

PROPOSAL: Major Preliminary Plat for Section 3 of Riverchase Development:
Approximately 806.12 acres consisting of 251 single-family lots

PROPERTY LOCATION: Along Riverside Road north of the intersection with Cobblestone way
(p/o TM # 0030-00-002.00)

DEVELOPMENT STANDARDS:

- **Zoning:** R-30
- **Development Agreement:** Ordinance #892 (Adopted July 7, 2008; 20 year term)

APPLICANT: Riverchase Estates Partners LLC
Jeff Webb, LGI Homes Inc.
David Gates, R. Joe Harris & Assoc.

COUNTY COUNCIL DISTRICT: District 1, Terry Graham

NOTICE: Published hearing notice The Lancaster News 4/29/2023
Posted signs 4/27/2023
Mailed notices 4/28/2023
Agenda published 5/09/2023 and posted in Lobby

OVERVIEW & BACKGROUND:

Site Information & Existing Condition

The properties are currently vacant. This area was included in the Development Agreement and associated Master Plan for Riverchase which was approved by Lancaster County Council on July 7, 2008. The Development Agreement has a term of 20 years.

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RN; unzoned	Residential/vacant; River Buffer
South	Lancaster County	LDR	Residential neighborhood (Riverchase Sec. 1)
East	Lancaster County	RN	Some Residential; mostly vacant/agricultural
West	Catawba River; York County	Unzoned	River Buffer

Guiding Development Standards

The proposed development is currently zoned Low Density Residential (LDR). However, pursuant to Ord. 892, this site is to be developed under the R-30 zoning standards and other development standards which were in place at the time of the adoption of the aforementioned development agreement.

Consistency with Existing Development Agreement (Ord. 892):

Units: This proposed plat includes 251 lots. Phase 1 which is under construction included 375 lots. Should this plat be approved the total unit count would reach 626. Under Section 1.06 a maximum of 1,250 units were approved if Septic systems were used, or up to 1,939 units if sewer systems were used. As proposed these sites would be served by septic but the unit count (626 units) is still well under the maximum allowed (1,250 units).

Development Schedule: Section 1.07 requires a development schedule to accompany the development agreement. The current development schedule on file is included as Exhibit C of Ord. 892. This development schedule is extremely outdated.

Rooftop Fee: Pursuant to section 4.02, the Developer (or lot owner) agrees to pay the county \$4,900 as a building fee for each residential dwelling unit. Having commenced on January 1, 2009 and each January 1st after, the dollar amount increases by the greater of either 3% or the Consumer Price Index; not to exceed \$9,000. The fee is currently \$8,007.62 per lot.

Fire Station: Pursuant to section 4.05, prior to the issuance of the 250th Certificate of Occupancy the developer must transfer 5.077 acres of land along Riverside Road to Lancaster County to be developed as a fire station. The developer must also provide a significant lump sum payment to contribute to the design and construction of said fire station. As of April 20th, 2023; 132 Certificates of Occupancy have been issued.

Development Standards: A complete list of conditions and exceptions specific to this project are included as "Exhibit B" of Ord. 892. Outside of those conditions the plan review is subject to the UDO which was in place on July 7, 2008. A few regulations pertaining to site design and requirements are listed below.

- Minimum Lot Width: 100' at front setback
- Front Setback: 40'
- Rear Setback" 25'
- Developer was granted significant flexibility in road design so long as ROW width, pavement width, and centerline curve radii described in Exhibit B, Condition 7 are met.
- Sidewalks are not required;
- Developers may not develop within the Flood plain;
- No residential dwelling may be less than 2,400 sq. ft. in size;
- Additional landscaping (street trees, decorative bushes, etc.) are not required.

School District Input:

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

DEVELOPMENT SUMMARY:

Development Summary	
Site Acreage	806.12 acres
Proposed Lots	251
Project Overview	Single Family Residential Subdivision
Open Space	80.4 acres required; 472.9 acres proposed
Internal Streets	Will be privately maintained.

Traffic Impact Analysis (TIA)

The TIA provided assesses the impact of not only this phase but also phase 2 which will likely be submitted for review in the coming months. The overall development is expected to generate 502 AM peak hour trips (131 in and 371 out) and 713 PM peak hour trips (449 in and 264 out). It would generate 6,945 daily (24-hour) trips.

Exact improvements are still to be determined; current improvements include the following:

Rock Hill Highway (SC 5) and Riverside Road/W Rebound Road

- Cost sharing with the planned Catawba COG intersection and Nisbet development projects towards the following improvements:
- Construction of an eastbound left-turn lane with 150 feet of storage.
- Construction of a westbound left-turn lane with 150 feet of storage.
- Installation of a traffic signal if/when warrants are met.

Riverside Road and Access 1

- Construction of Access 1 to include a single ingress lane, a single egress lane, and a 90-foot internal protected stem (IPS) with stop control.
- Construction of a northbound left-turn lane along Riverside Road with 150 feet of storage.
- Construction of a southbound right-turn lane along Riverside Road with 100 feet of storage.

Infrastructure

Water and Sewer (LCWSD): Issued no comments on this plan. The site will be served by public water via LCWSD; and septic tanks the permits for which are issued by SCDHEC on a lot-by-lot basis as development occurs.

PHOTOS OF THE PROJECT AREA:



STAFF RECOMMENDATION:

Staff recommends **approval** of this Major Preliminary Subdivision Plat subject to the following conditions (to be resolved within 60 days of the Planning Commission meeting):

1. Resolution of Preliminary Plat specific outstanding TRC comments (Planning, Engineering, and Fire);
2. The submission of a modified development schedule and narrative of explanation and justification as required by section 1.07 of Ordinance # 892 to be distributed to County Council for review.

If these conditions are not met the proposed plat must come back before Planning Commission.

ATTACHMENTS:

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. Submission Cover Letter (R. Joe Harris)
5. TIA summary
6. Development Agreement (Ord. 892)
7. TRC/Evolve Comments

STAFF CONTACT:

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