



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

August 25, 2022

Brandon Pridemore
R. Joe Harris & Associates, Inc.
127 Ben Casey Drive
Fort Mill, SC 29708

Project Number	20220735
Project Name	Nisbet
Location	Van Wyck Road
Stage	Sketch Plan
Parcel(s)	0022-00-002.00 and 0022-00-003.00
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,

A handwritten signature in black ink that reads "Chanda Kirkland".

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

Conditional

Review Comments:

- Required Building information to follow upon further Civil review stage and construction submittal for all building structures to include any existing and their intended use/occupancy classification for Oliver's lodge & Fish Camp and new structures to include: Kayak launch, Community house, Farmers market, Pool house & swimming pool (All structures to comply with 2018 IBC and all I-series codes)
- Required proper Accessible parking with access aisles at all Building structures
- Accessible route to be provided to all elements on site, with proper grade slopes
- Accessible curb ramps or blended transitions at building entrances from parking and any pedestrian crossings
- Required Accessibility at all outdoor paly fields and courts per 2017 ICC ANSI 117.1
- Further detailed review upon next stage Civil/site plan submittal

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

Conditional

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.
2. Permits from the Army Corp of Engineers will be necessary for any stream crossings and/or filling in the stream buffer or delineated wetlands or wetland buffer areas for this project. This can be a lengthy process.
3. This site has many has topographical challenges which must be overcome by careful engineering and quality construction practices.
4. The LCWSD will need to provide a capability and capacity letter for water and sewer services for the final proposal prior to a grading permit being issued.
5. A Traffic Impact Analysis will be needed for this project to determine offsite roadway improvements will be required as a result of increased traffic volumes due to this project. The TIA will be reviewed by Lancaster County's third-party Traffic Engineering firm at the expense of the developer. The TIA is in progress.
6. What is the plan for access and parking for the amenity areas: Community House, Farmer's Market, Garden, Kayak Launch, Play Fields, Oliver's Lodge and Fish Camp, Pool, etc.?

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

Not Approved

Review Comments:

1. This is a sketch plan review only. A more detailed review will be done at civil drawings.
2. Kayak Launch and Oliver's Lodge and Fish Camp do not have a fire apparatus access road. All buildings will need a fire apparatus access road that allows fire department access to within 150 feet of all sides of the building.
3. All buildings need to be within 500 feet of a fire hydrant measured as an apparatus would lay hose.

Planning - Ashley Davis - 803-416-9433
adavis@lancastersc.net

Not Approved

Review Comments:

Be Advised:

- There is an ordinance which may alter or remove the Cluster Subdivision Overlay which will be presented to County Council in September with a recommendation for an approval from Planning Commission.
- Do you have a general timeframe for how long it would take to gain sewer service to the site? If you have not already please review LCWSD policy amendment from March, 2021

- While not shown at this stage it is important to keep in mind that utility and stormwater easements may not be located within the buildable area of lots and must be primarily in common open space areas.

General:

- Because this plan is not to scale it is unclear if this project is feasible as shown,
- A TIA will be required for this project
- This project will be subject to the Parks and Recreation, School, Sheriff, EMS/ Fire Impact Fees
- A development agreement will be required
- A rezoning will be required for the parcel to pursue this arrangement
- Provide sheet or separate exhibit demonstrating links and nodes as well as the connectivity index calculations
- Without pages showing the square footage of each lot we cannot confirm that all lots meet the minimum 5,000 sq ft lot area
- A block length table must be submitted and ensure all roads meet minimum block length and do not exceed maximum block length
- Clarify the location of your "Park Space" within "Open Space" Area
- Pursuant to UDO section 6.4.1.C "A pedestrian/bicycle accessway shall be required near the center and entirely across any block in excess of 800 feet in length where deemed essential by the Administrator to provide adequate access to any school, shopping center, church, park, or transportation facility (such as a greenway, sidewalk, or bike lane). Such connections shall be owned and maintained by an approved homeowner's association."
- Pursuant to UDO section 6.4.1.D "In general, streets with one end permanently closed shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area clearly indicates that a through street is not essential at the location of the proposed cul-de-sac."
- Should a cul-de-sac be necessary it shall not exceed 800 feet, measured from the point of street centerline intersection to the center point of the cul-de-sac, and serve no more than 20 lots. (6.4.1.D.1)
- Relabel "sewer pump station" to more accurately explain the site. Our understanding is that this will not be an average pump station but that it will also include a holding pond area.

Cluster:

- Confirm that stormwater ponds and the amenity center were not included in the open space calculation was not provided. (4.4.1.F)
- Pursuant to UDO Section 4.4.1.F.6; Pedestrians shall have access to open spaces. Pedestrian access to a number of areas contributing to open space requirements is limited.
- Pursuant to UDO section 4.4.1.F.9; Trees over 24 inches in diameter (DBH) shall be preserved and incorporated in designated open space where practicable, and upon the request of planning staff such trees existing within areas designated for trails and other such recreational improvements may also need to be shown and labeled. Upon completion of development phases, no person or entity shall remove or destroy any trees or natural vegetation from designated open space without approval from the Administrator.
- Pursuant to UDO section 4.4.1.I. 4; open space shall be located on a site in such a manner so that view sheds from existing public right-of-way are not obstructed, but are enhanced by the open space; the lot configuration currently proposed generally blocks a majority of the open space throughout the development from view.
- Pursuant to UDO section 4.4.1.I.6; Sidewalk is required on both sides of arterial and collector streets both internal and external to the project.
- Pursuant to UDO section 4.4.1.I.9; Variety in architecture and building materials shall be encouraged within a cluster subdivision. It is encouraged that buildings are constructed using quality finish materials (i.e., brick, masonry, stone, concrete siding, or stucco). Vinyl siding is permissible if in combination with other building materials. A note acknowledging the material requirements will need to be on the plan which is attached as an exhibit to the DA

Advisory Comments:

General Advisory Comments:

- Town limits for the Town of Van Wyck border this property immediately to the south. Therefore, this property was included in the Town's recently adopted Comprehensive Plan and was designated with a Future Land Use of "Farmland Preservation".
- Generally, it is the County's understanding that the Town of Van Wyck does not wish to have any newly created lots which are smaller than one acre in size within the town limits in an effort to preserve their rural character.
- Parcels directly to the north both on the east and west sides of Van Wyck Road have Conservation Easements dedicated to the Katawba Valley Land Trust in place which prohibit the future development of those parcels contributing to the ongoing rural nature of this area.
- Pursuant to the comments above, Staff does not feel the character of this development is in keeping with the current and future surroundings of this parcel.

- Should development occur on this site, larger lots (preferably served by sewer given proximity to the river) would be more cohesive with the surrounding area.

Plan Advisory Comments:

- There appear to be some cul-de-sacs which could be easily connected to the nearest trail system. Making those connections may help the overall flow of the project.
- We recommend relocating amenities towards the main entrance to the site to better activate that area and create a stronger sense of place.
- More clearly define public access to the river by possibly a parking area at trail heads.
- We recommend coordinating with the Catawba Riverkeeper Foundation.

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

Approved

Review Comments:

During the Civil review process the following will need to be submitted/finalized:

1. Please submit a list of road names to be considered for this subdivision. They will need to be compared to roads names within Lancaster County along with surrounding counties. They can not be similar in sound or spelling for 911 purposes.
2. A CAD file, in the State Plane Coordinate System of 1983, needs to be submitted to parcelmaps@lancastersc.net and addresser@lanc911.com. Please send in a version around 2010 and no 3D.
3. Please advise the name you want the subdivision to be titled. It will be compared with others within Lancaster County.

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

Not Approved

Review Comments:

A utility layout for this development needs to be provided to illustrate how this project will be served with public water and sewer.

Engineer to ensure the property does not "landlock" sewer access from adjacent parcels, once a utility layout is produced.

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

No Review Done

Review Comments:

A review for compliance with the SCDOT ARMS manual will be conducted when the SCDOT permit is applied for.

Impact Fee - Chanda Kirkland - 803-416-9390
ckirkland@lancastersc.net

Conditional

Review Comments:

This project is located in the Van Wyck Fire District and Indian Land School, the following impact fees apply:

Single Family Home Detached impact fee is \$2,109.00 and \$8,899 per dwelling unit.

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. Fees increase July 1 of every year.

If you have any questions or would like further information on the Impact fees you can contact me.