



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

April 11, 2023

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

Project Number	20212450
Project Name	Pettus Pond
Location	10822 Pettus Farm Road
Stage	Preliminary Plat
Parcel(s)	0003-00-051.00
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 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

No Review Done

Review Comments:

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

Approved

Review Comments:

The following road names are on hold for the Pettus Pond subdivision:

Gumbranch St
Roseberry Ct
Whisnant Way
Cottonwood St
Mazzetti Way
Goldenrod Ct
Avens Dr

Also, Hay Field Ter is also approved, as it will adjoin with Hay Field Ter in Patterson Preserve.

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

Not Approved

Review Comments:

1. Remove note stating "CONNECTION TO ADJOINING DEVELOPMENT VIA HAY FIELD TERRACE SHALL ALSO SATISFY SECONDARY ACCESS REQUIREMENT IN LIEU OF WIDENING OF ROADS AS NOTED ABOVE". This will not be approved as Cottonwood St would still be the only ingress/egress point for the back of the subdivision.
2. Plans will need to show hydrants on both sides of the street if only one access is provided at time of construction approval.

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

No Review Done

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

Not Approved

Review Comments:

The following comments were not addressed in the response letter from the Applicant but the majority seem to have been addressed in the plan set themselves.

Planning:

- Remove stormwater BMPs from Open Space Calculation
- Add Density information
- Provide connectivity index sheet
- As currently depicted lot 53 is not viable with wetlands in the buildable lot area

- Park space should be clearly depicted. It appears this plan intends for a pond to be considered a significant portion of their park space. Park space is intended to be useable open space. While the walking trail and green space around the pond may be counted towards open space I do not believe the pond itself should be counted.
- Stub road should be depicted and built to property line
- Keep in mind no easements may encroach into the buildable area of lots. Easements shall be located outside of individual lots. When being located on individual lots is necessary, easements must be centered along property lines and may not decrease the buildable area of a given lot.

Outstanding comments to be resolved:

- Provide connectivity index sheet
- Please provide more information on the intended upgrades to Pettus Road. TIA simply states "...improvements to Pettus Road will be necessary to bring the pavement width and asphalt depth to an acceptable standard.." Access to this site is a paramount concern of planning staff as Pettus Rd. is not currently equipped to handle the additional traffic flow this project would create.

LC School District - Bryan Vaughn - (803) 286-6972
Bryan.Vaughn@lcsd.k12.sc.us

Not Approved

Review Comments:

We oppose due to current overcrowding in the Indian Land schools.

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

Conditional

Review Comments:

The final draft of the TIA should be sent directly to Allison Love at the District 4 SCDOT office in Chester for an official review.

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.

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

Approved

Review Comments:

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

The Service Impact fee for each housing unit is \$1,929.00. The Indian Land School impact fee for each housing unit is \$8,899.00.

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. Impact 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.