

**Planning Commission Members**

District 1: Rosa Sansbury  
District 2: Vedia Hatfield  
District 3: Charles Deese, Chair  
District 4: James Barnett, Vice-Chair  
District 5: Tommy Dabney  
District 6: Sheila Hinson  
District 7: Ben Levine

**County Attorney**

John K. DuBose III

**Clerk to Planning Commission**

Judy Barrineau

**Development Services Director**

Rox Burhans

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**February 18, 2020**

**6:00 PM**

**101 North Main Street  
Lancaster, SC 29720**

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**LANCASTER COUNTY PLANNING COMMISSION  
County Council Chambers, County Administration  
Building, 101 North Main Street, Lancaster, SC 29720**

**AGENDA**

- 1. Call to Order Regular Meeting and Roll Call Vote - Chairman Charles Deese**
- 2. Citizen's Comments**
- 3. Approve Minutes**
  - a. December 5, 2019 Workshop Minutes
  - b. December 17, 2019 Regular Meeting
  - c. January 2, 2020 Workshop Meeting
  - d. January 21, 2020 Regular Meeting
- 4. Public Items**
  - a. Somerset Townhomes SD-019-1338 \*\*  
Request to approve Major Preliminary Plat for 110 townhomes on 29.730 acres.  
Location: East of Highway 521 (TM# 0010-00-005.00)  
{Public Hearing}
- 5. New Business**
  - a. Overview of next month's Agenda
  - b. Other
- 6. Adjourn**

*\*The Planning Commission makes a recommendation to County Council on these items.  
Recommendations made at this meeting are tentatively scheduled for consideration by County Council in  
the following month. County Council agendas are posted online at  
<https://lancastersc.novusagenda.com/agendapublic/meetingsresponsive.aspx>*

*\*\*The Planning Commission makes the final decision on these items.*

*Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in*

***advance of this meeting. Lancaster County Planning Commission agendas are posted at the Lancaster County Administration Building and are available on the Website: [www.mylancastersc.org](http://www.mylancastersc.org)***

## Agenda Item Summary

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Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Judy Barrineau

Department: Planning

Date Requested to be on Agenda: 2/18/2020

**Issue for Consideration:**

Approval of minutes from December 5, 2019 Workshop minutes

**Points to Consider:**

Minutes are attached for consideration

**Recommendation:**

Approve or Amend

**ATTACHMENTS:**

Description	Upload Date	Type
December 5, 2019	2/12/2020	Exhibit



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

**DECEMBER 05, 2019  
MINUTES**

Members Present: Charles Deese, Jim Barnett, Vedia Hatfield, Tommy Dabney, Sheila Hinson, Rosa Sansbury.

Others Present: Katie See, Senior Planner; Ashley Davis, Planner; Judy Barrineau, Clerk to Planning Commission; John Dubose, County Attorney.

Others Absent: Rox Burhans, Planning Director; Ben Levine, Planning Commission Member; Steve Willis, County Administrator; Alison Alexander, Deputy Administrator.

The following press were notified of the meeting by email in accordance of the Freedom of Information Act: [news@thelancasternews.com](mailto:news@thelancasternews.com); [newsera@comporium.net](mailto:newsera@comporium.net); [news@fortmilltimes.com](mailto:news@fortmilltimes.com); [cgnews@thelancasternews.com](mailto:cgnews@thelancasternews.com).

Charles Deese - Chairman called the meeting to order at 5:00 p.m.

**Upcoming Cases: Discussion Only**

a. **RZ-019-0916** – Ashley Davis, Planner – Application by Wendell Elliott to rezone one parcel 7 acres in size. The purpose of this request is to commercially develop the property at TMS# 0013-00-107.00.

Wendell Elliott/Applicant – Mr. Elliott stated he has a family owned business that has operated for 45 years. He would like to build a golf cart showroom. The building would be 4,000 square feet and he would occupy part of the building and lease the other part.

Cassidy Michaux/DPR Associates - Mr. Michaux is the Director of Design at DPR Associates and will be working with the Elliotts on their project.

b. **CP 2019-1037** – Katie See, Senior Planner – Request to amend the future land use designation of 51 parcels totaling approximately 647.76 acres in size to plan for the future expansion of the Haile Gold Mine facility.

c. **RZ-019-1016** – Katie See, Senior Planner – Application by Haile Gold Mine to rezone 46 parcels totaling approximately 539.5 acres in size. The purpose of this request is to incorporate parcels into the adjacent Haile Gold Mine property.



d. **RZ-019-0171** – Katie See, Senior Planner - Application by Gus Kanos to rezone one parcel 3 acres in size. The purpose of this request is to sell the property to be developed as a daycare at TMS# 0008-00-085.00.

e. **RZ-019-1178** – Katie See, Senior Planner – Application by Lancaster County Water & Sewer District to rezone one parcel 3.003 acres in size. The purpose of this request is to accommodate the future expansion of the facility (portion of TM# 0013-00-087.00).

f. **RZ-019-0879** – Ashley Davis, Planner - Application by Francis Faile Jr. to rezone 0.46 acres with the intention of combining the parcel with the adjacent 1.48 acre parcel currently zoned GB at TMS# 0086B-0J-001.00.

g. **RZ-019-0598** – Ashley Davis, Planner - Application by Modie Walters, Sr. to rezone 1.668 acres with the intention of combining the parcel with the adjacent 0.823 acre parcel currently zoned LDR at TMS# 0069E-0B-003.00.

Meeting was adjourned at 5:43p.m.

Respectfully submitted,

Charles Deese, Chairman

## Agenda Item Summary

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Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Judy Barrineau

Department: Planning

Date Requested to be on Agenda: 2/18/2020

**Issue for Consideration:**

Approval of December 17, 2019 Regular Meeting Minutes

**Points to Consider:**

Minutes are attached for consideration

**Recommendation:**

Approve or Amend

**ATTACHMENTS:**

Description	Upload Date	Type
December 17, 2019	2/12/2020	Exhibit



MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION  
REGULAR MEETING

DECEMBER 17, 2019  
MINUTES

Members Present: Charles Deese, Jim Barnett, Tommy Dabney, Sheila Hinson, Rosa Sansbury, Ben Levine. A quorum of Lancaster County Planning Commission was present for the meeting.

Others Present: Rox Burhans, Planning Director; Katie See, Senior Planner; Judy Barrineau, Clerk to Planning Commission; John Dubose III, County Attorney.

Others Absent: Ashley Davis, Planner; Vedia Hatfield, Planning Commissioner; Steve Willis, County Administrator; Alison Alexander/ Deputy County Administrator.

The following press were notified of the meeting by email in accordance of 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. The agenda was also posted in the lobby of the County Administration Building the required length of time and on the County website.

Call meeting to order

Chairman Deese called the meeting to order at 6:00 p.m.

Approval of the Agenda

Jim Barnett made a motion to **approve** the agenda and Tommy Dabney seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Approve Minutes

Ben Levine made a motion to **approve** the November 07, 2019 Workshop Minutes and Jim Barnett seconded the motion.

Tommy Dabney abstained from voting on approval of workshop minutes due to being absent from the November 07, 2019 workshop meeting.

VOTE: UNANIMOUS MOTION CARRIED

**RZ-019-0916 – Application by Wendell Elliott to rezone one parcel 7 acres in size. The purpose of this request is to commercially develop the property at TMS# 0013-00-107.00.**

Rox Burhans/Planning Director – Mr. Burhans stated this is a proposed rezoning of a seven acre property located on the west side of Highway 521 and south of the Retreat at Rayfield. Rox Burhans provided a PowerPoint presentation to the Planning Commission generally following the structure of the submitted Planning Commission staff for the agenda item.

### **Analysis & Findings**

The property is currently zoned Medium Density Residential (MDR) District on the Lancaster County Zoning Map. The Medium Density Residential (MDR) District is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district. (UDO section 2.3).

The requested General Business (GB) District is generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally auto-dependent, community neighborhoods. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development while encouraging the transition to pedestrian-friendly, mixed-use areas that avoid strip commercial development.

### **COMPREHENSIVE PLAN CONSISTENCY & CONCLUSION**

The future land use designation of this property is the Place Type known as Neighborhood Mixed-Use, which, according to the 2024 Comprehensive Plan is synonymous to the Community Type “Walkable Neighborhood”. The Comp. Plan states that this Community Type has very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type have their roots in the traditional character of American communities during the early part of the 20<sup>th</sup> century, and has been revived in recent decades as a relevant option for future development.

The requested General Business District is consistent with the Neighborhood Mixed-Uses future land use category.

### **Staff Recommendation**

The parcel’s frontage along US 521 and location near two larger residential communities will provide convenient access to everyday goods and services for the nearby residents. In light of the unique parcel configuration relative to the surrounding neighborhoods,



planning staff recommends the current 7-acre parcel be subdivided and the front portion of the parcel fronting US 521 (roughly 2.5 acres) be rezoned to General Business while the back portion (4.5 acres) closest to the residential homes be rezoned to Neighborhood Business or Professional Business. The intent is to reduce the opportunity for inappropriate uses to locate closest to the homes. The applicant has indicated to staff that they are open to this option (for Neighborhood Business).

Chairman Deese asked if there were any questions for staff.

Commissioner Levine – Mr. Levine asked about the 12 month rule for applying for another rezoning if this was to be denied tonight.

Rox Burhans/Planning Director – Mr. Burhans stated that Planning Commission is the advisory body and issues a recommendation. County Council weighs that recommendation including other information and reaches the final decision. He added if County Council disapproves the rezoning it would place a 12 month moratorium on that one single property of having it rezoned to a general business district.

Commissioner Sansbury – Ms. Sansbury stated she had a concern about the general business out front and what happens if the golf cart business fails. She added that there are so many other things that would not fit in with the community and is so close to Sun City and Carolina Reserve.

Rox Burhans/Planning Director – Mr. Burhans stated that is a scenario that could absolutely happen. This board is voting on the rezoning to a general business district and not the golf cart sales business. He added that five years from now it could be something completely different for a variety of reasons, so the point is valid.

Chairman Deese asked if the applicant had any comments to provide.

Wendell & Jody Elliott – PO Box 2167, Lancaster SC – Mr. Elliott stated they had been in business in Lancaster County for 45 years and they want to be a family oriented place of business.

Brett Elliott – 4984 Carrington Drive, Lancaster SC – Mr. Elliott is the son of Wendell Elliott and currently lives in Indian Land. He stated they wanted the business to be part of a growing community and help other small businesses grow.

Chairman Deese opened the public hearing on the matter. He stated when the name is called to give their name and address for the record and each person will have up to three minutes to address the Planning Commission.

Brett Green – 826 Spelman Drive, Indian Land SC – Mr. Green lives in the Retreat at Rayfield subdivision and his main concern was about the road being connected directly to their neighborhood behind the facility. They have had security issues already and adding

another quick entrance at night is probably not a good idea. He wanted to know if Neighborhood Business would require additional restrictions as far as buffering.

Richard Moore – 841 Spelman Drive, Indian Land SC – Mr. Moore stated his backyard leads up to this lot and he has concerns about the entrance into their subdivision. They have had security issues recently in their neighborhood and there are police records on file to back this up. The neighborhood is already a cut through due to traffic congestion.

Stacy Moore – 841 Spelman Drive, Indian Land SC – Ms. Moore stated she had some of the same concerns that neighbors have expressed. Residents have had to purchase items for additional security in their homes which is costing them more money to keep their neighborhood safe. She added that biggest concern is for safety and property values.

Stephen Hambleton – 829 Spelman Drive, Indian Land SC – Mr. Hambleton stated the property from Highway 521 into The Retreat at Rayfield slopes downward and it will create a drainage problem and a mosquito pond for the homes on Sweetbriar. Other concerns he had were regarding the height of buildings, light pollution from the proposed parking lot, and safety of kids and neighborhood.

Christa Harder – 857 Spelman Drive, Indian Land SC – Ms. Harder stated she lived on a dead end road and it will affect her backyard and entire side yard. They have three small kids and two are special needs so to have traffic on their road would be terrible.

Pamela Negman signed up to speak but relinquished her spot when name was called.

Dennis Negman – 825 Spelman Drive, Indian Land SC – Mr. Negman wanted to know what is going to be rezoned on the long portion of the property.

Rox Burhans/Planning Director – Mr. Burhans stated that a General Business designation is being requested for the long portion of property.

Dennis Negman – Mr. Negman asked about clarification regarding buffers.

Rox Burhans/Planning Director – Mr. Burhans stated the county ordinance requires a Type A Buffer which depending on the options could be as narrow as ten feet or as wide as twenty feet.

Dennis Negman – Mr. Negman asked if there was a plan for any type of boundary fencing.

Chairman Deese – Mr. Deese stated that at this point he would just consider it the buffering.

Dennis Negman – Mr. Negman asked if there was an actual proposal for the road to go through to Highway 521.



Rox Burhans/Planning Director – Mr. Burhans stated that Spelman Drive was designed as a stub street to be extended as it reflects on the plats for that neighborhood. He added that it is just an illustrative concept drawing that may be implemented or may not be. The reason for tonight's meeting is just for the rezoning of General Business.

Dennis Negman – Mr. Negman asked about the heights of the buildings.

Chairman Deese – Mr. Deese stated that is controlled by the UDO and at this time they are just handling the rezoning of the property.

Rox Burhans/Planning Director – Mr. Burhans stated that staff could certainly connect with folk's offline and review through the basic standards in the UDO to help answer any questions.

Chairman Deese stated that the Unified Development Ordinance (UDO) is published on the website.

Dennis Negman – Mr. Negman stated they have had a lot of issues with drainage and hopefully will be taken under consideration during construction.

Chairman Deese – Mr. Deese stated that the county does have an engineer that will be looking very closely regarding those concerns.

Chairman Deese closed the public hearing portion of the meeting.

Chairman Deese asked if staff or the applicant had any further comments.

Cassidy Michaux – DPR Associates, Charlotte NC – Mr. Michaux stated he is working with the Elliott's on this project and he wanted to address some of the concerns by citizens. He stated that the applicant wants to have an engagement session with the neighborhood to address some of the concerns that have been raised. He added that how they engage regarding the stub street would be addressed with staff, Planning Commission, and neighborhood input. The concerns about the drainage of the site will be addressed as it goes through the land development process and is something that will be considered and managed. The storm water management measures that are implemented will not create mosquito ponds due to the sand filter application that is adhered to. In regards to the light pollution, the building standards and development are dictated by the ordinance and are built to help contain the light pollution from the parking lot lights. He also added that this will not be your typical strip retail development and that is the reason why this conceptual plan has several small buildings rather than one long strip of buildings.

Chairman Deese asked for a motion.

Tommy Dabney made a motion to **approve** and Jim Barnett seconded the motion.

Chairman Deese asked for any discussion.

Commissioner Levine – Mr. Levine asked whether golf cart sales in the use table fall under something that could be only in General Business but not in Neighborhood Business. He asked if that is why the split designation is being considered.

Rox Burhans/Planning Director – Mr. Burhans stated the split designation is being considered exclusively just for more of an area for in the future. It is unspecified as to what it is going to be and it is the area closest to neighborhoods so a reduction in the intensity would be warranted for that location.

Commissioner Levine – Mr. Levine stated that in his opinion they are going to have spots on Highway 521 that are commercial and some that are primarily residential. There are two business zoning classes in terms of a neighborhood business or a general business; both talking about being on major thoroughfares but one being a transition to more of a neighborhood area which is the neighborhood business. He added that there are spots on Highway 521 where general business is already there and is a good idea but where you are wrapped around by a neighborhood, it does not seem like a good idea.

Chairman Deese – Mr. Deese stated that at the workshop it was mentioned that one building will be built to start with for the golf cart shop and they are not going to do any repairs there. The other buildings will be built later at a different time when there is a need.

Commissioner Sansbury – Ms. Sansbury asked if the applicant had met with the residents yet.

Wendell Elliott – Mr. Elliott stated they would meet with them after this meeting tonight.

Chairman Deese asked for a roll call vote.

VOTE: 2 AFFIRMATIVE 3 NEGATIVE MOTION FAILED

Chairman Deese stated he would abstain from voting in order not to have a tied vote.

John Dubose III/County Attorney – Mr. Dubose added just for a point of order on a tie vote, the matter would essentially fail if passed along as a disapproved and again is just a point of order.

Chairman Deese stated that the motion to approve failed by a vote of 2-3.

**CP 2019-1037 – Request to amend the future land use designation of 51 parcels totaling approximately 647.76 acres in size to plan for the future expansion of the Haile Gold Mine facility.**



Katie See/Senior Planner – Ms. See stated the parcels are located near 6936 Snowy Owl Road which is the business address for Haile Gold Mine. Currently the properties have future land use designation of Rural Living and the request is to amend to Special District – Industrial. Katie See provided a PowerPoint presentation to the Planning Commission generally following the structure of the submitted Planning Commission staff for the agenda item.

### **Overview**

Haile Gold Mine, Inc. has requested an amendment to the future land use designation for the subject properties contemplated in RZ-019-1016. The intent of the amendment is to plan for the future mine expansion and ensure consistency with the above noted rezoning case. Three parcels have also been included in this proposed Comprehensive Plan Amendment application from a prior 2016 Mining District rezoning case (Case No. RZ-016-002).

### **Site Information**

Site Description: The majority of the parcels are vacant. Approximately eight parcels are (or have been) improved with single-family homes. One parcel is improved with a Haile Gold Mine office building and parking lot.

### **Compatibility with Surrounding Area**

The current future land use categories for the surrounding area are Rural Living and Special District - Industrial. The proposed future land use designation of Special District – Industrial is generally consistent with the area, as it would result in the expansion of the designation for the existing Haile Gold Mine property. See page LU 3 of Comprehensive Plan for Future Land Use Map.

### **Analysis & Findings**

The existing future land use designation of this property is Rural Living (*see Appendix A of Comp Plan*). The Comprehensive Plan defines this Community Type as including a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded “conservation subdivisions” whose aim is to preserve open space, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.

The requested Mining District is not consistent with the Rural Living future land use designation. Therefore, the applicant has requested an amendment to the Comprehensive Plan in order to plan for the future mine expansion and make the requested Mining District consistent with the Comprehensive Plan.

The applicant has requested the future land use designation of Special District – Industrial (*see Appendix A of Comp Plan*). The Community Type “Industrial Center” includes both heavy and light manufacturing, from clean and green data handling complexes to manufacturing / extraction / distribution processes or power plants that require careful environmental management. These uses usually require considerable land areas and are set aside from other development for environmental or security concerns, or for reasons of heavy truck traffic flow.

## Staff Recommendation

Staff recommends **approval** of this comprehensive plan amendment request with the condition that the corresponding rezoning request be approved. If the rezoning case were to be disapproved, staff would not be in support of the proposed Comprehensive Plan amendment.

Chairman Deese asked if there were any questions for staff.

Chairman Deese asked if the applicant had any comments to provide.

David Thomas – Haile Gold Mine, Kershaw SC – Mr. Thomas wanted to clarify that the additional acreage will be used for a buffer as well as an overburdened stock pile area. Mr. Thomas wanted to clarify the waste definition. What is referred to as waste is just dirt, clay, and sand. Due to citizen concerns he wanted to clarify it was not landfill activity. The Special District – Industrial zoning district prohibits any landfill activity in the future on these properties.

Chairman Deese opened the public hearing on the matter, no one signed up to speak so public hearing was closed.

Chairman Deese asked for a motion.

Sheila Hinson made a motion to **approve** and Tommy Dabney seconded the motion.

Chairman Deese asked for any discussion.

Chairman Deese asked for a roll call vote.

VOTE:        6 AFFIRMATIVE        0 NEGATIVE        MOTION CARRIED

Chairman Deese stated that the motion to approve was recommended for approval by a vote of 6 -0.

**RZ-019-1016 – Application by Haile Gold Mine to rezone 46 parcels totaling approximately 539.5 acres in size. The purpose of this request is to incorporate parcels into the adjacent Haile Gold Mine property.**

Katie See/Senior Planner – Ms. See stated the properties are located within the general vicinity. Currently the properties are zoned Agricultural Residential and Institutional. The request is to rezone all of it to a Mining District. Katie See provided a PowerPoint presentation to the Planning Commission generally following the structure of the submitted Planning Commission staff for the agenda item.



### **Analysis & Findings**

There are no plans to mine the properties proposed to be rezoned. The intent is to use the land to serve as a buffer and store overburden, which is waste material such as rock and soil. Based on available maps, there appear to be at least seven residential homes adjacent to the properties proposed to be rezoned. This rezoning request is required as part of their permit application to expand mining operations.

According to Haile Gold Mine, over the past 12 months they have engaged the community in 31 community engagement events, 51 stakeholder engagement presentations/site tours and 52 media/publications for the purpose of notifying the public of the expansion plans.

The properties to be rezoned are currently zoned Agricultural Residential (AR) and Institutional District (INS) District. See UDO section 2.3.

The (AR) District is established as a district in which the principal uses of the land are restricted due to lack of available utilities, unsuitable soil types, steep slopes, or for the protection of prime agricultural lands.

The (INS) District is intended to allow for the continued and future use, expansion, and new development of academic and religious campuses and of governmental and health facilities. The goal is to promote the many varied uses associated with such institutions while maintaining the overall design integrity of the campus setting and minimizing any adverse impacts on the neighboring residential areas. In the attempt to meet this goal numerous requirements are included, such as but not limited to buffers, landscaping, outdoor lighting, parking, signage, building height, setbacks, open space, and the like.

The requested Mining (M) District is established for large-scale operations that extract and process mineral materials. This district may create some nuisance which is not properly associated with, nor compatible with, residential, commercial, and service establishments.

### **COMPREHENSIVE PLAN CONSISTENCY & CONCLUSION**

The applicant has requested an amendment to the Comprehensive Plan from the existing Rural Living future land use designation to the Special District – Industrial future land use designation in order to achieve consistency with the Comprehensive Plan. See **Companion Case: CP 2019-1037.**

The requested future land use designation of this property is Special District – Industrial according to the 2024 Comprehensive Plan. The Community Type “Industrial Center” includes both heavy and light manufacturing, from clean and green data handling complexes to manufacturing / extraction / distribution processes or power plants that require careful environmental management. These uses usually require considerable land areas and are set aside from other development for environmental or security concerns, or for reasons of heavy truck traffic flow.

Should the rezoning request to Mining District be approved, the requested future land use designation of Special District – Industrial would make the zoning district consistent with the Comprehensive Plan.

### **Staff Recommendation**

Staff recommends **approval** of this rezoning request with the condition that the corresponding Comprehensive Plan amendment request be approved.

Chairman Deese asked if anyone had questions for staff.

Commissioner Sansbury – Ms. Sansbury asked how many pits were there at Haile Gold Mine.

David Thomas – Mr. Thomas stated that currently they have six individual pits and they are working to consolidate the pits into one.

Chairman Deese opened the public hearing on the matter, no one signed up to speak so public hearing was closed.

Chairman Deese asked if staff or the applicant had any further comments.

Chairman Deese asked for a motion.

Tommy Dabney made a motion to **approve** and Sheila Hinson seconded the motion.

Chairman Deese asked for any discussion.

Chairman Deese asked for a roll call vote.

VOTE:        6 AFFIRMATIVE        0 NEGATIVE        MOTION CARRIED

Chairman Deese stated that the motion to approve was recommended for approval by a vote of 6-0.

**RZ-019-0171 – Application by Gus Kanos to rezone one parcel 3 acres in size. The purpose of this request is to sell the property to be developed as a daycare at TMS# 0008-00-085.00.**

Katie See/Senior Planner - Ms. See stated the property location is 9330 Charlotte Highway and is currently zoned Low Density Residential. The request is to rezone it to Neighborhood Business. Katie See provided a PowerPoint presentation to the Planning Commission generally following the structure of the submitted Planning Commission staff for the agenda item.



## Analysis & Findings

### UPDATE

The Planning Commission recommended denial of the applicant's request to rezone from LDR to General Business (GB) on September 17, 2019. County Council referred the request back to Planning Commission with the suggestion that the PC consider a less intense commercial district. Therefore, the applicant submitted a new application requesting that his property be rezoned to NB. The applicant has since received interest in the property by a daycare.

The property is currently zoned Low Density Residential (LDR) District on the Lancaster County Zoning Map. The Low Density Residential (LDR) District is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district (UDO section 2.3).

The requested Neighborhood Business (NB) District is generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally auto-dependent, community neighborhoods. The regulations for this district are intended to accommodate the predominantly auto-oriented pattern of existing development while encouraging the transition to pedestrian-friendly, mixed-use areas that avoid strip commercial development.

### COMPREHENSIVE PLAN CONSISTENCY & CONCLUSION

The future land use designation of this property is the Place Type known as Neighborhood Mixed-Use, which, according to the 2024 Comprehensive Plan is synonymous to the Community Type "Walkable Neighborhood". The Comp Plan states that this Community Type has very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type have their roots in the traditional character of American communities during the early part of the 20<sup>th</sup> century, and has been revived in recent decades as a relevant option for future development.

The requested Neighborhood Business District is consistent with the Neighborhood Mixed-Uses future land use category.

Staff recommends **approval** of this rezoning request.

Chairman Deese asked if there were any questions for staff.

Chairman Deese asked if the applicant had any comments to provide.

Chairman Deese opened the public hearing on the matter, no one signed up to speak so public hearing was closed.

Chairman Deese asked for a motion.

Ben Levine made a motion to **approve** and Jim Barnett seconded the motion.

Chairman Deese asked for any discussion.

Commissioner Levine – Mr. Levine stated that the proposed rezoning is the correct designation for this piece of property.

Chairman Deese asked for a roll call vote.

VOTE:            5 AFFIRMATIVE    1 NEGATIVE            MOTION CARRIED

The one negative vote came from Rosa Sansbury.

Chairman Deese stated that the motion to approve was recommended for approval by a vote of 5-1.

**RZ-019-1178 – Application by Lancaster County Water & Sewer District to rezone one parcel 3.003 acres in size. The purpose of this request is to accommodate the future expansion of the facility (portion of TM# 0013-00-087.00).**

Katie See/Senior Planner – Ms. See stated the property is vacant and is located east of the main wastewater treatment facility. Katie See provided a PowerPoint presentation to the Planning Commission generally following the structure of the submitted Planning Commission staff for the agenda item.

### **Analysis & Findings**

The property to be rezoned is currently zoned Medium Density Residential (MDR) District. See UDO section 2.3.

MDR is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.

The requested Institutional (INS) District is intended to allow for the continued and future use, expansion, and new development of academic and religious campuses and of governmental and health facilities. The goal is to promote the many varied uses associated with such institutions while maintaining the overall design integrity of the



campus setting and minimizing any adverse impacts on the neighboring residential areas. In the attempt to meet this goal numerous requirements are included, such as but not limited to buffers, landscaping, outdoor lighting, parking, signage, building height, setbacks, open space, and the like.

**Companion Case: RZ-019-0952**

This project is a companion case to the rezoning case heard by the Planning Commission on November 19, 2019. This parcel was omitted in the initial application.

**COMPREHENSIVE PLAN CONSISTENCY & CONCLUSION**

The future land use designation of this property is the Place Type known as Neighborhood Mixed-Use, which, according to the 2024 Comprehensive Plan is synonymous to the Community Type "Walkable Neighborhood". The Comp Plan states that this Community Type has very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type have their roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development.

The requested Institutional District is consistent with the Neighborhood Mixed Use future land use category.

Staff recommends **approval** of this rezoning request.

Chairman Deese asked if there were any questions for staff or the applicant.

Chairman Deese opened the public hearing on the matter, no one signed up to speak so public hearing was closed.

Chairman Deese asked for a motion.

Jim Barnett made a motion to **approve** and Tommy Dabney seconded the motion.

Chairman Deese asked for any discussion.

Chairman Deese asked for a roll call vote.

VOTE:        6 AFFIRMATIVE    0 NEGATIVE        MOTION CARRIED

Chairman Deese stated that the motion to approve was recommended for approval by a vote of 6-0.

**RZ-019-0879 – Application by Francis Faile Jr. to rezone 0.46 acres with the intention of combining the parcel with the adjacent 1.48 acre parcel currently zoned GB at TMS# 0086B-0J-001.00.**

Rox Burhans/Planning Director – Mr. Burhans stated the property is located off of Williams Circle and the underlining intent is to support the expansion of an existing storage center business. Rox Burhans provided a PowerPoint presentation to the Planning Commission generally following the structure of the submitted Planning Commission staff for the agenda item.

### **Analysis & Findings**

The property is currently zoned Medium Density Residential District on the Lancaster County Zoning Map. The zoning district of Medium Density Residential (MDR) is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.

The requested General Business (GB) district is generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally auto dependent, community neighborhoods.

### **COMPREHENSIVE PLAN CONSISTENCY & CONCLUSION**

The future land use designation of this property is Urban, according to the 2024 Comprehensive Plan. The Comp Plan defines this Community Type as a deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value

The requested General Business District is consistent with the urban future land use category.

Staff recommends **approval** of this rezoning request.

Chairman Deese asked if there were any questions for staff or the applicant.

Francis Faile Jr. – 2829 Avalon Lane, Lancaster SC – Mr. Faile stated he has operated Stash and Dash Storage for the last three years and has been operating for around 30 to 35 years. He added that he is also a U Haul dealer that rents out trucks and has very limited space. He wants to expand the storage capability for his U Haul business. This particular location has one way in and one way out and that is on Grace Avenue. There will not be any traffic going onto Williams Circle so everything will be funneled into Grace Avenue. They also do not allow any admittance into the storage facility from 12:00 midnight to 6:00am. They want to be good stewards of the community.



Chairman Deese – Mr. Deese asked if they were going to store the U Haul equipment in the building.

Francis Faile Jr. – Mr. Faile stated they would enclose the business with fencing and put Leland Cypress at the road and the fencing would have buffer capabilities.

Commissioner Levine – Mr. Levine wanted to clarify that he was acquiring the property for the outdoor storage of the vehicles and U Haul equipment.

Francis Faile Jr. – Mr. Faile stated at this time they have six parking spaces in the front and when there are three or four trucks occupying the spaces they do not have room for customers to park.

Chairman Deese – Mr. Deese stated that at the workshop he understood that the buildings themselves were going to be expanded and made a part of the Stash and Dash storage facility. He was not aware it was going to be outside storage of automobiles, trucks, or trailers.

Francis Faile Jr. – Mr. Faile stated there will be a continuous fence and all of that will be covered.

Chairman Deese – Mr. Deese stated he was referring to the buildings.

Francis Faile Jr. – Mr. Faile stated that was his intent to have outside storage.

Commissioner Barnett – Mr. Barnett asked if this met the proper zoning requirement.

Rox Burhans/Planning Director – Mr. Burhans stated the assumption was that the storage buildings were going to be extended and he would need to look at if it is an independent outdoor storage use activity or is it simply an accessory use to a storage center. He added that most storage centers do rent U Haul equipment and you need to store them somewhere on the property. When considering that to be an accessory use to the storage center, that is permitted.

Commissioner Barnett – Mr. Barnett asked if they are currently storing U Hauls on the property.

Francis Faile Jr. – Mr. Faile stated they actually park those on the facility. They only have six parking spaces on the property.

Commissioner Dabney – Mr. Dabney stated it is not something new, they are already there.

Chairman Deese – Mr. Deese asked Mr. Burhans if he would still recommend this for approval.

Rox Burhans/Planning Director – Mr. Burhans stated yes and they would like to review with the Zoning Department. The Planning Department still feels comfortable with the Planning Commission making its recommendation of whatever it may be.

Chairman Deese opened the public hearing on the matter, no one signed up to speak so public hearing was closed.

Chairman Deese asked for a motion.

Jim Barnett made a motion to **approve** and Tommy Dabney seconded the motion.

Chairman Deese asked for any discussion.

Chairman Deese asked for a roll call vote.

VOTE:            6 AFFIRMATIVE      0 NEGATIVE            MOTION CARRIED

Chairman Deese stated that the motion to approve was recommended for approval by a vote of 6-0.

**RZ-019-0598 – Application by Modie Walters Sr. to rezone 1.668 acres with the intention of combining the parcel with the adjacent 0.823 acre parcel currently zoned LDR at TMS# 0069E-0B-003.00.**

Rox Burhans/Planning Director – Mr. Burhans stated the property is located at the intersection of South Potter Road and Old Gregory Lane. Rox Burhans provided a PowerPoint presentation to the Planning Commission generally following the structure of the submitted Planning Commission staff for the agenda item.

#### **Analysis & Findings**

The property is currently zoned Institutional (INS) District on the Lancaster County Zoning Map. The zoning district of Institutional (INS) is intended to allow for the continued and future use, expansion, and new development of academic and religious campuses and of governmental and health facilities. (UDO section 2.3).

The requested Low Density Residential (LDR) district is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.

#### **COMPREHENSIVE PLAN CONSISTENCY & CONCLUSION**

The future land use designation of this property is Rural Living, according to the 2024 Comprehensive Plan. The Comp Plan defines this Community Type as including a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded “conservation subdivisions” whose aim is to preserve open space, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.

The requested Low Density Residential District is consistent with the rural living future land use category.

Staff is recommending **approval** of this request.

Rox Burhans/Planning Director – Mr. Burhans stated there is a companion case for this next month which is Pleasant Dale Baptist Church regarding a property exchange and part of this rezoning activity. He added there was a platting issue with the churches property and this will need to be re-advertised. He informed the Board that they can still make a recommendation on this property as is since it is completely independent.

Chairman Deese asked if there were any questions for staff or the applicant.

Chairman Deese opened the public hearing on the matter, no one signed up to speak so public hearing was closed.

Chairman Deese asked for a motion.

Tommy Dabney made a motion to **approve** and Bev Levine seconded the motion.

Chairman Deese asked for any discussion.

Chairman Deese asked for a roll call vote.

VOTE: 6 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

Chairman Deese stated that the motion to approve was recommended for approval by a vote of 6-0.

**New Business:**

**Carolina Heelsplitter Mitigation Credits**

Katie See/Senior Planner – Ms. See stated the request before you is to review the recommendation for the Carolina Heelsplitter mitigation credits. Listed below is the information for the three active projects:

Cross Creek Goddard School which is located within the Cross Creek Shopping Center. The building is 10, 680 square feet and the total amount they owe is \$11, 220.00 and is based on 1.32 credits.



Trimnal Myers Building is a law office also known as Jenkins Drive Office Building located in front of The Retreat at Rayfield. The building is 2,343 square feet in size and the total amount they owe is \$2,380.00 and is based on 0.28 credits.

Gateway Building is located off of Highway 521, South of Marvin Road across from Aldi. The building is 19,500 square feet and the total amount they owe is \$20,740.00 and is based on 2.44 credits.

### **Discussion**

Commissioner Dabney – Mr. Dabney stated he just wanted to comment on how it is wrong for a developer to buy a property and then not do what they said they were going to do.

Commissioner Barnett – Mr. Barnett stated this Board is to review the use and make sure it is a nice building and not telling people what kind of business they can put in there.

### **Director Update**

Rox Burhans/Planning Director – Mr. Burhans gave an overview of the Mixed Use Districts regarding the area wide rezoning of Mixed Use properties that are less than the minimum acreage of which is now 20 acres. Staff has gone through and inventoried all of the parcels and identified which ones are not meeting the acreage threshold and had development challenges. He added that between Google maps and by staff also field verifying everything they have identified potential districts for these properties. They think a commercial district will be appropriate for them to be proposed. That will be compatible with what they were zoned prior to MX. Staff was initially worried there were some incompatibilities but based on this first assessment they will be in a good position. There are actually some neighborhoods that are zoned MX, one of the HDR categories. There will be some cases where staff will need to adopt some companion text amendments to address this. This is a process that will kick start pretty fast in early 2020. There will be a big public outreach effort and certainly the Planning Commission will have a key role in this process.

Ben Levine made a motion to adjourn and Jim Barnett seconded the motion.

VOTE:                      UNANIMOUS                      MOTION CARRIED

The meeting was adjourned at 7:21p.m.

Respectfully Submitted,

Charles Deese  
Chairman

## Agenda Item Summary

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Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Judy Barrineau

Department: Planning

Date Requested to be on Agenda: 2/18/2020

**Issue for Consideration:**

Approval of January 2, 2020 Workshop meeting minutes

**Points to Consider:**

See attached minutes for consideration

**Recommendation:**

Approve or Amend

**ATTACHMENTS:**

Description	Upload Date	Type
January 2, 2020	2/12/2020	Exhibit



## MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION WORKSHOP MEETING

**JANUARY 02, 2020  
MINUTES**

Members Present: Charles Deese, Jim Barnett, Tommy Dabney, Sheila Hinson, Rosa Sansbury.

Others Present: Rox Burhans, Planning Director; Judy Barrineau, Clerk to Planning Commission; Steve Willis, County Administrator; Alison Alexander, Deputy County Administrator; John Dubose, County Attorney.

Others Absent: Katie See, Senior Planner; Ashley Davis, Planner; Ben Levine, Planning Commission Member; Vedia Hatfield, Planning Commission Member.

The following press were notified of the meeting by email in accordance of the Freedom of Information Act: [news@thelancasternews.com](mailto:news@thelancasternews.com); [newsera@comporium.net](mailto:newsera@comporium.net); [news@fortmilltimes.com](mailto:news@fortmilltimes.com); [cgnews@thelancasternews.com](mailto:cgnews@thelancasternews.com).

Charles Deese - Chairman called the meeting to order at 5:00 p.m.

### **Upcoming Cases: Discussion Only – Presented by Rox Burhans**

- a. **RZ-019-1046** – Application by Pleasant Dale Baptist Church to rezone TM# 0069-00-044.00 and a portion of TM# 0069-00-046.00 from Rural Neighborhood (RN) to Institutional (INS). The properties are located east of the intersection of Pageland Hwy. and South Potter Road and total 8.3 acres in size.
- b. **CU-019-1295** – Application by Madgy Macharios to approve a Conditional Use Permit for a non-franchise car lot to be located on TM# 0086C-0D-012.00. The property is located at 1722 Springdale Road and is zoned General Business (GB).
- c. **CU-019-1297** – Application by Stacie and Dustin Catoe to approve a Conditional Use Permit for a non-franchise car lot to be located on TM# 0143-00-027.02. The property is located at the intersection of Kershaw Camden Highway and Baxter Kennington Road and is zoned Rural Business (RUB).

### **Rox Burhans/Planning Director Update –**

- New addition to the Planning Department – Robert Tefft, Senior Planner
- Future workshop presentation by Haile Gold Mine of operations
- Discussion of Planning Commissioners input regarding General Business and Neighborhood Business designations.

Meeting was adjourned at 5:30p.m.

Respectfully submitted,

Charles Deese, Chairman

## Agenda Item Summary

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Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Judy Barrineau

Department: Planning

Date Requested to be on Agenda: 2/18/2020

**Issue for Consideration:**

Approval of January 21, 2020 Regular Meeting Minutes

**Points to Consider:**

See attached minutes for consideration

**Recommendation:**

Approve or Amend

**ATTACHMENTS:**

Description	Upload Date	Type
January 21, 2020	2/12/2020	Exhibit





## MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION REGULAR MEETING

**JANUARY 21, 2020  
MINUTES**

Members Present: Charles Deese, Jim Barnett, Vedia Hatfield, Tommy Dabney, Sheila Hinson, Rosa Sansbury, Ben Levine. A quorum of Lancaster County Planning Commission was present for the meeting.

Others Present: Rox Burhans, Development Services Director; Katie See, Senior Planner; Ashley Davis, Planner; Judy Barrineau, Clerk to Planning Commission; John Dubose III, County Attorney.

Others Absent: Steve Willis, County Administrator; Alison Alexander/ Deputy County Administrator.

The following press were notified of the meeting by email in accordance of 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. The agenda was also posted in the lobby of the County Administration Building the required length of time and on the County website.

### Call meeting to order

Chairman Deese called the meeting to order at 6:00 p.m.

### Approve Minutes

Ben Levine made a motion to **approve** the November 19, 2019 Regular Minutes and Sheila Hinson seconded the motion.

VOTE:                      UNANIMOUS                      MOTION CARRIED

### **Schedule A-1 (Attached to Minutes)**

**RZ-019-1046 – The rezoning request is to rezone a 4.62 acre property as well as a 3.683 acre portion of TM# 0069-00-047.00 to combine with adjacent 7.913 acre parcel currently zoned INS at TM# 0069-00-046.00. The applicant is Pleasant Dale Baptist Church.**

Ashley Davis/Planner – Ms. Davis stated this is a proposed rezoning from Rural Neighborhood to Institutional and the applicant is Pleasant Dale Baptist Church. Ashley Davis provided a PowerPoint presentation to the Planning Commission generally following the structure of the submitted Planning Commission staff for the agenda item.

### **Analysis & Findings**

The properties are currently zoned Rural Neighborhood District on the Lancaster County Zoning Map. The zoning district of Rural Neighborhood (RN) is established to protect the residential character of communities and neighborhoods in the rural area at a density of 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain the low density residential.

The requested Institutional (INS) district is intended to allow for the continued and future use, expansion, and new development of academic and religious campuses and of governmental and health facilities. The goal is to promote the many varied uses associated with such institutions while maintaining the overall design integrity of the campus setting and minimizing any adverse impacts on the neighboring residential areas. In the attempt to meet this goal numerous requirements are included, such as but not limited to buffers, landscaping, outdoor lighting, parking, signage, building height, setbacks, open space, and the like. (UDO section 2.3).

### **COMPREHENSIVE PLAN CONSISTENCY & CONCLUSION**

The future land use designation of this property is Rural Living, according to the 2014 Comprehensive Plan. The Comp Plan defines this Community Type as including a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded “conservation subdivisions” whose aim is to preserve open space, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.

The requested Institutional District is consistent with the rural living future land use category.

Staff is recommending **approval** of this request.

Chairman Deese asked if there were any questions for staff.

Chairman Deese asked if the applicant had any comments to provide.

Chairman Deese opened the public hearing on the matter, no one signed up to speak so public hearing was closed.

Chairman Deese asked for a motion.

Jim Barnett made a motion to **approve** and Vedia Hatfield seconded the motion.

Chairman Deese asked for any discussion.

Chairman Deese asked for a roll call vote.

VOTE:            7 AFFIRMATIVE      0 NEGATIVE            MOTION CARRIED

Chairman Deese stated that the motion to approve was recommended for approval by a vote of 7-0.

**CU-019-1295 – Request for conditional use application to permit a small, non-franchise car sales lot located at 1722 Springdale Road.**

Katie See/Senior Planner – Ms. See stated the property is currently zoned General Business and the applicant is Madgy Macharios. Ms. See provided a PowerPoint presentation to the Planning Commission generally following the structure of the submitted Planning Commission staff for the agenda item.

**Analysis & Findings**

**5.1.1 CONDITIONAL USE (CU)**

A. Conditional Uses are uses which are generally compatible with other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the County as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.

B. All Conditional Uses shall at a minimum meet the standards for the zoning district in which they are located and the specific standards set forth in this article for that use.

C. Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and welfare.

D. Approval procedures for Conditional Use permits are found in Chapter 9, Administration.

**5.8.5 VEHICLE RENTAL/LEASING/SALES**

A. Outdoor Vehicle Display: No vehicles displayed for sale or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any public rights-of-way.

B. Conditional Use Permit Required for Non-Franchised Dealerships: All such uses that are within 200 feet of a Residential use and are not a manufacturer-franchised dealership must obtain a Conditional Use permit.

C. Screening: All boundaries of a property containing such uses that directly adjoin a Single Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer in accordance with Section 7.1.5

**STAFF RECOMMENDATION:**

Staff recommends approval **with the following condition** for this conditional use application to permit a small, non-franchise car sales lot with the applicant doing one of the following:

1. Prepare a survey to submit to the Planning Department for review that subdivides the garage buildings from the mobile home. This would be required to be received and approved prior to going before County Council; or,
2. Remove the mobile home from the property, as the residential structure is a non-conforming use in the GB district.

Chairman Deese asked if there were any questions for staff.

Chairman Deese asked if the applicant had any comments to provide.

Chairman Deese opened the public hearing on the matter, no one signed up to speak so public hearing was closed.

Chairman Deese asked for a motion.

Ben Levine made a motion to **approve** with the conditions listed on page 28 of Planning packet; Jim Barnett seconded the motion.

Chairman Deese read the conditions outlined by staff before the roll call vote.

VOTE:            7 AFFIRMATIVE      0 NEGATIVE            MOTION CARRIED

Chairman Deese stated that the motion to approve was recommended for approval with conditions by a vote of 7 -0.

**New Business:**

Overview of February Agenda – Rox Burhans/Development Services Director

Mr. Burhans stated there are only two cases for next month. One is a preliminary plat for the Somerset development which is a sub-phase of Ansley Park. This was previously approved through a PDD (Planned Development District).

Chairman Deese – Mr. Deese asked if it was the business section out on the highway.

Rox Burhans/Development Services Director – Mr. Burhans stated it was behind the business section. It will be an attached home section and will have a road connection. It will be on the west side of the creek.

Chairman Deese – Mr. Deese stated there is a bridge involved regarding this and was deleted to start and may be required to build it.

Rox Burhans/Development Services Director – Mr. Burhans stated there was an amendment to the development agreement that specifically deleted the bridge.

Chairman Deese – Mr. Deese stated it would be a good idea to follow up on.

Rox Burhans/Development Services Director – Mr. Burhans stated staff will follow up and they would love to see that connection happen. The second case for next month is the Stacie Catoe conditional use permit for a used car lot. It was originally going to be on for this month but the applicant did not have the concept plan ready in time.

**Director Update:**

Rox Burhans/Development Services Director – Mr. Burhans informed Planning Commission of new staff member that joined the team, Robert Tefft. He is the new senior planner and has been working in the Planning Department for two weeks now. He moved here from Clearwater, Florida with his family and the Department is excited to have him. Mr. Burhans discussed information from the most recent I&R committee meeting and how they will sponsor a proposed UDO amendment to develop a major home occupation ordinance. It would be an ordinance to allow in applicable and more rural areas of the community for service contractors that have large residential properties. This would allow them to operate their business from their homes. It could be a HVAC contractor or a lawn care company that has trailers and trucks to park on a large piece of property. It would give them the opportunity to apply for a permit in order to operate from their home if they meet certain criteria. The I&R committee was clear that they wanted to see this go through a conditional use process for it to be approved and will be coming up in the future.

Chairman Deese – Mr. Deese asked how the process would work.

Rox Burhans/Development Services Director – Mr. Burhans stated that due to the I&R committee sponsoring it, they have given staff direction that Planning Commission will be the next official step. Mr. Burhans stated that staff is getting ready to move forward with the Comprehensive Plan updates. He added that the COG will prepare the updates as a technical appendices to the Comp Plan. This is actually a suggestion of our new senior planner Robert Tefft. This will save time and taxpayer money. Our department will initiate a full rewrite in the next fiscal year, it will be subject to County Council approving the funds for that.

Chairman Deese – Mr. Deese stated it would actually be two years earlier than normal.

Rox Burhans/Development Services Director – Mr. Burhans stated it is a 2024 plan so if it is a two year process to fully develop and adopt the Comp Plan then it will be a couple years shy of the full ten years. Lastly, Mr. Burhans shared with Planning Commission the strategic workshop held with County Council that is a spring board for the budgeting process. It is an opportunity for all the division heads to come in and share with Council what has been happening in their division and what they are forecasting for the next fiscal

year in terms of needs or demands. Mr. Burhans added since he represents Development Services, which is Planning, Zoning, Building, and Stormwater, it was broken out into three key areas. Mr. Burhans stated there needs to be a strategic vision for our growth. Staff has outlined some of the growth numbers that have been happening in the past couple years and most recently in 2019 and they are very high. It is time to develop a new Comprehensive Plan. One that addresses the phenomenal growth that has been happening in the Panhandle but also takes a fresh look at the more rural areas of the community and recognize that they are different. Lancaster County is all one community but there are different needs in different areas. He also added that not just the Planning Department but all departments under Development Services need to not only invest in training and other resources for staff, but also the need to add to staff. Lastly, Mr. Burhans added the need for beautification which is mostly under code enforcement. The northern panhandle areas with code enforcement largely centers on sign ordinance enforcement. The more rural areas are dealing with junk vehicles, junk materials, accumulations and other things. There is a desire to make these investments so the county is able to deal with these demands. At this time the county only has one code enforcement officer. The county also has a need to invest in the building abatement program in terms of demolishing unsafe and unhealthy structures. These are budgeting priority items for the coming years and they are looking to see what can be approved with the budget workshops.

Chairman Deese – Mr. Deese informed the Planning Commission that Mr. Burhans new title is Development Services Director and the county is looking for a new Planning Director.

#### **Update – Small Area Plan:**

Katie See/Senior Planner – Ms. See stated that staff has received elements of the document and last week they received a vision statement and outline of the plans. This would include how you would see the plan laid out and how that breaks down as well as a description of land uses. Staff and the COG are starting to implement the draft for the recommended land use map. Staff has provided some feedback on most of these elements but they do not have a final draft at this time. Staff will work with the COG to continue to refine this and once completed it will go to the steering committee and then it will be rolled out to the public to make comments. Planning staff did receive an existing conditions section of the plan before the visioning week in November, so feedback was provided to the COG and they are awaiting their comments. Staff expects to hear back from that as well as their thoughts on comments given to them on items from last week. That will be added to the document which will make it closer to being able to roll out to this Board as well.

#### **Discussion:**

Chairman Deese asked if there had been any discussion regarding extending the Highway 521 Overlay Corridor down to the city limits.

Katie See/Senior Planner – Ms. See stated it was a dominate theme during visioning week at the community meeting held in November 2019. One item discussed was how

people want to maintain the view shed and keep that very different on that strip of Highway 521. They want to protect how it is as much as they can. That is a question for the COG and they need to discuss their suggestion an overlay and how it would look different than the corridor overlay that is currently in place in the UDO. It was also discussed at the community meeting that landscaping was very important to them as well.

Jim Barnett made a motion to adjourn and Vedia Hatfield seconded the motion.

VOTE:                      UNANIMOUS                      MOTION CARRIED

The meeting was adjourned at 6:28p.m.

Respectfully Submitted,

Charles Deese  
Chairman

## Agenda Item Summary

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Ordinance # / Resolution #: Somerset Townhomes SD-019-1338

Contact Person / Sponsor: Katie See/Planning

Department: Planning

Date Requested to be on Agenda: 2/18/2020

**Issue for Consideration:**

See Staff Report

**Points to Consider:**

See Staff Report

**Recommendation:**

See Staff Report

**ATTACHMENTS:**

Description	Upload Date	Type
Staff Report	2/12/2020	Planning Staff Report
Ex 1: Application	2/12/2020	Exhibit
Ex 2: Location/Zoning Map	2/12/2020	Exhibit
Ex 3: Preliminary Plat	2/12/2020	Exhibit
Ex 4: Master Plan, 2015 Revision	2/12/2020	Exhibit
Ex 5: TRC/Evolve Comments	2/12/2020	Exhibit



**PROPOSAL:** Major Preliminary Subdivision Plat for 110 townhomes on 29.730 acres. This project is part of the Ansley Park PDD.

**PROPERTY LOCATION:** Located east of Highway 521 (TM# 0010-00-005.00)

**CURRENT ZONING DISTRICT:** PDD 21, Ansley Park; also Highway Corridor Overlay District and Heelsplitter Overlay District

**APPLICANT:** Mattamy Homes

**COUNTY COUNCIL DISTRICT:** District 7, Brian Carnes

**OVERVIEW & BACKGROUND:**

***Site Information & Existing Condition***

This property is currently vacant and wooded.

***Summary of Surrounding Zoning and Uses***

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	Mixed-Use (MX)	The Mason at Six Mile Creek Apartments
South	Lancaster County	General Business (GB)	Vacant; Mobile Homes
East	Lancaster County	PDD 21, Ansley Park	Single-Family Residential
West	Lancaster County	PDD 11, Bridgemill Commons	Commercial; Townhomes

***Zoning***

The Ansley Park PDD 21 governs the development of the Six Mile Creek property identified on the master plan for Ansley Park, which consists of approximately 190.87 acres. The master plan proposes a residential community with commercial development.

**PHOTOS OF PROJECT AREA:**



*Looking directly at subject property  
(Located east of US 521)*



*Looking directly across US 521*



*Looking north along US 521*



*Looking south along US 521*

**DEVELOPMENT SUMMARY:**

Development Summary	
Site Acreage	29.730
Proposed Lots	110
Project Overview	The Ansley Park PDD permits up to 130 townhome units. As noted on the preliminary plat, in case of site layout changes during construction document phase, an additional 20 lots may be created per approved PDD.  The townhome development is Village "C" as shown on the attached Master Plan.
Open Space	Soft surface trail to be provided on eastern portion of property.
Streets	Will be privately maintained.

***Traffic Impact Analysis (TIA)***

Required improvements to US 521/New Site Access (De Vere Drive) for Townhome Development:

1. Provide left and right turn lanes on the westbound approach of the new access to US 521. 150' of storage for the westbound right shall be provided.
2. Construct and offset southbound left turn lane with 150' of full width storage.

***Proposed Stub Connection***

The proposed stub connection on the western end of Heathcliff Trail may be eliminated due to site and/or infrastructure challenges. Staff is still working with the applicant to confirm if the third proposed connection will be eliminated. Two other proposed stub connections will remain, providing the opportunity for adjacent properties to connect in the future.

***UDO Compliance Summary***

As summarized above, the proposed subdivision still needs to address the following items within the UDO:

- Section 6.4.2: External Connections, New Street Stub Prioritization
- Section 6.8: Transportation Impact Analysis (TIA)

**STAFF RECOMMENDATION:**

Staff recommends **conditional approval** of this Major Preliminary Subdivision Plat request subject to the following condition:

1. Address outstanding TRC/Evolve comments
2. Address proposed street stub to satisfaction of Lancaster County and LCWSD

**ATTACHMENTS:**

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. Master Plan, 2015 Revision
5. TRC/Evolve Comments

**STAFF CONTACT:**

Katie See, AICP  
Senior Planner  
[ksee@lancastersc.net](mailto:ksee@lancastersc.net)  
803-416-9395

## MAJOR SUBDIVISION PRELIMINARY PLAT

### WHEN TO USE THIS PROCESS, AND WHEN TO USE A DIFFERENT ONE

#### When to use this checklist:

If either or both of the following circumstances exist, use this checklist or subdivision that front existing streets that include 11 or more acres.

- Creating 5 or more lots for any type of development; or
- Creating new streets or alleys.

### APPLICATION AND APPROVAL PROCESS

- **Required Pre-Application Conference:** Please call to schedule a Pre-Application Conference and Sketch Plan review prior to submitting a Preliminary Plat application. Sketch Plans are usually a one-sheet conceptual drawing. Refer to the **Sketch Plan Checklist** for additional information. Pre-Application Conferences will be used to provide an overview of applicable standards and the approval process, as well as feedback on your sketch, if submitted in advance.

Prepare the Preliminary Plat using this checklist and the UDO which is available on our website.

- Submit the following items for plan review.
  - ☐ Six (6) paper copies of Preliminary Plat and Supporting Data.
  - ☐ One (1) PDF copy of Preliminary Plat and Supporting Data.
- Plans will be reviewed by County staff and a notice of revision, if required, will be sent to the designated contact person. After, TRC approves the plat, submit the following items:
  - ☐ Ten (10) paper copies of Preliminary Plat and Supporting Data.
  - ☐ One (1) PDF copy of Preliminary Plat and Supporting Data.
- Most Preliminary Plats require Planning Commission approval, which meets on the 3rd Tuesday of each month. Subsequent to preliminary plat approval, please submit eight (8) plan-sets to the Lancaster County Planning Department to be stamped approved. You may submit additional plan-sets to be stamped approved for your use. Additionally we request that you provide the Planning Department a PDF file of the stamped, approved preliminary plan-set as soon as possible, upon receiving your hard copy set from Lancaster County.
- Plans and review fee must be submitted by 5pm of the first business day of the month. Prior to the Planning Commission meeting, staff will review the plan with the Technical Review Committee.



Upon the approval of a Preliminary Plat, detailed plans for street construction, utility line installations, and similar approvals shall be included in detailed **Civil Construction Plans**. The following will summarize the Preliminary Plat submittal and approval processes.

**PROJECT INFORMATION**

Project Address/Location: 9052 Charlotte Highway, Indian Land, SC, 29707; Located along the eastern side of Highway 521, between the intersections of Bridgemill Drive and Possum Hollow Road

Tax Map ID/Parcel No. 0010-00-005.00 (Portion of)

Project Description: Major Subdivision

Applicant Name: Mattamy Homes Attn: Mr. Jerry Whelan, VP of Land Acquisition

Address: 2127 Aysley Town Boulevard, Suite 201, Charlotte, NC, 28273

Phone: 704.728.8306 Fax: \_\_\_\_\_ Email: jerry.whelan@mattamycorp.com

Property Owner Name: Michael C. Bilodeau, MPV Ansley Investors, LLC

Address: 2400 South Boulevard, Suite 300, Charlotte, NC, 28203

Phone: (704) 248-2100 Fax: \_\_\_\_\_ Email: MBilodeau@mpvre.com

**Other Project Contacts**

Name: (Planning / Engineering) Matthew W. Mandle, PLA

Address: 3475 Lakemont Boulevard, Fort Mill, SC, 29708

Phone: (803) 802-2440 Fax: (803) 802-2515 Email: mmandle@espassociates.com

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

  
Applicant Signature

Date

11/20/19

 SIGN HERE

See Attached Joinder Agreement

Property Owner Signature

Date

**PRELIMINARY PLAT CHECKLIST**

The following identifies required information to be placed on Preliminary Plat drawings. A list of key requirements has also been provided, however, this checklist should not be used as a substitute to reviewing the UDO.

### **GENERAL PROJECT INFORMATION:**

Please identify the following general information on the site plan drawing either within a notes section or on the plat drawing itself, as appropriate.

1. Proposed name of project.
2. Name, mailing address, email address, and phone number of the owner and/or developer and designer of the site plan.
3. Map scale using appropriate engineer's scale, north arrow, and date.
4. Vicinity map (1" = 1 mile min. scale).
5. Total acreage to be developed.
6. Boundaries of the tract to be developed with all bearings and distances. At least two points of the survey must be tied to SC geodetic control points [See State Plane Coordinate Checklist]
7. Proposed use of all lots to be used. See "zoning considerations" section above. Be sure to designate any lots proposed to be used for uses other than single-family residential.
8. Tax map number.
9. Zoning district classification and, if applicable, overlay zone(s).
10. Land use, zoning district classification, and tax map number of adjacent properties, names of adjacent developments, and owners of adjoining parcels.
11. Total number of lots and layout of all lots, including building setback lines, scaled dimensions, area in square feet, lot numbers (if multiple lots), and utility easements with width and use.
12. Location and dimensions of all proposed buildings including number of stories and total square footage by use.
13. Building setbacks and proposed impervious surface calculation.
14. In case of re-subdivision, submit a copy of existing plat.

### **EXISTING CONDITIONS:**

Please identify the following existing conditions on the plan drawing that may be located on the subject property or adjacent areas.

1. Topography by contours at vertical intervals of not more than five feet. All elevations shall refer to Mean Sea Level Datum (if available).
2. Show location and right-of-way of existing streets, curb cuts, and driveways within 300 feet of the site.
3. Show location and footprint of existing buildings on adjacent parcels.
4. Show location of railroads and utility lines either on or adjacent to the property to be developed. Specify whether utility lines are in easements or rights-of-way and show location of poles/towers.
5. Size and location of existing sewers, water mains, storm drains, culverts or other underground facilities within the street or within the right-of-way of streets or roads

adjoining the tract. Show ditches, swales, and drainage easements adjacent to the proposed project.

6. Location, size, and use of any existing structures on the subject property that will remain on the site
7. Location of city limit lines, if adjacent to subject property.
8. Show location of nearest hydrant. Spacing should be 500 feet single-family residential (this distance is measured in the direction of fire truck travel).
9. The Fire Department will need access to within 150 feet of all points of the building.
10. Location of land subject to flooding and nearest 100-year flood zone and elevation.
11. Location of existing or planned public parks, schools, greenways, trails, or other major public amenity located within ½ mile of the development site.

#### **ENVIRONMENTAL CONSIDERATIONS:**

##### **ENVIRONMENTALLY SENSITIVE LANDS**

1. Depict any water resources subject to the UDO Chapter 8, Natural Resources Protection, and comply with all requirements laid out in the aforementioned section.
2. Depict any prohibitive/severe steep slope areas (greater than or equal to 3H:1V) and take into account the limitations on disturbance when designing the project.
3. Depict stormwater management areas.

##### **TREE RETENTION**

1. Identify tree canopy retention areas.
2. Show trees that require protection.

##### **LANDSCAPING**

- Show landscaping for required site landscaping areas.

##### **OPEN SPACE**

1. Indicate if all or a portion of the site has been designated as an Open Space.
2. Calculate required common open space acreage.
3. Show any trails and greenways on the Lancaster County Carolina Thread Trail Master Plan that developer is required to construct.
4. Show all existing or planned public parks, schools, greenways, existing trails, or other major public amenities within ½ mile of the site, and pedestrian connections provided by the developer to those areas.

## **INFRASTRUCTURE CONSIDERATIONS:**

### **GRADING, STORMWATER, AND UTILITY SYSTEM**

Please identify the following proposed grading, stormwater, and utility system improvements.

1. Preliminary plan for sanitary sewers showing the location of manholes and points of discharge. Indicate direction of flow.
2. Preliminary plan for storm sewer system showing the location of outlets and direction of flow.
3. Preliminary plan of water supply system
4. All proposed easements.
5. Submit written verification to serve from all non-county utility service providers (gas, telephone, cable, and water and sewer district).
6. Proposed major contour changes in areas where substantial cut and/or fill is to be done.

### **Roads, Bridges, and Public Ways (UDO 6.13, pg. 21)**

General design criteria are explained in two primary places in the UDO—Chapter 6 and Appendix C. Please refer to both when designing the community. The below is a brief summary of some of the “big picture” points, but those two sections in the Zoning Ordinance have many other requirements to which you will need to refer.

1. Connectivity is required within the neighborhood, and between the neighborhood and adjacent neighborhoods or other lands. Additionally, a second entrance is required for more than 100 units.
2. Traffic calming measures such as minimum street widths, short block lengths, on-street parking, controlled intersections, and roundabouts should be used per the UDO.
3. Sidewalks are required both internally, and in some cases, externally to the development and must be at least five feet wide.
4. Street trees are required to be planted in accordance with the UDO.
5. See Chapter 6: Subdivision and Infrastructure Standards and Appendix C – Manual of Specifications and Standard Details (MSSD), generally for road specifications, cross sections, and other important information. For example:
  - a. Cul-de-sacs should be avoided except as described in the UDO.
  - b. Gated communities have additional requirements as laid out in the UDO.
  - c. Curb and gutter requirements are applicable in some districts as designated in the UDO.
6. Traffic Impact Analysis, refer to Chapter 6, Subdivision and Infrastructure Standards.

### **LOT DESIGN**

Identify a lot configuration that complies with the following standards.

1. Lot designed to comply with the UDO design requirements
  - a. Lots cannot be divided by City limit lines or zoning districts.
  - b. Through lots are prohibited.



- c. Flag lots are prohibited except where they are necessary to eliminate access onto arterial or collector roadways.
- d. Side lot lines must be at right angles to straight street lines and radial to curved sidewalk and street lines.

#### **USE-SPECIFIC STANDARDS**

The UDO has standards associated with specific uses in order to minimize negative impacts and/or to help shape the design of a specific use. Design the proposed site plan in compliance with any applicable use-specific standards.

#### **OVERLAY DISTRICTS**

If an overlay district exists, be sure to address the applicable standards for it in the site design.

- ☐ **McWhirter Field Aviation Overlay** Please refer to the UDO for allowed uses and associated development criteria.
- ☐ **Carolina Heelsplitter Overlay**
- ☐ **Carolina Thread Trail Overlay**
- ☐ **Highway Corridor Overlay**
- ☐ **Cluster Subdivision Overlay**
- ☐ **Equestrian Oriented Subdivision Overlay**

## PLANNING DEPARTMENT FEE SCHEDULE - FISCAL YEAR 2019-2020

Development Fees		
Development Agreements		
Per acre of highland proposed		\$25.00 not to exceed \$20,000
Planned Development Districts *In addition to Development Agreement Fee		
Rezoning	\$2,000.00	
Amendment Mixed Use District	\$2,000.00	

Development Review Application Fee		
Review application	Per review	\$75.00
Subdivision Fees		
Preliminary plat - 1 to 10 lots	Per lot	\$25.00
Preliminary plat 11 or more lots	Per lot	\$300 plus \$25 for each lot
Final plat	Per lot	\$100 plus \$25
Amendment of a final plat		\$100.00
Civil Construction Plan Review	Per lot	\$300 plus \$25
Amendment of Construction Plan		\$300.00
Resubmittal Fee	First instance	\$300.00
Resubmittal Fee	Per instance after first	\$500.00

Zoning Fees	
Rezoning application- single parcel	\$325.00
Rezoning application- multi parcel	\$500.00
2nd rezoning fee (within 1 month)	\$250.00
Text amendment & Future Land Use Map Amendment Fee	\$325.00
Conditional Use Permit	\$325.00

Miscellaneous Fees		
Item	Unit	Amount
Comprehensive plan - picked up	Each	\$25.00
Comprehensive plan - mailed	Each	\$30.00
Road name change	Per road	\$250.00
Telecommunication Towers Review	Each	\$1,500.00
Zoning map (2 parts; northern & southern) - picked up	Per part	\$25.00
Zoning map (2 parts; northern & southern) - mailed	Per part	\$30.00
Traffic Impact Analysis	Each	Cost of engineer + 10%
Mixed Use/Master Plan Review	Each	\$500.00

**ATTACHMENT A**

**Joinder Agreement- Lancaster County, SC**

**Tax Parcel ID:** A portion of 0010-00-005.00

**Plat Book:** 2007

**Page:** 115

The undersigned, as the owner of this parcel of land located along the eastern side of Hwy 521, between intersections of Bridgemill Drive and Possum Hollow Road, designated as Tax Parcel Identification Number 0010-00-005.00 (portion of) as shown on the Lancaster County Tax Map and which is the subject of the attached Preliminary Plat Application(s) and Civil Construction Plans, hereby give permission to Mattamy Homes to request and file the above referenced Application(s) with Lancaster County for the property referenced above.

This 2 day of December 2019  
(day) (month)

By:

Name:

Title:

MPV Ansley Investors, LLC  
2400 South Boulevard, Suite 300  
Charlotte, NC 28203

~~South~~ Carolina

County of Mecklenburg

James E Merrifield

, appearing before the undersigned

Name of Property Owner (printed)

Notary and being duly sworn, says that:

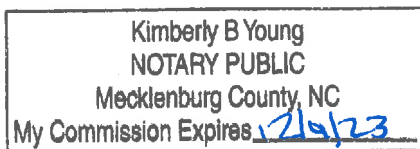
1. I am the owner of the property described above

2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 2 day of December 2019.

(Official Seal)



Official Signature of Notary

Kimberly B Young

Notary's Name (printed)

Notary Public

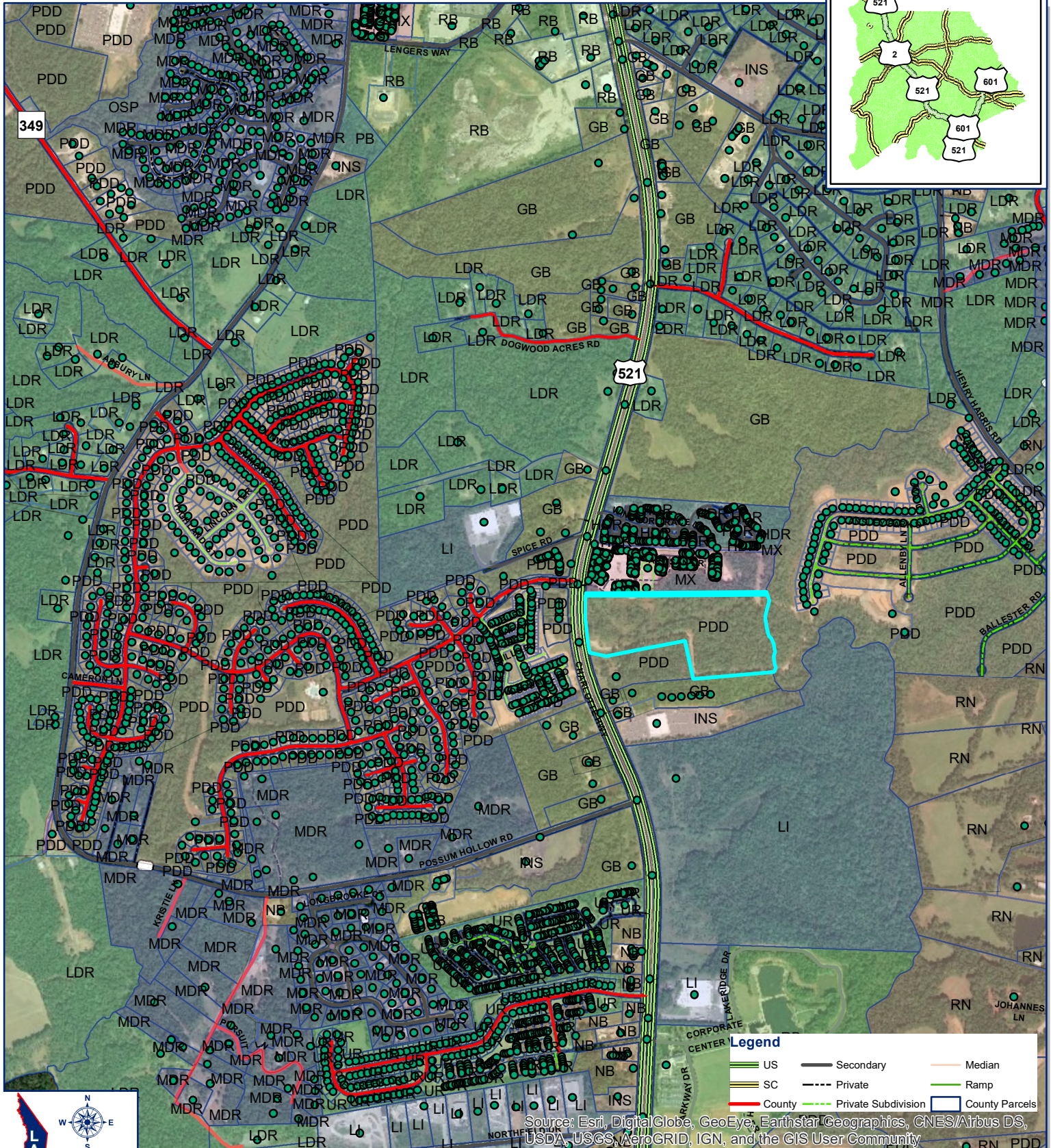
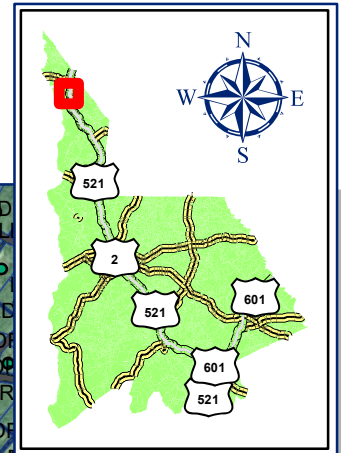
My commission expires: 12/01/23



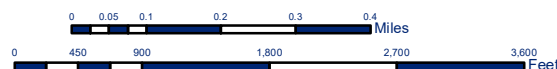
### Location & Zoning Map

Notification Map  
Map Date: January 30, 2020  
Map Created By: KS

**Applicant: Mattamy Homes**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





ENGINEERING FIRM:  
ADDRESS:  
PHONE:  
FAX:  
CONTACT:  
DEVELOPER:  
ADDRESS:  
PHONE:  
CONTACT:  
REVIEW AGENCY:  
PHONE:

ESP ASSOCIATES, INC.  
3475 LAKEMONT BLVD.  
FORT MILL, SC 29708  
(803) 802-2440  
(803) 802-2515  
MATTHEW W. MANDLE, PLA  
MATTAMY HOMES  
2127 AYRSLEY TOWN BOULEVARD  
SUITE 202  
(704) 609-0418  
LEIGH POLZELLA  
LANCASTER COUNTY  
PLANNING DEPARTMENT  
ADMINISTRATION BUILDING  
101 NORTH MAIN STREET  
PO BOX 1809 LANCASTER, SC 29720  
(803) 285-6005

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
COVER	PRELIMINARY PLAT (COVER SHEET)	12/02/2019	1/29/2020
INDEX	PRELIMINARY PLAT (INDEX SHEET)	12/02/2019	1/29/2020
1 OF 2	PRELIMINARY PLAT (SHEET 1 OF 2)	12/02/2019	1/29/2020
2 OF 2	PRELIMINARY PLAT (SHEET 2 OF 2)	12/02/2019	1/29/2020

# SOMERSET

## PRELIMINARY PLAT

LOCATED IN  
LANCASTER COUNTY, SOUTH CAROLINA



LOCATION MAP SCALE: 1" = 1 MILE

DEVELOPMENT DATA:	
TAX MAP NUMBERS:	0010-00-005.00
LOCATION:	LANCASTER COUNTY, SC
ZONING:	PDD-21 (HIGHWAY CORRIDOR OVERLAY, CAROLINA HEELSPITTER OVERLAY)
DEVELOPMENT AGREEMENT (D.A.):	DEVELOPMENT ORDINANCE #650 ANSLEY PARK, PDD-21
TOTAL ACREAGE:	28.730 ACRES (PER SURVEY)
RESIDENTIAL SITE ACREAGE:	20.424 ACRES
POTENTIAL FUTURE COMMERCIAL ACREAGE:	8.306 ACRES
PROPOSED USE:	SINGLE FAMILY ATTACHED
TOTAL LOTS:	110 LOTS

(NOTE: IN CASE OF SITE LAYOUT CHANGES DURING CONSTRUCTION DOCUMENT PHASE AN ADDITIONAL 20 LOTS MAY BE CREATED PER APPROVED PDD.)

MAXIMUM DENSITY ALLOWED:	7.5 DU/AC (PER APPROVED PDD)
PROPOSED DENSITY:	5.39 DU/AC
(NOTE: PROP. DENSITY BASED ON RESIDENTIAL SITE ACREAGE (+/- 20.424 AC.))	
CONNECTIVITY RATIO (LINKS & NODES):	
REQUIRED:	1.3 (LINKS/NODES)
PROVIDED:	2.2 (13 LINKS / 6 NODES)
TOTAL OPEN SPACE:	
REQUIRED:	+/- 4.1 ACRES (20%)
PROVIDED:	+/- 6.1 ACRES (30%)
(NOTE: TOTAL OPEN SPACE REQUIREMENT BASED ON RESIDENTIAL SITE ACREAGE (+/- 20.424 AC.))	
TYPICAL LOT STANDARDS (PER APPROVED D.A.):	
MINIMUM LOT SIZE:	BUILDING FOOTPRINT
MINIMUM LOT WIDTH:	20' (BUILDING FOOTPRINT AREA)
SETBACKS:	
FRONT SETBACK:	0'
SIDE SETBACK:	0'
REAR SETBACK:	0'
MINIMUM BUILDING SEPARATION:	10'
MAXIMUM BUILDING HEIGHT:	45'

- GENERAL NOTES:**
- PRELIMINARY PLAT IS SUBJECT TO MINOR REVISIONS DURING THE DESIGN PROCESS AS MAY BE REQUIRED.
  - SEE SHEETS 1-2 FOR DETAILED LOT DIMENSIONS.
  - APPLICANT TO PROVIDE AND INSTALL ROAD SIGNS FOR THIS SUBDIVISION.
  - MAIL BOX KIOSKS SHALL CONFORM TO THE REQUIREMENTS OF THE UNITED STATES POSTAL SERVICE (USPS) AND LANCASTER COUNTY REQUIREMENTS. EXACT LOCATIONS AND DESIGN TO BE PROVIDED AT CONSTRUCTION DOCUMENT PHASE.
  - DEVELOPER AGREES TO GRANT EASEMENT OVER PRIVATE STREET ROAD R/W AFTER CONSTRUCTION TO LCWSD FOR ACCESS TO WATER AND SEWER INFRASTRUCTURE.
  - ALTHOUGH STREETS SHALL BE PRIVATE, WATER, SEWER, AND HYDRANTS SHALL BE PUBLIC AND MAINTAINED BY LCWSD.
  - PROPOSED LOCATIONS OF WATER AND SEWER LINES SHOWN ON PRELIMINARY PLAN ARE PRELIMINARY AND HAVE NOT BEEN DESIGNED. DESIGN AND DETAILS OF WATER AND SEWER SYSTEMS SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
  - ROAD GRADING AND PROFILES TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
  - SITE GRADING, CUT, AND FILL TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
  - DETAILED LANDSCAPE PLANTING PLANS, OUTLINING LANDSCAPING AND BUFFER PLANTINGS TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
  - LOCATION AND SIZE OF POTENTIAL STORMWATER MANAGEMENT AREAS ARE CONCEPTUAL AND PRELIMINARY AND STILL NEED TO BE DETERMINED. THE EXACT SIZE AND LOCATION OF THESE AREAS SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
  - SIGNAGE AND MONUMENTATION DETAILS, INCLUDING SIZING AND LOCATIONS, SHALL BE DETERMINED UPON THE SUBMITTAL OF CONSTRUCTION DOCUMENTS. MONUMENTATION AND SIGNAGE TO BE PERMITTED SEPARATELY. MONUMENTATION TO BE INSTALLED OUTSIDE OF SIGHT TRIANGLES & SIGHT DISTANCE LINES.
  - STREET SIGNS TO BE CONSISTENT WITH SCDOT DETAILS OR APPROVED EQUIVALENT. DECORATIVE STREET SIGNS MAY BE INSTALLED AS LONG AS THEY MEET OR EXCEED THE MINIMUM SPECIFICATIONS ESTABLISHED BY SCDOT.
  - SIGHT DISTANCE PLAN & PROFILES TO BE PROVIDED AT CONSTRUCTION DOCUMENT PHASE FOR PROJECT ENTRANCE AS REQUESTED BY SCDOT.
  - PROPOSED SEWER EASEMENTS SHALL HAVE NO STEEPER THAN 4:1 SLOPE AS REQUESTED BY LCWSD.
  - SANITARY SEWER MANHOLES THAT ARE LOCATED IN FLOODPLAIN TO BE WATER TIGHT.
  - FIRE HYDRANTS TO BE SPACED 500' MINIMUM FROM ANY STRUCTURE AND INSTALLED TO ENSURE THAT EACH PHASE OF CONSTRUCTION OF DEVELOPMENT HAS ADEQUATE HYDRANT PROTECTION. PHASING TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION PHASE. HYDRANT LOCATIONS TO BE ADJUSTED TO PROVIDE COVERAGE BASED ON PHASING.
  - APPLICANT TO INSTALL STREET TREES OUTSIDE OF 5' PLANTING STRIP BEHIND SIDEWALK. STREET TREES TO BE LOCATED 3-4' BEHIND BACK OF SIDEWALK EITHER IN THE FRONT YARD OF EACH LOT, SIDE YARD OF EACH LOT OR IN A COMMON OPEN SPACE AREA. EXACT LOCATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTS TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS.
  - REFER TO TRAFFIC IMPACT ANALYSIS (TIA) TITLED "ANSLEY TRACT COMMERCIAL AND TOWNHOUSES TRAFFIC IMPACT STUDY - INDIAN LAND, SOUTH CAROLINA" PREPARED BY SPRAGUE & SPRAGUE DATED OCTOBER 21, 2019 AND "ANSLEY TRACT COMMERCIAL AND TOWNHOUSES TIA" RESPONSE LETTER BY SCDOT DATED NOVEMBER 21, 2019.
  - EXACT LOCATION OF SITE ACCESS POINTS TO BE VERIFIED BY SCDOT DURING ENCROACHMENT PERMITTING PROCESS.
  - ALL PUBLIC STREETS SHALL BE PRIVATELY MAINTAINED.
  - ADA RAMPS TO BE DESIGNED TO SCDOT STANDARDS. LOCATIONS AND DESIGN TO BE PROVIDED AT CONSTRUCTION DOCUMENT PHASE.
  - PER ANSLEY PARK, PDD-21 (DEVELOPMENT ORDINANCE #650) BUILDINGS CONSTRUCTED WITHIN THE PROPERTY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM BUILDING CODES ADOPTED BY THE COUNTY AND THEIR RESPECTIVE LOCAL AMENDMENTS AS PER UBO SECTION 4.4.1.9, BUILDING SHALL BE 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.
  - COMPREHENSIVE TRAFFIC CALMING PROGRAM SHALL BE DEVELOPED DURING THE CONSTRUCTION DOCUMENT PHASE.
  - PROPOSED CODE LANDSCAPE PLAN TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.



NO.	DATE	REVISION	BY	REVISOR	REVISED PER STAFF COMMENTS
1	1/29/2020		ZW		

PRELIMINARY PLAT (COVER SHEET)

SOMERSET

LANCASTER COUNTY, SC

MATTAMY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	ZW
DRAWN BY:	ZW
PROJECT NUMBER:	HN21.100
ORIGINAL DATE:	12/02/2019
SHEET:	COVER

**BASE INFORMATION**  
BASE INFORMATION OBTAINED FROM SURVEYS BY ESP ASSOCIATES, INC., TITLED "ALTANSPTS TITLE SURVEY ANSLEY TRACT PID 0010-00-005.000 28.730 ACRES" DATED 11-04-19 PREPARED FOR MATTAMY HOMES DEVELOPED BY ESP ASSOCIATES, INC.

**TOPOGRAPHIC INFORMATION**  
TOPOGRAPHY DEPICTED ON PRELIMINARY PLAN OBTAINED FROM LIDAR DATA FROM SCDNR AND IS SHOWN AT 2' INTERVALS.

**STREAM AND WETLAND INFORMATION**  
STREAM AND WETLAND INFORMATION OBTAINED FROM SURVEY BY ESP ASSOCIATES, INC., ALTANSPTS TITLE SURVEY ANSLEY TRACT PID 0010-00-005.000 28.730 ACRES" DATED 11-04-19 PREPARED FOR MATTAMY HOMES DEVELOPED BY ESP ASSOCIATES, INC.

**ROAD IMPROVEMENTS**  
ROAD IMPROVEMENTS ARE SUBJECT TO AVAILABLE RIGHT OF WAY AND COORDINATION WITH SCDOT. TRAFFIC IMPACT ANALYSIS TO BE PROVIDED BY DEVELOPER FOR APPROVAL BY LANCASTER COUNTY. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION.

**OFF SITE UTILITY IMPROVEMENTS**  
FINAL ALIGNMENT OF ALL OFF SITE UTILITY IMPROVEMENTS TO BE DETERMINED DURING DESIGN PHASE IN COORDINATION WITH LCWSD.

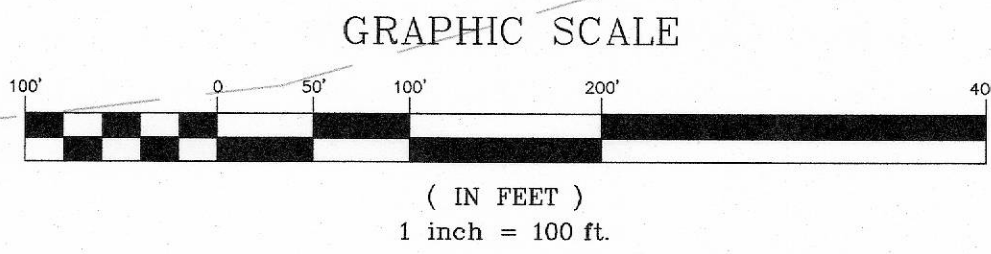
**TOTAL OPEN SPACE PROVIDED**  
TOTAL COMMON OPEN SPACE PROVIDED INCLUDES PROPERTY BUFFERS, NATURAL AREAS AND COMMON OPEN SPACE AREAS

**TIA INFORMATION:**

US 521 / NEW SITE ACCESS (DE VERE DRIVE) FOR TOWNHOME DEVELOPMENT

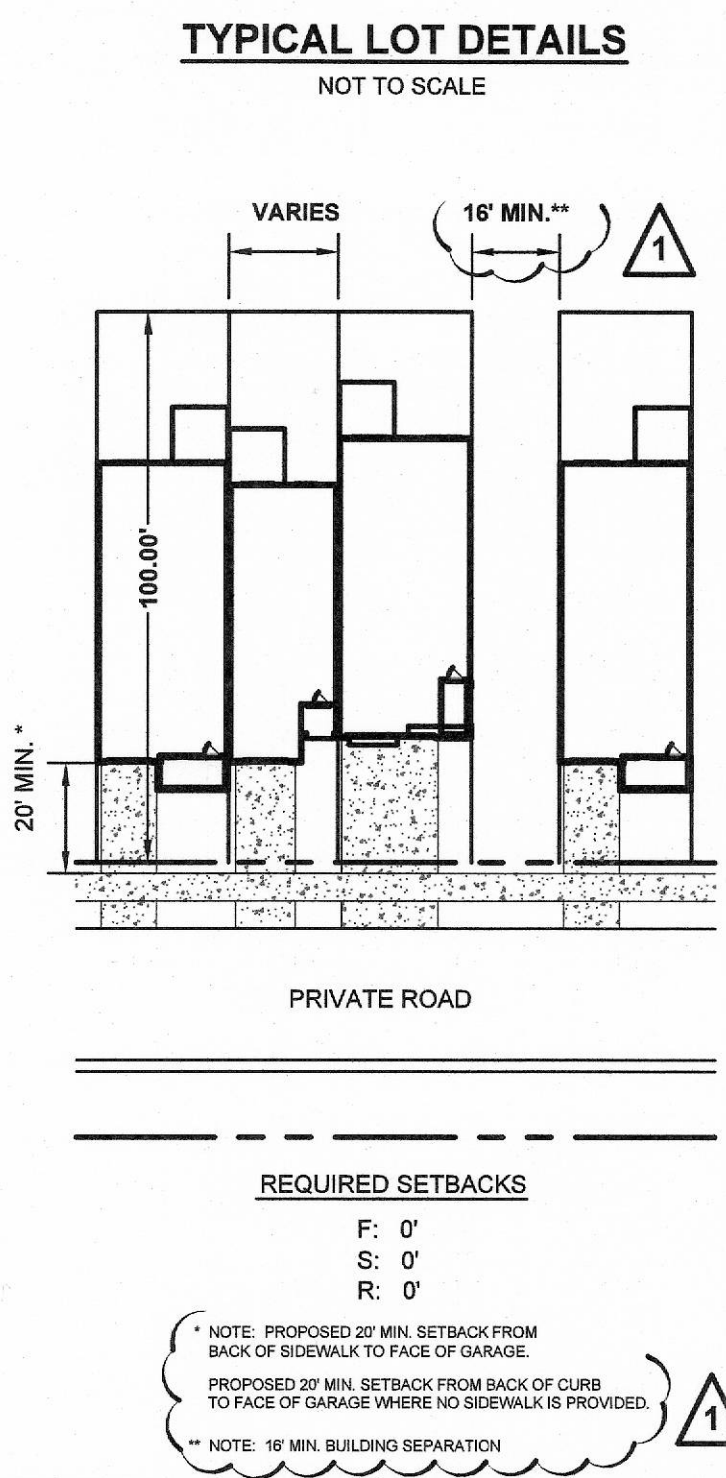
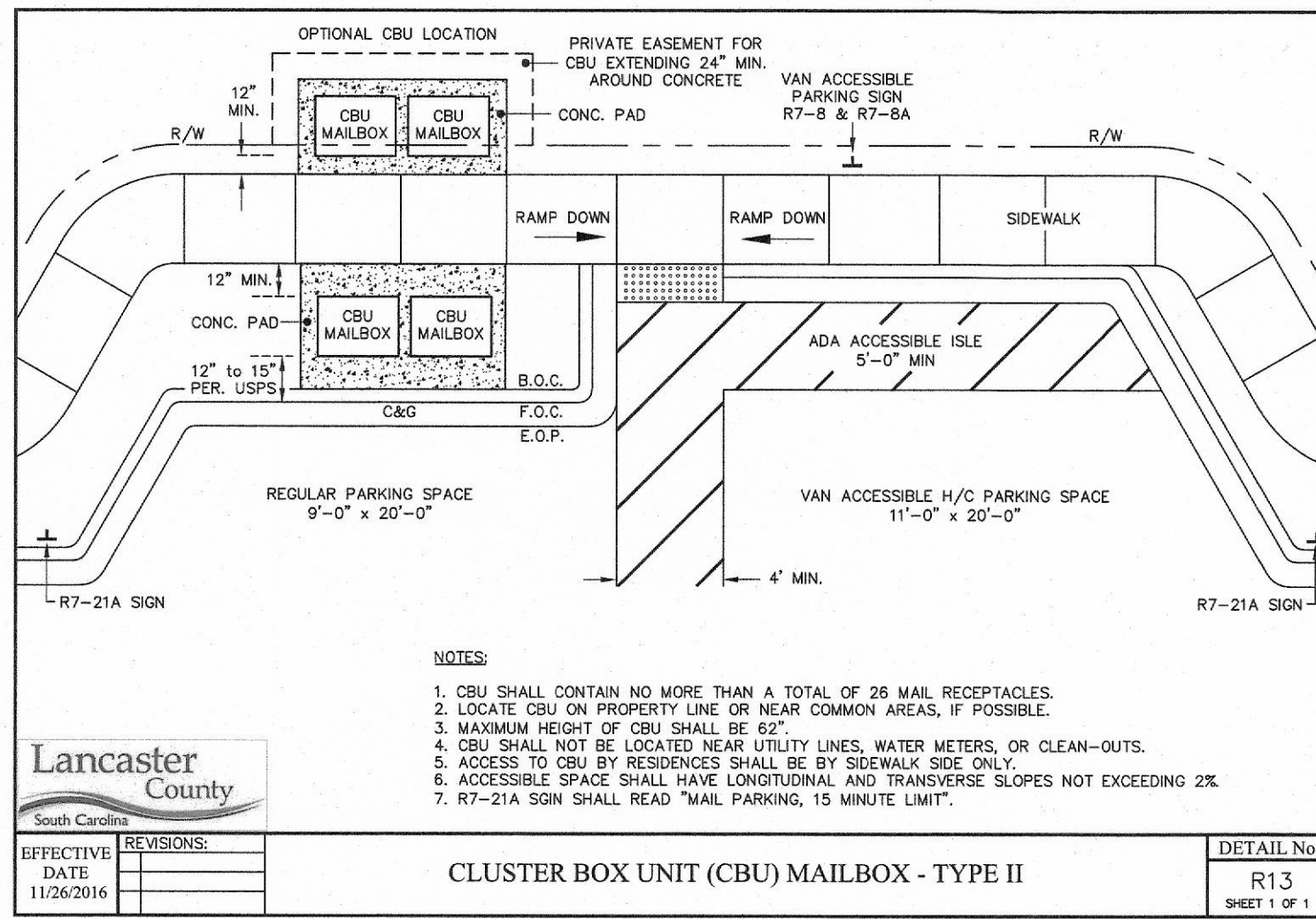
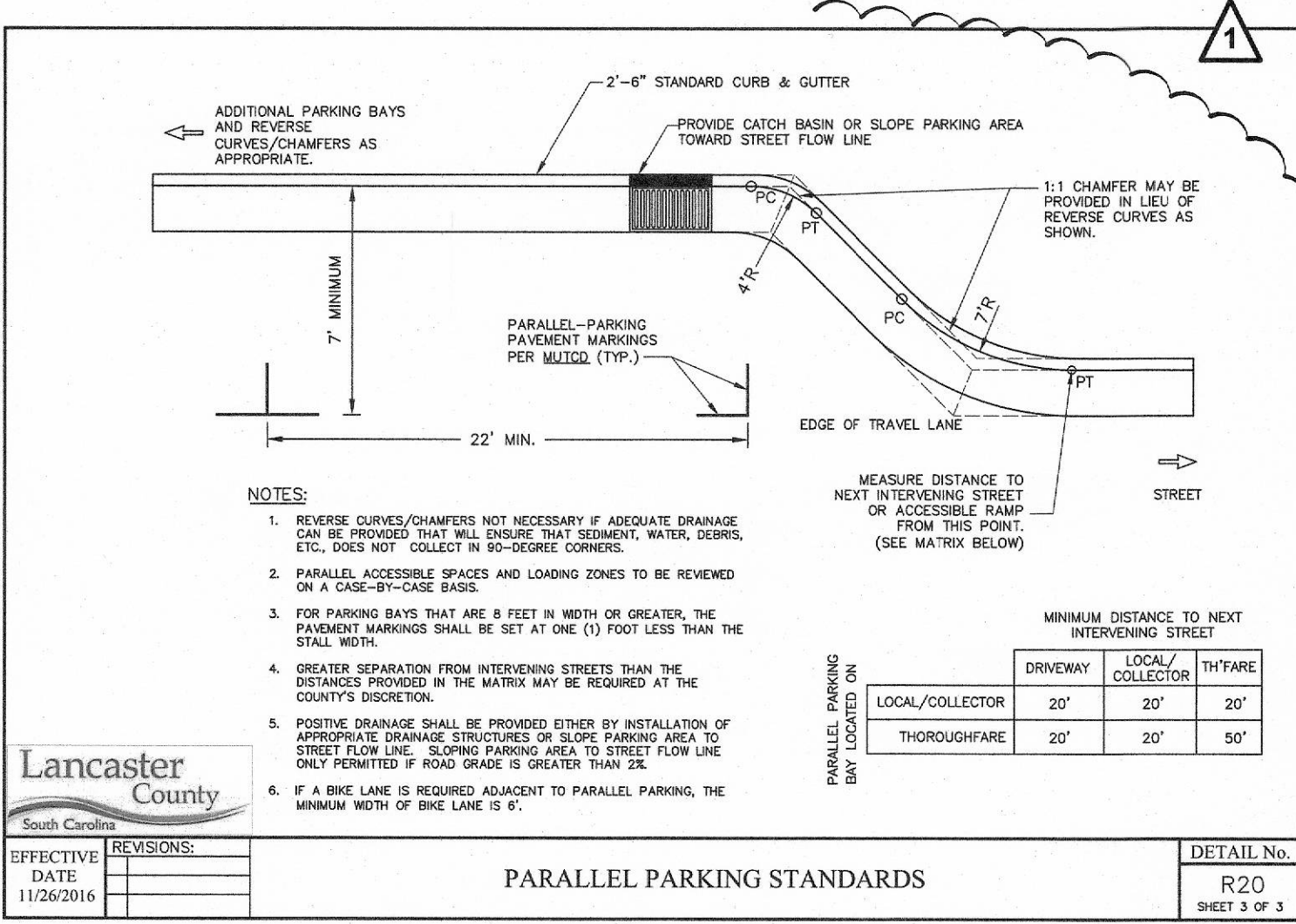
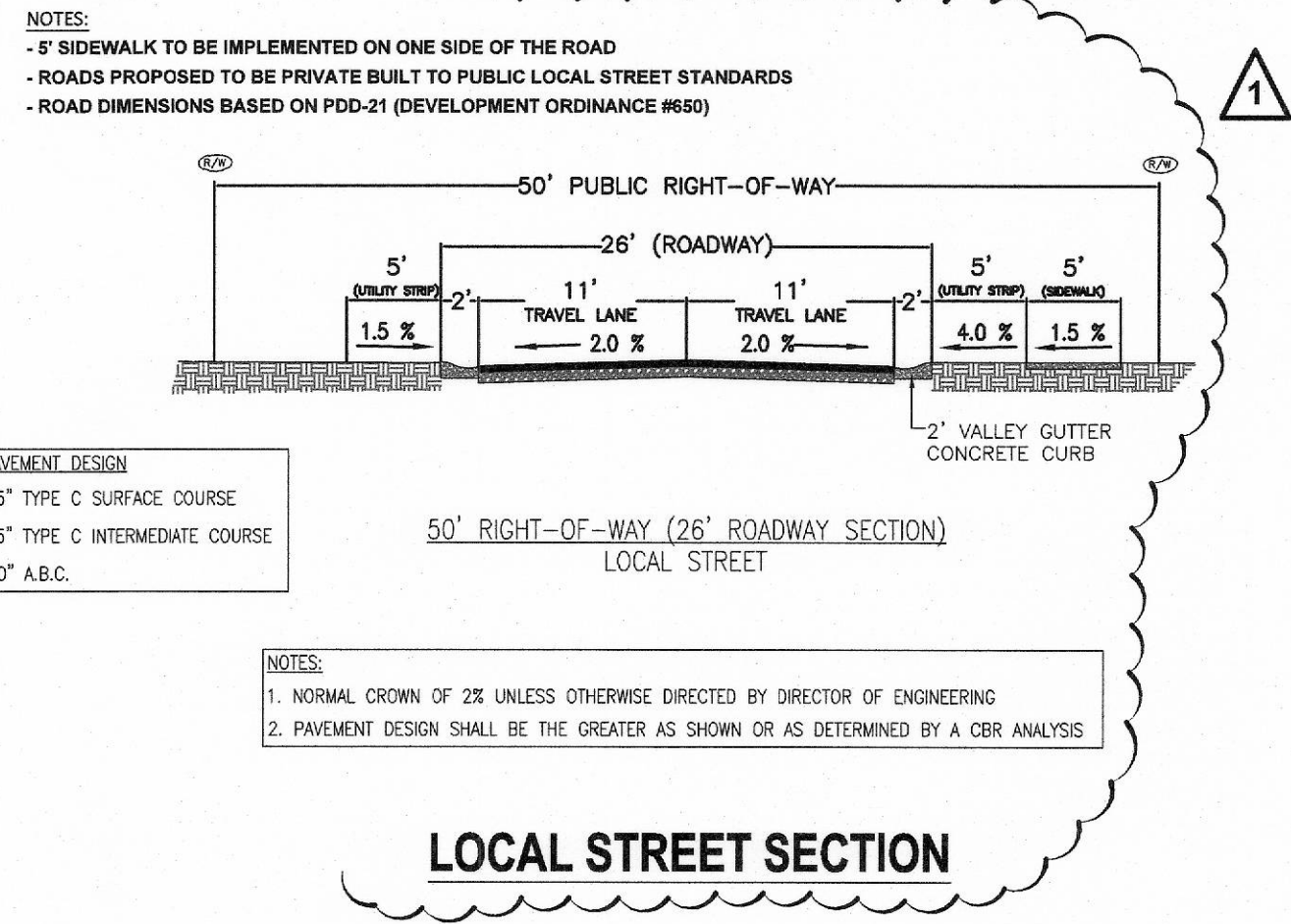
- PROVIDE LEFT AND RIGHT TURN LANES ON THE WESTBOUND APPROACH OF THE NEW ACCESS TO US 521. 150 FEET OF STORAGE FOR THE WESTBOUND RIGHT SHALL BE PROVIDED.
- CONSTRUCT AN OFFSET SOUTHBOUND LEFT TURN LANE WITH 150 FEET OF FULL WIDTH STORAGE.

Adjacent Property Owners						
Parcel #	Owner	Mailing Address	City	State	Zip Code	Zoning Type
1	0010-00-006.00	PSREG SIX MILE CREEK OWNER, LP	5605 GLENRIDGE DRIVE, SUITE 775	ATLANTA	GA	30342 MX
2	0010-00-003.02	EMD HOLDINGS, LLC	2391 ROPER MOUNTAIN	GREENVILLE	SC	29681 PDD
3	0010-00-003.03	SOPHC INVESTMENTS, LLC	231 POINT CARPENTER ROAD	INDIAN LAND	SC	29707 PDD
4	0010A-0A-119.01	BRIDGEMILL CITIZENS ASSEMBLY, INC	1612 MILITARY CUTOFF ROAD, SUITE 108	WILMINGTON	NC	28403 PDD
5	0010-00-004.00	JANE F. WHITESIDE	9014 CHARLOTTE HIGHWAY	INDIAN LAND	SC	29707 PDD
6	0010-00-030.01	SAMTY PROPERTIES, LLC	1214 CABIN CREEK	FORT MILL	SC	29715 GB
7	0010-00-008.02	TF ANSLEY PARK L.P.	1601 WASHINGTON AVENUE, SUITE 800	MIAMI BEACH	FL	33139 MX
Property Owners						
0010-00-005.00	MPV ANSLEY INVESTORS, LLC	2400 SOUTH BOULEVARD, SUITE 300	CHARLOTTE	NC	28203.00	PDD



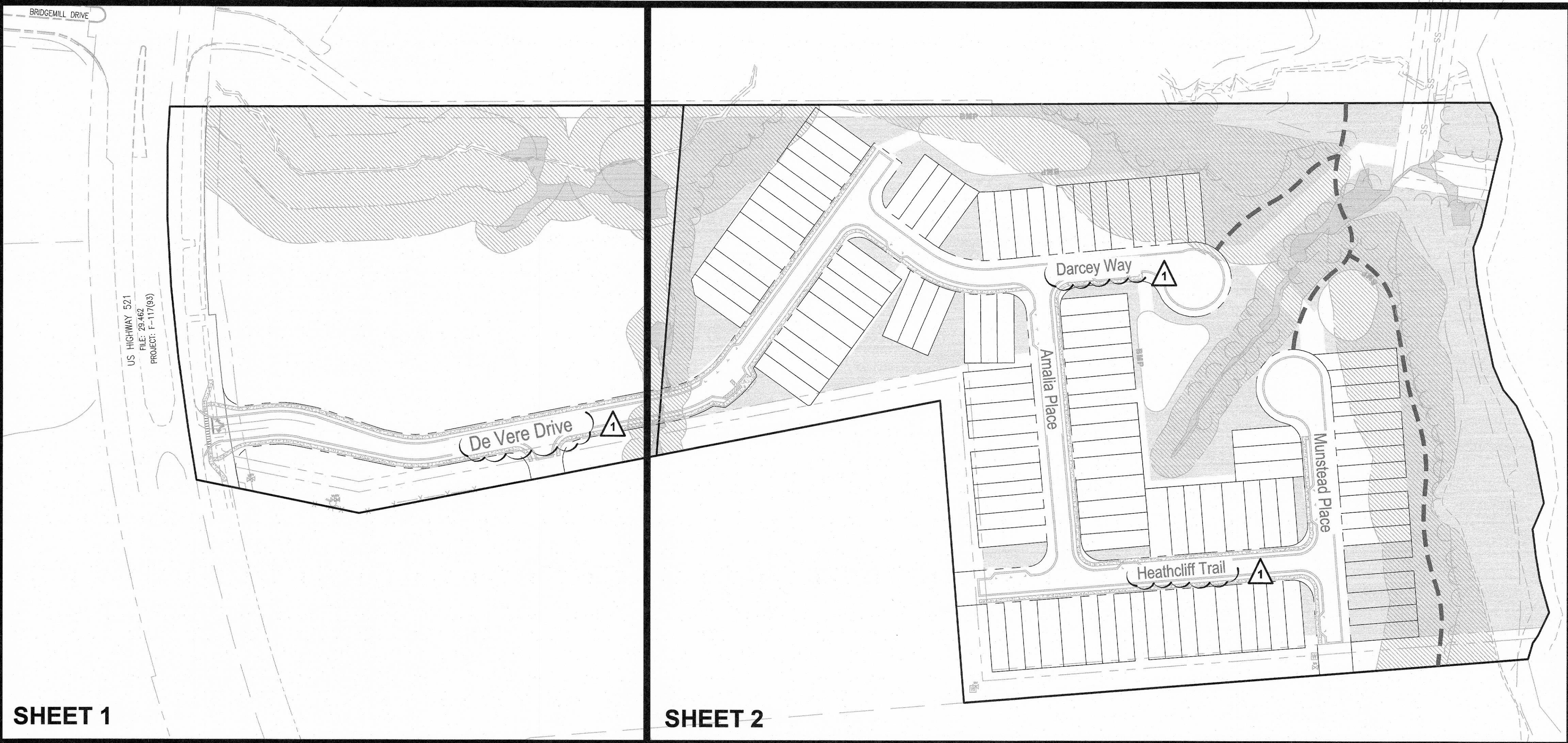
NORTH ORIENTED TO  
SC GRID





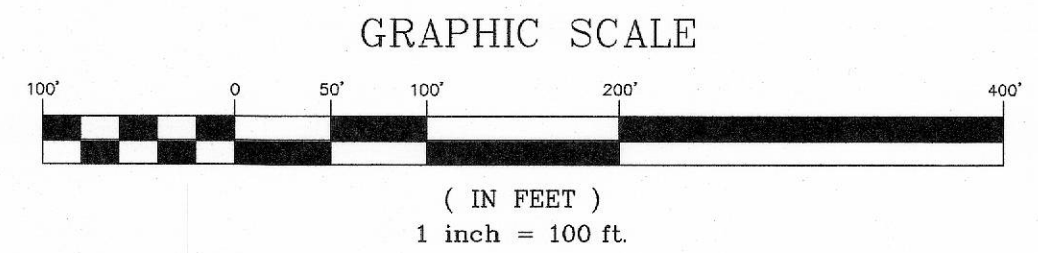
ROAD NAMES & LENGTHS:

ROAD NAMES:	CLASSIFICATION:	LENGTH:
DE VERE DRIVE	PRIVATE STREET	+/- 1,192 LF
DARCEY WAY	PRIVATE STREET	+/- 580 LF
AMALIA PLACE	PRIVATE STREET	+/- 463 LF
HEATHCLIFF TRAIL	PRIVATE STREET	+/- 512 LF
MUNSTEAD PLACE	PRIVATE STREET	+/- 423 LF
TOTAL LENGTH OF PROPOSED ROADS:		+/- 3,160 LF



SHEET 1

SHEET 2



ESP Associates, Inc.  
P.O. Box 7200  
Charlotte, NC 28241  
2471 Lakemont Blvd.  
Fort Mill, SC 29708  
704-585-4549 (NC)  
803-302-2440 (SC)  
www.espsocieties.com

378-C

No. 1127

PRELIMINARY PLAT (INDEX SHEET)

SOMERSET

MATTAMY HOMES

LANCASTER COUNTY, SC

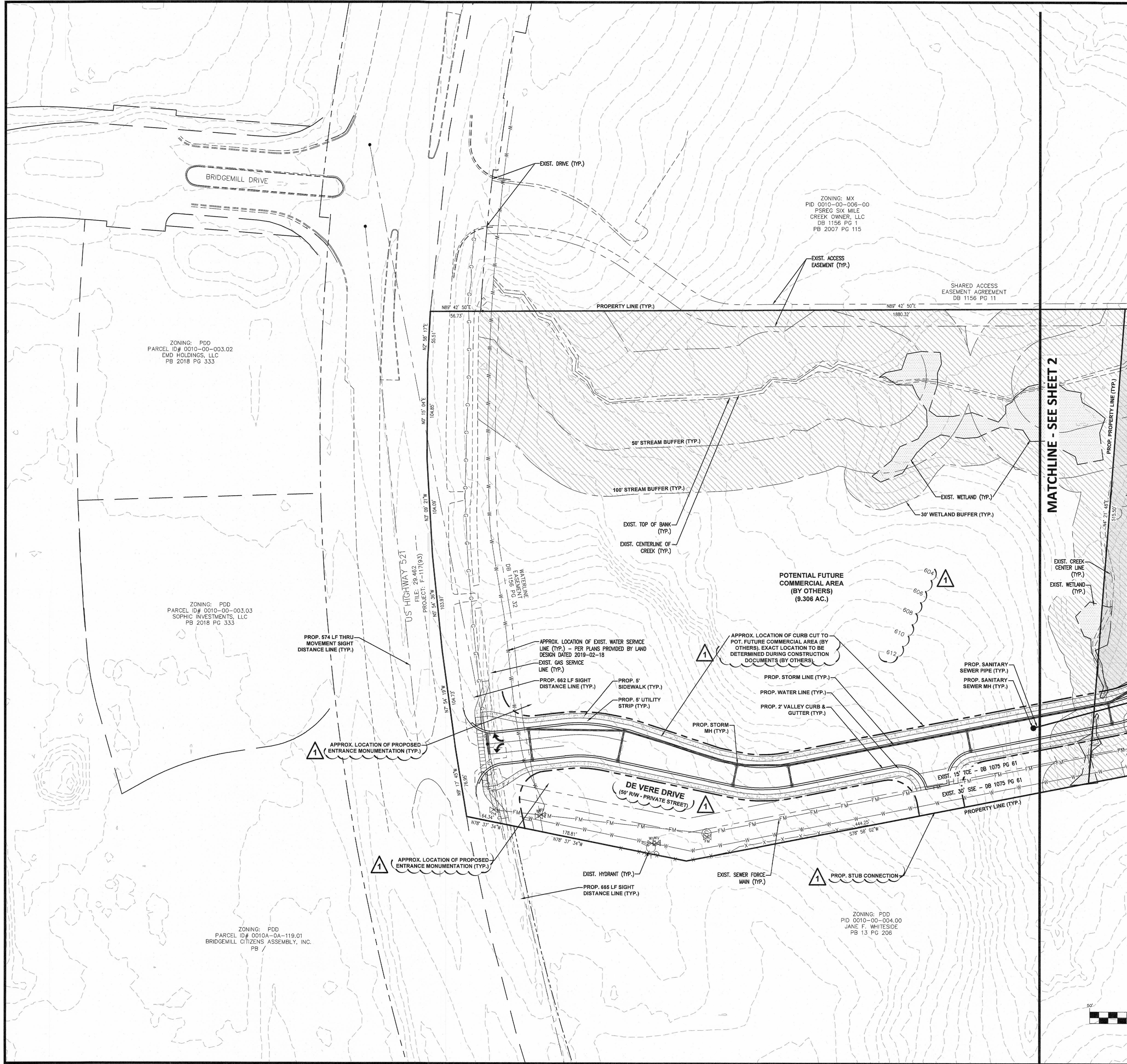
PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY: <td>ZW</td>	ZW
DRAWN BY: <td>ZW</td>	ZW
PROJECT NUMBER: <td>HN21.100</td>	HN21.100
ORIGINAL DATE: <td>12/02/2019</td>	12/02/2019

SHEET: INDEX



U:\2019 Projects (H\H\21) Antler Tract (Military) (Submittal) Working Drawings\2020-1-X-2 Preliminary Plat 2nd Submittal\Sheet\Sheet 1-2.dwg 1 OF 2, a:\givingdon

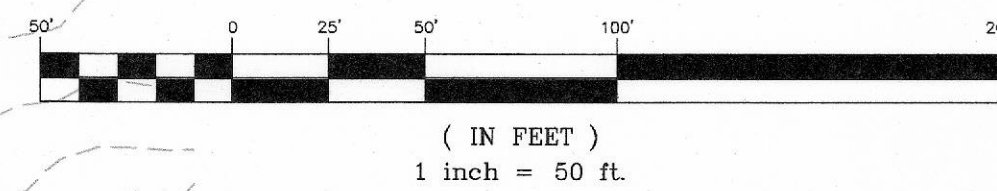


# LINE SYMBOL LEGEND

NOT TO SCALE

- PROPERTY BOUNDARY
- EXIST. ADJACENT PROPERTY
- EXIST. TOPOGRAPHY
- EXIST. 100 YEAR FLOODPLAIN
- EXIST. FLOODWAY
- EXIST. LAKE / POND
- EXIST. WETLAND
- EXIST. CENTER CHANNEL
- EXIST. TOP OF BANK
- EXIST. EASEMENT
- EXIST. FENCE
- EXIST. GAS LINE
- EXIST. WATER LINE
- EXIST. RIGHT OF WAY
- EXIST. ROAD PAVEMENT
- EXIST. GRAVEL ROAD
- EXIST. FORCE MAIN
- PROP. STREAM / WETLAND BUFFER
- PROP. COMMON OPEN SPACE
- PROP. SEWER ESMT.
- PROP. SEWER LINE & MANHOLE
- PROP. STORM ESMT.
- PROP. STORM LINE & DRAIN
- PROP. LOT LINE
- PROP. SETBACK
- PROP. RIGHT OF WAY
- PROP. SIGHT TRIANGLE
- PROP. SIGHT DISTANCE
- PROP. SIDEWALK
- PROP. WATER LINE
- PROP. BACK OF CURB
- PROP. EDGE OF PAVT
- EXIST. FIRE HYDRANT
- PROP. FIRE HYDRANT

## GRAPHIC SCALE



NORTH ORIENTED TO  
SC GRID



PRELIMINARY PLAT (SHEET 1 OF 2)

SOMERSET

MATTANY HOMES

LANCASTER COUNTY, SC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	ZW
DRAWN BY:	
PROJECT NUMBER:	HN21.100
ORIGINAL DATE:	12/02/2019

SHEET:  
**1 OF 2**

ESP Associates, Inc.  
P.O. Box 7930  
Charlotte, NC 28241  
3475 Lakewood Blvd.  
Fort Mill, SC 29708  
704-565-4949 (NC)  
803-302-2440 (SC)  
www.espasociates.com

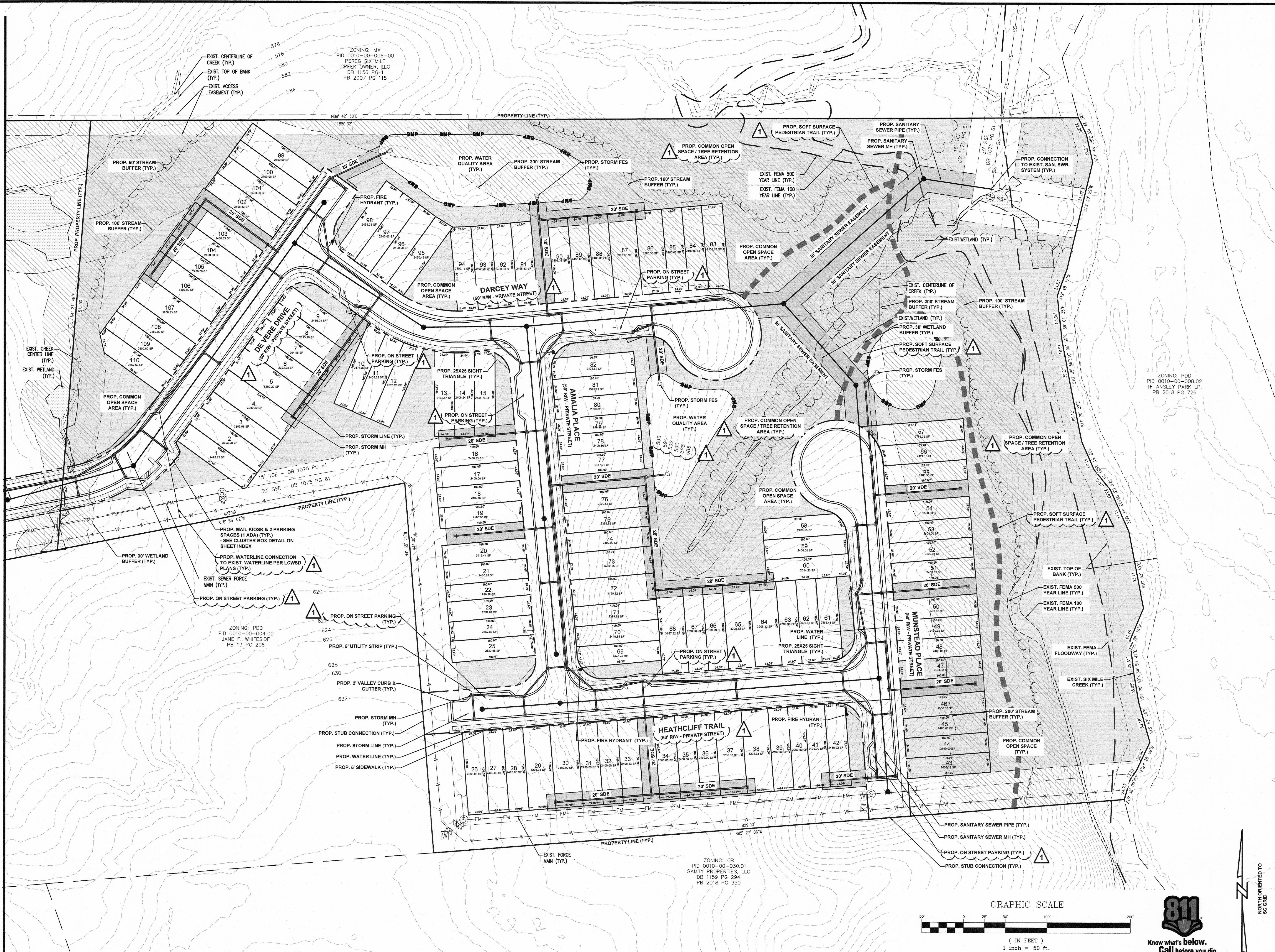
**ESP**

STATE OF SOUTH CAROLINA  
378-C  
RECEIVED  
OFFICE OF AUTHENTICATION  
No. 1127  
JAN 14 2020  
JAN 14 2020  
JAN 14 2020

BY	REVISION	DATE	NO.	REVISOR	REVISION PER STAFF COMMENTS
ZW		1/2/2020	1		



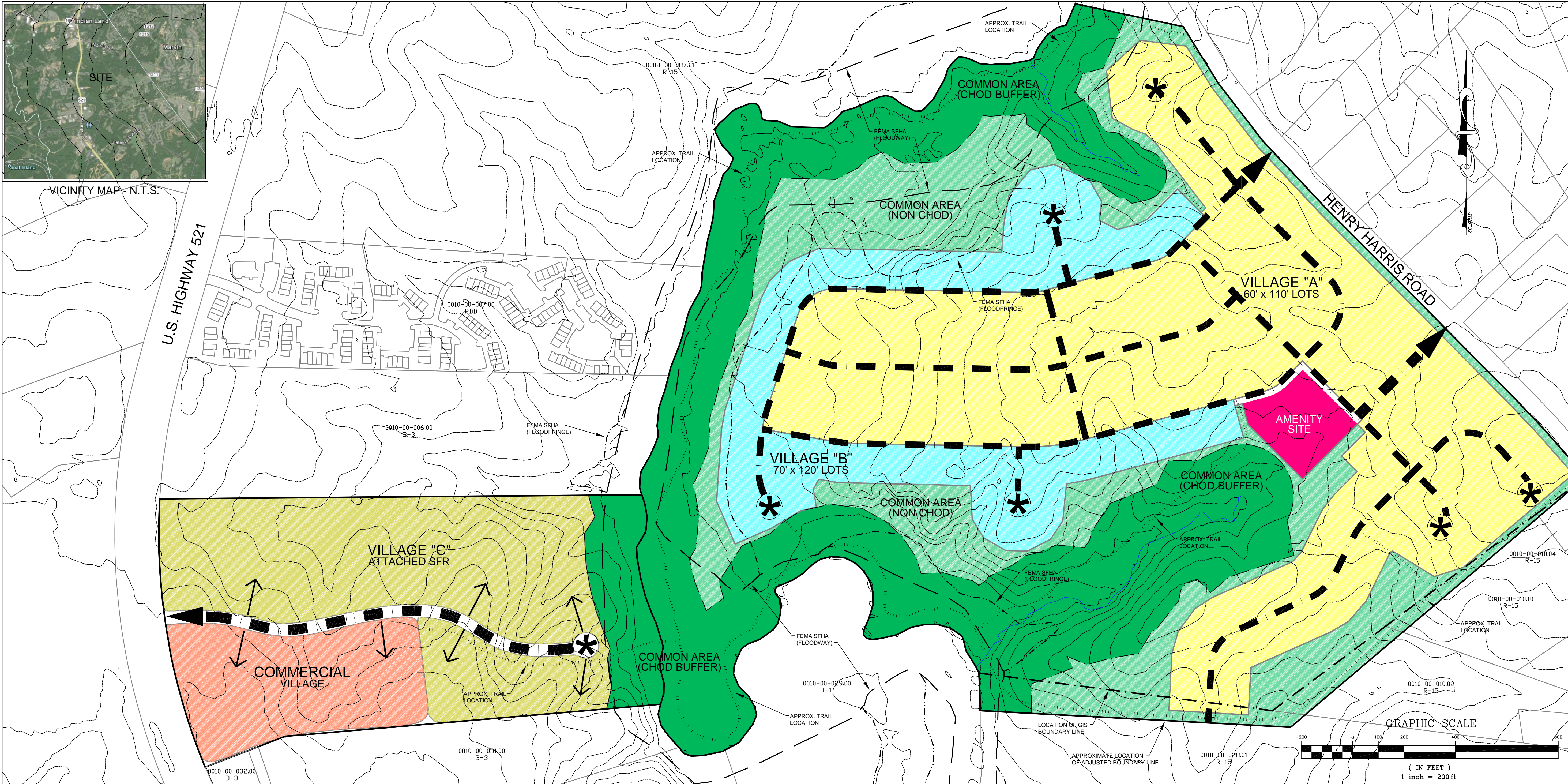
MATCHLINE - SEE SHEET 1







VICINITY MAP - N.T.S.



DEVELOPMENT STANDARDS & NOTES:

- ZONING:**
1. PROPERTY IS ZONED PLANNED DEVELOPMENT DISTRICT - 21 PER ORDINANCE #650 & ORDINANCE #796.
  2. SETBACKS AND YARDS AS OUTLINED IN THE ABOVE REFERENCED ORDINANCES.
  3. LOT SIZES AS OUTLINED IN THE ABOVE REFERENCED ORDINANCES AND THIS MASTER PLAN.
- DENSITIES:**
1. COMMERCIAL/RETAIL/OFFICE BUILDING AREAS MAY BE DEVELOPED UP TO A MAXIMUM OF 30 ACRES - NO MIN. FLOOR SPACE REQUIRED.
  2. RESIDENTIAL DEVELOPMENT CANNOT EXCEED 440 UNITS FOR THE DEVELOPMENT, SUBJECT TO THE FOLLOWING RESTRICTIONS:
    - DETACHED SINGLE FAMILY IS LIMITED TO 310 UNITS (2.1 DUA-AVERAGE)
    - ATTACHED SINGLE FAMILY IS LIMITED TO 130 UNITS (7.5 DUA-AVERAGE)
  3. LAND USE CATEGORIES OR LOT MIXTURE ASSIGNMENTS CAN VARY UP TO 30% WITHOUT FURTHER APPROVAL.
- SITE ACCESS:**
1. UP TO TWO (2) DRIVEWAY CONNECTIONS MAY BE ALLOWED TO HIGHWAY 521, SUBJECT TO SCDOT REVIEW AND APPROVAL AND MEETING THE REQUIREMENTS OF THE LANCASTER COUNTY HIGHWAY CORRIDOR OVERLAY DISTRICT.
  2. TWO (2) DRIVEWAY CONNECTIONS ALLOWED TO HENRY HARRIS ROAD, SUBJECT TO SCDOT REVIEW AND APPROVAL.
- TRAFFIC:**
1. NO VEHICULAR AND/OR PEDESTRIAN CONNECTION IS REQUIRED BETWEEN THE EASTERN AND WESTERN PORTIONS OF THE DEVELOPMENT (SIX MILE CREEK IS THE DIVIDER) DUE TO THE CAROLINA HEEL SPLITTER.
  2. PEDESTRIAN CONNECTION IS ENCOURAGED AND MAY BE ALLOWED, SUBJECT TO MINIMIZATION OF IMPACT TO CHOD STREAM BUFFERS.
- BUFFERS:**
1. PERIMETER BUFFERS ARE NOT REQUIRED OR MAY BE REDUCED PER PDD-21.
  2. INTERNAL BUFFERS ARE NOT REQUIRED BETWEEN USES.
  3. 200' CHOD BUFFER IS REQUIRED ADJACENT TO SIX MILE CREEK AND ANY TRIBUTARY THAT IS CLASSIFIED AS A PERENNIAL STREAM.
  4. 100' CHOD BUFFER IS REQUIRED FOR ANY TRIBUTARY THAT IS CLASSIFIED AS AN INTERMITTENT STREAM.
- OPEN SPACE:**
1. COMMON AREAS, BUFFERS AND TRAILS ARE CONCEPTUAL AND SUBJECT TO FINAL PLANNING, DESIGN & CONSTRUCTION.
  2. COMMON AREAS AND BUFFERS MAY BE USED FOR TRAILS, RECREATIONAL PURPOSES/FACILITIES, STORMWATER MANAGEMENT AND OTHER NON-BUILDING USES.
- TRAILS:**
1. TRAIL LOCATIONS ARE CONCEPTUAL AND FINAL LOCATIONS TO BE ESTABLISHED AT PRELIMINARY PLAT, INCLUDING TRAIL HEADS, TRAIL LENGTHS, ETC.
  2. TRAIL SURFACE SHALL BE NATURAL (MULCHED OR EARTHEN) AND NO LESS THAN 30-INCHES IN WIDTH. PAVED OR STONED SURFACES SHALL NOT BE PERMITTED.

- ENVIRONMENT:**
1. NO JURISDICTIONAL STREAMS AND/OR WETLANDS ASSESSMENTS HAVE BEEN COMPLETED AT TIME OF THIS MASTER PLAN.
  2. PLAN SHALL ACCOMMODATE THE DELINEATED STREAMS AND WETLANDS AT PRELIMINARY PLAT APPROVAL.
  3. RIPARIAN BUFFERS SHALL BE ESTABLISHED ADJACENT TO STREAMS (SEE ALSO "BUFFERS").
- AMENITY:**
1. AMENITY LOCATION IS CONCEPTUAL AND MAY BE MOVED (LOCATION TO BE APPROVED AT PRELIMINARY PLAT).
  2. AMENITY SITE MAY BE A BUILDING USE, AS DETERMINED BY THE DEVELOPER.
- IN GENERAL:**
1. THIS PLAN HAS BEEN DEVELOPED UTILIZING GIS INFORMATION AND OTHER DATA AVAILABLE TO THE PUBLIC.
  2. R. JOE HARRIS & ASSOCIATES, INC. HAS PERFORMED NO BOUNDARY WORK (SURVEY) AND ANY SHOWN PROPERTY LINES ARE APPROXIMATE AND SUBJECT TO VERIFICATION - INCLUDING DEVELOPMENT ACREAGE.
  3. TOPOGRAPHIC INFORMATION TAKEN FROM LANCASTER COUNTY (2010 GIS DATA).
  4. THIS MASTER PLAN IS TO SERVE AS A GENERAL DEVELOPMENT GUIDE TO PROVIDE BASIC INFORMATION AS TO TYPES OF USE, LOCATIONS OF USE TYPES, TRAFFIC CIRCULATION AND PEDESTRIAN CIRCULATION INTENT.
  5. THIS MASTER PLAN DOES NOT CONSTITUTE DEVELOPMENT APPROVAL AND A PRELIMINARY PLAT MUST BE PRESENTED TO PLANNING COMMISSION FOR REVIEW AND APPROVAL.
  6. PRELIMINARY PLANS MAY BE PHASED FOR PLATTING (FINAL PLATS MAY BE PHASED).
  7. THIS IS A MODIFICATION TO THE PREVIOUSLY APPROVED MASTER PLAN DATED NOVEMBER 29, 2004 DRAWN BY ESP ASSOCIATES, P.A.

LEGEND:

- MAJOR ROAD/COLLECTOR
- MINOR ROAD
- INTERIOR ACCESS POINT
- ROAD TERMINUS (CUL-DE-SAC)

DEVELOPMENT INFORMATION:

- PARCEL NOS:** 0010-00-004.00, 0010-00-005.00, 0010-00-005.10, 0010-00-008.00
- ZONING:** PLANNED DEVELOPMENT DISTRICT - 21 (PDD-21)  
ANSLEY PARK - SINGLE FAMILY DISTRICT  
DEVELOPMENT ORDINANCE #650 & #796
- ACREAGE:** 190.87 ACRES (PER ORIGINAL MASTER PLAN)  
195.60 ACRES (ANTICIPATED)
- OPEN SPACE:** MIN. REQUIRED IS 20% OF DEVELOPMENT ACREAGE  
(APPROX. 39 ACRES - SUBJECT TO VERIFICATION)
- NON-RESIDENTIAL:**
- |                                       |                                    |
|---------------------------------------|------------------------------------|
| 1. COMMERCIAL AREA (OFFICE/RETAIL)    | - 9.4 ACRES±                       |
| 2. RESIDENTIAL AMENITY AREA           | - 2.5 ACRES±                       |
| 3. CHOD BUFFER AREA                   | - 48.0 ACRES±                      |
| 4. OTHER COMMON AREAS                 | - 30.3 ACRES±                      |
| <b>TOTAL OF NON-RESIDENTIAL AREAS</b> | <b>- 90.2 ACRES± (APPROX. 46%)</b> |
- RESIDENTIAL:**
- |                                   |                                     |
|-----------------------------------|-------------------------------------|
| 1. VILLAGE "A" - 60' x 110' LOTS  | - 58.9 ACRES±                       |
| 2. VILLAGE "B" - 70' x 120' LOTS  | - 21.2 ACRES±                       |
| 3. VILLAGE "C" - ATTACHED SFR     | - 22.9 ACRES±                       |
| <b>TOTAL OF RESIDENTIAL AREAS</b> | <b>- 103.0 ACRES± (APPROX. 54%)</b> |

DATE	ISSUED FOR	REV
8/26/15	Initial Submittal	0
10/01/15	Rev. Per Lancaster Co. Comments dated 9/18/15	1
10/05/15	Add Note About Amenity Per Owner/County	2
11/20/15	Limit Total Density to 440 Units (310 for SFR)	3

Engineer:

R. Joe Harris & Associates, Inc.  
Engineering • Land Surveying • Planning Management  
1698 W. Hwy 140, Suite 130, Fort Mill, S.C. 29708 P: (803) 802-1799 F: (803) 802-0886

www.rjoharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal

Engineer's Seal

Project Manager  
-  
Department Manager  
-  
Print/Plot Date  
November 20, 2015  
Client

Drawn  
B. Pridemore  
Checked  
B. Pridemore

Project:  
Anasley Park  
Lancaster County, SC

Drawing Title:  
Preliminary Master Plan  
PDD-21

Project No.  
2200-Master Plan  
DWG File Name:  
2200\_Anasley Park Master Plan

Drawing No.  
**M-PLAN**





January 29, 2020

Lancaster County Planning Department  
Rox Burhans, Planning Director  
P.O. Box 1809  
Lancaster, SC 29720

Re: Somerset Preliminary Plat Response Memo

Mr. Burhans,

On behalf of Mattamy Homes, please find the following response memo for the Somerset Preliminary Plat resubmittal staff comments received January 9, 2020:

**County Engineer**

1. This project will require USACE 404/SCDHEC 401 permits for stream crossing impacts on access road.

***Response: Acknowledged. Permits to be provided at Construction Document Phase.***

2. There will be significant Carolina Heelsplitter Overlay District, CHOD mitigation credits required.

***Response: Acknowledged. Applicant is coordinating Heelsplitter mitigation credits with US Fish and Wildlife.***

- a. It appears that proposed development generally stays out of 100 – foot buffer zone

***Response: Acknowledged.***

- b. If retaining walls are required, easements minimum size is 1:1 +10' high side 10' low side easements outside of building envelope.

***Response: Acknowledged.***

3. There is no on-street parking indicated, with 20-24 foot wide lots this will be a hazard for emergency services and others.

***Response: Acknowledged. Parallel parking has been added where possible. Estimate residents will have 2 parking spaces minimum with proposed townhome driveway and garage.***

- a. Citizens/visitors will park in designated proposed hammerhead turn around rendering them useless for emergency vehicles.

***Response: Acknowledged. Parallel parking added where possible and hammerheads have been replaced with cul-de-sacs per review comments.***

- b. There are ample opportunities for parallel parking on side yards in COS, adjacent to lots:
  - i. 9, 15, 25, 42, 58, 69 & 82

***Response: Acknowledged. Parallel parking added where possible.***

4. Fill in the utility easement may not be allowed adjacent to the access road.

***Response: Acknowledged. Grading to be determined during construction document phase.***

5. The only amenity identified was a gang box USPS mail center.

***Response: Acknowledged. Soft surface pedestrian trails shown on revised Preliminary Plat.***

6. Carefully located curb inlets CI locations in front of units, with 24-foot lots, placement is critical minimize impacts to future driveways.

***Response: Acknowledged. Exact locations of curb inlets to be determined during construction document phase.***

#### **E911 Address Comments**

7. Somerset Av was not on the list of road names requested, it was only on the Subdivision name. This road name is not acceptable. De Vere Dr. will replace Somerset Av.

***Response: Acknowledged. Road names have been updated.***

8. The suffix for both Heathcliff and Darcey will have to be changed. Both roads are -1,000 ft. The new suffixes are: Heathcliff Trl and Darcey Way.

***Response: Acknowledged. Road names have been updated.***

9. All road names are now approved and on hold for Somerset Subdivision.

***Response: Acknowledged.***

10. Also, please provided a CAD file in State Plane, using a version that is around 2010 and not 3D, to [addresser@lanc911.com](mailto:addresser@lanc911.com) and [parcelmaps@lancaster.net](mailto:parcelmaps@lancaster.net) . Addresses will be issued upon receipt of a recorded plat, TRC approval letter, and CAD file.

***Response: Acknowledged.***

#### **Fire Marshal Comments**

1. Recommend Painting of curb 15' in both directions of all fire hydrants to show no parking area.

***Response: Acknowledged.***

## LC Water & Sewer District

1. LCSWD will be reviewing the water and sewer plans to this development, once the plans are submitted in accordance to the LCWSD Developer Procedures and Policies. The initial paperwork for this project will be resubmitted to LCWSD changing the name from Ansley Townhomes to Somerset, along with the \$100 administrative check to LCWSD.

*Response: Acknowledged. Site layout has been updated per LCSWD plans provided.*

## Planning

1. Will there be garages?

*Response: Yes, garages will be provided.*

2. Plat all the way to the ROW

*Response: Acknowledged.*

3. Make sure end units have side separation.

*Response: Acknowledged.*

4. A possible connection should be made to the southern property (#5)

*Response: Acknowledged. Stub connection added to southern property (#5).*

5. Why is no connection shown to the northern apartments, if even to share a road connection?

*Response: Acknowledged. No proposed connection due to environmental constraints and to prevent stream/wetlands crossings. Approved Master Plan does not show access between Potential Future Commercial Area (By Others) and Apartments.*

6. Label topography contours lines

*Response: Acknowledged. Contour labels provide on Sheets 1 and 2.*

7. Are all locations of curb cuts and driveways within 300' of project site shown?

*Response: Yes, all driveways and curb cuts shown within 300' of site.*

8. The master plan we have on record is from 11-20-15. Is this still the most accurate? If not, a revised master plan will need to be submitted.

*Response: Acknowledged. Master plan on record is the most accurate and current.*

9. What will building height be?

*Response: Current proposed building height to be 34' maximum.*



10. What is the status of the heelsplitter credits for this project?  
**Response: Acknowledged. Applicant is coordinating Heelsplitter mitigation credits with US Fish and Wildlife**
11. Provide responses to TIA comments by Kimley-Horn.  
**Response: Acknowledged. See updated TIA notes on Cover Sheet.**
12. Could lots 13-15 be oriented to front Amalia Place?  
**Response: Acknowledged. Lots proposed with front façades facing street rather than rear façade.**
13. The placement of lots 66-68 is unusual. Could they be removed?  
**Response: Acknowledged. Lots proposed to remain.**
14. Can the t-turn around be replaced with cul-de-sacs?  
**Response: Acknowledged. T-turns replaced with cul-de-sacs.**
15. Illustrate the separation between buildings 61-64 and 60; buildings 13-15 and 16; buildings 6-9 and 10; 86 and 87; buildings 69-72 and 68.  
**Response: Acknowledged. Buildings not shown on preliminary plat. Proposed building separation to be 16' minimum. See Typical Lot Detail and notes on Index Sheet. Exact Building separation to be provided during construction document phase.**
16. Identify tree canopy retention areas. Show trees requiring protection.  
**Response: Acknowledged. Tree canopy retention areas shown. Trees requiring protection to be provided during construction document phase.**
17. Show landscaping for required landscaping areas.  
**Response: Acknowledged. Code Landscape Plan to be provided during construction document phase.**
18. Where is the trail location as shown on the master plan? In addition to being shown, Ordinance #650 states that Ansley Park will be pedestrian friendly through the use of walking trails and pedestrian connectivity.  
**Response: Acknowledged. Soft surface pedestrian trail shown on plans.**
19. A lighting plan will be required at the civil plan phase.  
**Response: Acknowledged.**
20. Show parking spaces.  
**Response: Acknowledged. Parallel parking added where possible.**

21. Will any amenities be added for residents of this community? Could this be located near lot 83?

***Response: Acknowledged. Soft surface pedestrian trail provided on revised Preliminary Plat.***

22. Subsequent submittal may result in additional comments.

***Response: Acknowledged.***

23. This will go before the Planning Commission on February 18.

***Response: Acknowledged.***

#### **Public Works**

1. Approved in concept only. Submit construction drawings for review following Chapter 6 of UDO.

***Response: Acknowledged.***

#### **SCDOT**

1. Provide a northbound right turn lane at Six Mile Creek Apartments with 100' storage and appropriate taper. At the US521 new site access, verify that the intersection meets sight distance. Design the site distance access to have separate outbound right and left turn lanes. Construct a separate southbound left turn lane on US521 with 150' of full width storage. A full review of the plans will be completed once the permit is applied for.

***Response: Acknowledged.***