gopalikrishna Kesineni submitted a Sketch Plan and Civil Plan for a shopping center with 3 buildings on parcel 0008-00-061.03. The addition of new addresses prompts the need to name the road in County records and 911 Addressing, per UDO 6.11.4.G.

911 addressing has reviewed the name and found it to be acceptable, having no conflicts with existing names. No other businesses are addressed via this road, although several businesses have delivery access to their loading docks via this road. There are other issues noted on Sketch Plan and Civil Plan reviews that require revision before the Civil Plan can be approved, so naming the street will not confer automatic approval of the Civil Plan itself. Among the issues raised with applicant is the need for improvements to achieve private road standards.

Staff has reviewed the request and has noted no problems with the new road name. No calls or written comments have been received in opposition to the name.



ANALYSIS & FINDINGS:

6.11.4PROCEDURE FOR NAMING A NEW ROAD

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

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

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

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

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

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

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

STAFF RECOMMENDATION:

Staff recommends **approval** of this new road name.

ATTACHMENTS:

1. Road Name Change Application
2. Location Map
3. Civil Site Plan
4. Civil Plan Review Comments
5. Sketch Plan Review Comments

STAFF CONTACT:

Jennifer Bryan, Clerk
jbryan@lancastersc.net | 803-416-9398
Sandra Burton, 911 Addressing
sburton@lanc911.com | 803-416-9325

Lancaster County
South Carolina

PLANNING COMMISSION
PO BOX 1809
Lancaster, SC 29721
Phone: (803) 285-6005
Fax: (803) 285-6007

******NEW ROAD NAME/CHANGE APPLICATION******

Please note: A fee of $250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The $250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the $250.00 fee plus $50.00 for each additional sign.

Please provide the following **applicant** information as completely and accurately as possible.

Date of Application: 12/06/2023

Name: Gopalakrishna Kesineni **Address:** 197 Barclay Dr

City, State, Zip Code: Waxhaw, NC, 28173

Telephone (H): 916-293-1590 **Telephone (W) or (Cell):** 916-293-1590

Please provide the following **new road name** information as completely and accurately as possible.

Location of new road: A private road from Lengers Way and it is back of KFC and QT

Road name as it exists now (if applicable):

Proposed new road name (1st choice): Elite Avenue

Proposed new road name (2nd choice):

Will this be a private road? **Yes** ✓ **NO** _____

If applicable, do you plan on deeding this new road to the county in the future?
Yes_____ **NO** ✓

Please attach the following items to this application:

*A map to approximate scale depicting the location of the new road.
*A petition signed by at least 75% of the property owners with parcels having **frontage** on the affected road.

Signature of Applicant:

LANCASTER COUNTY, SC	
2023014773	EASEMENT
RECORDING FEES	$25.00
STATE TAX	$0.00
COUNTY TAX	$0.00
PRESENTED & RECORDED	
11-28-2023	12:34:40 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1732 PG:157-168	

Prepared by:

MORTON & GETTYS, LLC
Attn: Joshua B. Vann
Post Office Box 707
Rock Hill, SC 29731

ACCESS EASEMENT AGREEMENT

THIS **ACCESS EASEMENT AGREEMENT** ("Agreement") is entered into and made this 21 day of October, 2023 by and between **INDIAN LAND KFC PROPERTY, LLC**, a South Carolina limited liability company having an address of 816 Mill Street, Camden, SC, 29020 ("Grantor"), and **BUILDING BRICKS LLC,** a North Carolina limited liability company having an address of 197 Barclay Drive, Waxhaw, NC 28173 ("Grantee"), and shall be binding upon the parties and their respective heirs, successors, and assigns.

BACKGROUND STATEMENT

A. Grantor and Grantee are owners of parcels adjacent to U.S. Highway 521 that share a common property line. Grantor owns the parcel located at 9565 Charlotte Highway, Indian Land, SC 29707, more particularly described in Exhibit A attached hereto (the "Grantor Property"). Grantee owns the parcel located at 9751 Charlotte Highway, Indian Land, SC 29707, more particularly described in Exhibit B attached hereto (the "Grantee Property"). The Grantee Property cannot be accessed from Lengers Way without crossing the Grantor Property.

B. To facilitate Grantee's development of the Grantee Property, Grantor has agreed to convey to Grantee, for the benefit of Grantee and the Grantee Property, certain rights and easements. Grantor now wishes to create and to convey the same to Grantee, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the covenants, agreements and premises contained herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the parties hereto, Grantor and Grantee, intending to be legally bound hereby, do covenant and agree as follows:

1. Incorporation of Recitals. The above recitals are incorporated herein by this reference as fully as set forth here verbatim, to the extent not inconsistent herewith.

2. Property. Grantee is the owner of the Grantee Property, being described and defined above. Grantor is the owner of certain adjacent real property, on which the Access Easement Area being described and defined below is situated. The Grantor Property is as defined above.

3. Access Easement.

3.1 Conveyance of Access Easement. Subject to the terms, conditions and certain rights of Grantor, set forth hereinafter, Grantor hereby grants and conveys to Grantee, for the benefit of Grantee Parties, and the Grantee Property, a nonexclusive access easement, which is and shall be an appurtenant, non-exclusive, and perpetual right of way and easement across and through the Access Easement Area, as defined herein, for the purpose of allowing the Grantee Parties to use for the passage of vehicles the existing access drive located within the Access Easement Area (the "Access Easement"). The Access Easement shall encumber that portion of the Grantor Property depicted upon Exhibit C to this Agreement, attached hereto and incorporated herein by this reference, as "NEW EGRESS/INGRESS EASEMENT," shown as containing 0.602 acres (the "Access Easement Area"). IN LIMITATION OF AND NOTWITHSTANDING THE FOREGOING, HOWEVER, the Grantee Parties shall not be deemed as permitted, pursuant to the Access Easement, to park vehicles within the Access Easement. Except as otherwise expressly provided herein, Grantee shall not have any rights of any kind whatsoever, over, across, under or through, all or any portion of the property of Grantor, except as provided for herein within the Access Easement Area. The Access Easement shall be a covenant running with the title to the Grantee Property in perpetuity, expiring or terminating, however, as may be provided for elsewhere herein.

3.2 Covenants of Grantor. Grantor, for itself and its successors and assigns (but only as to itself and the property owned by it), hereby covenants that for so long as the Access Easement remains in effect, no activity shall be permitted on the Access Easement Area which will materially and adversely interfere with or endanger Grantee's use or service of the Access Easement or Access Easement Area in compliance herewith, and that they it not build, create, or construct, nor shall it permit others to build, create, or construct, any building, structure or other obstruction on, over, or under the Access Easement Area which materially and adversely interferes with the use, operation or maintenance thereof. Notwithstanding the foregoing, and except as otherwise expressly provided in this Agreement, Grantor's rights as to its property located adjacent to the Access Easement Area shall not be limited or affected in any way whatsoever.

3.3 Maintenance and Repair of Access Easement Area. Grantor, and any subsequent owner of the Access Easement Area, shall conduct such periodic maintenance and repairs as are necessary to keep the Access Easement Area in a functioning condition so as to serve the Grantee Property and property of the Grantor, in compliance with applicable laws and regulations. The access drive located within the Access Easement Area, with any adjacent associated landscaping, is referred to herein as the "Access Improvements." On or prior to the first day of each calendar year, Grantor (or its successors) shall send to Grantee a budget for the anticipated maintenance and repair costs for the Access Improvements for the ensuing calendar year. For clarification, and avoidance of doubt, such costs shall be exclusive of any costs to maintain any improvements within the Access Easement Area not associated with the Access Improvements. Grantee shall reimburse Grantor (or its successor) for one-half (1/2) of the maintenance and repair costs for the Access Improvements as are incurred by Grantor. The foregoing reimbursement obligation shall be in addition to any other reimbursement obligations of Grantee as set forth herein. Upon Grantor conducting any maintenance or repair activities to the Access Improvements, but not more often than four (4) times per calendar year, Grantor shall submit to Grantee a reimbursement request for Grantee's portion of such costs, together with invoices or other documentation of the maintenance and repair costs incurred by Grantor, and

Grantee shall pay to Grantor its portion of the overall costs indicated within thirty (30) days from the date of the reimbursement request. Grantee's reimbursement obligations under this Section 3.3 shall constitute a lien and charge upon the Grantee Property, which lien and charge shall secure, in addition to Grantee's reimbursement obligations, any reasonable costs or reasonable attorneys' fees incurred by Grantor in enforcing its rights hereunder. In the event that, upon request, Grantee fails to reimburse Grantor as provided for hereby, then Grantor may file a notice of lien upon the Grantee Property, which notice of lien shall indicate the amount(s) secured thereby, and which lien may be foreclosed in the same manner as a mortgage upon real estate.

In the event that Grantor or its successor as to the Access Easement Area fails to maintain or repair the Access Improvements in accordance with the provisions of this Agreement, then Grantee shall give Grantor or its successor written notice specifying in detail the nature of such failure, and if Grantor or its successor has not commenced correction of such failure within thirty (30) days of such notice or does not diligently pursue the correction of the same at all times after the commencement of the action to correct the same, then Grantee shall have the right and the easement to go upon the Access Easement Area to perform in a reasonable manner the maintenance or repair of the applicable portion of the Access Improvements. Notwithstanding the foregoing, in the event that an emergency exists which reasonably requires the immediate repair or maintenance of any portion of the Access Improvements, and in the event that Grantor or its successors or assigns fails to maintain or repair the same within a reasonable period of time given the nature of the emergency, then Grantee shall have the right to reasonably maintain or repair the same without giving notice to Grantor or its successors. In either of such events, Grantee shall be reimbursed upon completion of performance by Grantor (or its successors) for the cost of performance, including any reasonable costs or reasonable attorneys' fees incurred by Grantee in enforcing its rights hereunder, and together with further an administrative fee of fifteen percent (15.0%) of the costs (exclusive of attorneys' fees) incurred by Grantee in engaging in any such corrective maintenance or repairs, less the proportion attributable to Grantee Property hereunder.

3.4 Reservation by Grantor. Grantor expressly reserves the right to use the Access Easement Area for any purposes not inconsistent with or detrimental to Grantee's rights therein under this Agreement. Grantee understands that certain other parties have been granted rights or easements to also utilize the Access Easement Area for access.

4. Creation of Liens. Grantee shall allow no lien to arise against any of the property of Grantor on account of the actions or omissions of Grantee, its agents, contractors, or employees. Grantee covenants that it shall cause its contractors or agents, which perform on behalf of Grantee any action which Grantee is granted a right to undertake hereunder, to be paid in a timely manner so that no lien may arise as to the property of Grantor by operation of law. If Grantee wishes to contest any claim made against it by any of its agents or subcontractors for work done pursuant to this Agreement upon any land or thing owned by Grantor, it shall cause such claims to be bonded off within thirty (30) days of such creation of claim through a bonding or insurance company licensed to do business in the State of South Carolina.

5. Entire Agreement. This Agreement shall constitute the entire agreement of the parties with regard to the subject matter hereof, and may not be modified, altered, or terminated without a subsequent written agreement of the parties, or the then fee owners of properties which

are subject hereto, recorded of record. In the event of any conflict between such agreements and this Agreement, this Agreement shall control.

6. Modification. This Agreement may not be modified except by written, recorded agreement executed by Grantor and Grantee, or their successors in interest as owners of the Grantee Property or the property of Grantor, as applicable.

7. Non-Dedication. Neither this Agreement nor the recordation hereof are intended to, and shall not be construed to, create any rights, easements, or privileges to the public generally, by dedication or otherwise, in and to the easement granted herein, the property of Grantor, or any portions thereof.

8. Applicable Law. This Agreement shall be governed by and construed under the laws of the State of South Carolina, without reference to conflicts of laws principles.

9. Nature of Easement. The easement conveyed to Grantee herein shall run with the land, benefitting and burdening the Grantee Property in the manner set forth herein, and shall be binding upon and inure to the benefit of and be enforceable by the heirs, legal representatives, successors and assigns of Grantor and Grantee. Notwithstanding anything contained herein to the contrary, in the event Grantee transfers its interest in the Grantee Property to any other person or entity, then the named Grantee hereunder shall have no further liability under this Agreement, except for any reimbursement obligations and any Grantee obligations which accrued hereunder prior to the date of transfer. Following any transfer of the Grantee Property by Grantee, all references herein to Grantee shall be deemed to be references to the then current owner of the Grantee Property. Likewise, and notwithstanding anything contained herein to the contrary, in the event Grantor transfers its interests in the Access Easement Area to any other person or entity, then Grantor shall have no further liability under this Agreement upon such a transfer, except for any of its obligations which accrued prior to the date of transfer. Following any such a transfer of the Access Easement Area, all references to Grantor herein shall be deemed as references to the then current owner.

10. Indemnification; Insurance. Grantee, for and on behalf of itself, and its officers, principals, directors, members, agents, successors, lessees, and assigns, and their successors (collectively, the "Indemnitor"), agrees to indemnify, defend and hold harmless Grantor and Grantor's officers, principals, directors, members, agents, successors, lessees, and assigns, and their successors (collectively, the "Indemnitee"), against any and all losses, liabilities, costs (including reasonable attorneys' fees), expenses, penalties, judgments, claims, and damages of every kind or character arising out of or related to the utilization of the easement conveyed hereby by Grantor, its successors and assigns, and their successors in title, or their respective agents, employees, licensees, contractors, and guests, incurred by any Indemnitee.

Grantor, for and on behalf of itself, and its officers, principals, directors, members, agents, successors, lessees, and assigns, and their successors (collectively, the "Additional Indemnitor"), agrees to indemnify, defend and hold harmless Grantee and Grantee's officers, principals, directors, members, agents, successors, lessees, and assigns, and their successors (collectively, the "Additional Indemnitee") against any and all losses, liabilities, costs (including reasonable

attorneys' fees), expenses, penalties, judgments, claims, and damages of every kind or character arising out of or related to the utilization of the easement by such parties of the Access Easement Area.

11. Construction. The captions or headings in this Agreement are for convenience of reference only and in no way define, limit or describe the scope or intent of any provisions or Sections of this Agreement.

12. Warranty of Title. Grantor warrants that it has authority to grant the easement granted herein by it free and clear of any liens, mortgages, or other monetary encumbrances (other than the lien of ad valorem taxes and assessments not yet due and payable). Grantor may hereafter grant and convey additional mortgages or other monetary liens upon the land owned by it and subject to this Agreement, provided that the same (subject to the terms of Section 15 hereafter) shall be subordinate to the rights and easement created hereby. Grantor does further bind itself and its successors and assigns to warrant and forever defend all and singular the said easement against itself and its respective successors and assigns lawfully claiming, or to claim the same or any part thereof.

In the event that a matter of title now exists of record which would preclude Grantee from the benefit and enjoyment of the easement granted herein such that Grantee is unable to use or service such easement for the benefit of the Grantee Property, then Grantor agrees that it shall provide Grantee with alternative means of accomplishing such uses or services contemplated by this Agreement, with any such alternative means to be properly permitted and in compliance with all applicable laws, regulations, ordinances and other governmental requirements.

13. Notices. Whenever any notice, request, or similar communication (a "Notice") is required or permitted to be made or given under this Agreement then the Notice shall be given in writing and shall be deemed to be served and given if (i) delivered in person to the address of the party to whom the Notice is given (such Notice to be effective upon delivery); (ii) placed in the United States Mail, postage prepaid, certified mail, return receipt requested addressed to such party (and Notice given in such fashion shall be effective on the third business day after same has been made as described herein); or (iii) sent by Federal Express or similar overnight carrier service, prepaid and addressed to such party for next business day delivery (such Notice to be effective when delivered to the applicable address). The addresses of the parties for the purposes hereof are as follows:

GRANTOR:

Indian Land KFC Property, LLC
816 Mill Street
Camden, South Carolina, 29020

with a copy to:

Morton & Getty, LLC
PO Box 707
331 E Main Street, Suite 300
Rock Hill, SC 29730
ATTN: Joshua B. Vann, Esq.

GRANTEE:

Building Bricks LLC
197 Barclay Drive
Waxhaw, NC 28173
Attn: Gopalakrishna Kesineni

with a copy to:

_____
_____
_____
_____

Notices on behalf of the parties may be given by counsel. Each party (or its successors and assigns) shall have the right to change its notice address by forwarding the amended address to the other party by way of a properly delivered Notice.

14. Severability. If any provision of this Agreement shall, in whole or in part, prove to be invalid for any reason, such invalidity shall affect only the portion of such provision which shall be invalid, and in all other respects this Agreement shall stand as if such invalid provision, or other invalid portion thereof, had not been a part hereof. The parties agree that this Agreement shall be enforced to the fullest extent permitted by law. Accordingly, if, in any judicial proceeding, a court shall determine that any provision is invalid or unenforceable as written, the parties consent to an interpretation by the court which will provide enforcement to the maximum extent permitted by law.

15. Mortgagee Protection. It is acknowledged by the parties that Grantee intends to develop the Grantee Property, and that in connection therewith Grantee may obtain development financing and/or permanent financing secured by the Grantee Property. Notwithstanding any other provision of this Agreement, it is hereby agreed that a breach by Grantee of any of the conditions contained in this Agreement shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to the Grantee Property, or any part thereof. Any lien which Grantor may have upon the Grantee Property to secure Grantee's obligations hereunder shall be subordinate to the lien or equivalent security interest of any mortgage or similar interest therein recorded prior to the date any such obligations became due and prior to the date that written notice of such obligation was recorded in the real property records of Lancaster County, South Carolina.

16. Estoppel Letters. From time to time, any party to this Agreement shall, within fifteen (15) days from a written request by another party to this Agreement, certify to the requesting party in writing whether or not the requesting party is delinquent in any obligation hereunder, and, if the requesting party is so delinquent, specify the amount and nature of the outstanding obligation. Any prospective lender or purchaser of the property owned by the requesting party and subject to this Agreement shall be entitled to rely upon any such certification.

17. Authority. Each party hereby represents and warrants to each other that all consents or approvals required for the execution, delivery and performance of this Agreement have been obtained and that each party (including its signatory hereto) has the right and authority to enter into and perform its covenants and obligations contained in this Agreement.

18. Monetary Consideration. Within ten (10) days from the date hereof, Grantee shall pay Grantor the sum of $40,000.00 as consideration for the execution of this Agreement, and

concurrently reimburse Grantor for its attorneys' fees incurred in connection herewith (reasonable evidence of which shall be provided by Grantor to Grantee), failing which Grantor may terminate this Agreement by providing notice of termination in the Lancaster County, South Carolina, Clerk of Court's Office.

SIGNATURE PAGES TO FOLLOW

WHEREFORE, this Agreement is duly executed by Grantor as of this the day and year first appearing above.

GRANTOR:

INDIAN LAND KFC PROPERTY, LLC

By: Minnie Outlaw
Minnie Outlaw, Manager

Witness 1: Billie Sullivan

Witness2: Cheryl B Bratcher

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF YORK)

PERSONALLY APPEARED before me MINNIE OUTLAW, as the Manager of INDIAN LAND KFC PROPERTY, LLC, the Grantor above named, who, after being duly sworn, acknowledged that she, in said capacity, signed, sealed, and as said Grantor's act and deed, delivered the within written Agreement for the uses and purposes therein mentioned.

SWORN to before me this 17 day of November, 2023.

Elaine M. McLeod

Notary Public for South Carolina

My Commission Expires: June 23, 2024

WHEREFORE, this Agreement is duly executed by Grantee as of this the day and year first appearing above.

GRANTEE:

BUILDING BRICKS LLC

By: _____
Gopalakrishna Kesineni, its MANAGER

Witness 1: _____

Witness 2: _____

STATE OF North Carolina)
)
COUNTY OF Union)

ACKNOWLEDGEMENT

PERSONALLY APPEARED before me GOPALAKRISHNA KESINENI, as the Manager of BUILDING BRICKS LLC, the Grantee above named, who, after being duly sworn, acknowledged that he, in said capacity, signed, sealed, and as said Grantee's act and deed, delivered the within written Agreement for the uses and purposes therein mentioned.

SWORN to before me this 13 day of November, 2023.

_____

Notary Public for North Carolina

My Commission Expires: April 7, 2024

TYLER WHITING
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires April 7, 2024

EXHIBIT A

Description of Grantor Property

ALL that certain piece, parcel, or tract of land, with all improvements thereon, lying, situate, and being in the State of South Carolina, in or near the Township of Indian Land, in the County of Lancaster, containing 3.597 acres (area in Hwy, R/W = 0.541 acres) upon plat of property for Switchback Properties, prepared by J.C. Crumpler, SCRLS 6574, dated May 12, 2005, recorded in the Lancaster County, South Carolina, real estate records in Plat Book 2005, at Page 351, to which plat reference is made for a more complete and accurate description of the afore-described property. Said property is located at 9615 Charlotte Highway (U.S. Hwy 521), is bounded on the north and west by property of Hans L. Lengers VIII, LLC (nor or formerly), on the south by property of Thomas D. Young (now or formerly), and on the east by the south bound lanes of U.S. Highway 521.

LANCASTER COUNTY PARCEL ID NUMBER 0008-00-026.00

EXHIBIT B

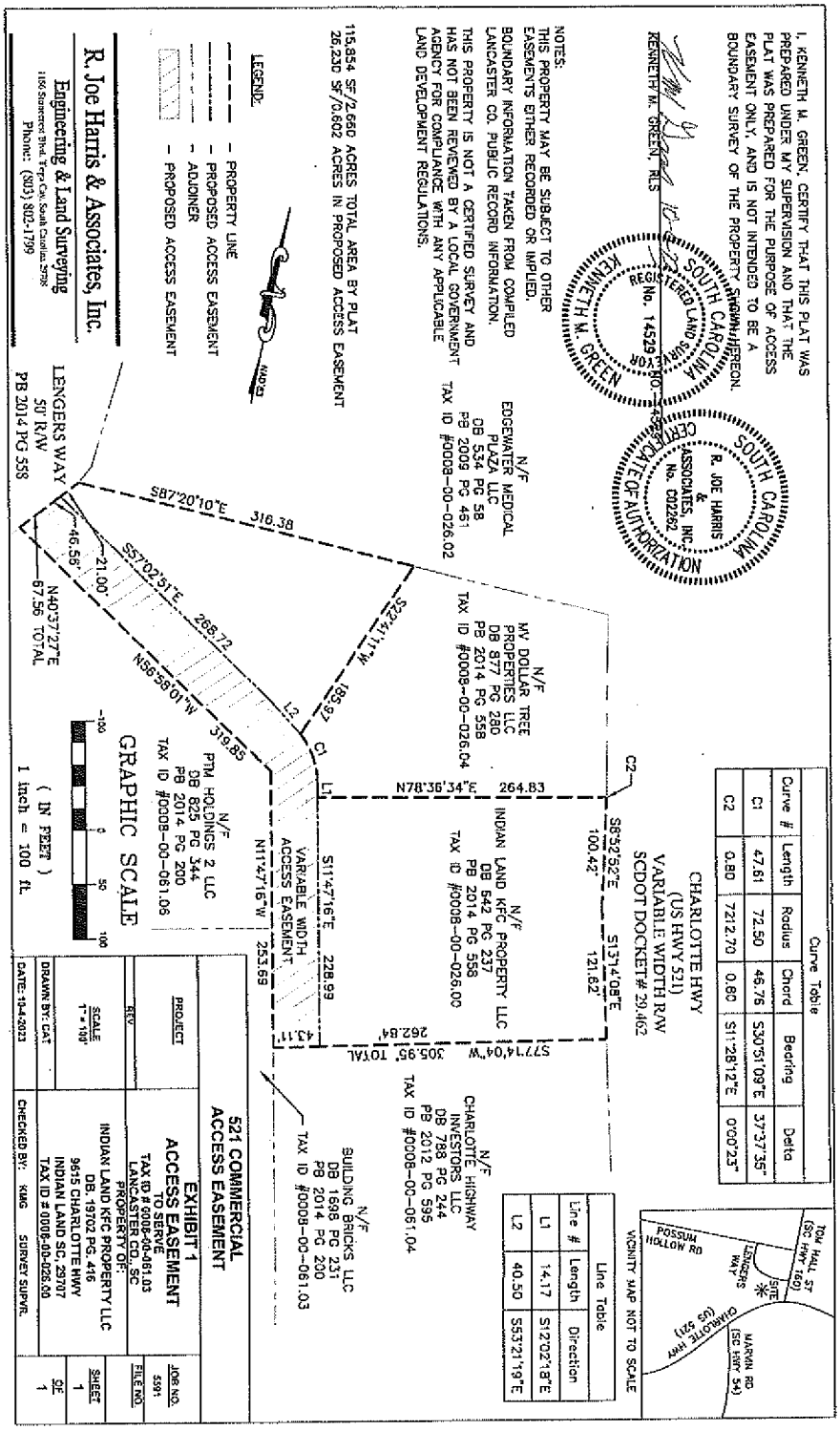
Legal Description of Grantee Property

Being all of Lot 3 according to a plat recorded in Plat Book 2014 at Page 200 consisting of 4.871 acres, in the Office of the Clerk of Court for Lancaster County, South Carolina.

Property Address: 9571 Charlotte Highway, Indian Land, SC 29707
Tax Map ID # 0008-00-061.03

EXHIBIT C

Depiction of Access Easement Area



2012017217
EASEMENT
RECORDING FEES $35.00
PRESENTED & RECORDED:
12-21-2012 02:35 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: JOHN LANE REGISTER
BK:DEED 705
PG:165-193

Prepared by QuikTrip Corporation
When recorded, return to:
Daniel R. Visalli
Swindell Law, PLLC
227 W. Trade Street, Suite 2030
Charlotte, NC 28202

STATE OF SOUTH CAROLINA #1048

COUNTY OF LANCASTER

RECIPROCAL EASEMENT AND PROTECTIVE COVENANT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT (this "Agreement"), is executed to be effective as of the 21 day of December, 2012, by and between **YOUNG FAMILY ENTERPRISES, LLC**, a North Carolina limited liability company ("Grantor"), **QUIKTRIP CORPORATION**, an Oklahoma corporation, ("QuikTrip"), MCGEE BROTHERS COMPANY INC., a North Carolina corporation ("McGee"), a North Carolina company and HOLDEN ROSE LLC, a North Carolina limited liability company ("Holden Rose").

WITNESSETH:

WHEREAS, Grantor is the owner of that certain tract of land described in Exhibit A attached hereto and incorporated herein, said property being hereinafter referred to as the "Grantor Property"; and

WHEREAS, QuikTrip is the fee owner of that certain tract of land described in Exhibit B, attached hereto and incorporated herein, said property being hereinafter referred to as the "QuikTrip Property" (the QuikTrip Property and the Grantor Property are sometimes individually referred to herein as a "Parcel"); and

WHEREAS, QuikTrip intends to grant to Grantor and the Grantor Property easements across the QuikTrip Property for the purpose of ingress and egress to and from Charlotte Highway/SC Highway 521, all as shown on Exhibit C attached hereto and incorporated herein by this reference; and

WHEREAS, QuikTrip intends to grant to McGee and the McGee Property an easement across the QuikTrip Property for the purpose of ingress and egress to and from Charlotte Highway/SC Highway 521, all as shown on Exhibit H attached hereto and incorporated herein by this reference; and

WHEREAS, QuikTrip intends to grant to Holden Rose and the Holden Rose Property an easement across the QuikTrip Property for the purpose of ingress and egress to and from Charlotte Highway/SC Highway 521, all as shown on Exhibit H attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor intends to grant to QuikTrip and the QuikTrip Property easements across the Grantor Property for the purpose of ingress and egress to and from Grantor's adjacent property, all as shown on Exhibit C attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor intends to grant to Holden Rose and the Holden Rose Property an easement across the Grantor Property for the purpose of ingress and egress to and from Grantor's adjacent property, all as shown on Exhibit H attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor intends to grant to McGee and the McGee Property an easement across the Grantor Property for the purpose of ingress and egress to and from Grantor's adjacent property, all as shown on Exhibit H attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor intends to grant to QuikTrip and the QuikTrip Property an easement for the discharge and drainage of storm water across the Grantor Property and for the installation, use, maintenance and repair of a storm drain line over, under, across, and upon the Grantor Property for the drainage of storm water into existing drainage ditch located on adjacent property as shown on Exhibit D attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor intends to grant to QuikTrip and the QuikTrip Property a temporary construction easement on the Grantor Property to facilitate construction of the access roads and other improvements located or to be located on the QuikTrip Property, as shown on Exhibit E attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor intends to construct an access road across Grantors Property, from McGee Brothers Company Inc, PID# 0006-00-061.05 to Lengers Road, as shown on Exhibit F attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor intends to grant to QuikTrip and the QuikTrip Property a slope easement on the Grantor Property to facilitate construction of the QuikTrip Property, as shown on Exhibit G attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor and QuikTrip wish to provide for the allocation of certain cost and expenses which will be incurred in the development of the respective Parcels; and

WHEREAS, the continued use and maintenance of the easements granted and reserved herein will be beneficial to the Grantor Property and the QuikTrip Property.

WHEREAS, in connection with the purchase of the QuikTrip Property, Grantor has agreed and desires to restrict the balance of Grantor's Property from certain uses for the benefit of QuikTrip as more particularly set forth herein.

NOW, THEREFORE, in consideration of the foregoing premises, the grants, reservations, easements and agreements herein made, and in consideration of Ten and No/100 Dollars ($10.00) in hand paid and for other good and valuable consideration, the receipt and sufficiency of which are herby acknowledged, the parties hereto (each such party hereinafter called "Owner") intending to be legally bound do hereby agrees as follows:

1. Grant of Easements by Grantor for the benefit of QuikTrip and the QuikTrip Property. Grantor hereby grants, bargains, sells and conveys to QuikTrip the following easements for the benefit of QuikTrip, the QuikTrip Property, QuikTrip's invitees, customers, employees and agents, and, to the extent title to the QuikTrip Property is leased, transferred or assigned by QuikTrip, to its successors and assigns:

1.1 Access Easement. A perpetual, non-exclusive and unobstructed access, ingress and egress easement over, across, upon and through those portions of the Grantor Property shown with diagonal lines and labeled as the "QuikTrip Access Easement" on Exhibit C (the "QuikTrip Access Easement"), for the purpose of vehicular and pedestrian access, ingress and egress to and from the QuikTrip Property, the Grantor Property and Charlotte Highway/SC Highway 521 and for the purpose of installing, maintaining, repairing, replacing and utilizing the curb cuts, driveways and related amenities located or to be located within the QuikTrip Access Easement.

1.2 Storm Drainage Easement. A perpetual, non-exclusive fifteen foot (15') wide easement (the "QuikTrip Storm Drain Easement") over, under, across and upon that portion of the Grantor Property shown with diagonal lines and labeled as the "QuikTrip Storm Drain Easement" on Exhibit D, for the installation and construction of storm drainage facilities, including, without limitation, drainage pipes and headwalls (collectively, the "Storm Drainage Facilities"), for the ongoing use, maintenance, repair and replacement of such Storm Drainage Facilities and for the discharge and drainage of storm water over and across certain portions of the Grantor Property as may be necessary to drain such storm water discharge from the Storm Drainage Facilities into the existing drainage ditch on the Grantor's Property. Grantor shall have the right to relocate the QuikTrip Storm Drain Easement at its sole cost and expense; provided any such relocation shall not cause an interruption of drainage from the QuikTrip Property to the existing drainage ditch on Grantor's Property or cause an interruption of access to the Storm Drainage Facilities. In the event that Grantor relocates the QuikTrip Storm Drain Easement, the parties shall execute an amendment hereto showing the new location, which amendment shall be recorded in the public records.

1.3 Temporary Construction Easement. A Fifty foot (50') wide wide, temporary easement (the "QuikTrip Temporary Construction Easement") on, over, upon, across, through and under that portion of the Grantor Property shown with diagonal lines and labeled as the "QuikTrip Temporary Construction Easement" on Exhibit E, for use for normal construction activities while

constructing improvements upon the QuikTrip Property. The QuikTrip Temporary Construction Easement herein granted shall automatically terminate, without any further action by either party, upon the completion of the construction of the improvements upon the QuikTrip Property.

1.4 Slope Easement. **A slope easement of varying widths (the "QuikTrip Slope Easement") to permit the northwestern elevation of the QuikTrip Property to be graded and gradually sloped into the western area of the Grantor Property, as more particularly described on Exhibit "G" attached hereto (the "Slope Easement Area"). Such easement shall include the right to enter upon the Grantor Property for the purpose of maintaining the grade created within the QuikTrip Slope Easement area.**

2. Grant of Easement by QuikTrip for the benefit of Grantor and the Grantor Property. QuikTrip hereby grants, bargains, sells and conveys to Grantor the following easement for the benefit of Grantor, the Grantor Property, Grantor's invitees, customers, employees and agents, and, to the extent title to the Grantor Property is leased, transferred or assigned by Grantor, to its successors and assigns:

2.1 Access Easement. A perpetual, non-exclusive and unobstructed access, ingress and egress easement over, across, upon and through those portions of the QuikTrip Property shown with diagonal lines and labeled as the "Grantor Access Easement" on Exhibit C and more particularly described in Exhibit C-1, for the purpose of vehicular and pedestrian access, ingress and egress to and from the Grantor Property and the QuikTrip Property and for the purpose of utilizing the curb cuts, driveways and related amenities located or to be located within the Grantor Access Easement.

2.2 Initial Construction of McGee Access Road. **Grantor, as part of Grantor's development of the Grantor Property and at Grantor's sole cost and expense, shall construct the access road (the "McGee Access Road") as depicted with diagonal lines and labeled as the "McGee Access Road" on Exhibit F. Grantor shall, within Three Hundred and Sixty (360) days of the date that QuikTrip closes on the QuikTrip Property, complete the construction of the Access Road. In the event that Grantor fails to complete the construction of the Access Road within the 360-day period set forth above, QuikTrip shall have the option, but not the obligation, to complete the construction of the Access Road at Grantor's expense and collect the costs from the funds held in escrow pursuant to the escrow agreement between Grantor and QuikTrip. Grantor shall remain liable for any shortage in the event the cost for QuikTrip to complete the construction of the Access Road exceeds the amount of funds in the escrow account.**

3. Grant of Easement by QuikTrip for the benefit of McGee and the McGee Property. QuikTrip hereby grants, bargains, sells and conveys to McGee the following easement for the benefit of McGee, the McGee Property, McGee's invitees, customers, employees and

agents, and, to the extent title to the McGee Property is leased, transferred or assigned by McGee, to its successors and assigns:

3.1 Access Easement. A perpetual, non-exclusive and unobstructed access, ingress and egress easement over, across, upon and through those portions of the QuikTrip Property shown with diagonal lines and labeled as the "Grantor Access Easement" on Exhibit H and more particularly described in Exhibit C-1, for the purpose of vehicular and pedestrian access, ingress and egress to and from the McGee Property, Young Property and the QuikTrip Property and for the purpose of utilizing the curb cuts, driveways and related amenities located or to be located within the Grantor Access Easement.

4. Grant of Easement by QuikTrip for the benefit of Holden Rose and the Holden Rose Property. QuikTrip hereby grants, bargains, sells and conveys to Holden Rose the following easement for the benefit of Holden Rose, the Holden Rose Property, Holden Rose's invitees, customers, employees and agents, and, to the extent title to the Holden Rose Property is leased, transferred or assigned by Holden Rose, to its successors and assigns:

4.1 Access Easement. A perpetual, non-exclusive and unobstructed access, ingress and egress easement over, across, upon and through those portions of the QuikTrip Property shown with diagonal lines and labeled as the "Grantor Access Easement" on Exhibit H and more particularly described in Exhibit C-1, for the purpose of vehicular and pedestrian access, ingress and egress to and from the Holden Rose Property, Young Property and the QuikTrip Property and for the purpose of utilizing the curb cuts, driveways and related amenities located or to be located within the Grantor Access Easement.

5. Grant of Easement by Grantor for the benefit of Holden Rose and the Holden Rose Property. Grantor hereby grants, bargains, sells and conveys to Holden Rose the following easement for the benefit of Holden Rose, the Holden Rose Property, Holden Rose's invitees, customers, employees and agents, and, to the extent title to the Holden Rose Property is leased, transferred or assigned by Holden Rose, to its successors and assigns:

5.1 Access Easement. A perpetual, non-exclusive and unobstructed access, ingress and egress easement over, across, upon and through those portions of the Young Property shown with diagonal lines and labeled as the "Holden Rose Access Easement" on Exhibit H, for the purpose of vehicular and pedestrian access, ingress and egress to and from the Holden Rose Property, Young Property and the QuikTrip Property and for the purpose of utilizing the curb cuts, driveways and related amenities located or to be located within the Grantor Access Easement.

6. Grant of Easement by Grantor for the benefit of McGee and the McGee Property. Grantor hereby grants, bargains, sells and conveys to McGee the following easement for the benefit of McGee, the McGee Property, McGee's invitees, customers, employees and agents,

and, to the extent title to the McGee Property is leased, transferred or assigned by McGee, to its successors and assigns:

6.1 Access Easement. A perpetual, non-exclusive and unobstructed access, ingress and egress easement over, across, upon and through those portions of the Young Property shown with diagonal lines and labeled as the "Holden Rose Access Easement" on Exhibit H, for the purpose of vehicular and pedestrian access, ingress and egress to and from the Holden Rose Property, Young Property and the QuikTrip Property and for the purpose of utilizing the curb cuts, driveways and related amenities located or to be located within the Grantor Access Easement.

3. Cost and Expenses for Construction of Certain Improvements.

3.1 Initial Construction of Access Easement Improvements. QuikTrip, as part of QuikTrip's development of the QuikTrip Property and at QuikTrip's sole cost and expense, shall construct any curb, gutter, and driveway needed to be located within the QuikTrip Access Easement and the Grantor Access Easement.

3.2 Initial Construction of QuikTrip Storm Drain Easement. QuikTrip, as part of QuikTrip's development of the QuikTrip property and at QuikTrip s sole cost and expense, shall construct the open ditch storm drains to be located within the QuikTrip Storm Drain Easements. Subject to QuikTrip's approval of materials and construction plans, Grantor or a subsequent owner of a portion of the Grantor's Property may, at their sole cost and expense, change the open ditch drainage to buried conduit drainage as part of any development of any portion of the Grantor Property in which the QuikTrip Storm Drain Easements are located.

3.3 Initial Construction of QuikTrip Slope Easement. QuikTrip, as part of QuikTrip's development of the QuikTrip Property and at QuikTrip s sole cost and expense, shall grade the slopes located within the QuikTrip Slope Easement. Subject to QuikTrip's prior written approval of materials and construction plans, Grantor or a subsequent Owner of a portion of the Grantor's Property may, at their sole cost and expense, change the slopes as part of any development of any portion of the Grantor Property in which the QuikTrip Slope Easements are located. Any proposed changes must be designed and engineered to provide support and not compromise the integrity of the QuikTrip Property or any improvements thereon.

3.4 Responsibility for Costs and Expenses of Maintenance after Completion of QuikTrip Storm Drain Easements. Each of the owners agrees to maintain in good condition and working order all of the facilities located on any portion of such owner's parcel, at such owner's expense, except as follows:

QuikTrip, at QuikTrip's sole cost and expense, shall be responsible for maintaining, repairing and replacing all improvements located within the

QuikTrip Storm Drain Easements, except to the extent of any damage caused by the negligent act or willful misconduct of Grantor. Any alterations to such improvements requested or desired by Grantor or any other subsequent owner of a portion of Grantor's Property shall require QuikTrip's prior written approval and shall be performed at the sole cost and expense of Grantor or the owner requesting the changes. The improvements located within the QuikTrip Storm Drain Easements shall not be altered, changed or modified (except for routine maintenance and repair) without the prior written consent of both QuikTrip and Grantor, such consent to not be unreasonably withheld so long as the proposed modifications would not materially impair or impede the use of the QuikTrip Storm Drain Easements by either party. Notwithstanding anything to the contrary in the foregoing, in the event that Grantor or any successor owner of any of the Grantor Property converts the open ditch drainage to buried conduit, such owner shall maintain in good condition and working order all of the facilities located on any portion of such owner's parcel, at such owner's expense, and shall ensure uninterrupted drainage from the QuikTrip Property.

3.5 **Responsibility for Costs and Expenses of Maintenance after Completion of QuikTrip Slope Easements. Each of the Owners agrees to maintain in good condition and working order all of the facilities located on any portion of such Owner's parcel, at such Owner's expense, except as follows:**

QuikTrip, at QuikTrip's sole cost and expense, shall be responsible for maintaining, repairing and replacing all improvements located within the QuikTrip Slope Easement, except to the extent of any damage caused by the negligent act or willful misconduct of Grantor. Any alterations to such improvements requested or desired by Grantor or any other subsequent Owner of a portion of Grantor's Property shall require QuikTrip's prior written approval and shall be performed at the sole cost and expense of Grantor or the Owner requesting the changes. The improvements located within the QuikTrip Slope Easement shall not be altered, changed or modified (except for routine maintenance and repair) without the prior written consent of both QuikTrip and Grantor, such consent to not be unreasonably withheld so long as the proposed modifications would not materially impair or impede the use of the QuikTrip Slope Easement by either party. Notwithstanding anything to the contrary in the foregoing, in the event that Grantor or any successor Owner of any of the Grantor Property converts the slope area to be filled in and/or a retaining wall constructed, such Owner shall maintain in good condition and working order all of the facilities located on any portion of such Owner's parcel, at such Owner's expense, and shall ensure no structural or support compromise occurs to the QuikTrip Property.

3.6 Other Construction Obligations. Any work performed pursuant to this Agreement shall be performed, and all easements created by this Agreement

(unless otherwise specifically provided herein) shall be maintained (a) in a good, diligent and workmanlike manner, and (b) in compliance with all applicable laws, rules, regulations, permits and ordinances. Any damage occasioned by work performed pursuant to this Agreement shall be repaired and restored with due diligence at the sole cost and expense of the Owner causing the damage. Any Owner shall promptly pay for all work done on its behalf or at its direction (unless a bona fide dispute exists concerning payment) and cause to be discharged any lien effecting another Owner's Parcel arising from or relating to such work, provided, that, in the event that an Owner has a good faith dispute with any such lien (the "Disputing Owner"), then the Disputing Owner may in good faith contest, by proper legal actions or proceedings, any such lien or encumbrance, provided that at the time of commencement of any such action or proceeding, and during the pendency thereof (i) such contest operates to suspend collection of the contested amounts and is maintained and prosecuted with diligence; (ii) none of the Owner's Parcel would be subject to forfeiture or loss or an lien by reason of the institution or prosecution of such contest; and (iii) the Disputing Owner shall promptly pay or discharge such contested amounts and all additional charges, interest, penalties and expenses if any, and shall deliver to the other Owner evidence acceptable to the other Owner of such compliance, payment or discharge, if such contest is terminated or discontinued adversely to the Disputing Owner. No work done by an Owner on another Owner's Parcel shall give such Owner (or anyone doing work on behalf of such Owner) any lien claims or rights in and to the other Owner's Parcel.

3.7 Restoration of Easement Areas. Upon the completion of any work, the Parcel upon which such work was performed shall be restored to a substantially similar condition that existed prior to such work, except to the extent that such Parcel has been maintained or improved as a result of such work.

4. Declaration of Use Restrictions. Grantor hereby states and declares as follows:

(a) Use Restriction for Seller's Adjacent Property. Seller hereby agrees to restrict the Grantor Property from use as a retail convenience grocery store, smoke shop, liquor store, place of adult entertainment, for the sale of adult materials or drug paraphernalia, the retail sale of package or carry out beer, wine, liquor or spirits, the retail sale of motor fuels, or for retail business primarily selling coffee such as Starbucks, Dunkin Doughnuts, McDonalds or similar coffee business.

(b) Use Declaration to Run with Land. The restrictive covenants contained herein shall constitute covenants running with the land for the benefit of QuikTrip, its successors and assigns and shall be binding upon Grantor, its successors, and assigns and any future Owner of the Grantor Property unless released by QuikTrip. The restrictions contained herein may be enforced by proceedings at law or in equity against any person or persons violating or attempting to violate the terms of the use restriction, either to restrain such violation or to recover damages.

5. Legal Descriptions. QuikTrip and Grantor agree that any party hereto may, at its sole cost and expense, have prepared by a South Carolina registered surveyor a survey showing the legally sufficient metes and bounds description of any of the easement areas described herein, for the purpose of replacing the descriptions attached to this Agreement. Upon the completion of such descriptions, the party hiring the surveyor shall deliver two (2) copies of such survey and descriptions to the other party for review and approval, which approval shall not be unreasonably withheld or delayed.

6. Reciprocal Indemnity. Each of the parties hereto hereby agree to indemnify and hold each other harmless from any loss, cost, damage or expense (including, without limitation, court costs and attorneys' fees) arising from, out of or in any manner connected with the acts or omissions of the indemnifying party in exercising the rights and obligations granted and set forth herein.

7. Time of the Essence. Time is of the essence of this Agreement.

8. Ownership.

8.1 Warranty of Title. Grantor covenants and warrants that it is the owner in fee simple of the Grantor Property and that it has a good and lawful right to convey these easements unto QuikTrip. QuikTrip covenants and warrants that it is the owner in fee simple of the QuikTrip Property and has a good and lawful right to convey these easements unto Grantor. Each party and its successors and assigns hereby warrants and shall defend the right and title to the above-described easements unto the other party hereto, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor or QuikTrip as the case may be.

8.2 Subordination of Liens. Each party hereto agrees that all mortgages, deeds of trust, deeds to secure debt and other encumbrances placed upon each party's respective property shall be subordinate and inferior to the easements created by this Agreement, and to the extent that any such mortgages, deeds of trust, deeds to secure debt or other encumbrances presently exist, each party shall have all necessary parties execute the subordination agreement attached hereto as Exhibit X which shall be recorded in conjunction herewith.

9. Amendment. QuikTrip and Grantor hereby agree that only upon the written consent of all parties hereto may this Agreement be amended or any of the easement areas be relocated, changed, altered, diminished or expanded.

10. Waiver. Each and every covenant and agreement contained herein shall be for any and all purposes hereof construed as separate and independent and the breach of any covenant by any party shall not release or discharge them from their obligations hereunder. No delay or omission by any party to exercise its rights accruing upon any noncompliance or failure of performance by any party shall impair any such right or be construed to be a waiver thereof. A waiver by any party hereto of any of the covenants, conditions or agreements to be performed

by any other party shall not be construed to be a waiver of any succeeding breach or of any covenants, conditions or agreements contained herein.

11. Severability. All rights, powers and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any then applicable law and shall be limited to the extent necessary to render the real covenants herein valid and enforceable. If any term, provision, covenant or agreement contained herein or the application thereof to any person, entity or circumstance shall be held to be invalid, illegal or unenforceable, the validity of the remaining terms, provisions, covenants or agreements or the application of such term provision, covenant or agreement to person, entities or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby.

12. Binding Effect; Dedication; Appurtenance. This Agreement shall be binding upon and inure to the benefit of Grantor, QuikTrip and their respective successors and assigns. Notwithstanding the foregoing, each Owner shall be responsible only for the obligations, indemnities, duties, liabilities and responsibilities set forth in this Agreement that accrue during the period of time during which such Owner holds fee simple title to a Parcel or portion thereof. Upon conveyance of a Parcel or a portion thereof, the Owner making such conveyance shall be relieved from the obligations, duties, indemnities and responsibilities hereunder arising from and after the date of such conveyance as to such Parcel, or portion thereof conveyed, and the successor Owner shall become obligated hereunder for all matters arising from and after the date of conveyance. Upon the conveyance or dedication of any of the easements created hereunder, the facilities located therein, and the real property burdened thereby, to the appropriate governmental authority, such governmental authority shall take title to any property so conveyed or dedicated free and clear of any obligations, duties, indemnities, liabilities and responsibilities created by this Agreement. The rights, privileges and easements granted and conveyed hereunder shall exist for the benefit of, and be a burden upon, the Grantor Property, and the QuikTrip Property and shall run with title to, and be appurtenant to, such Parcels.

13. Notices. All notices required under this Agreement shall be deemed to be properly served if reduced to writing and sent by (i) certified or registered mail; (ii) Federal Express or similar overnight courier; (iii) facsimile transmission; or (iv) personal delivery and the date of such notice will be deemed to have been the date on which such notice is delivered or attempted to be delivered as shown by the certified mail return receipt or a commercial delivery service record or in the case of facsimile on the date of receipt of the transmission as shown on a successful transmission confirmation receipt. All notices shall be addressed as follows, unless otherwise specified in writing:

GRANTOR:

YOUNG FAMILY ENTERPRISES, LLC
416 Streamside Lane
Waxhaw, North Carolina 28173
Attn: Mr. & Mrs. Tom Young
Tel: (803) 242-6437

MCGEE:

McGee Brothers Company Inc.
4806 Carriker Road
Monroe, North Carolina 28100
Attn: _____
Fax: _____

HOLDEN ROSE:

Holden Rose LLC
6816 Providence Lane
Charlotte, North Carolina 28226
Attn: Jeffery A. Howard
Fax: 803.548.3514

QUIKTRIP:

QuikTrip Corporation
3701 Arco Corporate Dr., Suite 150
Charlotte, North Carolina 28273
Attn: Director of Real Estate
Fax: (704) 588-6496

with a copy to:

QuikTrip Corporation
P.O. Box 3475, Tulsa, Oklahoma 74101
or, 4705 S. 129th E. Ave., Tulsa, Oklahoma 74134-7008
Attn: General Counsel
Fax: (918) 994-3594

14. Remedies. In the event any Owner fails to perform the maintenance, repair or other work required by this Agreement or fails to perform the work in accordance with the requirements of this Agreement or otherwise breaches the terms of this Agreement, the non-defaulting Owner(s) may notify the defaulting Owner and shall specify the deficiencies in the work or the breach. If such deficiencies are not corrected, or the breach not cured, within thirty (30) days after receipt of such notice, then the non-defaulting Owner(s) shall have the right to correct such deficiencies or perform the work (even if such work must be undertaken on the defaulting Owner's Parcel) or cure the breach, and recover all costs and expenses related thereto from the defaulting Owner. If the failure to perform or breach is regarding the maintenance of Easements and such maintenance cannot reasonably be performed within a thirty-day period, then the non-defaulting Owner(s) shall have the right to perform the maintenance (even if such work must be undertaken on the defaulting Owner's Parcel) after a reasonable amount of time has passed after notifying the defaulting Owner, and recover all costs and expenses related

thereto, including court costs and attorneys' fees, from the defaulting Owner. Notwithstanding the foregoing, in the event that the failure to perform the work, or failure to perform the work in the manner required in this Agreement or the breach of this Agreement, creates an imminent danger of damage to persons or properties, or jeopardizes the continuance of business operations on any Parcel, no notice shall be required prior to the non-defaulting Owner(s) commencing such work or commencing a cure. Any amounts due and payable to an Owner pursuant to this Agreement shall be paid within thirty (30) days from the date the other Owner is notified of the amounts due. Any amounts not paid when due shall bear interest at a rate equal to the lesser of (i) ten percent (10%) per annum, or (ii) the maximum rate of interest permitted by law. The failure to pay any amounts due pursuant to this Agreement shall not entitle any Owner to file a lien or claim of lien against the Parcel owned by the delinquent Owner.

15. Covenants Run With the Land. All the terms and provisions hereof are and shall be deemed to run with the property described herein and shall burden and benefit such property as described herein and, with respect to such property, each Owner, the holders or owners of any mortgage, indenture, deed of trust or deed to secure debt encumbering any of such property, any purchaser at a foreclosure sale, any other person or entity acquiring any right, title or interest in such property and their respective heirs, executors, administrators, representatives, successors and assigns.

16. Counterparts. This Agreement may be executed in any number of separate counterparts, each of which together shall be deemed an original.

[EXECUTION ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed under seal and delivered by their respective authorized representatives on the day and year first above written.

GRANTOR:

YOUNG FAMILY ENTERPRISES, LLC

Witness 1: _____

Witness 2: _____

By: _____
Thomas D. Young
President

Witness 1: _____

Witness 2: _____

By: _____
Kelly H. Young
Vice President

STATE OF NC)
) ss.
COUNTY OF Mecklenburg)

This instrument was acknowledged before me on this 11 day of December, 2012 by **Thomas D. Young, as President of Young Family Enterprises, LLC** on behalf of the partnership.

Kathleen E. Bonney
Notary Public
Mecklenburg County, NC
My Commission Expires Oct. 7, 2017

My commission expires: _____

Notary Public

STATE OF North Carolina)
) ss.
COUNTY OF Mecklenburg)

This instrument was acknowledged before me on this 11 day of December, 2012 by **Kelly H. Young, as Vice President of Young Family Enterprises, LLC** on behalf of the partnership.

Kathleen E. Bonney
Notary Public
Mecklenburg County, NC
My Commission Expires Oct. 7, 2017

My commission expires: _____

Notary Public

QUIKTRIP EXECUTION

QUIKTRIP:

QUIKTRIP CORPORATION

Witness 1: _____

Witness 2: _____

By: _____
Kelly P. Vaughan
Director of Real Estate

STATE OF North Carolina)
)
COUNTY OF Mecklenburg) ss.

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kelly P. Vaughan, Director of Real Estate of QuikTrip Corporation, an Oklahoma Corporation, on behalf of said corporation.

Date: 12-12-12

HEATHER OUTEN
Notary Public
Mecklenburg County
North Carolina
My Commission Expires Jun 3, 2017

[Official Stamp/Seal]

_____
Printed or Typed Name: Heather Outen
Notary Public

My commission expires: 6-3-17

McGEE EXECUTION

Signed, sealed and delivered
in the presence of:

Witness #1

Witness #2 Adam Kalinski

McGee:

McGee Brothers Company Inc.,
a North Carolina corporation

By: McGEE Bros Co., Inc

Name: Jon A. McGee

Its: Asst. V.P.

STATE OF North Carolina)
) ss.
COUNTY OF Mecklenburg)

This instrument was acknowledged before me on this 12 day of December, 2012, by Jonathan McGee, as Asst V.P of McGee Brothers Company Inc., a North Carolina corporation, on behalf of the corporation.

Notary Public

My Commission Expires:
Nov 7, 2014

HOLDEN ROSE EXECUTION

Signed, sealed and delivered
in the presence of:

Witness #1

Witness #2

Holden Rose:

Holden Rose LLC,
a North Carolina corporation

By:

Name: Jeffery A Howard

Its: Managing Partner

STATE OF North Carolina)
)
COUNTY OF Mecklenburg) ss.

This instrument was acknowledged before me on this 18th day of December, 2012, by Jeffery A Howard, as manager Partner of Holden Rose LLC, a North Carolina corporation, on behalf of the corporation.

Notary Public

My Commission Expires:
01/04/2016

Exhibit A
"Grantor Property"

That certain tract or parcel of land situated, lying and being in the Indian Land Township, Lancaster County, State of South Carolina, and being all of Tract 2 and Tract 3, on Subdivision Plat of QuikTrip Store 1048, as recorded in Plat Book 2012, Page 595 in the Office of the Clerk of Court for Lancaster County, and being more particularly described as follows:

TRACT 2: (PART OF TAX # 0008-00-061.04):

COMMENCING at a new iron rod on the westerly margin of Highway 521 (a variable width public right-of-way), said point being the northeast corner of Tract 1, Subdivision Plat of QuikTrip Store 1048 as recorded in Plat Book 2012, Page 595 in the Office of the Clerk of Court for Lancaster County; Thence with the northerly line of said Tract 1 S 77°02'25" W a distance of 306.00 feet to a new iron rod and the **POINT OF BEGINNING**; Thence with the line of westerly line of said Tract 1 S 11°40'20" E a distance of 285.15 feet to a point on the easterly line of the Young Family Enterprises LLC property as described in Deed Book 360, Page 93 in said Office of the Clerk of Court; Thence with the boundary of said Young Family Enterprises LLC property for the following two (2) courses and distances: (1) S 76°59'08" W a distance of 70.25 feet to an existing iron rod; (2) N 13°41'12" W a distance of 454.91 feet to an existing iron rod on the easterly boundary of the Holden Rose LLC Etal property as described in Deed Book 524, Page 347 in said Office of the Clerk of Court; Thence with said easterly boundary of the Holden Rose LLC Etal property N 32°56'41" E a distance of 120.60 feet to an existing iron rod, said point being on the southeasterly line of the Indian Land KFC Property LLC property, as described in Deed Book 642, Page 237 in said Office of the Clerk of Court; Thence with the new westerly line of said Indian Land KFC Property LLC property as recorded in Plat Book 2012, Page 594 as Tract 1 and 2 in said Office of the Clerk of Court S 12°00'58" E a distance of 253.68 feet to the point of **BEGINNING**; having an area of 39,080 square feet or 0.8972 acre, as shown on a Plat prepared by R. B. Pharr & Associates, p.a. dated December 11th, 2012 (map file W-4187RM)

TRACT 3 (PART OF TAX # 0008-00-061.03):

Tract 3 is not shown in its entirety on the above referenced plat, but this Reciprocal Easement Agreement is intended to encumber the entirety of Tract 3, which is described as follows:

All that certain piece, parcel or tract of land lying, being and situate in Indian Land Township, Lancaster County, South Carolina, located west of U.S. Highway 521, containing 19.54 acres, being shown and described on plat of survey entitled "Property Survey for Bill Howard" dated December 16, 1996 and recorded as Plat No. 97-21 in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is by reference made a part hereof.

LESS AND EXCEPT:
All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Lancaster located west of U.S. Highway 521 in the Indian Land Township, containing 5.00 acres and being more fully described on plat of survey entitled "Property Surveyed for McGee Brothers Co. Inc." made by Fisher-Sherer, Inc. dated April 28, 1998 and recorded as Plat

No. 98-381 in the office of the Clerk of Court for Lancaster County, South Carolina.

LESS AND EXCEPT:
All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Lancaster located west of U.S. Highway 521 in the Indian Land Township, containing 4.00 acres and being more fully described on plat of survey entitled "Property Surveyed for Thomas D. Young and Kelly H. Young." made by Fisher-Sherer, Inc. dated September 18, 1997 and recorded as Plat No. 97-755 in the office of the Clerk of Court for Lancaster County, South Carolina.

LESS AND EXCEPT:
All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Lancaster located west of U.S. Highway 521 in the Indian Land Township, containing 3.00 acres and being more fully described on plat of survey entitled "Property Surveyed for Holden Rose, LLC." made by Fisher-Sherer, Inc. dated February 20, 2006 and recorded as Plat No. 2006-849 in the office of the Clerk of Court for Lancaster County, South Carolina.

LESS AND EXCEPT:
That certain tract or parcel of land situated, lying and being in the Indian Land Township, Lancaster County, State of South Carolina and being a portion of Tract 1 on the plat referenced above and being more particularly described as follows:

BEGINNING at a point in the right-of-way of Highway 521 (a variable width R/W), said point being the northeast corner of the Aldi inc. LLC property as described in Deed Book 510, Page 32, Lancaster County Registry; Thence with the northerly line of said Aldi inc. LLC property South 77°02'25" West a distance of 357.52 feet (passing an existing iron rod on the westerly margin of said Highway 521 at 50.01 feet, and an existing iron rod at 67.21 feet) to a new iron; Thence with a new line for the following two (2) courses and distances: (1) N 11°40'20" W a distance of 74.85 feet to a point; (2) N 76°59'08" E a distance of 357.52 feet to a point in the right-of-way of said Highway 521; Thence within said right-of-way of said Highway 521 S 11°40'20" E a distance of 75.20 feet to the point of **BEGINNING**; having an area of 26,816 square feet, 0.6156 acre.

Exhibit B
"QuikTrip Property"

That certain tract or parcel of land situated, lying and being in the Indian Land Township, Lancaster County, State of South Carolina and being more particularly described as follows:

BEGINNING at a point in the right-of-way of Highway 521 (a variable width R/W), said point being the northeast corner of the Aldi inc. LLC property as described in Deed Book 510, Page 32, Lancaster County Registry; Thence with the northerly line of said Aldi inc. LLC property South 77°02'25" West a distance of 357.52 feet (passing an existing iron rod on the westerly margin of said Highway 521 at 50.01 feet, and an existing iron rod at 67.21 feet) to a new iron; Thence with a new line for the following two (2) courses and distances:
1) North 11°40'20" West a distance of 360.00 feet to a new iron rod;
2) North 77°02'25" East a distance of 306.00 feet to a new iron rod on the westerly margin of said Highway 521;
Thence with the said westerly margin of Highway 521 for the following two South 13°11'04" East a distance of 56.88 feet to an existing 3/4" iron rod; Thence leaving said westerly margin of Highway 521 S 57°09'59" E a distance of 70.11 feet to a point in the right-of-way of said Highway 521; Thence within said right-of-way of said Highway 521 S 11°40'20" E a distance of 252.84 feet to the point of **BEGINNING**;

having an area of 124,530 square feet or 2.8588 acres, as shown on a survey prepared by R. B. Pharr & Associates, p.a. dated May 18th, 2012 (map file W-4187).

Exhibit C
"Grantor Access Easement"

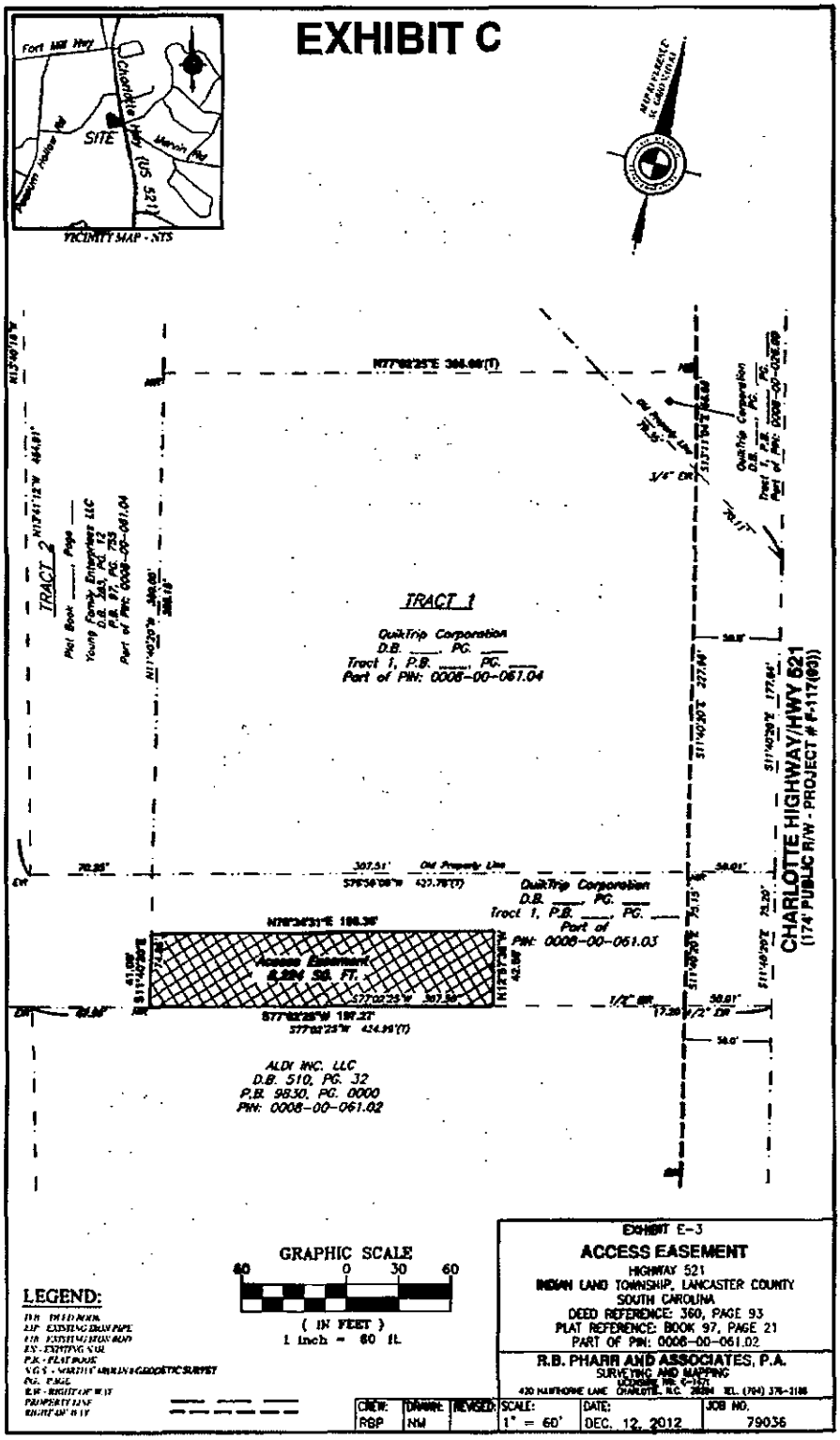


Exhibit C-1
"Grantor Access Easement"
Legal Description

ACCESS EASEMENT

That certain easement situated, lying and being in the Indian Land Township, Lancaster County, State of South Carolina and being more particularly described as follows:

BEGINNING at a point on the northerly line of the Aldi Inc., LLC property as described in Deed Book 510, Page 32 in the Office of the Clerk of Court for Lancaster County, said point being S 77°02'25" W a distance of 110.24 feet from an existing iron rod on the westerly margin of Highway 521 (variable width public right-of-way), said iron rod also being the northeast corner of said Aldi Inc., LLC property; Thence with said northerly line of the Aldi Inc., LLC property S 77°02'25" W a distance of 197.27 feet to a new iron rod, said point being the southwest corner of Tract 1, Subdivision of QuikTrip Store 1048, as recorded in Plat Book 2012, Page 595 in the said Office of the Clerk of Court: Thence with the westerly line of said Tract 1 N 11°40'20" W a distance of 41.00 feet to a point; Thence with a new line within said Tract 1 for the following two (2) courses and distances:
1) N 76°34'31" E a distance of 196.35 feet to a point;
2) S 12°57'35" E a distance of 42.58 feet to the point of **BEGINNING**;

having an area of 8,224 square feet or 0.1888 acre, as shown on an Exhibit map prepared by R. B. Pharr & Associates, p.a. dated December 12th, 2012 (Job No. 79036).

Exhibit C
"QuikTrip Access Easement"

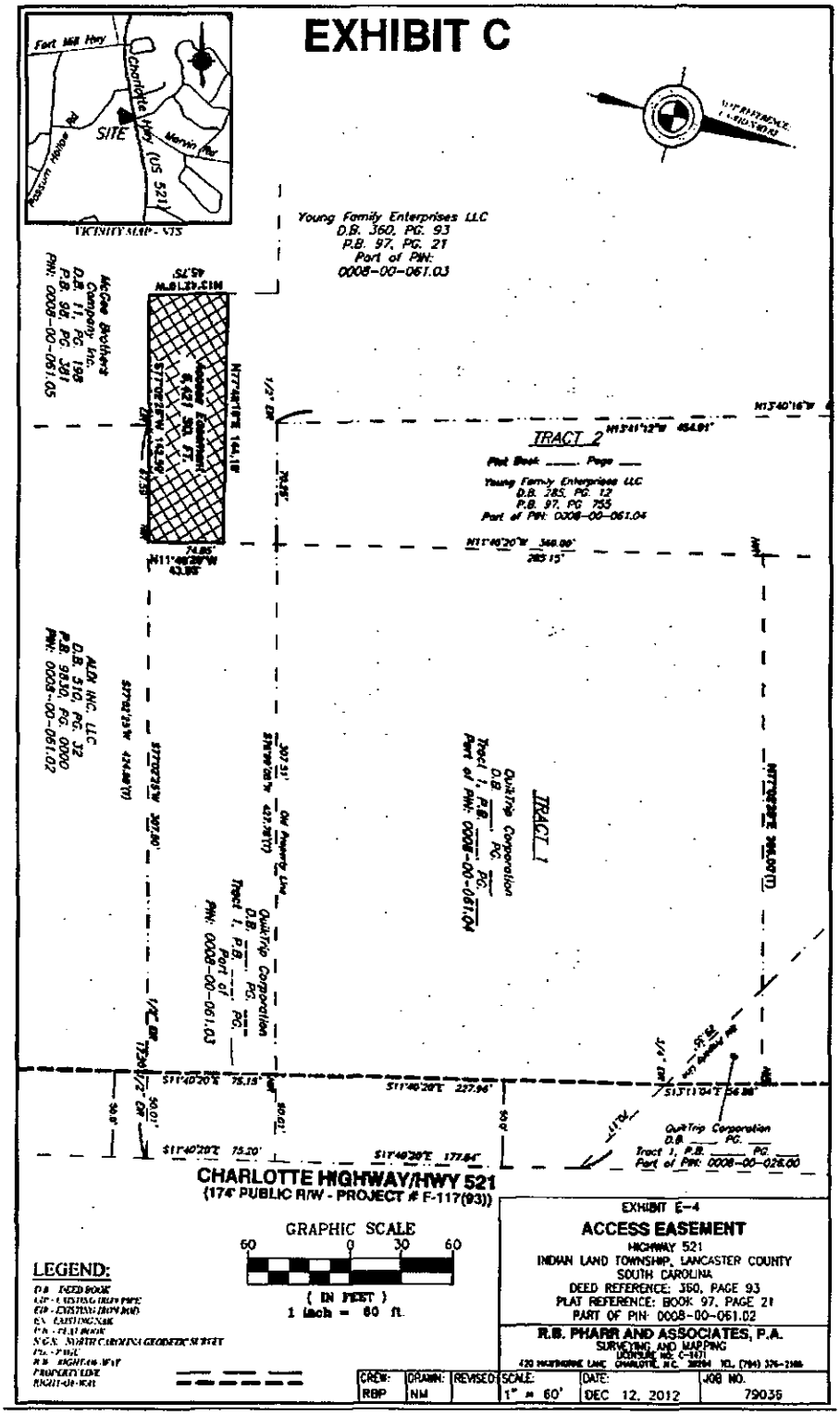


Exhibit C-1
"QuikTrip Access Easement"
Legal Description

ACCESS EASEMENT
That certain easement situated, lying and being in the Indian Land Township, Lancaster County, State of South Carolina and being more particularly described as follows:

BEGINNING at a point on the northerly line of the Aldi Inc., LLC property as described in Deed Book 510, Page 32 in the Office of the Clerk of Court for Lancaster County, said point also being the southwest corner of Tract 1, Subdivision of QuikTrip Store 1048, as recorded in Plat Book ____, Page ____ in said Office of the Clerk of Court; Thence with the said northerly line of the Aldi Inc., LLC property and continuing with the line of the McGee Brothers Company Inc. property as described in Deed Book 11, Page 198 in the said Office of the Clerk of Court S 77°02'25" W a distance of 142.59 feet (passing an existing iron rod being the common corner of the Aldi and McGee properties at 67.59 feet) to a point; Thence with the easterly line of said McGee property N 13°42'10" W a distance of 45.75 feet to a point; Thence with a new line within the Young Family Enterprises LLC property as described in Deed Book 360, Page 93 in said Office of the Clerk of Court N 77°48'18" E a distance of 144.18 feet to a point of the westerly line of Tract 1, Subdivision of QuikTrip Store 1048, as recorded in Plat Book 2012, Page 595 in said Office of the Clerk of Court; Thence with the westerly line of said Tract 1 S 11°40'20" E a distance of 43.83 feet to the point of **BEGINNING;**

having an area of 6,421 square feet 0.1474 acre, as shown on an Exhibit map prepared by R. B. Pharr & Associates, p.a. dated December 12th, 2012 (Job No. 79036).

Exhibit D
"QuikTrip Storm Drain Easement"

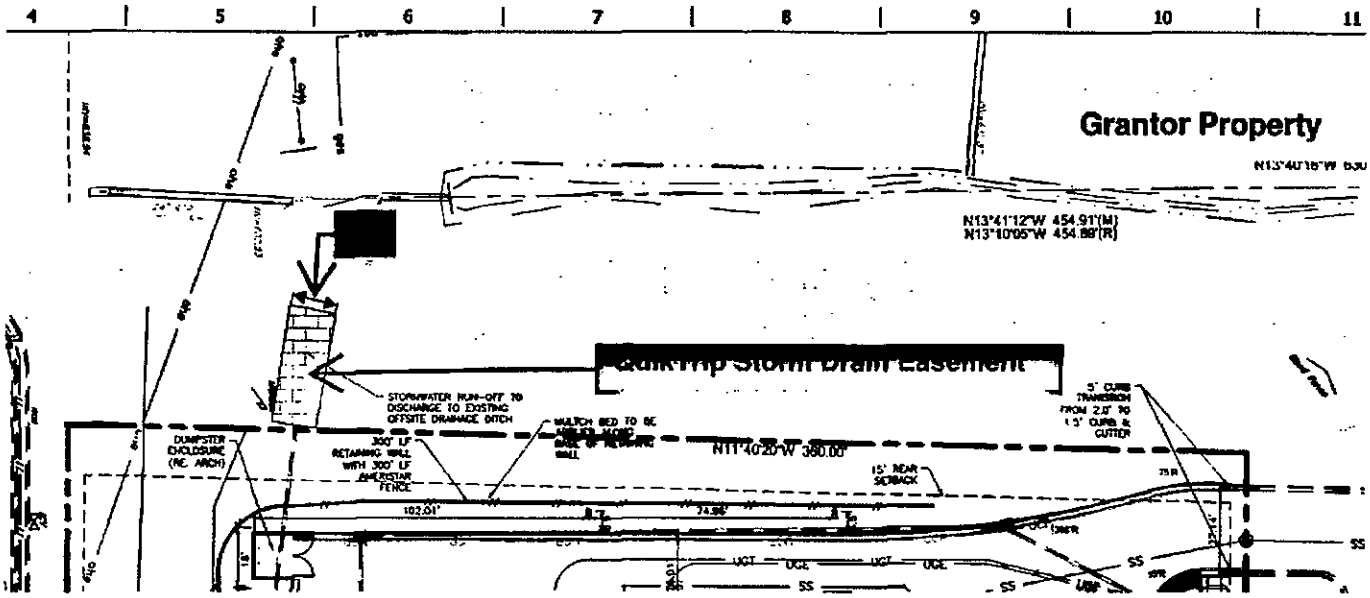


Exhibit E
"QuikTrip Temporary Construction Easement"

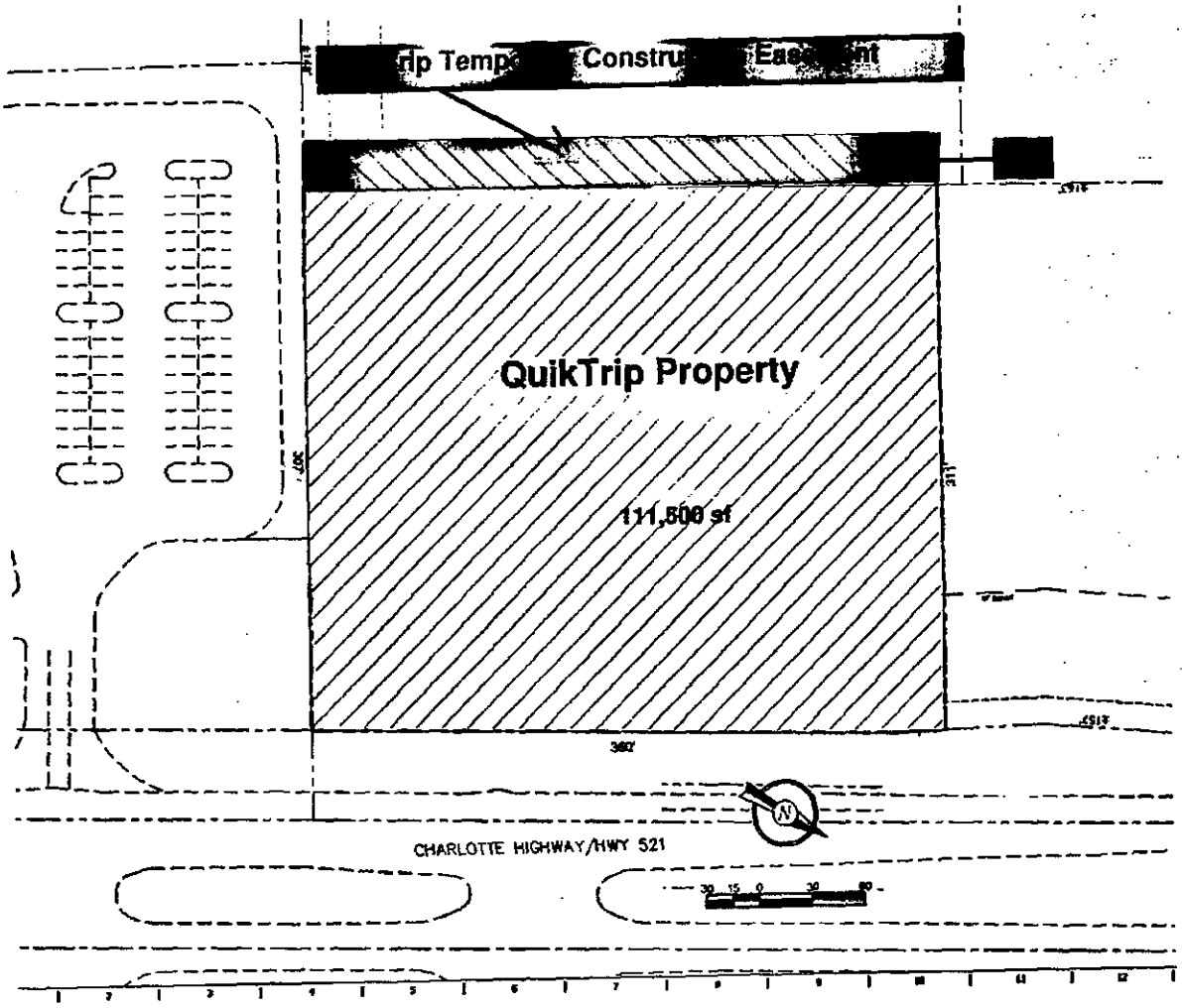


Exhibit F

"McGee Access Road"

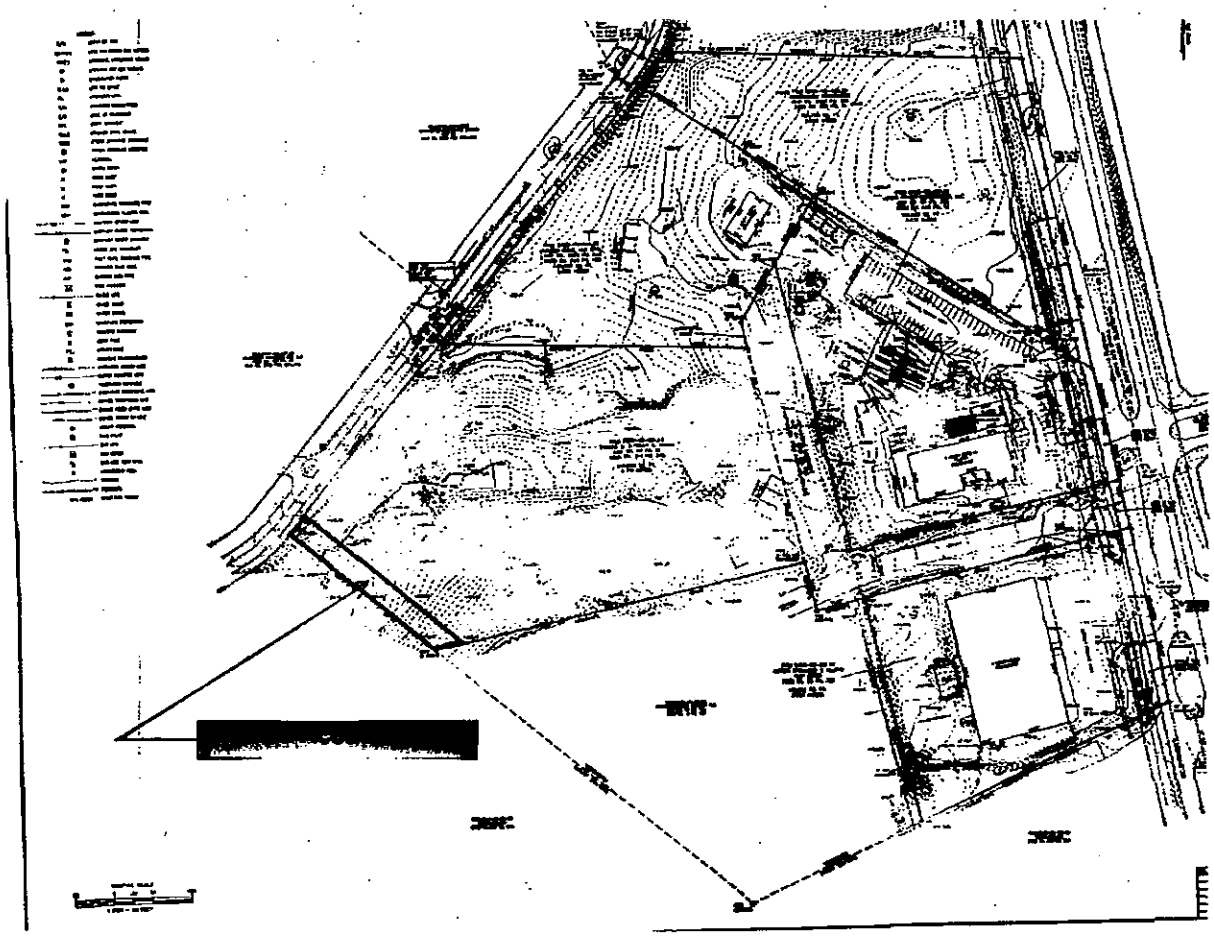


Exhibit "G"

"QuikTrip Slope Easement Area"

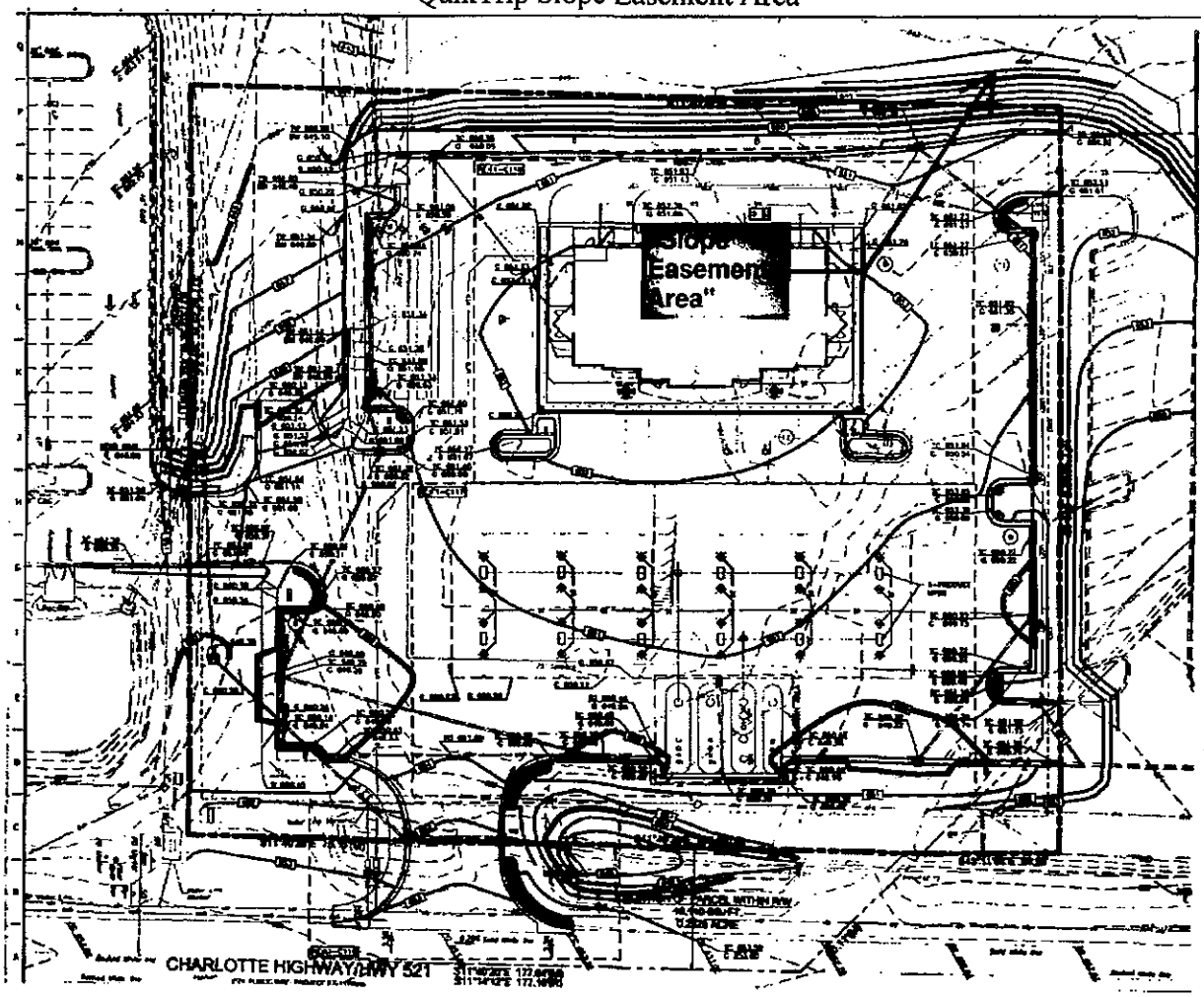
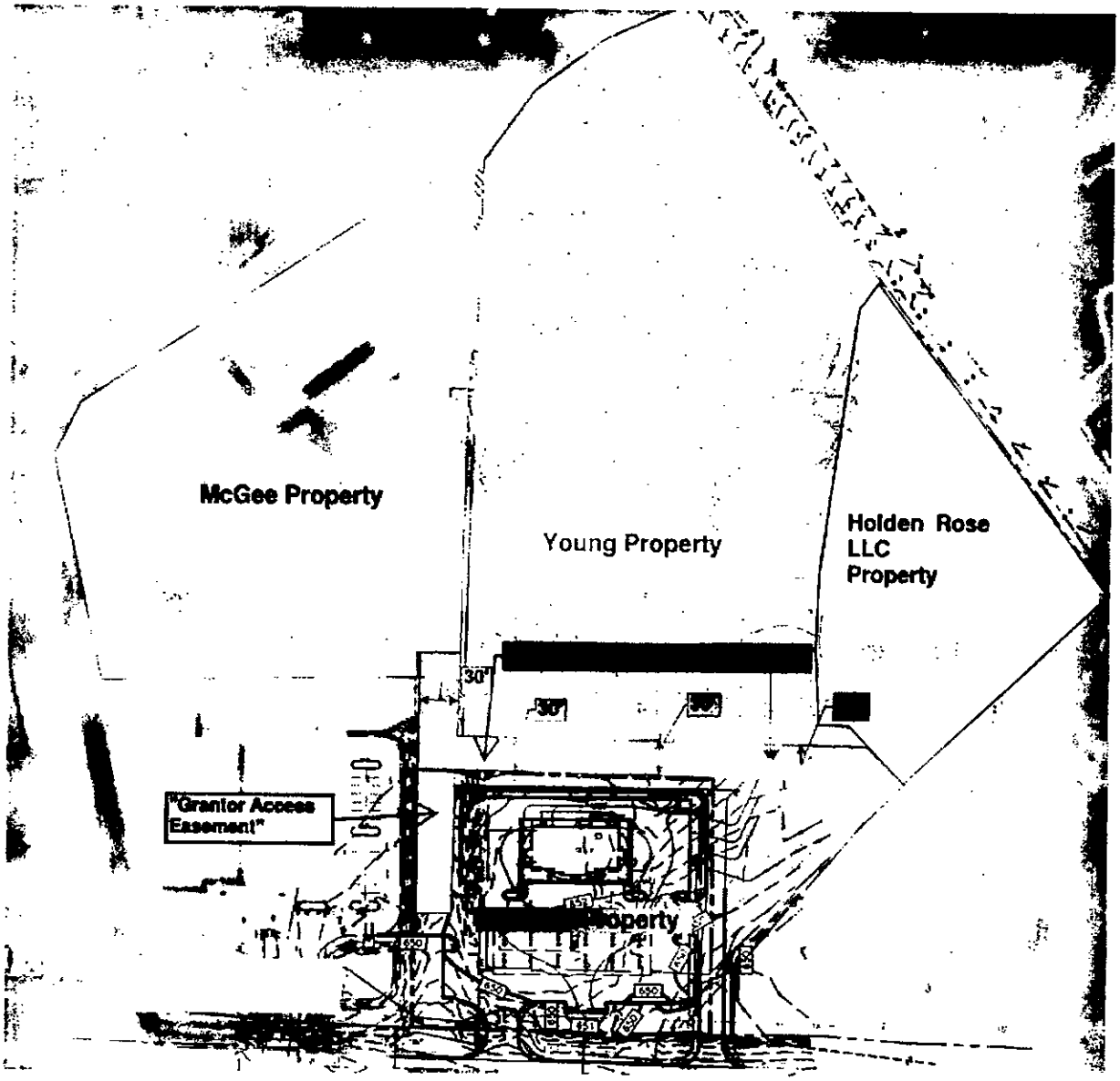


Exhibit H,
"Holden Rose Access Easement"



STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER) AFFIDAVIT

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

Reciprocal Easement and Protective Covenant Agreement over real property located in Lancaster County and bearing County Tax Map Numbers 0008-00-061.03 and 0008-00-061.04 by and between QuikTrip Corporation and Young Family Enterprises, LLC, Holden Rose, LLC and McGee Brothers Company, Inc. dated December 20, 2012

The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10 et. seq. because the transfer is one in which no consideration was paid therefore. See § 12-24-10. No lands and improvements are being conveyed and consideration is less than $100.00.

As required by S.C. Code Ann. Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Attorney for QuikTrip Corporation.

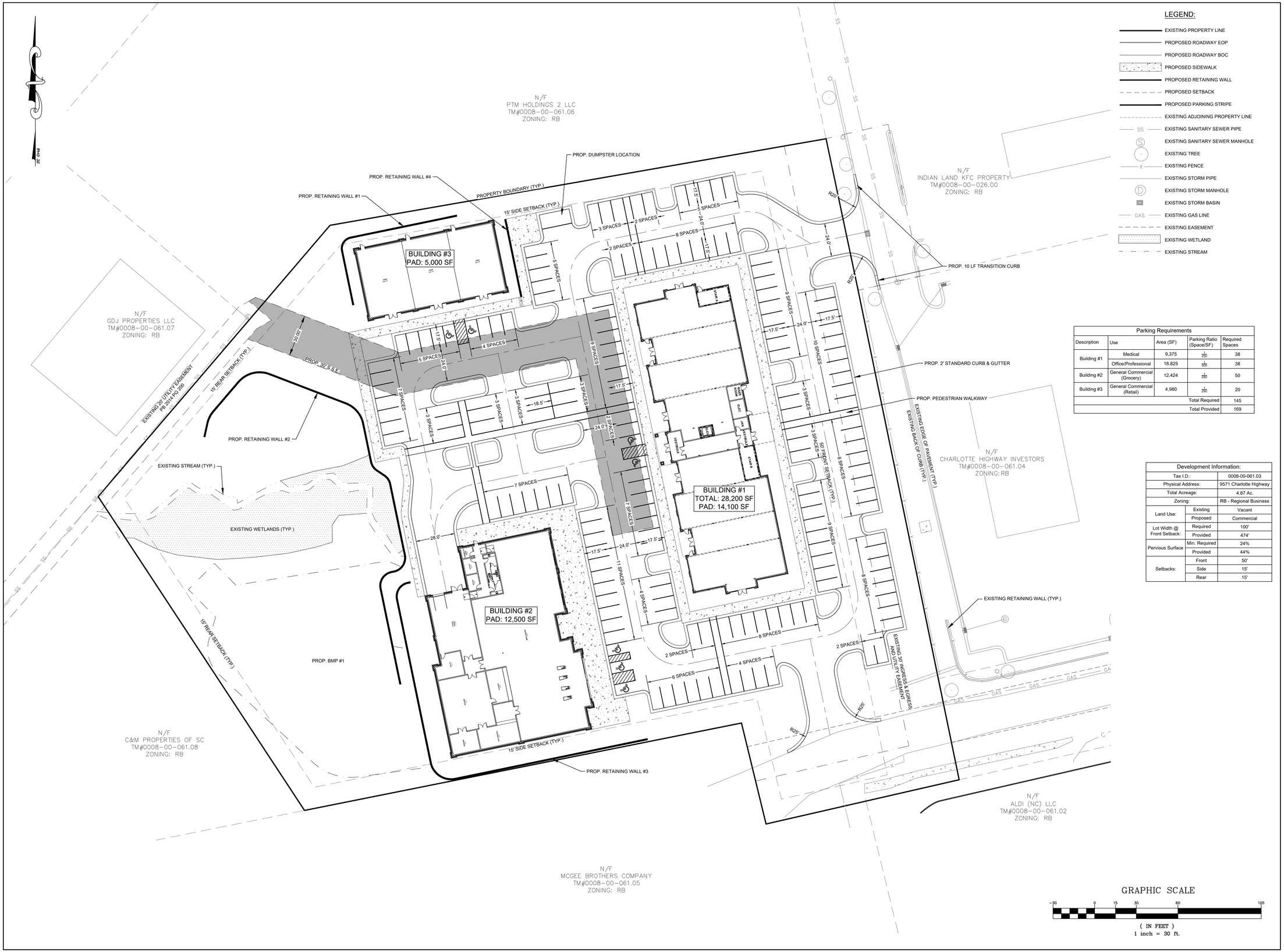
I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction

Printed Name: Daniel R. Visalli

SWORN to before me this 18th
day of December, 2012
Notary Public for Iredell, North Carolina
My Commission Expires: 10-15-13

KENNETH SENO
NOTARY PUBLIC
Iredell County
North Carolina
My Commission Expires Oct. 15, 2018



LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED ROADWAY EOP
- PROPOSED ROADWAY BOC
- PROPOSED SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED SETBACK
- PROPOSED PARKING STRIPE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TREE
- EXISTING FENCE
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE
- EXISTING STORM BASIN
- EXISTING GAS LINE
- EXISTING EASEMENT
- EXISTING WETLAND
- EXISTING STREAM

Parking Requirements				
Description	Use	Area (SF)	Parking Ratio (Space/SF)	Required Spaces
Building #1	Medical	9,375	1/250	38
	Office/Professional	18,825	1/500	38
Building #2	General Commercial (Grocery)	12,424	1/250	50
Building #3	General Commercial (Retail)	4,980	1/250	20
			Total Required	145
			Total Provided	169

Development Information:		
Tax I.D.:		0008-00-061.03
Physical Address:		9571 Charlotte Highway
Total Acreage:		4.87 Ac.
Zoning:		RB - Regional Business
Land Use:	Existing	Vacant
	Proposed	Commercial
Lot Width @ Front Setback:	Required	100'
	Provided	474'
Pervious Surface	Min. Required	24%
	Provided	44%
Setbacks:	Front	50'
	Side	15'
	Rear	15'

DATE	ISSUED FOR	REV
11/--/2023	Initial Submittal to Lancaster County	0

PUPS PALMETTO UTILITY PROTECTION SERVICE, INC. 811 Know what's below. Call before you dig.

Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal: SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. — No. C02262 — CERTIFICATE OF AUTHORIZATION — 11/10/23

Engineer's Seal: SOUTH CAROLINA — PROFESSIONAL ENGINEER — No. 29007 — CHRISTOPHER R. BRIDGES

Project Manager: C. Bridges	Drawn: J. Vavrina
Department Manager: -	Checked: C. Bridges
Print/Plot Date: November 10, 2023	
Asbuilt Drawn: -	Asbuilt Date: -

Client:

Building Bricks, LLC
197 Barclay Drive
Waxhaw, North Carolina 28173
P: (916) 293-1590

Project:

Indian Land Commercial - Elite Shopping Center

Drawing Title:

Site Plan - Overall

Project No.: 5591	Drawing No.: C1.00
DWG File Name: 5591_Site	

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

July 10, 2023

Brandon Pridemore
R. Joe Harris & Associates, Inc.
127 Ben Casey Drive
Fort Mill, SC 29708

Project Number	20231144
Project Name	Indian Land Commercial
Location	9571 Charlotte Highway
Stage	Sketch Plan
Parcel(s)	0008-00-061.03
Status	Not Approved

Dear: Brandon Pridemore

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

Sincerely,

Sincerely,

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

Plan Review Comments

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

Not Approved

Review Comments:

- Required Accessible parking with access aisles to be illustrated and disbursed at each building structure.
- Accessible parking to be located closest to nearest accessible building entrance.
- Accessible route required to all elements and buildings on site. Accessible route shall have proper grade slopes not to exceed 1:20 slope.
- Need illustration and determination of curb ramps at sidewalks and/or blended transitions from access aisles and any pedestrian crossings.

- Need determination of occupancy classifications, occupant load, and building construction types for any possible required water main fire utility lines for automatic sprinkler systems. (For example, sprinkler system required at Assembly Conference center building if occupant load 300 or more.)

- Required separate permits for submittal for construction plan review for each respective building structure, any Retaining wall(s), Monument signs, or other detached accessory structures > 120 sq.ft.

*** Further more detailed review upon next stage Civil review.

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

Not Approved

Review Comments:

General Comments:
1. The preliminary nature of this plan does not provide adequate detail to formally comment, but the following are items of note from the information given. Most of our comments will be in the Civil Plan review phase.
2. A TIA will need to be done for this project depending on the uses proposed. If 50 or more peak hour trips are generated by the new development, the TIA is required. The TIA will be reviewed by LC's traffic consultant at the developer's expense. The TIA will have to be finalized prior to approval of civil plans. All improvements to access points and any offsite improvements will need to be included in the civil plans.
3. Radii will be needed on all access points. Is there an access easement for the access near KFC?
4. Stream and Wetland delineation studies will need to be conducted on this site to determine locations of those environmentally sensitive areas
5. Permits from the Army Corp of Engineers will be necessary for any stream crossings and/or filling in the stream buffer areas for this project. This can be a lengthy process.
6. It would appear that a large amount of fill will be needed under several of the foundations of these buildings. Careful soil selection, placement, and compaction will be needed to prevent future differential settling under the foundations.
7. This site will be a challenge topographically.
8. What is the three-sided box on the Northeast corner of the parcel?
9. The LCWSD will need to provide a capability and capacity letter for the final proposal prior to a grading permit being issued.
10. We are a designated review authority for SC DHEC for the area where this project is located. As such, once all Lancaster County approvals are complete, we will submit the final NOI and a cover letter to SC DHEC. The owner will need to pay the SC DHEC permit fee and the permit will be processed by DHEC.

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

Conditional

Review Comments:

1. This is a sketch plan review only. A more detailed review will be completed at civil submission.
2. Location of hydrants and remote FDC will need to be approved.
3. Show hose pull distances on plans for evaluation.

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

Not Approved

Review Comments:

The preliminary nature of this plan does not provide adequate detail to conduct a full review. A more in-depth review will be conducted at the Civil Plan submittal.

The building sizes do not meet the use sizes provided in the notes. Please provide clarity to this on your next submittal.

Please provide further clarification on what seems like half-landscape islands on the resubmittal.

Please provide the access easement with the existing 30ft easement confirming that you have permission to utilize this access.

The object in the top right corner of the site plan is unclear, dumpster encloser?

The current site depicts 4, 15ft setbacks. The zoning district the site falls under Regional Business, has a 50ft front setback, this is currently not shown on plan. Please include this requirement with your next submittal.

The proposed project may need a Traffic Impact Analysis (TIA). Please talk to our Engineering Department for more details about the requirements of a TIA.

Please provide a key for the scalebar.

The proposed plan has more than 36 parking spaces. This requires pedestrian corridors in the parking lots. This is outlined below from UDO section 7.2.5.E:

Parking lots shall be designed to separate pedestrian travel from vehicles and include protecting pedestrian walkways within parking areas that lead to business/office/store entrances. For lots of 36 spaces or greater, sidewalk corridors shall be provided within the parking area and/or along the perimeter to provide safe building access for pedestrians.

1. Perimeter sidewalks and interior parking lot pedestrian corridors may be utilized to provide the required pedestrian access.

2. Pedestrian pathways (if provided) must be a minimum 5 feet in width. 3. Where parking is located between a public entrance and the fronting sidewalk, a pedestrian pathway must be provided following the shortest practical route across the parking lot between at least one such entrance on each side of the building facing a street.

4. Pedestrian pathways must be clearly delineated. This may be accomplished with the use of paving materials that differ from that of vehicular areas, striping, or other similar methods.

The plan currently provides 132 parking spaces. Rough calculations show the need for 79 parking spaces (can widely vary based on parking calculations for conference center). Please provide the current parking calculations on your resubmittal and reference the requirements outlined in section 7.2.4 A of the UDO. Specifically, it is unclear of how a calculation of 1/500sf was determined to be used for the General Office/Business use. Also, please provide a statement explaining why the developer feels it is necessary to provide close to double the required parking for the site.

UDO section 4.3.2.6.A states the requirements for Parking Area Landscaping and Screening in the Highway Corridor Overlay District. Please review these requirements for your next submittal.

Since the project is located within the Highway Corridor Overlay, a sidewalk network connecting to adjacent parcels 0008-00-061.08, 0008-00-061.05, 0008-00-061.04, and 0008-00-026.00 is required. Please provide this on the next submittal.

Another requirement of the Highway Corridor Overlay is the Building Vernacular and Materials. These are outlined in section 4.3.2.F.3 and 4.3.2.F.4.

Since this project is located within the Highway Corridor Overlay, a minimum of 10 percent of the site must be devoted to usable open space (UDO 4.3.6.L.1). Please mark and note this on your next submittal.

The Highway Corridor Overlay District has additional signage, lighting, and landscaping requirements. These are outlined in 4.3.2.H, 4.3.2.I, and J. Please become familiar with these requirements for your next submittal.

Standard landscaping, signage, and lighting requirements can be found in chapter 7 of the UDO.

The project is adjacent to a brownfield. Please provide a Phase 1 Environmental Study when the project reaches civil plan review.

A full lighting, signage, and landscaping plan are required at the Civil Submittal sta

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

Review Comments:

Due to 3 business structures being added, the private access driveway that comes off of Lengers Way will need to be named per the UDO policy 6.11.4 (G). Please submit names that you would like to be considered to addresser@lanc911.com. See UDO policy 6.11.3 attached regarding road name standards. Once the names submitted have been vetted, the name chosen will be submitted to the Planning Commission for Final Approval.

LC Water & Sewer District - Erin Evans - 8032856919 **No Review Done**
eevans@lcwasd.org

Review Comments:

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

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

Please contact LCWSD about sewer upgrades.

SCDOT - David Gamble - (803) 385-4280 **No Review Done**
GambleDD@scdot.org

Review Comments:

This site does not directly access a state maintained road. If a TIA is required please submit it to SCDOT for review.

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

Review Comments:

his project is located in the Pleasant Valley Fire District, the following impact fees apply:

The Lancaster County Service Impact fee for Retail land use category is $1,829.00 per 1000 square foot. Office land use category is $621.00 per 1000 square foot. Institutional land use category is $1,243.00 per 1000 square foot.

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

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

6.11 STREET NAMES AND HOUSE NUMBERS

6.11.1 SYSTEM ESTABLISHED

There is hereby established an official system of road names in the County as shown on a map entitled "Lancaster County Official Streets and Highways Map," a copy of which is on file and available for reference at the Lancaster County Public Safety Communications Department and made a part hereof by reference. Names of roads shall remain as shown on said map unless officially changed as herein provided. The E-911 Database Coordinator shall maintain an up to date index listing the names of all known roads.

6.11.2 CONDITIONS OF ACCEPTANCE

No new road shall be platted by the County until such road has been named as herein provided.

A. A master list of the names, including suffixes of all roads and streets, within Lancaster County shall be maintained by the E-911 Coordinator and kept on file in the Planning Department.

B. Road names on all plats must be first approved by the Planning Department/E-911 coordinator before the plat may be recorded in the Register of Deeds office.

6.11.3 ROAD NAME STANDARDS

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

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

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

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

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

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

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

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

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

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

a. Alley (Aly): A narrow street; a thoroughfare through the middle of a block giving access to the rear of lots or buildings which are intended to provide

indirect, limited access, but not accommodate through traffic. Utilities, either above ground or underground, and services such as garages, service doors, dumpsters, etc. may be located in alleyways to provide service connections to rear elevations.

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

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

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

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

f. Trail (Trl): A winding thoroughfare.

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

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

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

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

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

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

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

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

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

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

6.11 STREET NAMES AND HOUSE NUMBERS

6.11.1 SYSTEM ESTABLISHED

There is hereby established an official system of road names in the County as shown on a map entitled "Lancaster County Official Streets and Highways Map," a copy of which is on file and available for reference at the Lancaster County Public Safety Communications Department and made a part hereof by reference. Names of roads shall remain as shown on said map unless officially changed as herein provided. The E-911 Database Coordinator shall maintain an up to date index listing the names of all known roads.

6.11.2 CONDITIONS OF ACCEPTANCE

No new road shall be platted by the County until such road has been named as herein provided.

A. A master list of the names, including suffixes of all roads and streets, within Lancaster County shall be maintained by the E-911 Coordinator and kept on file in the Planning Department.

B. Road names on all plats must be first approved by the Planning Department/E-911 coordinator before the plat may be recorded in the Register of Deeds office.

6.11.3 ROAD NAME STANDARDS

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

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

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

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

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

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

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

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

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

a. Alley (Aly): A narrow street; a thoroughfare through the middle of a block giving access to the rear of lots or buildings which are intended to provide

indirect, limited access, but not accommodate through traffic. Utilities, either above ground or underground, and services such as garages, service doors, dumpsters, etc. may be located in alleyways to provide service connections to rear elevations.

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

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

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

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

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

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

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

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

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

6.11.4 PROCEDURE FOR NAMING A NEW ROAD

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

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

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

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

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

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

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

6.11.5 PROCEDURE FOR CHANGING THE NAME OF AN EXISTING ROAD

A. Any person, firm, or corporation shall submit a written request to the Planning Department which proposes to change the name of a previously named road. Such request shall include any descriptive/locational information required by the Planning Department; designate a spokesperson by name, address, and telephone number; provide first and second road name choices; and be accompanied by a petition, signed by 75 percent of the owners addressed on the affected road. The request must also include a reason for the name change. When the request is submitted by the Public Safety Communications Department, or its successor entity, for a road name change based on the provisions of Section 23-47-60(C)(2) of the Code of Laws of South Carolina 1976, as amended, or when needed to rename road segments for computer aided dispatch database purposes, the requirement for the request to be accompanied by a petition does not apply.

B. Upon receipt of such request, the Planning Department shall schedule consideration of same by the Lancaster County Planning Commission. The Planning Commission's consideration shall be conducted during any regular meeting of the Planning Commission. The public notice requirement for this type of application shall be the same as is contained in Chapter 9.

Review Comments to date: Civil Plan 20232005 Elite Shopping Center

911 Addressing: Sandra Burton:

Addresses can not be issued until the private drive is approved.

Fire Marshall:

1. No utility plans are shown. Show water plans so that all buildings are within 500 feet of a fire hydrant.
2. Riser rooms are shown on building diagrams. Remote FDC are required with Knox locking caps. Remote FDC must be within 100 feet of a fire hydrant.
3. Truck movement page shows truck going over curbs, adjust truck movement plan.