



**Planning Department**

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721  
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[www.mylancastersc.org](http://www.mylancastersc.org)

**ZONING MAP AMENDMENT APPLICATION**

**SUBMITTAL REQUIREMENTS**

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

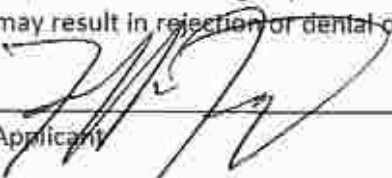
**GENERAL INFORMATION**

Property Address 2991 Vance Baker Road  
City Lancaster State SC Zip 29720 Tax Parcel ID 0009-00-015.00  
Current Zoning LDR Current Use Vacant - cleared  
Proposed Zoning MDR (CSOD) Total Acres 112.5 acres  
Project Description Applicant proposes to develop a Master Planned single-family detached residential community under Lancaster County's CSOD - Cluster Subdivision overlay district regulations.  
  
  
Surrounding Property Description North - Legacy Park. East - Undeveloped.  
West - Legacy Park. South - Undeveloped

**CONTACT INFORMATION**

Applicant Name Jeff Jernigan - Arbor Walk, LLC c/o Peter Tatge - ESP Associates, Inc.  
Address 3475 Lakemont Blvd  
City Fort Mill State SC Zip 29708 Phone 980-721-0186  
Fax  Email ptatge@espassociates.com  
Property Owner Name HHTF Company, LLC  
Address 1004 Shinnecock Lane  
City Marvin State NC Zip 28173 Phone   
Fax  Email

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

  
Applicant

6-28-2021  
Date

See attached notarized joinder letter

Property Owner(s)

Date

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

#### LANCASTER COUNTY OFFICE USE ONLY

Application Number \_\_\_\_\_ Date Received \_\_\_\_\_ Receipt Number \_\_\_\_\_

Amount Paid \_\_\_\_\_ Check Number \_\_\_\_\_ Cash Amount \_\_\_\_\_

Received By \_\_\_\_\_ Planning Commission Meeting Date \_\_\_\_\_

#### SCHEDULE/PROCESS 1. Submit Application

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

#### 2. Planning Commission

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

#### 3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.