



**MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION**

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

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

**September 1, 2022 5:00 P.M.  
MINUTES**

Chairman Deese called the meeting to order at 5:01 p.m.

**1. Roll Call:**

**Members Present:**

Jim Barnett   Charles Deese   Sheila Hinson   Ben Levine

Absent: Tamecca Neely, Alan Patterson

**Others Present:**

Rox Burhans, Development Services Director   Clerk: Jennifer Bryan  
Ashley Davis, Senior Planner  
Matthew Blaszyk, Planner .

Michelle Simonetti, Legacy Park HOA.

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. UDO-TA-2022-0172 MUSC-HCO Revision**

Application by The Keith Corporation on behalf of MUSC to amend Unified Development Ordinance Section 4.3.2, Highway Corridor Overlay District (HCO), paragraph D "Exceptions and non-conforming situations."

**Staff Presentation:** Ashley Davis, Senior Planner

**Discussion points:**

- Purpose of request is exemption from certain parking layout requirements of HCO. 55% or more must be to rear.
- Status of lawsuit between Piedmont and MUSC. Delayed development of MUSC has rendered some issues moot.
- Existing house on property will be removed.

- Proposed TA is vague and broad, would essentially exempt unified campuses from all requirements of HCO.
- “Unified Campus” is also overly broad description. Defeats the purpose of the HCO.
- HCO was in place before applicant bought property.
- Terminology of “unique site plan” is non-specific.

**b. SD 2022-0733 Shiloh Woods**

Application by Century Communities and William Harper for a Preliminary Plat for four parcels totaling approximately 173.52 acres located at and adjacent to 500 and 516 W. Shiloh Unity Road (TM#s 0049-00-004.130049-00-004.16, 0049-00-005.01 and 0049-00-005.02) to allow development of a 404-lot Cluster Subdivision.

Staff Presentation: Ashley Davis, Senior Planner

Discussion points:

- RZ has not yet been approved [1<sup>st</sup> reading at Council on 9/12/2022]
- LCWSD will not review plan until water/sewer access is extended, which at this point is at least 2 years out [Roselyn].
- Revision submitted yesterday. Has 398 lots instead of 404; open space, parks and access/entrance have been changed.
- One of the designated parks is only .2 acres.
- Staff has provided feedback about significant problems with usable open space.
- Current entrance design straddles Arrowood exit [Havenwood], not aligned, unlikely to be approved by SCDOT.
- Plan seems incomplete and premature, considering rezoning has not yet been approved.
- Lack of alignment with Havenwood creates more congestion/conflict points.
- See attachments: 5pp Preliminary Site Plan;

**c. DA-2022-0733 Shiloh Woods**

Application by Century Communities and William Harper for a development agreement for four parcels totaling approximately 173.52 acres located at Williamson Farm Road, and at 500 and 516 W. Shiloh Unity Road (TM#s 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02) to allow development of a 404-lot Cluster Subdivision.

Staff Presentation: Ashley Davis, Senior Planner

Discussion points:

- Would be subject to Parks & Recreation Impact Fee, but outside of area for other Impact Fees.
- If Preliminary Plat is denied, then DA cannot proceed.

**d. RZ-2022-1527 Arbor Walk (LDR to MDR)**

Application by Arbor Walk, LLC to rezone approximately 112.5 acres located at or adjacent to 2991 Vance Baker Road (TM# 0009-00-015.00) from Low Density Residential (LDR) to Medium Density Residential to create a 179-lot single-family residential development.

Staff Presentation: Rox Burhans, Development Services Director

Discussion points:

- Originally slated for August agenda but deferred by applicant.
- Density 1.6 units per acre.
- Staff has requested 1) written confirmation from LCWSD regarding intended transfer of pump station parcel. 2) proposed upgrade plan for Vance Baker, either by applicant or by County or a combination thereof.
- Clerk provided summary of 66 citizens' comments emails received to date [see attachment] all opposed. Most frequent cited concerns are road conditions, safety and traffic, especially on Vance Baker and S. Legacy Park.
- Original planned subdivision in the 2000s extended into Union County NC. County ordinance enacted since then prohibits primary entrance across state lines.
- At the Community Meeting at Redrocks Café, residents expressed considerable concern about road conditions, safety and traffic.
- Wilson Creek is creating a traffic circle on Shelley Mullis.
- Comment from Public Works would be invaluable.
- TIA dated about 15 months ago, based on original 240-lot concept plan. Per SCDOT direction, used pre-COVID traffic counts coupled with a standardized allowance for growth, to compensate for data skew due to COVID shutdown.
- DA and Preliminary Plat are conjoined, drastic change to either would require re-submission for new approval.
- Chair requests moving the agenda item to beginning of agenda to accommodate anticipated visitors.

**e. DA-2022-1527 Arbor Walk**

Application by Arbor Walk, LLC for a development agreement for approximately 112.75 acres located at or adjacent to 2991 Vance Baker Road (TM# 0009-00-015.00 and 0009-00-011.02) to create a 179-lot single-family residential development.

Staff Presentation: Rox Burhans, Development Services Director

Discussion points:

No additional discussion.

**f. RZ-2022-1566 Chernyak (MDR to GB)**

Application by Svyatoslav Chernyak to rezone .621 acres located at 9851 Kohut Road, Indian Land (TM# 0006N-0B-009.00) from Medium Density Residential (MDR) to General Business (GB) to allow redevelopment as a commercial property.

Staff Presentation: Matthew Blaszyk, Planner

Discussion points:

- There have been 2 recent rezoning cases adjacent to this.
- MDR residential properties across the street.

**g. RZ-2022-1759 Kings Mtn (Daycare) LDR to INS**

Application by King's Mountain Self-Storage LLC to rezone 4.84 acres (TM# 0013-00-024.00) located at 4263 Doby's Bridge Road, Indian Land, from Low Density Residential (LDR) to Institutional (INS) district, to allow development of a daycare facility.

Staff Presentation: Matthew Blaszyk, Planner

Discussion points:

- Parcel has water but not sewer service.
- SCDHEC will need to approve septic before building permit can be obtained.
- TIA will be required for site.

**3. Other:**

a. Review of Next Month's Agenda

One rezoning; one Preliminary Plat; potentially one Conditional Use.

b. Other:

- September COW meeting will include a presentation by UDO consultant, and a presentation by Ashley Davis re: Comprehensive Plan.
- Ashley Davis distributed copies of the Comprehensive Plan Key Topic Forums flyer to Commissioners.

**4. Adjourn**

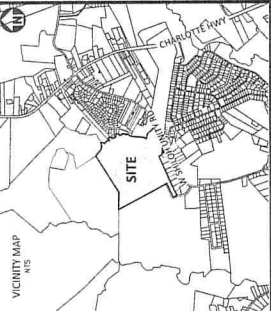
Meeting was adjourned at 6:14 p.m.

## 9/1/2022 Summary of Arbor Walk RZ/DA-2022-1579 Citizen's Comments

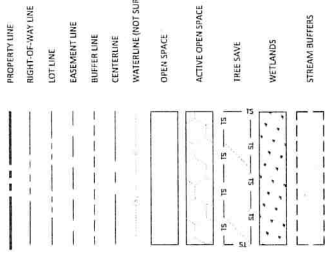
As of 3:15 pm on 9/1, we had received 66 emails representing 72 individuals. All submitted comments took a position requesting denial of the proposed RZ and DA for Arbor Walk.

- 23 comments stated a position against but had no further detail.
- 34 stated concerns regarding traffic congestion:
  - 10 general
  - 26 Vance Baker
  - 15 S. Legacy Park Dr
  - 7 Shelly Mullis
  - 6 Goldwing
  - 2 Henry Harris
  - 1 Waxhaw-Marvin Rd.
- 20 stated concerns with the condition of roads, width of roads or future maintenance concerns; of those 9 specifically mentioned the width of Vance Baker.
- 25 expressed concern for pedestrian and/or bicyclist safety or lack of sidewalks.
- 9 cited concerns over potential construction disruption: trucks, noise, dirt and runoff.
- 6 expressed concern over damage to local natural habitats including a nearby stream.
- 5 expressed concern over existing school overcrowding.

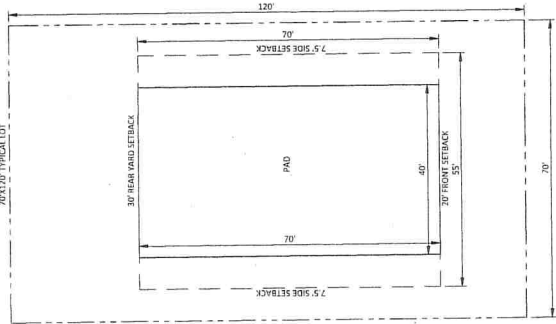
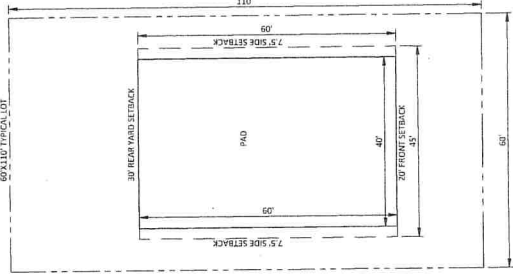
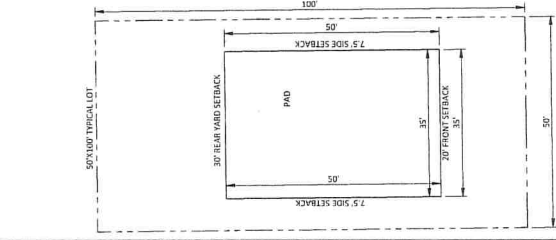




SITE DATA	
PROJECT:	
MCADAMS	
3430 TORNGODEN WAY, SUITE 110	
CHARLOTTE, NC 28277	
PID:	
0049-00-004.13 & 0049-00-004.16 & 0049-00-005.01 & 0049-00-005.02	
EXISTING ZONING:	
MID & LDR	
PROPOSED ZONING:	
TOTAL DEVELOPMENT	
AREA:	
SINGLE FAMILY	
60' X 100'	
70' X 130'	
SINGLE LOT TOTAL:	
398,107 S.F.	
TOTAL LOT AREA:	
5,000 S.F.	
FRONT SETBACK:	
30 FT	
CORNER LOT FRONT SETBACK:	
7.5 FT	
REAR SETBACK:	
30 FT	
PROPOSED DENSITY:	
2.34 DU/AC	
OPEN SPACE REQUIRED (25% OF SITE):	
152,533 AC	
PARK SPACE REQUIRED (15% OF SITE):	
22,880 AC	
PARK SPACE PROVIDED***:	
4,849 AC	
TOTAL OPEN SPACE PROVIDED****:	
4,974 AC = 56% OF SITE	
TOTAL OPEN SPACE SET ASIDE - (TOTAL PARK - PRIMARY CONSERVATION AREAS)	
TOTAL OPEN SPACE SET ASIDE - (159.86 AC - 13.42 AC * 0.25) = 13.42 * 51.53 AC	
MINIMUM PERMITS (UNLESS OTHERWISE SPECIFIED) AND STORMWATER CONTROL MEASURES SHALL NOT COUNT TOWARD OPEN SPACE, PER ORDINANCE	
***PARK SPACE IS COMPRISED OF AMENITY AREAS AND POCKET PARKS	
****STORMWATER DETENTION IS NOT COUNTED TOWARD OPEN SPACE AREA	

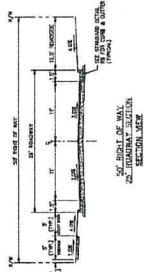
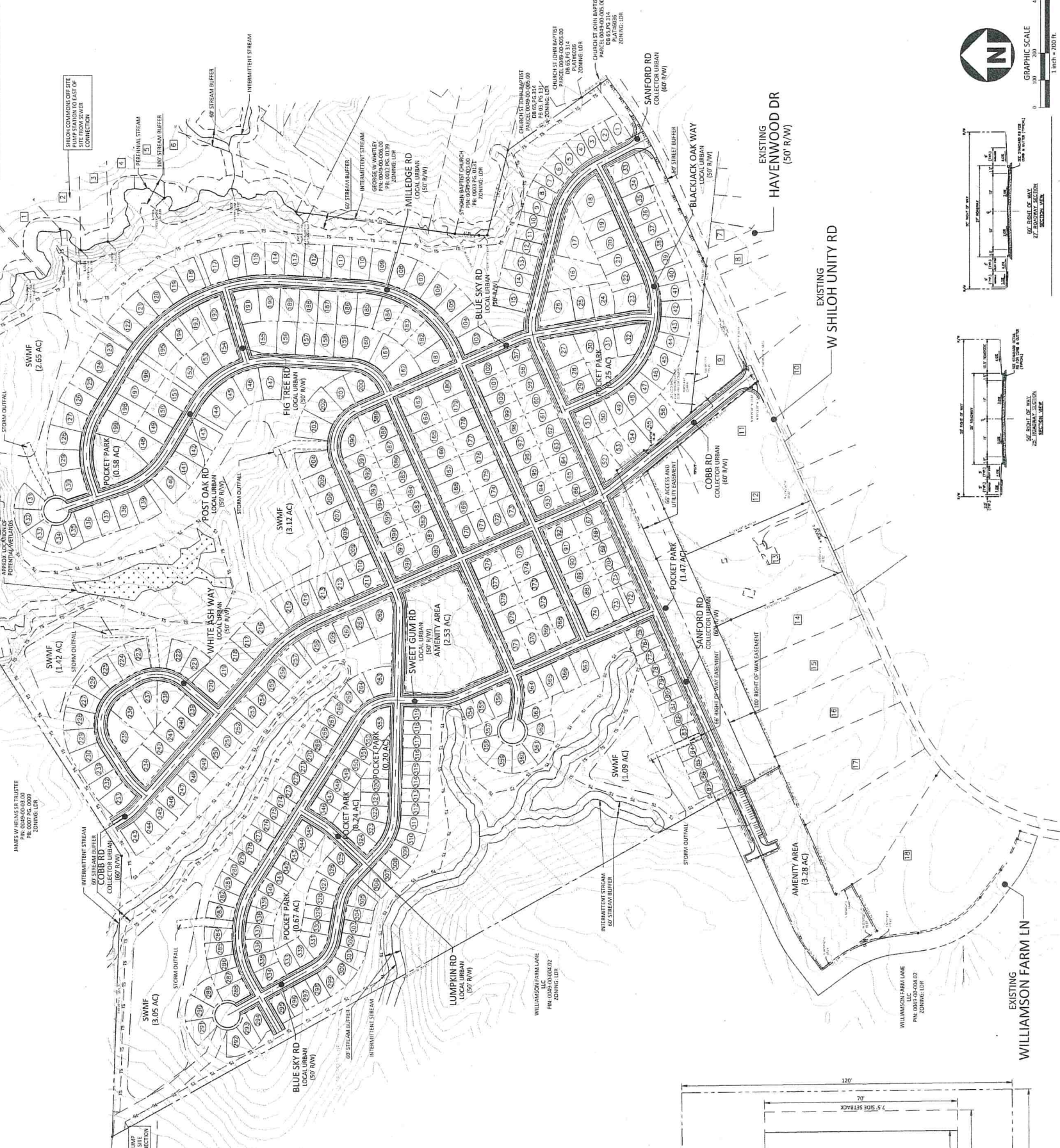
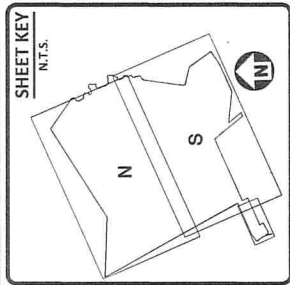


Along	From	Distance (ft)
Sanford Rd	W Shiloh Unit Rd to Blackjack Oak Way	207
Sanford Rd	Blackjack Oak Way to Blue Sky Rd	695
Sanford Rd	Blue Sky Rd to Sweet Gum Rd	301
Sanford Rd	Sweet Gum Rd to Cobble Rd	470
Sanford Rd	Cobble Rd to Sweet Gum Rd	980
Blackjack Oak Way	Sweet Gum Rd to Torngoden	610
Blackjack Oak Way	Sanford Rd to Blue Sky Rd	501
Blue Sky Rd	Blackjack Oak Way to Sanford Rd	448
Blue Sky Rd	Sanford Rd to Millidge Rd	282
Blue Sky Rd	Millidge Rd to Post Oak Rd	290
Blue Sky Rd	Post Oak Rd to Cobble Rd	417
Blue Sky Rd	Sweet Gum Rd to Lumpkin Rd	637
Blue Sky Rd	Lumpkin Rd to Sweet Gum Rd	666
Blue Sky Rd	Sweet Gum Rd to Cul-de-sac	135
Cobble Rd	W Shiloh Unit Rd to Sanford Rd	710
Cobble Rd	Sanford Rd to Millidge Rd	275
Cobble Rd	Millidge Rd to Post Oak Rd	290
Cobble Rd	Post Oak Rd to White Ash Way	600
Cobble Rd	White Ash Way to Dead End	161
Sweet Gum Rd	Sanford Rd to Millidge Rd	275
Sweet Gum Rd	Millidge Rd to Post Oak Rd	290
Sweet Gum Rd	Post Oak Rd to Blue Sky Rd	439
Sweet Gum Rd	Blue Sky Rd to Lumpkin Rd	565
Sweet Gum Rd	Lumpkin Rd to Blue Sky Rd	763
Sweet Gum Rd	Blue Sky Rd to Sweet Gum Rd	466
Millidge Rd	Cobble Rd to Blue Sky Rd	655
Millidge Rd	Blue Sky Rd to Fig Tree Rd	994
Post Oak Rd	Fig Tree Rd to Sweet Gum Rd	996
Post Oak Rd	Cul-de-sac to Sweet Gum Rd	217
Post Oak Rd	Sweet Gum Rd to Cobble Rd	465
Post Oak Rd	Cobble Rd to Blue Sky Rd	655
Post Oak Rd	Blue Sky Rd to Fig Tree Rd	301
Post Oak Rd	Fig Tree Rd to Cul-de-sac	154
Fig Tree Rd	Millidge Rd to Post Oak Rd	292
White Ash Way	Cobble Rd to Cobble Rd	895
Lumpkin Rd	Blue Sky Rd to Sweet Gum Rd	315



ADJACENT PROPERTY OWNERS	
PART	OWNER
1. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
2. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
3. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
4. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
5. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
6. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
7. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
8. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
9. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
10. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
11. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
12. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
13. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
14. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
15. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
16. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
17. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
18. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
19. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
20. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
21. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
22. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
23. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
24. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
25. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
26. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
27. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
28. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
29. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
30. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
31. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
32. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
33. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
34. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
35. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
36. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
37. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
38. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
39. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
40. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
41. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
42. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
43. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
44. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
45. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
46. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
47. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
48. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
49. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
50. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
51. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
52. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
53. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
54. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
55. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
56. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
57. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
58. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
59. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
60. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
61. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
62. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
63. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
64. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
65. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
66. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
67. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
68. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
69. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
70. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
71. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
72. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
73. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
74. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
75. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
76. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
77. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
78. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
79. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
80. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
81. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
82. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
83. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
84. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
85. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
86. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
87. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
88. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
89. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
90. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
91. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
92. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
93. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
94. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
95. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
96. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
97. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
98. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
99. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
100. 0049-00-037.00	LANCASTER COUNTY WATER AND SEWER

- GENERAL NOTES:
- PRELIMINARY PLAN IS SUBJECT TO ANYOR REVISIONS DURING THE DESIGN PROCESS AS IT MAY BE REQUIRED.
  - ALL BUILDINGS ARE TO BE WITHIN 50' OF A FIRE HYDRANT AS AN APPROPRIATE WOULD BE A REQUIREMENT.
  - STORMWATER CONTROL MEASURES ARE SCHEMATIC. IN NATURE, FINAL SIZE AND LOCATION TO BE DETERMINED BY THE ENGINEER.
  - PER LDR 4.1.1.9, MARKET IN ARCHITECTURE AND BUILDING MATERIALS SHALL BE ENCOURAGED. IT IS ENCOURAGED THAT BUILDINGS BE CONSTRUCTED USING QUALITY FINISH MATERIALS (I.E., BRICK, MASONRY, STONE, CONCRETE).
  - PER LDR 4.1.1.9, TREES OVER 24 INCHES IN DIAMETER (DBH) SHALL BE PRESERVED AND INCORPORATED IN THE LANDSCAPE DESIGN. TREES LESS THAN 24 INCHES IN DIAMETER (DBH) MAY ALSO NEED TO BE PRESERVED AND LABELED UPON COMPLETION OF DEVELOPMENT PHASES. NO PERSON OR ENTITY SHALL REMOVE OR DAMAGE ANY TREE OR SHrub WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR THE LOCAL GOVERNMENT ADMINISTRATOR. TO THE BEST OF OUR KNOWLEDGE NO TREE SURVEY HAS BEEN COMPLETED ON THE PROPERTY TO DATE. ANY REMOVAL OF TREES SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNMENT ORDINANCES.
  - FREE PRESERVATION AREAS SHALL BE PROVIDED WHEREVER POSSIBLE ON SITE, AT THE DEVELOPER'S DISCRETION.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**MCADAMS**

The John B. McAdams Company, Inc.  
3430 Torngoden Way  
Suite 110  
Charlotte, NC 28277  
phone 704.537.0800  
fax 704.537.2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**

CENTURY COMMUNITIES  
7401 CARMEL EXECUTIVE PARK DRIVE  
SUITE 310  
CHARLOTTE, NORTH CAROLINA 28226

# SHILOH WOODS PRELIMINARY PLAT W SHILOH UNITY ROAD LANCASTER, SOUTH CAROLINA 29720

**REVISIONS**

NO.	DATE

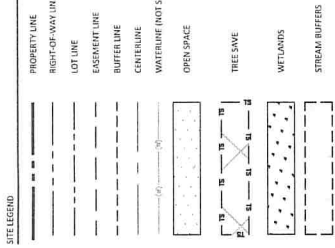
**PLAN INFORMATION**

PROJECT NO. CEN-22001  
FILENAME CEN22001-PL1  
CHECKED BY JBW  
DRAWN BY DMD  
SCALE 1"=200'  
DATE 07.01.2022  
SHEET

**PRELIMINARY PLAT  
SITE PLAN**

# PL-1

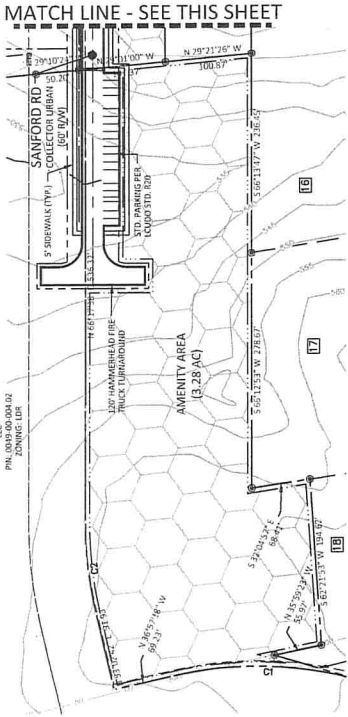




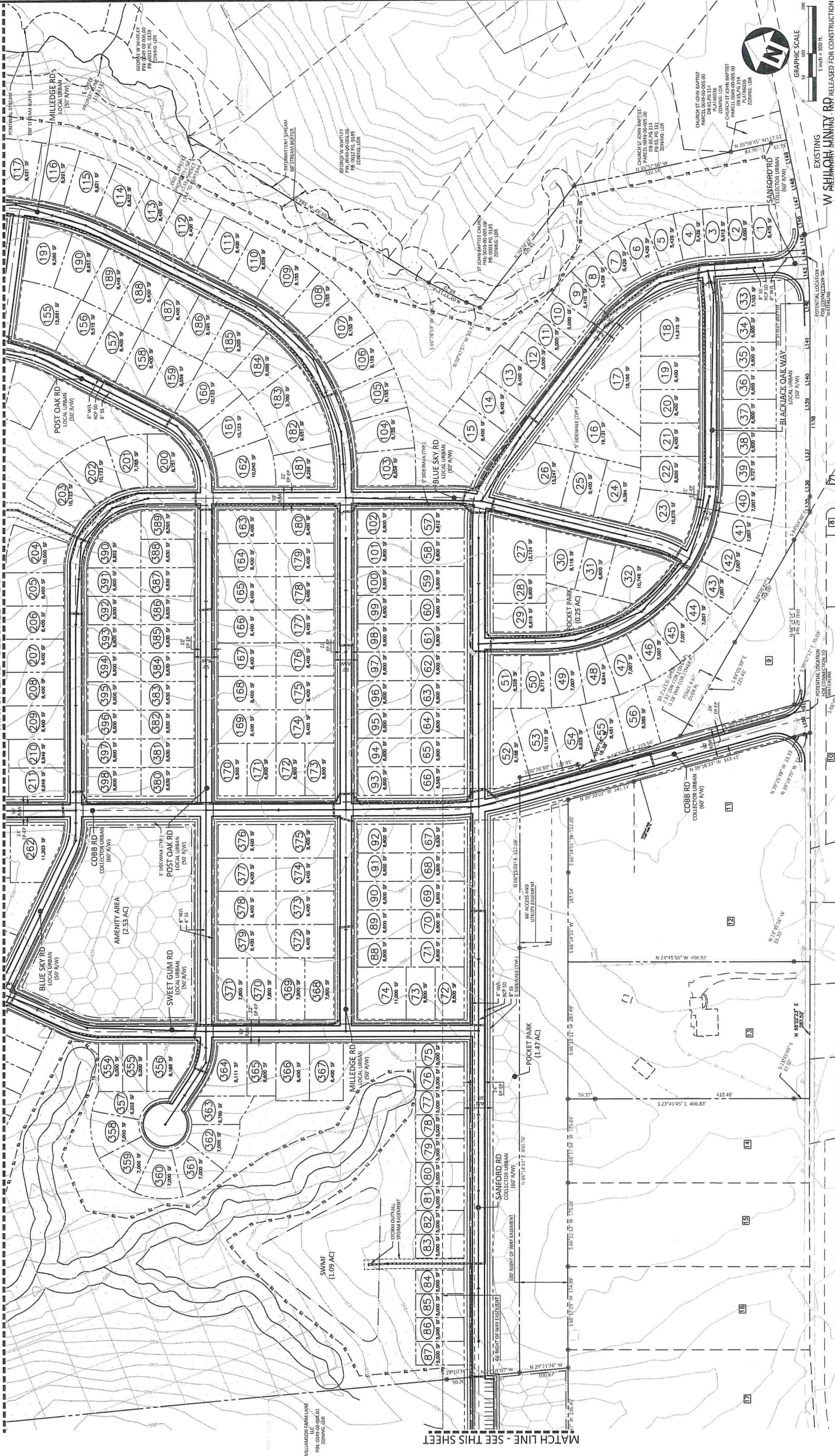
ADJACENT PROPERTY OWNERS

PARCEL	PLAT	OWNER	ZONING
1	0049-00-004-00	THE FARMVILLE REGIONAL ADAPTATION INC.	MDR
2	0049-00-004-00	LANCASTER COUNTY WATER AND SEWER	MDR
3	0049-00-004-00	CHAD WELLS & KAREN WALLS	MDR
4	0049-00-004-00	FRANK PALAZZOLO & JENNIFER STRUNK	MDR
5	0049-00-004-00	FRANK PALAZZOLO & JENNIFER STRUNK	MDR
6	0049-00-004-00	FRANK PALAZZOLO & JENNIFER STRUNK	MDR
7	0049-00-004-00	FRANK PALAZZOLO & JENNIFER STRUNK	MDR
8	0049-00-004-00	FRANK PALAZZOLO & JENNIFER STRUNK	MDR
9	0049-00-004-00	FRANK PALAZZOLO & JENNIFER STRUNK	MDR
10	0049-00-004-00	FRANK PALAZZOLO & JENNIFER STRUNK	MDR
11	0049-00-004-00	FRANK PALAZZOLO & JENNIFER STRUNK	MDR
12	0049-00-004-00	FRANK PALAZZOLO & JENNIFER STRUNK	MDR
13	0049-00-004-00	FRANK PALAZZOLO & JENNIFER STRUNK	MDR
14	0049-00-004-00	FRANK PALAZZOLO & JENNIFER STRUNK	MDR
15	0049-00-004-00	FRANK PALAZZOLO & JENNIFER STRUNK	MDR
16	0049-00-004-00	FRANK PALAZZOLO & JENNIFER STRUNK	MDR
17	0049-00-004-00	FRANK PALAZZOLO & JENNIFER STRUNK	MDR
18	0049-00-004-00	FRANK PALAZZOLO & JENNIFER STRUNK	MDR

NOTE: PROPERTY INFORMATION BASED ON LANCASTER COUNTY GIS



MATCH LINE - SEE SHEET PL-3

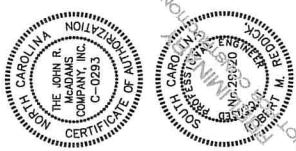


**MCADAMS**  
The John R. McAdams Company, Inc.  
3430 Torrington Way  
Suite 110  
Charlotte, NC 28277  
phone 704.537.0800  
fax 704.364.2269  
license number: C-0293, C-187  
www.mcadamsco.com

CLIENT

CENTURY COMMUNITIES  
7401 CARMELO EXECUTIVE PARK DRIVE  
SUITE 310  
CHARLOTTE, NORTH CAROLINA 28226

**SHILOH WOODS**  
PRELIMINARY PLAT  
W SHILOH UNITY ROAD  
LANCASTER, SOUTH CAROLINA 29720



REVISIONS

NO.	DATE
-----	------

PLAN INFORMATION

PROJECT NO.	CEN-22001
FILE NAME	CEN22001-PL1
CHECKED BY	JBW
DRAWN BY	DMD
SCALE	1"=100'
DATE	07.01.2022
SHEET	

PRELIMINARY PLAT  
SITE PLAN - S

**PL-2**

GRAPHIC SCALE  
1 inch = 100 ft.

EXISTING  
W SHILOH UNITY RD  
FOR CONNECTION TO  
WATERLINE





The John R. McAdams Company, Inc.  
3430 Toringdon Way  
Suite 110  
Charlotte, NC 28277  
phone 704. 527. 0800  
fax 919. 361. 2269  
license number: C-0293, C-187  
[www.mcadamsco.com](http://www.mcadamsco.com)

CENTURY COMMUNITIES  
7401 CARMEL EXECUTIVE PARK DRIVE  
SUITE 310  
CHARLOTTE, NORTH CAROLINA 28226

**SHILOH WOODS**  
PRELIMINARY PLAT  
W SHILOH UNITY ROAD  
LANCASTER, SOUTH CAROLINA 29720



## NO. DATE

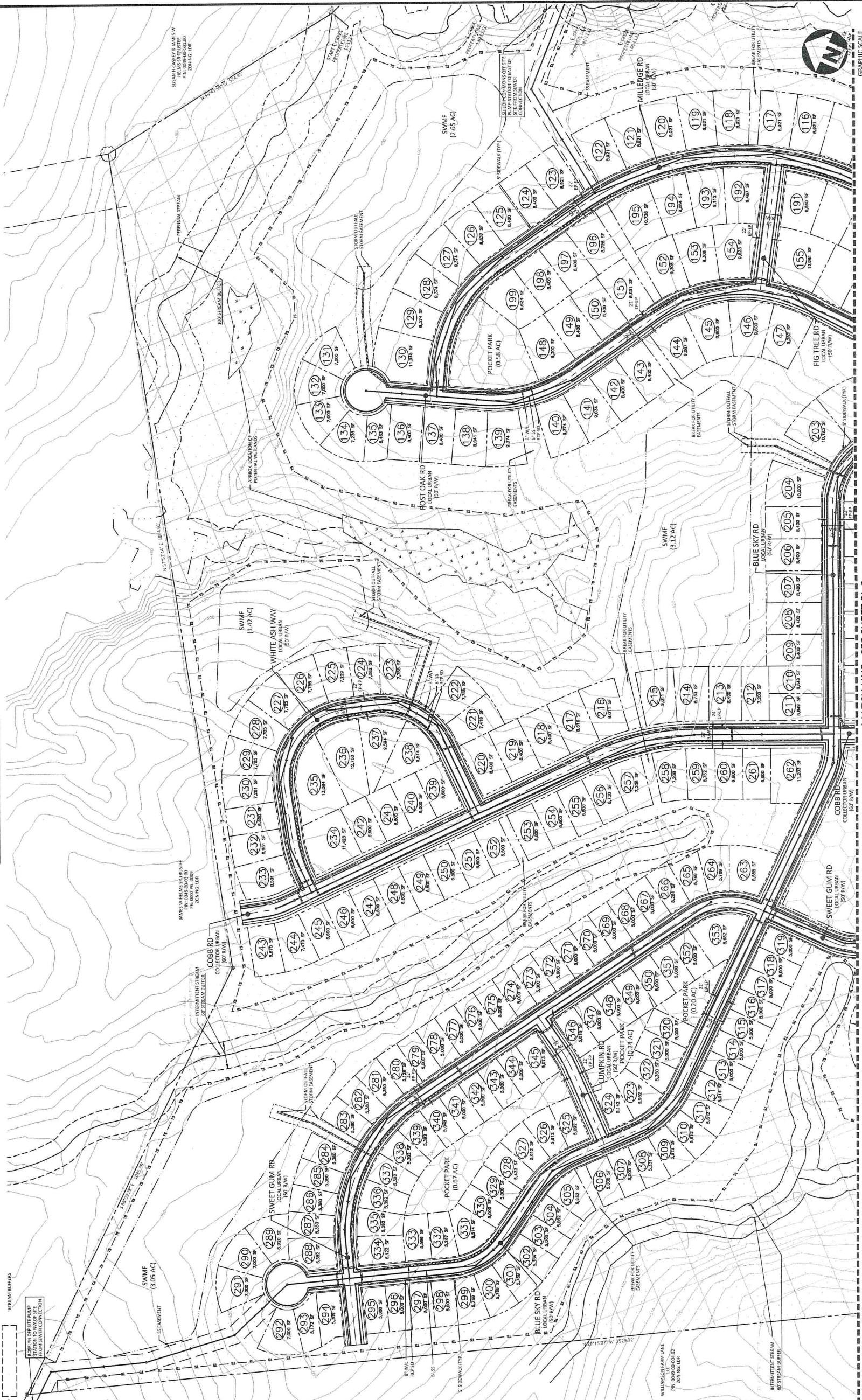
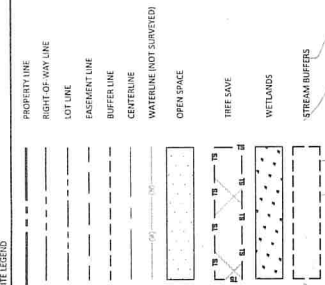
PROJECT NO.	CEN-22001
FILENAME	CEN2001-PLT
CHECKED BY	JBW
DRAWN BY	DMD
SCALE	1"=100'
DATE	07.01.2022
<b>SHEET</b>	

3-2



ZONE	OWNER	PERMANENT RESIDENT ADOPTION INC	PLAT	PARCEL
ADR	LANCASTER COUNTY WATER AND SEWER <td>554-0000</td> <td>15</td> <td>0049-00-003-00</td>	554-0000	15	0049-00-003-00
ADR	FRANK WALKER & KAREN WALKER <td>2606-9</td> <td>16</td> <td>0049-00-003-00</td>	2606-9	16	0049-00-003-00
ADR	CHAD WALKER & KAREN WALKER <td>2606-9</td> <td>17</td> <td>0049-00-003-00</td>	2606-9	17	0049-00-003-00
ADR	FRANK PALAZZOLO & JENNIFER STRUNK <td>2006-9</td> <td>18</td> <td>0049-00-004-00</td>	2006-9	18	0049-00-004-00
ADR	LANCASTER COUNTY WATER AND SEWER <td></td> <td>19</td> <td>0049-00-004-00</td>		19	0049-00-004-00
ADR	FRANK CHRISTOPHER & CATHARINE CHRISTOPHER <td>2003-10</td> <td>20</td> <td>0049-00-004-00</td>	2003-10	20	0049-00-004-00
ADR	LANCASTER CITY OF HAINESWOOD DRIVE <td>2003-10</td> <td>21</td> <td>0049-00-004-00</td>	2003-10	21	0049-00-004-00
ADR	DANIEL W. PHILLIPS <td>2003-10</td> <td>22</td> <td>0049-00-004-00</td>	2003-10	22	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>23</td> <td>0049-00-004-00</td>	2003-10	23	0049-00-004-00
ADR	DAVID M. DAVIS & SHELLEY RUSSELL <td>2003-10</td> <td>24</td> <td>0049-00-004-00</td>	2003-10	24	0049-00-004-00
ADR	BOBBY E. HOWARD JR <td>2003-10</td> <td>25</td> <td>0049-00-004-00</td>	2003-10	25	0049-00-004-00
ADR	SCOTT E. HOWARD JR <td>2003-10</td> <td>26</td> <td>0049-00-004-00</td>	2003-10	26	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>27</td> <td>0049-00-004-00</td>	2003-10	27	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>28</td> <td>0049-00-004-00</td>	2003-10	28	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>29</td> <td>0049-00-004-00</td>	2003-10	29	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>30</td> <td>0049-00-004-00</td>	2003-10	30	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>31</td> <td>0049-00-004-00</td>	2003-10	31	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>32</td> <td>0049-00-004-00</td>	2003-10	32	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>33</td> <td>0049-00-004-00</td>	2003-10	33	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>34</td> <td>0049-00-004-00</td>	2003-10	34	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>35</td> <td>0049-00-004-00</td>	2003-10	35	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>36</td> <td>0049-00-004-00</td>	2003-10	36	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>37</td> <td>0049-00-004-00</td>	2003-10	37	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>38</td> <td>0049-00-004-00</td>	2003-10	38	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>39</td> <td>0049-00-004-00</td>	2003-10	39	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>40</td> <td>0049-00-004-00</td>	2003-10	40	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>41</td> <td>0049-00-004-00</td>	2003-10	41	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>42</td> <td>0049-00-004-00</td>	2003-10	42	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>43</td> <td>0049-00-004-00</td>	2003-10	43	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>44</td> <td>0049-00-004-00</td>	2003-10	44	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>45</td> <td>0049-00-004-00</td>	2003-10	45	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>46</td> <td>0049-00-004-00</td>	2003-10	46	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>47</td> <td>0049-00-004-00</td>	2003-10	47	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>48</td> <td>0049-00-004-00</td>	2003-10	48	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>49</td> <td>0049-00-004-00</td>	2003-10	49	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>50</td> <td>0049-00-004-00</td>	2003-10	50	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>51</td> <td>0049-00-004-00</td>	2003-10	51	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>52</td> <td>0049-00-004-00</td>	2003-10	52	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>53</td> <td>0049-00-004-00</td>	2003-10	53	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>54</td> <td>0049-00-004-00</td>	2003-10	54	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>55</td> <td>0049-00-004-00</td>	2003-10	55	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>56</td> <td>0049-00-004-00</td>	2003-10	56	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>57</td> <td>0049-00-004-00</td>	2003-10	57	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>58</td> <td>0049-00-004-00</td>	2003-10	58	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>59</td> <td>0049-00-004-00</td>	2003-10	59	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>60</td> <td>0049-00-004-00</td>	2003-10	60	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>61</td> <td>0049-00-004-00</td>	2003-10	61	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>62</td> <td>0049-00-004-00</td>	2003-10	62	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>63</td> <td>0049-00-004-00</td>	2003-10	63	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>64</td> <td>0049-00-004-00</td>	2003-10	64	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>65</td> <td>0049-00-004-00</td>	2003-10	65	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>66</td> <td>0049-00-004-00</td>	2003-10	66	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>67</td> <td>0049-00-004-00</td>	2003-10	67	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>68</td> <td>0049-00-004-00</td>	2003-10	68	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>69</td> <td>0049-00-004-00</td>	2003-10	69	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>70</td> <td>0049-00-004-00</td>	2003-10	70	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>71</td> <td>0049-00-004-00</td>	2003-10	71	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>72</td> <td>0049-00-004-00</td>	2003-10	72	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>73</td> <td>0049-00-004-00</td>	2003-10	73	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>74</td> <td>0049-00-004-00</td>	2003-10	74	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>75</td> <td>0049-00-004-00</td>	2003-10	75	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>76</td> <td>0049-00-004-00</td>	2003-10	76	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>77</td> <td>0049-00-004-00</td>	2003-10	77	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>78</td> <td>0049-00-004-00</td>	2003-10	78	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>79</td> <td>0049-00-004-00</td>	2003-10	79	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>80</td> <td>0049-00-004-00</td>	2003-10	80	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>81</td> <td>0049-00-004-00</td>	2003-10	81	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>82</td> <td>0049-00-004-00</td>	2003-10	82	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>83</td> <td>0049-00-004-00</td>	2003-10	83	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>84</td> <td>0049-00-004-00</td>	2003-10	84	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>85</td> <td>0049-00-004-00</td>	2003-10	85	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>86</td> <td>0049-00-004-00</td>	2003-10	86	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>87</td> <td>0049-00-004-00</td>	2003-10	87	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>88</td> <td>0049-00-004-00</td>	2003-10	88	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>89</td> <td>0049-00-004-00</td>	2003-10	89	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>90</td> <td>0049-00-004-00</td>	2003-10	90	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>91</td> <td>0049-00-004-00</td>	2003-10	91	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>92</td> <td>0049-00-004-00</td>	2003-10	92	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>93</td> <td>0049-00-004-00</td>	2003-10	93	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>94</td> <td>0049-00-004-00</td>	2003-10	94	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>95</td> <td>0049-00-004-00</td>	2003-10	95	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>96</td> <td>0049-00-004-00</td>	2003-10	96	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>97</td> <td>0049-00-004-00</td>	2003-10	97	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>98</td> <td>0049-00-004-00</td>	2003-10	98	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>99</td> <td>0049-00-004-00</td>	2003-10	99	0049-00-004-00
ADR	DAVID M. DAVIS <td>2003-10</td> <td>100</td> <td>0049-00-004-00</td>	2003-10	100	0049-00-004-00

NOTE: PROPERTY INFORMATION BASED ON LANCASTER COUNTY GIS



MATCH LINE - SEE SHEET PL-2

1 inch = 100 ft.



LOT MIX EXHIBIT



MCADAMS

The John R. McAdams Company, Inc.  
3430 Toringdon Way  
Suite 110  
Charlotte, NC 28277  
phone 704.527.0800  
fax 919.361.2269  
license number: C-0283, C-187  
www.mcadamsco.com

CLIENT

CENTURY COMMUNITIES  
7401 CARMEL EXECUTIVE PARK DRIVE  
SUITE 310  
CHARLOTTE, NORTH CAROLINA 28226

SHILOH WOODS  
PRELIMINARY PLAT  
W SHILOH UNITY ROAD  
LANCASTER, SOUTH CAROLINA 29720

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. CEN-22001  
FILENAME CEN22001-PL2  
CHECKED BY JBW  
DRAWN BY DMD  
SCALE 1"=200'  
DATE 07.01.2022

SHEET

PRELIMINARY PLAT  
EXHIBITS

PL-4



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



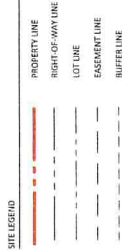
LEGEND

TOTAL POTENTIAL LOTS	398 LOTS
50' X 100'	133 LOTS
50' X 110'	132 LOTS
70' X 120'	133 LOTS

- SITE LEGEND
- PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - LOT LINE
  - EASEMENT LINE
  - BUFFER LINE



BUFFER EXHIBIT



CONNECTIVITY EXHIBIT



MCADAMS

The John R. McAdams Company, Inc.  
3430 Toringdon Way  
Suite 110  
Charlotte, NC 28277  
phone 704.527.0800  
fax 919.361.2269  
license number: C-0293, C-187  
www.mcadamsco.com

CLIENT

CENTURY COMMUNITIES  
7401 CARMEL EXECUTIVE PARK DRIVE  
SUITE 310  
CHARLOTTE, NORTH CAROLINA 28226

SHILOH WOODS  
PRELIMINARY PLAT  
W SHILOH UNITY ROAD  
LANCASTER, SOUTH CAROLINA 29720

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. CEN-22001  
FILENAME CEN22001-PL3  
CHECKED BY JBW  
DRAWN BY DMD  
SCALE 1"=300'  
DATE 07.01.2022

SHEET

PRELIMINARY PLAT  
EXHIBITS

PL-5