

Planning Commission Members

District 1: Rosa Sansbury
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5: Matthew Jones
District 6: Sheila Hinson
District 7: Ben Levine

**County Attorney**

John K. DuBose III

Clerk to Planning Commission**Development Services Director**

Rox Burhans

September 15, 2020

6:00 PM

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

**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**
- 2. Approval of the Agenda**
- 3. Citizen's Comments**

[While in-person Citizens Comments are not currently suspended, due to public health and safety considerations and the need for continued social distancing, the County is strongly encouraging citizen input and comments be submitted in writing prior to the meeting. Comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, email at ssimpson@lancastersc.net or by using the following link on our website where you can submit Citizens Comments online (look for the link on the right hand side of the page) - <https://www.mylancastersc.org/index.asp?SEC=DF11C6C4-BC53-4CD5-8A07-0847EAA1F478> Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]

4. Approve Minutes

- a. July 21, 2020 Regular Meeting Minutes - Draft

5. Public Items

- a. RZ-020-1895 Mark Haldeman*
Request to rezone approximately 14.6 acres of land along Harrisburg Road (TM# 0002-00-008.00) from Low Density Residential (LDR) District to Medium Density Residential (MDR) District
- b. UDO-TA-020-1898 Residential Care Facilities*
Amend Unified Development Ordinance Chapters 5.2.8 and 10.3 to modify the use regulations for residential care facilities, as well as to modify the definition for residential care facilities and add a new definition for independent living facilities.
- c. RZ-020-1750 Carolina Ventures 1, LLC*
Request to rezone approximately 155 acres of property (TM# 0019-00-027.01, 0019-00-029.00, 0019-00-035.00, Portion of 0019-00-025.00, and Portion of 0019-00-027.02) from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District.

6. New Business

- a. Overview of next month's Agenda
- b. Other

7. 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

Agenda Item Summary

Ordinance # / Resolution #: July 21, 2020 Regular Meeting Minutes - Draft

Contact Person / Sponsor: Staff

Department: Planning

Date Requested to be on Agenda: 9/15/2020

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
July 21, 2020 Regular Meeting Minutes - Draft	9/8/2020	Exhibit

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION REGULAR MEETING

**JULY 21, 2020
MINUTES**

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

Members Absent: Vedia Hatfield

Staff Members Present: Ashley Davis, Planner; Robert Tefft, Senior Planner; Mika Garriss, Acting Clerk to Planning Commission; Steve Willis, County Administrator; and Daniel Plyler, Acting County Attorney

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 to Order Regular Meeting

Chairman Charles Deese called the meeting to order at approximately 6:01 p.m.

Election of Officers

Daniel Plyler/ County Attorney requests nominations for Chairman.

Ben Levine nominates Charles Deese for chairman. Seconded by Sheila Hinson. Approved 7-0.

Charles Deese/ Chairman, nominates Jim Barnett for Vice-chair. Seconded by Sheila Hinson. Approved 7-0.

Citizens Comments

Charles Deese confirmed that no one has signed to speak for the Citizens Comments.

Approval of the Agenda

Jim Barnett moved to approve the agenda. Seconded by Ben Levine. Motion Passed 6-0.

Approval of Minutes from 6-16-2020 and 7-2-2020

Ben Levine moved to approve the minutes. Seconded by Jim Barnett. Motion passed 6-0.

Public Items

RZ-020-1180

TM#: 0002-00-008.00

Zoning District: LDR (Low Density Residential)

Applicant: MARK HALDEMAN

Robert Tefft/ Senior Planner, provided an overview of an application constant with the staff report.

Rosa Sansbury/ Board Member, asked if a rendering of the proposed use was available.

Mr. Tefft responded that staff has not received one if it is not included in the packet. However, his understanding is that this will be a 2-story duplex with one unit on the bottom occupied by a single family and the top will be rented out to multiple individuals. The Unified Development Ordinance limits the number of unrelated persons living together to no more than three. Duplexes are not currently allowed in the Low Density Residential District which is why the applicant has applied for a rezoning to the Medium Density Residential District.

Charles Deese opened a Public Hearing on this matter.

Dale R. Bruck represents the homeowners in the Farrington Subdivision. He requested that the board to consider items such as traffic on Harrisburg Road, the environmental impact a large neighborhood would put on the area, as well as the possible economic impact to the neighborhood (lower property values). A letter was submitted and signed by various residents in the neighborhood. He requested that the board condition the rezoning approval only to allow what the property owner to develop only what he is claiming he would like to build at this time. As the homeowners representative he asked that the request be denied. However, he personally did not sign the letter after talking to the landowner he felt confident in Mr. Haldeman.

Charles Deese responded that South Carolina does not allow conditional zoning.

Dale R. Bruck asked if the property owner were to turn around and sell the property tomorrow and a large scale developer were to buy the property after being rezoned from LDR to MDR would there be another hearing that the Farrington homeowners could come to.

Charles Deese responded that County Council would have three readings on this matter before the rezoning is approved.

Mary Wallace, a Farrington resident, noted concerns about the traffic and requested a traffic study be done and fears this development would devalue her property. She requested the zoning change be denied.

Charles Deese responded that a traffic study is required at a certain stage.

Ashley Davis, Planner; answered that if this property was subdivided into more than five lots the developer or landowner would have to come back to this board with a preliminary plat for a public

hearing as well. Also for any project that creates more than 50 peak hour trips a traffic impact analysis is required.

Charles Deese closed the Public Hearing on this matter.

Ben Levine made motion to approve the rezoning request. Seconded by Jim Barnett. Motion passed 6-0.

CU-020-1187

TM#: 0060-00-111.00

Zoning District: RUB (Rural Business District)

Applicant: ROMAN LIVENTSOV

Ashley Davis provided an overview of an application constant with the staff report.

Ben Levine asked if a fence buffering from adjacent properties was a requirement or if the board would need to include it on their motion.

Ashley Davis noted that the fence is a requirement and is in the UDO screening section.

Charles Deese opened the public hearing. No one signed to speak. Charles Deese closed the public hearing.

Ben Levine made a motion to approve. Seconded by Jim Barnett. With no discussion the motion to approve passed by a vote of 6-0.

RZ-020-1252

TM#: 0013-00-047.02

Zoning District: RB (Regional Business District)

Applicant: WHITEHALL DEVELOPMENT GROUP, LLC

Robert Tefft provided an overview of an application constant with the staff report.

Ben Levine asked if there was a particular use in the Regional Business District that staff is concerned about or if staff just believes the General Business District is more aligned with what's along 521 there.

Robert Tefft explained that General Business is more prevalent in the immediate area. Staff believes General Business district is likely more consistent than the Regional Business District in this area.

Rosa Sansbury asked if the applicant would agree change the request to General Business.

Robert Tefft explained that the applicant had received a copy of the staff report with that recommendation and staff has not heard back from them whether they are fine with it. He expresses he knows that the applicant requesting Regional Business District over the General Business District has to do with the uses they have in mind for the remainder of the property. The senior living facility would not be impacted by the change.

Charles Deese reiterated that the commission is to vote on what's on the application.

Charles Deese opened the public hearing. No one signed to speak. Charles Deese closed the public hearing.

Ben Levine made a motion to approve. Seconded by Rosa Sansbury.

Ben Levine asked Mr. Deese's opinion on the idea of moving this decision to next month in order to try and get some information from the applicant in whether they are in agreement with the planning department.

Charles Deese reminded Mr. Levine that he can make a motion to table a case at any time.

Ben Levine asked if he can request that the department reach out to the applicant to confirm their opinion on staff's recommendation.

Charles Deese explained that staff has done so and can do so again if we ask.

Jim Barnett asked the acting county attorney if the board can arbitrarily change the request without the application being resubmitted.

Daniel Plyler/County Attorney, explained that you can only vote on the request that's been provided. If the applicant wanted to apply for a different zoning they could.

Sheila Hinson/ Board Member, asked what staff recommends given what the attorney has just said?

Robert Tefft suggests that Planning Commission recommends to County Council that this parcel be rezoned to General Business District instead of the Regional Business District.

Charles Deese states that option that the board has is to either approve or deny what the applicant has requested.

Robert Tefft expressed that staff is would likely recommend denying Regional Business as staff prefers General Business for this area.

Charles Deese reminds the board that the motion on the table is to approve the rezoning to the Regional Business District.

Charles Deese calls for a vote. The motion to approve passes by a vote of 5-1.

RZ-020-1253

TM#: 0013-00-047.02

Zoning District: INS (Institutional District)

Applicant: WHITEHALL DEVELOPMENT GROUP, LLC

Robert Tefft provided an overview of an application constant with the staff report.

Charles Deese states for reference that this is the Taylors Grove Church parsonage property.

Dawn Jordan represented Whitehall Development Group. She reiterated that this is a proposed medical facility and is right next door to the medical park.

Charles Deese opened the public hearing. No one signed to speak. Charles Deese closed the public hearing.

Jim Barnett made a motion to **approve**. Seconded by Matthew Jones.

Rosa Sansbury voiced her concern about General Business zoning and states that she does not feel we are carefully planning for the future by approving whatever comes before them.

Ben Levine asked if any letters were received.

Robert Tefft stated that none were received either way and there were no phone calls regarding this request.

Charles Deese calls for a vote on the motion to approve. The motion to approve passes by a vote of 6-0.

CU-020-1223

TM#: 0080J-0G-001.00

Zoning District: GB (General Business District)

Applicant: 903 MOTORS LLC

Ashley Davis provided an overview of an application constant with the staff report.

Charles Deese noted that SCDOT had some comments about relocating the drive entrance to the property.

Charles Deese opened the public hearing. Only the applicant signed to speak and had nothing to add. Charles Deese closed the public hearing.

Jim Barnett made a motion to approve. Seconded by Sheila Hinson.

Ben Levine asked why planning staff includes the condition that all TRC comments must be addressed at the next phase.

Lancaster County Planning Commission Meeting
July 21, 2020

Ashley Davis explained that they recommend that condition so if the site plan requirements are not met that the conditional use permit can be revoked.

Daniel Plyler confirmed Ms. Davis's statement.

Rosa Sansbury asked why zoning's comments were phrased as questions instead of comments.

Ashley Davis stated that zonings full site plan review and comments would happen at the site plan phase but that she cannot speak for why zoning chose to phrase these types of issues as questions.

Ben Levine states that he would like to make a motion to amend the motion to approve to include the condition from Planning Department that the applicant address the outstanding TRC or all comments. Seconded by Rosa Sansbury.

Charles Deese calls for a vote on the amendment to the motion. Amendment passes 6-0.

Charles Deese calls for a vote for the motion to approve as amended. Motion passes 6-0.

New Business

Overview of next month's agenda:

- MX rezoning.

Adjournment

Jim Barnett made the motion to adjourn. Seconded by Ben Levine. Motion passed 6-0. Planning Commission adjourned at approximately 6:54 PM.

Respectfully Submitted,

Mika Garris/ Zoning Clerk

Agenda Item Summary

Ordinance # / Resolution #: RZ-020-1895

Contact Person / Sponsor: Robert G. Tefft, Senior Planner

Department: Planning

Date Requested to be on Agenda: 9/15/2020

Issue for Consideration:

See Staff Report.

Points to Consider:

See Staff Report.

Recommendation:

See Staff Report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	9/8/2020	Planning Staff Report
Ex 1: Application	9/2/2020	Backup Material
Ex 2: Location Map / Zoning Map	9/2/2020	Backup Material

PROPOSAL: Request to rezone approximately 14.6 acres of land along Harrisburg Road (TM# 0002-00-008.00) from Low Density Residential (LDR) District to Medium Density Residential (MDR) District

PROPERTY LOCATION: West side of Harrisburg Road, approximately 155 feet north of Lancashire Drive

CURRENT ZONING DISTRICT: Low Density Residential (LDR) District

PROPOSED ZONING DISTRICT: Medium Density Residential (MDR) District

APPLICANT: Mark Haldeman

COUNCIL DISTRICT: District 7, Brian Carnes

OVERVIEW:

Site Information

The approximately 14.6-acre property is currently vacant and zoned Low Density Residential (LDR) District. The applicant has submitted a request to rezone the property from LDR District to Medium Density Residential (MDR) District. This request was previously heard by the Planning Commission (as RZ-020-1180) at its meeting of July 21, 2020; however subsequent to this meeting a lot line adjustment between the subject property and an adjacent parcel on its southwest side (TM# 0002-00-008.01) was completed in order to provide improved access to the rear of the subject property; however this lot line adjustment also resulted in an overall loss of 1,724 square feet for the subject property. Given that the specifics of the property were changed, the request was required to be resubmitted, readvertised and reheard by the Planning Commission.

Summary of Adjacent Zoning and Uses

The property is surrounded predominantly by other LDR zoned properties; however the parcel is bounded on the north by a parcel zoned General Business (GB) District, and to the east across Harrisburg Road by both the Urban Residential (UR) and MDR Districts.

Adjacent Property	Municipality	Zoning District	Use
North	Lancaster County	GB	Vacant
South	Lancaster County	LDR	Single-Family Residential
East	Lancaster County	LDR/MDR/UR	Single-Family Residential
West	Lancaster County	LDR	Single-Family Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned LDR District. Pursuant to UDO Chapter 2.3, the 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.

Further, UDO Chapter 2.3 describes the requested 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.*

Compatibility with Surrounding Area

As noted previously, the subject property is bordered by properties with a zoning designation of LDR District or GB District, as well as being within close proximity to properties within the MDR District.

The descriptions of the current LDR District and the proposed MDR District are virtually identical to one another with the noted exception of density. Accordingly, staff finds that the proposed rezoning of the property to MDR District is compatible with the surrounding area and consistent with UDO Section 2.3.

Comprehensive Plan Consistency

The Future Land Use Category of subject property is Neighborhood Mixed Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan establishes that the Walkable Neighborhood Community Type “is 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.” The Comprehensive Plan further establishes several possible land use considerations representing typical development in the category which are depicted in the table below.

The Neighborhood Mixed Use Future Land Use Category, and by association the Walkable Neighborhood Community Type, extends across the entirety of the northern half of the peninsula. Because of this, the Neighborhood Mixed Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with numerous zoning districts, including the proposed MDR District. Therefore, the proposed rezoning can be found to be consistent with the Comprehensive Plan.

Neighborhood Mixed Use: Land Use Considerations		
Church	Community Park / Pocket Park	Condominium Apartment
Government Building	Natural Area	Neighborhood Commercial
Professional Office	Restaurant	School
Single-Family Detached Home	Single-Family Attached Home (Townhome/Duplex)	

PHOTOS OF PROJECT AREA:



Looking west at southernmost portion of subject property visible from Harrisburg Road



Looking east across Harrisburg Road from southernmost portion of subject property



Looking southeast across Old Hickory Road from intersection of W North Corner Road



Looking north across Old Hickory Road

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone approximately 14.6 acres of land along Harrisburg Road (TM# 0002-00-008.00) from Low Density Residential (LDR) District to Medium Density Residential (MDR) District pursuant to the following findings of fact:

1. That the subject property is currently zoned LDR District and proposed to be rezoned MDR District;
2. That the subject property has a Future Land Use designation of Neighborhood Mixed Use, and a Community Type of Walkable Neighborhood;
3. That the proposed MDR District is generally consistent with the Neighborhood Mixed Use Future Land Use designation; and,

4. That the proposed MDR District is generally consistent with the surrounding area which is comprised of LDR, MDR and GB Districts.
-

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanasteresc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

GENERAL INFORMATION

Property Address 11727 Harrisburg Road
City Indian Land State SC Zip 29707 Tax Parcel ID 0002-00-008.00
Current Zoning LDR Current Use NQRes (NRN) 5 acres, Land Only (NLN) 9.6 acres
Proposed Zoning MDR Total Acres 14.61 acres

See
attached
map.

Project Description A Minor Subdivision will be requested to create 5 lots from 14.6 acres. One new house with an autonomous basement will be built on each lot. MDR zoning is required to allow these houses with basements to be vertical duplexes.

Surrounding Property Description The Northern tip of Lancaster is mostly MDR. We have 250 acres of MDR and 50 acres of GB North of us, 32 acres of MDR and 90 acres of UR East of us, 300 acres of MDR, 32 LI, and 11 INS South of us, and 150 acres of LDR mostly SW of us.

CONTACT INFORMATION

Applicant Name Mark Haldeman
Address 11727 Harrisburg Road
City Lancaster State SC Zip 29707 Phone 980-210-7562
Fax _____ Email mmhaldeman@gmail.com
Property Owner Name Mark Haldeman and James Haldeman
Address 11727 Harrisburg Road
City Lancaster State SC Zip 29707 Phone 980-210-7562
Fax _____ Email mmhaldeman@gmail.com

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Mark M. Haldeman
Applicant

5/21/2020
Date

Mark M. Haldeman, James Haldeman
Property Owner(s)

5-21-20
Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 30 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

Return to:
LANDO LAW FIRM, LLC
6277-600 Carolina Commons Drive
PMB #210
Indian Land, SC 29707

2019004124
DEED
RECORDING FEES \$10.00
STATE TAX \$1027.00
COUNTY TAX \$434.50
PRESENTED & RECORDED:
03-27-2019 11:43 AM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: JOHN LANE REGISTER
BK: DEED 1220
PG: 149-150

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT on March 22, 2019, Estate of Nancy K. Giles ("GRANTOR") in the State and County aforesaid, for and in consideration of the sum of **Three Hundred Ninety Five Thousand and 00/DOLLARS (U.S.) (\$395,000.00)** to it in hand paid at and before the sealing of these presents by **Mark Haldeman and James Haldeman, as joint tenants with right of survivorship and not as tenants in common, ("GRANTEE")**, of 11727 Harrisburg Road, Indian Land, SC 29707 in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said GRANTEE, his heirs and assigns, forever, as joint tenants with right of survivorship and not as tenants in common, the following described real property, to wit:

All that certain piece, parcel or tract of land lying, being and situated in Indian Land Township, Lancaster County, South Carolina, and being more particularly described as follows: BEGINNING at a stake on County Road and running thence N 73 30 W 467 feet to a stake; thence N 16 30 E 467 feet to a stake; thence S 73 30 E 467 feet to a stake; thence S 16 30 W 467 feet to a stake on County Road, the point of beginning. Said tract herein conveyed being bounded on the North, West and South by lands of the grantor, and on the East by County Road. Said tract herein conveyed being even more specifically shown on plat prepared by E. S. Clyburn on August 17, 1952, and showing property of JAMES J. KEEFFE. Said plat recorded in the Office of the Clerk of Court for Lancaster County, South Carolina. Being the identical tract conveyed by J. J. Keffe to Woodrow W. Keffe by deed dated August 22, 1952, recorded August 27, 1952, in Deed Book F-4, Page 81.

DERIVATION: This being the identical property conveyed to Nancy K. Giles by deed of the Estate of Brice Eugene Giles, Sr. dated November 27, 2007 and recorded November 28, 2007, in Book 436, Page 221, in the Lancaster County Register of Deeds Office.

Property Address: 11727 Harrisburg Road, Indian Land, SC 29707

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

APPROVED BY THE CLERK OF COURT

2-8.00

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said GRANTEE his heirs and assigns, forever, as joint tenants with right of survivorship and not as tenants in common.

AND, the GRANTOR does hereby bind itself and its Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said GRANTEE, his heirs and assigns, forever, as joint tenants with right of survivorship and not as tenants in common, against its Successors and Assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's hand and Seal this 22 day of march, 2019.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESSES:

Allen G. Best
Signature 1st Witness

Jillian Walters
Signature 2nd Witness &/or Notary Public

GRANTOR:

Terri Giles Shuler Personal Representative
Estate of Nancy K. Giles
By: Terri Giles Shuler, Personal Representative

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

ACKNOWLEDGMENT

I, the undersigned Notary Public do certify *Terri Giles Shuler, Personal Representative of the Estate of Nancy K. Giles* personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my official seal this the 22 day of march, 2019.

Allen G. Best
1st Witness

Jillian Walters
Notary Public for South Carolina
My Commission Expires: _____

JILLIAN WALTERS
NOTARY PUBLIC
SOUTH CAROLINA
MY COMM. EXPIRES 05-02-2023

Location Map

Case Number: RZ-020-1895

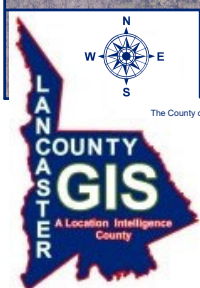
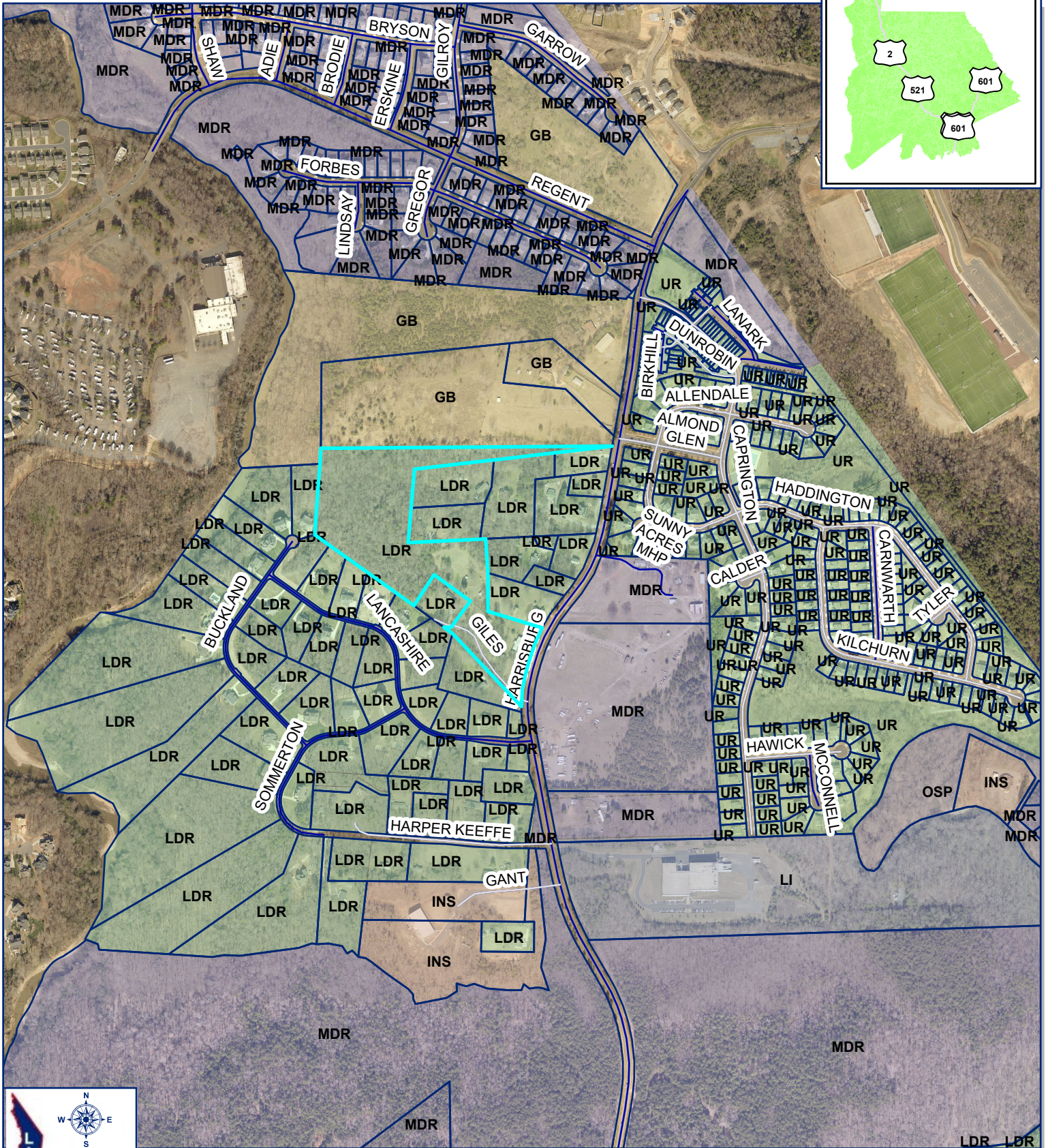
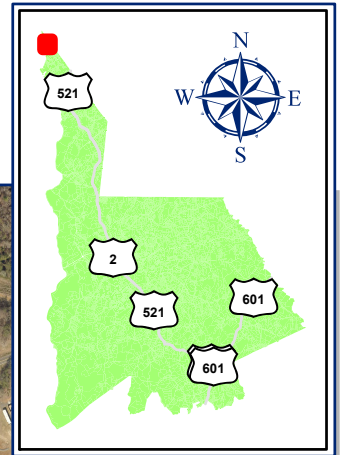
Proposal: Rezoning from LDR to MDR

Tax Map #: 0020-00-008.00

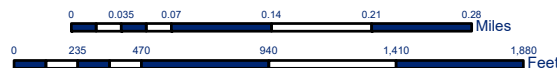
Applicant: Mark Haldeman

Map Date: August 24, 2020

Map Created by: RT



The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information is subject to change at any time.



Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-020-1898
Contact Person / Sponsor: Robert G. Tefft, Senior Planner
Department: Planning
Date Requested to be on Agenda: 9/15/2020

Issue for Consideration:

See Staff Report.

Points to Consider:

See Staff Report.

Recommendation:

See Staff Report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	9/2/2020	Planning Staff Report
Ex 1: Proposed Text Amendment	9/2/2020	Amendment
Ex 2: Application	9/2/2020	Backup Material

PROPOSAL: Amend Unified Development Ordinance Chapters 5.2.8 and 10.3 to modify the use regulations for residential care facilities, as well as to modify the definition for residential care facilities and add a new definition for independent living facilities.

APPLICABLE CHAPTER(S): Chapters 5 and 10

APPLICANT: FC Indian Land, LLC (Daniel J. Ballou)

PROJECT SUMMARY & PROPOSAL:

FC Indian Land, LLC (Daniel J. Ballou) has submitted a request to amend the Chapters 5 and 10 of the Unified Development Ordinance (UDO) concerning the modification of the use regulations and definition for residential care facilities, as well as the addition of a definition for independent living facilities.

OUTLINE OF TEXT AMENDMENT:

The proposed text amendment will amend the use regulations for residential care facilities to clarify that licensing is only to the extent required by law, and to establish the maximum density for independent living facilities at 16.5 units per acre. The amendment will also modify the existing definition for residential care facilities to clarify what specific types of facilities are included in the definition, including independent living facilities, and to create a new definition for independent living facilities.

The following chapters of the UDO are proposed to be amended:

Chapter 5.2.8, Residential Care Facilities (6 or More Residents): Amend subsection B to clarify that licensing is only to the extent required by law, and amend subsection D to provide a maximum density for independent living facilities.

Chapter 10.3, Definitions, Use Type: Amend the existing definition for Residential Care Facilities to provide clarity to what specific types of facilities constitute a residential care facility, including independent living facilities, and to provide a new definition for Independent Care Facilities.

Based on staff's findings, we offer the modifications attached to the Draft Ordinance for the Board's consideration. For ease of reference, new text is referenced in red/underlined font and deletions are referenced in ~~striketrough~~ font. The proposed language is found in Attachment 1.

FINDINGS AND CONCLUSIONS:

The proposed text amendment has been found to be consistent with all applicable provisions of the Comprehensive Plan as required by Chapter 9.2.15.B.3. Further, the proposed text amendment has been reviewed for compliance with the applicable provisions of SC Code Title VI and has been found to be consistent with those provisions.

The proposed amendment will provide much needed clarity as to how this common use (Independent Living Facilities) may be allowed in Lancaster County. However, there is some concern as to the density that has been proposed by the applicant, which at 16.5 dwelling units per acre is greater than what is otherwise allowable for any other use in any district in the UDO. Staff would recommend that this be reduced to, at most, 15 dwelling units per acre.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed changes, subject to the proposed density being amended so as not to exceed 15 dwelling units per acre.

ATTACHMENTS:

1. Application
2. Proposed Text Amendment

STAFF CONTACT:

Robert G. Tefft

Senior Planner

rtefft@lancastersc.net

803-416-9394

TEXT AMENDMENT APPLICATION ADDENDUM

Applicant Name: FC Indian Land, LLC
Address: 7315 Wisconsin Avenue, Suite 925 W,
Bethesda, MD 20814
Phone: 301-654-8801
Email: info@cypress-senior.com

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended:

- A. 5.2.8. RESIDENTIAL CARE FACILITIES (6 OR MORE RESIDENTS) [RUB, NB, GB, RB, INS, MX, IMX]**
- B. 10.3 DEFINITIONS, USE TYPE**

Current Text:

- A. 5.2.8. RESIDENTIAL CARE FACILITIES (6 OR MORE RESIDENTS) [RUB, NB, GB, RB, INS, MX, IMX]**

...

- B. Licensing: Prior to the submission of an application for a Zoning Permit, an owner/operator of a residential care facility shall have received a license from the State of South Carolina for such a facility.

...

- D. Maximum Density: The maximum gross density for residential care facilities shall not exceed the number of units per acre requirement for the district in which the development is located. Each dwelling in a duplex, townhouse, garden apartment, apartment building, every 4 beds in a residential personal care unit, and each 6 beds in a skilled care nursing facility shall constitute 1 dwelling unit for the purposes of calculating the density.

- B. 10.3 DEFINITIONS, USE TYPE**

...

RESIDENTIAL CARE FACILITIES (6 OR MORE RESIDENTS) A staffed premises (not a single-family dwelling) with paid or volunteer staff that provides full-time care to more than 6 individuals. Residential care facilities include group homes, nursing homes, residential child-care facilities assisted living residences, adult care homes, retirement housing, congregate living services, assisted living services, continuing care retirement centers, skilled nursing services and orphanages. This term excludes residential/family care homes and halfway homes.

Proposed Text:

A. 5.2.8. RESIDENTIAL CARE FACILITIES (6 OR MORE RESIDENTS) [RUB, NB, GB, RB, INS, MX, IMX]

...

- B. Licensing: Prior to the submission of an application for a Zoning Permit, an owner/operator of a residential care facility shall have received a license from the State of South Carolina for such a facility to the extent required by law.

...

- D. Maximum Density: The maximum gross density for residential care facilities shall not exceed the number of units per acre requirement for the district in which the development is located. Each dwelling in a duplex, townhouse, garden apartment, apartment building, every 4 beds in a residential personal care unit, and each 6 beds in a skilled care nursing facility shall constitute 1 dwelling unit for the purposes of calculating the density. The maximum gross density for Independent Living Facilities, as defined herein, shall be 16.5 units per acre.

...

B. 10.3 DEFINITIONS, USE TYPE

...

INDEPENDENT LIVING FACILITIES Age-restricted (55 and over) attached congregate living facilities (not a single-family dwelling), with paid or volunteer staff that provide assistance to more than 6 individuals. Independent Living Facilities are designed for persons 55 years of age and older who do not require full-time health and support services, such as medical and nursing care, central dining, and transportation service, to be located on-site. Each living unit within an Independent Living Facilities shall be physically accessible to older persons. Independent Living Facilities shall consist of controlled access to the building, interior elevators, and conditioned corridors. This term excludes residential/family care homes and halfway homes. The site shall have direct access to either an arterial or collector road.

...

RESIDENTIAL CARE FACILITIES (6 OR MORE RESIDENTS) A staffed premises (not a single-family dwelling) with paid or volunteer staff that provides full-time care to more than 6 individuals. Residential care facilities include group homes, nursing homes, residential child-care facilities, assisted living ~~residences~~ facilities, adult care homes, ~~retirement housing~~, congregate living ~~services facilities~~, continuing care ~~retirement centers~~ facilities, skilled nursing ~~services facilities~~, ~~and~~ orphanages and independent living facilities as defined herein. This term excludes residential/family care homes and halfway homes.

...

Description of Need for Proposed Text: To define Independent Living Facilities and provide specifically that such use is included within the definition of Residential Care Facilities, subject to conditions otherwise required under Section 5.2.8.



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.org

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended 5.2.8 and 10.3

Current Text See attached

Proposed Text See attached

Description of Need for Proposed Text See attached

☐ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name FC Indian Land, LLC

Address 7315 Wisconsin Ave, Suite 925 W,

City Bethesda State MD Zip 20814 Phone 301-654-8801

Fax _____ Email info@cypress-senior.com

APPLICATION CERTIFICATIONS

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

[Signature]
Applicant

2/17/2020
Date

Property Owner(s)

Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS

1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Text Amendment Application Fee - \$435.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval

January, 2020

AFFIDAVIT

PERSONALLY, APPEARED ME, Sloan S. Elms, Jr., and Jacqueline W. Elms, the owners of certain property located at 9885 Harrisburg Road, Indian Land, South Carolina, Tax Map No. 0005-00-093.00 and 0005-00-093.01 (the "Property"), who has been duly sworn, deposes and says as follows:

1. I am over 21 years of age and am competent to testify regarding the matters set forth in this Affidavit, and the information supplied herein is true and correct to the best of my knowledge

2. I have read the application for a text amendment regarding the proposed use of the Property and authorize the filing of the application for a text amendment by the Applicant. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Sloan S. Elms, Jr.

Sloan S. Elms, Jr

Jacqueline W Elms

Jacqueline W. Elms

SWORN to and subscribed before me

This 14th day of August 2020.

Savana Sprouse
Notary Public for: South Carolina

My Commission Expires: 09/26/2027

SAVANA N. SPROUSE
Notary Public, State of South Carolina
My Commission Expires 9/26/2027

SWORN to and subscribed before me

This 14th day of August 2020.

Savana Sprouse
Notary Public for: South Carolina

My Commission Expires: 09/26/2027

SAVANA N. SPROUSE
Notary Public, State of South Carolina
My Commission Expires 9/26/2027

Agenda Item Summary

Ordinance # / Resolution #: RZ-020-1750 Carolina Ventures 1, LLC*

Contact Person / Sponsor: Katie See, Senior Planner

Department: Planning

Date Requested to be on Agenda: 9/15/2020

Issue for Consideration:

The property is surrounded predominantly by other RN zoned properties with the exception of the Tree Tops neighborhood located west and south of the property, which is zoned MDR District.

Points to Consider:

The applicant has submitted an informal concept plan which shows a preliminary neighborhood design.

Recommendation:

Staff recommends approval of the request to rezone approximately 155 acres of property from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District pursuant to the following findings of fact:

1. That the subject property consists of the following parcels: TM# 0019-00-027.01, 0019-00-029.00, 0019-00-035.00, Portion of 0019-00-025.00, and Portion of 0019-00-027.02;
2. That the subject property is currently zoned RN District and proposed to be rezoned MDR District;
3. That the subject property has a Future Land Use designation of Rural Living, and a Community Type of Rural Living;
4. That the proposed MDR District is more consistent with the Transitional Future Land Use designation which will require an amendment in the future; and,
5. That the proposed MDR District is generally consistent with the surrounding area which is comprised of RN and MDR Districts.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	9/8/2020	Planning Staff Report
Ex 1: Application	9/8/2020	Exhibit
Ex 2: Zoning Map	9/8/2020	Exhibit
Ex 3: RFATS DLB Extension Alignment	9/8/2020	Exhibit
Ex 4: Concept Plan	9/8/2020	Exhibit
Property Owner Letter 1	9/8/2020	Exhibit
Property Owner Letter 2	9/8/2020	Exhibit
Property Owner Letter 3	9/8/2020	Exhibit

PROPOSAL: Request to rezone approximately 155 acres of property (TM# 0019-00-027.01, 0019-00-029.00, 0019-00-035.00, Portion of 0019-00-025.00, and Portion of 0019-00-027.02) from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District.

PROPERTY LOCATION: East side of Van Wyck Road and north of the Tree Tops residential development

CURRENT ZONING DISTRICT: Rural Neighborhood (RN) District

PROPOSED ZONING DISTRICT: Medium Density Residential (MDR) District

APPLICANT: Carolina Ventures 1, LLC (Robert Turi)

COUNCIL DISTRICT: District 1, Terry Graham

OVERVIEW:

Site Information

The parcels, and portions of, to be rezoned are currently vacant. The applicant has submitted a request to rezone the property from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District.

Summary of Adjacent Zoning and Uses

The property is surrounded predominantly by other RN zoned properties with the exception of the Tree Tops neighborhood located west and south of the property, which is zoned MDR District.

Adjacent Property	Municipality	Zoning District	Use
North	Lancaster County	RN	Vacant; Single-Family Residential
South	Lancaster County	MDR	Single-Family Residential (Tree Tops)
East	Lancaster County	RN	Vacant; Single-Family Residential
West	Lancaster County	RN; MDR	Vacant; Single-Family Residential (Tree Tops)

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned RN District. Pursuant to UDO Chapter 2.3, the RN District *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.*

Further, UDO Chapter 2.3 describes the requested 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.*

Compatibility with Surrounding Area

As noted previously, the subject properties are predominately surrounded by the RN District with the exception of the adjacent Tree Tops neighborhood which is zoned MDR. The RN District is intended to protect farmland and preserve the rural character of an area by only permitting lot sizes at least one acre in size. The MDR District is intended to serve as a transitional zoning district between rural and urban development. Currently, this area can be characterized by rural single-family homes on lots of varying sizes, farmland, and Tree Tops. Staff finds that the proposed rezoning of the property to MDR District is generally compatible with the surrounding area and consistent with UDO Section 2.3.

Comprehensive Plan Consistency

The Future Land Use Category of the subject properties is Rural Living, which corresponds to the Community Type of Rural Living. The adopted Comprehensive Plan states that the Rural Living Community Type *“includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded “conservation subdivisions” whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.”* The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Rural Living Future Land Use Category, and by association the Rural Living Community Type, extends across the southern half of the panhandle, with the exception of an area within the Town of Van Wyck, which is designated as Special District – Industrial. The Rural Living Future Land Use Category and Rural Living Community Type are, by default, intended to be compatible with the existing rural character of the area.

The requested MDR district would be more consistent with the Transitional Future Land Use category, rather than the existing Rural Living Future Land Use category. The adjacent Tree Tops residential community is also designated Rural Living but would also be more consistent with the Transitional category. Should this rezoning request be approved, the future land use map will need to be amended in the future to reflect the increased density.

Neighborhood Mixed Use: Land Use Considerations		
Cultivated Farmland	Woodlands/Timber Harvesting	Livestock/Arable
Natural Area	Single-Family Detached Home	Mobile Home
Barns/Storage	Restaurant	Church
Gas Station	Smaller-lot Single-Family & Townhomes	
Convenience Store/Hardware Store	Light Industrial (ancillary to farming)	

RFATS Collector Road Study

The Rock Hill-Fort Mill Area Transportation Study (RFATS) region initiated a Collector Street Plan in 2017 to reduce long-term traffic congestion as additional development occurs by outlining a network of supporting streets to expand driver choice, provide alternative routes, and guide the construction of a more fully developed network of interconnected streets (RFATS Collector Street Plan, 2017). An extension of Dave Lyle Boulevard is planned within Lancaster County and is shown to be in close proximity to this project, according to the Plan (See Attachment 3). Dave Lyle Boulevard currently stretches from west of Main Street in Rock Hill to Waterford Park Drive, connecting to I-77 and US 21. It is listed on the Long Range Transportation Plan unfunded project list.

The applicant has submitted an informal concept plan that shows the envisioned neighborhood design (Attachment 4). While the above-noted Dave Lyle Boulevard alignment had been discussed early in the process with the applicant, it is concerning to staff that no allowance has been made to accommodate it within the envisioned neighborhood layout or demonstrate a more suitable alternative alignment.

PHOTOS OF PROJECT AREA:



Looking east along Griffin Road



Looking north across Griffin Road, directly across from subject properties



Looking north along Van Wyck Road at intersection of Van Wyck and Griffin Roads



Looking south along Van Wyck Road at intersection of Van Wyck and Griffin Roads

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone approximately 155 acres of property from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District pursuant to the following findings of fact:

1. That the subject property consists of the following parcels: TM# 0019-00-027.01, 0019-00-029.00, 0019-00-035.00, Portion of 0019-00-025.00, and Portion of 0019-00-027.02;
 2. That the subject property is currently zoned RN District and proposed to be rezoned MDR District;
 3. That the subject property has a Future Land Use designation of Rural Living, and a Community Type of Rural Living;
 4. That the proposed MDR District is more consistent with the Transitional Future Land Use designation which will require an amendment in the future; and,
 5. That the proposed MDR District is generally consistent with the surrounding area which is comprised of RN and MDR Districts.
-

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. RFATS DLB Extension Alignment
4. Concept plan

STAFF CONTACT:

Katie See, AICP, Senior Planner
ksee@lancastersc.net | 803-416-9395



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

GENERAL INFORMATION

Property Address 5 Parcels located near Griffin Rd, Osceola Rd, and Van Wyck Rd.

City Indian Land State SC Zip 29707 Tax Parcel ID (See attached exhibit)

Current Zoning RN (Rural Neighborhood) Current Use Residential, Agricultural (QUSE)

Proposed Zoning MDR (Medium Density Residential) Total Acres 155 +/- ac

Project Description Rezone these parcels or portions of parcels from RN to MDR. These parcels are located to the North of the Tree tops neighborhood between Van Wyck Rd to the West and the un-named tributary to Twelvemile Creek to the East. MDR aligns with the surrounding zoned properties and with the future zoning on the Lancaster County Small Area Plan.

Surrounding Property Description Surrounding properties are residential and agriculture use. The Tree Tops neighborhood is zoned MDR to the South. There are existing homes located along Osceola Rd and Griffin Rd. The properties are 0.33 miles south, along Van Wyck Rd from Sun City Carolina Lakes and 1.25 mi. East of the Catawba River.

CONTACT INFORMATION

Applicant Name Carolina Ventures 1 LLC, Robert Turi

Address 1833 Tarrant City St

City Henderson State NV Zip 89052 Phone (760) 505-7968

Fax _____ Email bturi@summitlandgroup.com

Property Owner Name See attached list of property owners, parcel details, and signature pages

Address _____

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Applicant

Date

Property owners sign attached signature page

Property Owner(s)

Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

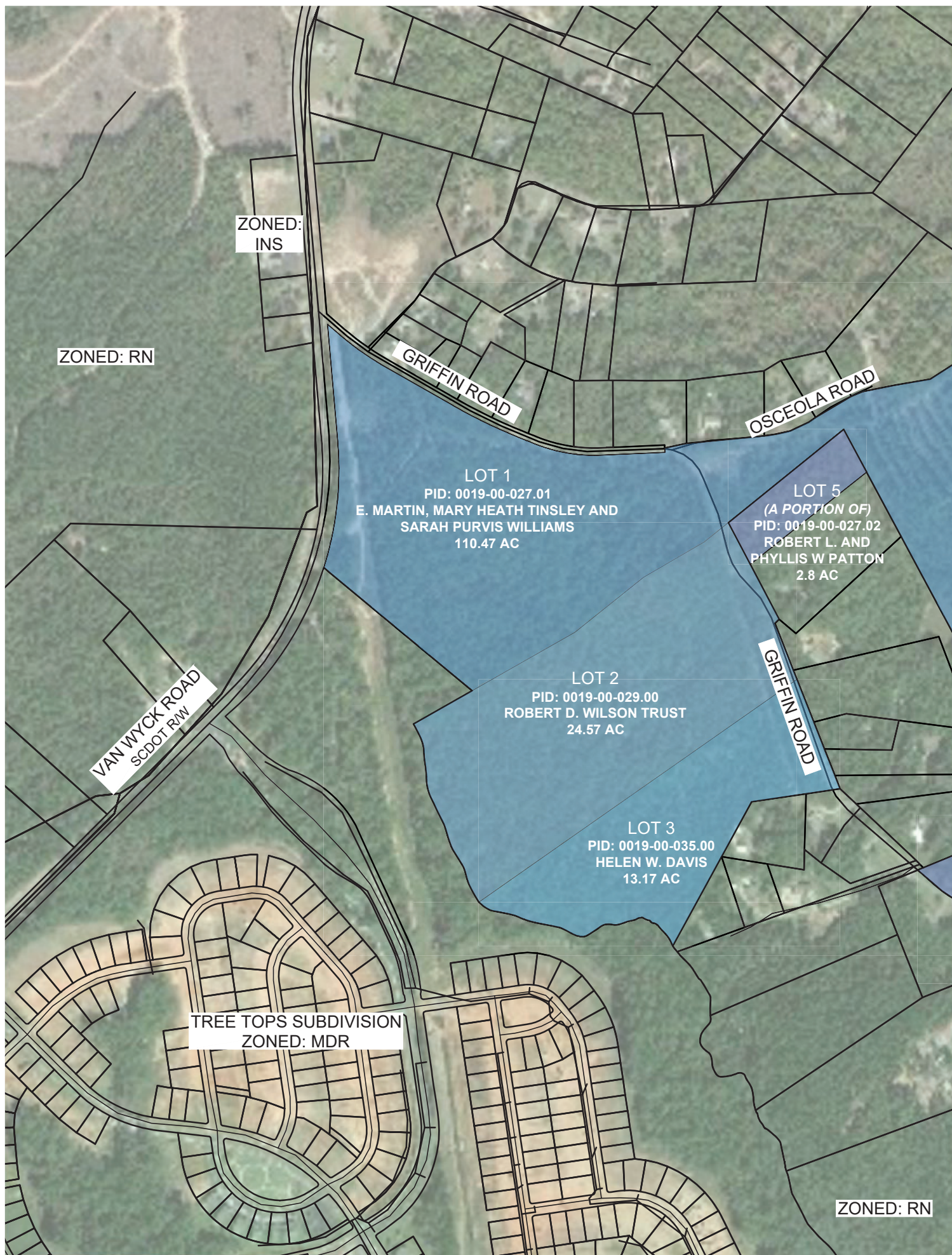
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel \$435.00
- Rezoning Application Fee – multi parcel \$610.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.



Zoning Map Amendment Signature Page

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, of the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Elizabeth N. Martin

Property Owner(s) Signature

7-27-2020

Date

Elizabeth N. Martin

Property Owner(s) Print Name

By signing this application, I hereby give authorization to the applicant to proceed with re-zoning the property described as:

Parcel ID Number: **0019-00-027.01**

Area: **110.47 ac**

Zoning Map Amendment Signature Page

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, of the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Mary Heath Tinsley (AKA Heath Purvis Tinsley) *July, 24, 2020*
Property Owner(s) Signature Date

Mary Heath Tinsley (AKA Heath Purvis Tinsley)

Property Owner(s) Print Name

By signing this application, I hereby give authorization to the applicant to proceed with re-zoning the property described as:

Parcel ID Number: **0019-00-027.01**

Area: **110.47 ac**

Zoning Map Amendment Signature Page

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, of the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Sarah Purvis Williams

Property Owner(s) Signature

7/23/2020

Date

Sarah Purvis Williams

Property Owner(s) Print Name

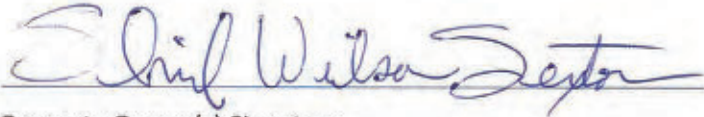
By signing this application, I hereby give authorization to the applicant to proceed with re-zoning the property described as:

Parcel ID Number: **0019-00-027.01**

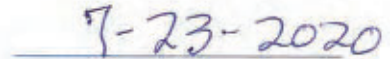
Area: **110.47 ac**

Zoning Map Amendment Signature Page

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, of the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.



Property Owner(s) Signature



Date

Shirley Sexton (Manager of Robert Wilson Trust)

Property Owner(s) Print Name

By signing this application, I hereby give authorization to the applicant to proceed with re-zoning the property described as:

Parcel ID Number: **0019-00-029.00**

Area: **24.57 ac**

Zoning Map Amendment Signature Page

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, of the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Helen W. Davis by Sharon Brock 7/23/20
Property Owner(s) Signature Date

Helen W. Davis by Sharon Brock (Power of Attorney)
Property Owner(s) Print Name

By signing this application, I hereby give authorization to the applicant to proceed with re-zoning the property described as:

Parcel ID Number: **0019-00-035.00**

Area: **13.17 ac**

Zoning Map Amendment Signature Page

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, of the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

MARGARET WILSON Margaret Wilson

Property Owner(s) Signature

7/24/2020

Date

Olin S Wilson Olin S. Wilson

Property Owner(s) Print Name

By signing this application, I hereby give authorization to the applicant to proceed with re-zoning the property described as:

Parcel ID Number: **0019-00-025.00**

Area: **A portion of 10.4 ac – The area East of Griffin Road - Approx. 6 acres**

Zoning Map Amendment Signature Page

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, of the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.



Property Owner(s) Signature

7-30-20

Date

Robert L Patton

Property Owner(s) Print Name

By signing this application, I hereby give authorization to the applicant to proceed with re-zoning the property described as:

Parcel ID Number: **0019-00-027.02**

Area: **approx 2.8 ac**

Zoning Map Amendment Signature Page

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, of the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Phyllis W. Patton
Property Owner(s) Signature

7-30-20
Date

Phyllis W. Patton
Property Owner(s) Print Name

By signing this application, I hereby give authorization to the applicant to proceed with re-zoning the property described as:

Parcel ID Number: **0019-00-027.02**

Area: **approx 2.8 ac**

Location Map

Map Date: August 26, 2020

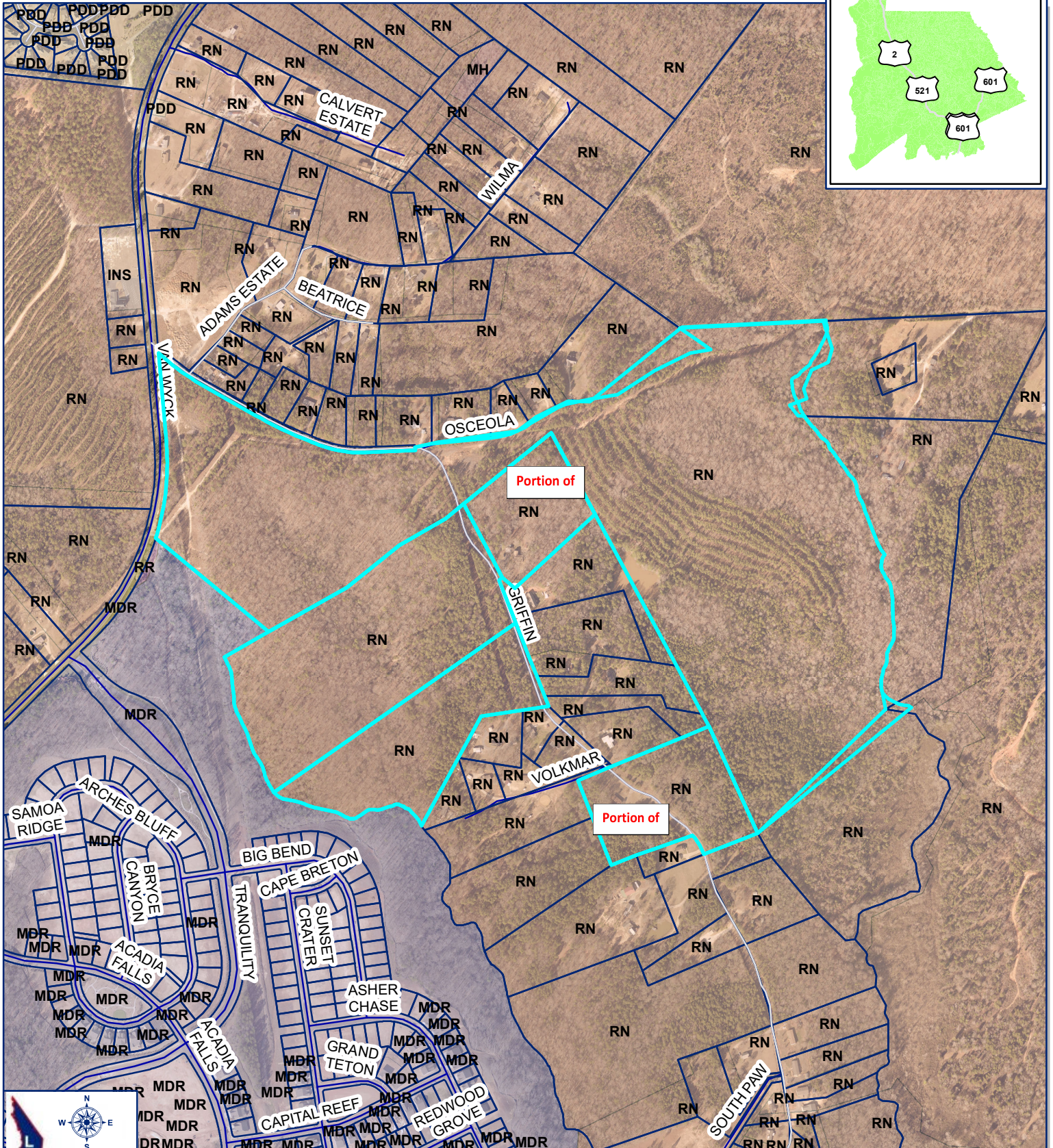
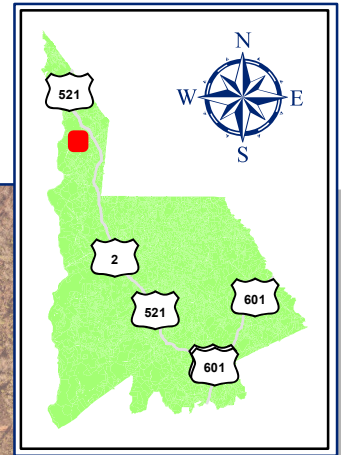
Map Created by: KS

Case Number: RZ-020-1750

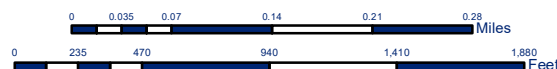
Proposal: Rezoning from RN to MDR

Tax Map #: 0019-00-027.01, 0019-00-029.00, 0019-00-035.00,
Portion of 0019-00-025.00, and Portion of 0019-00-027.02

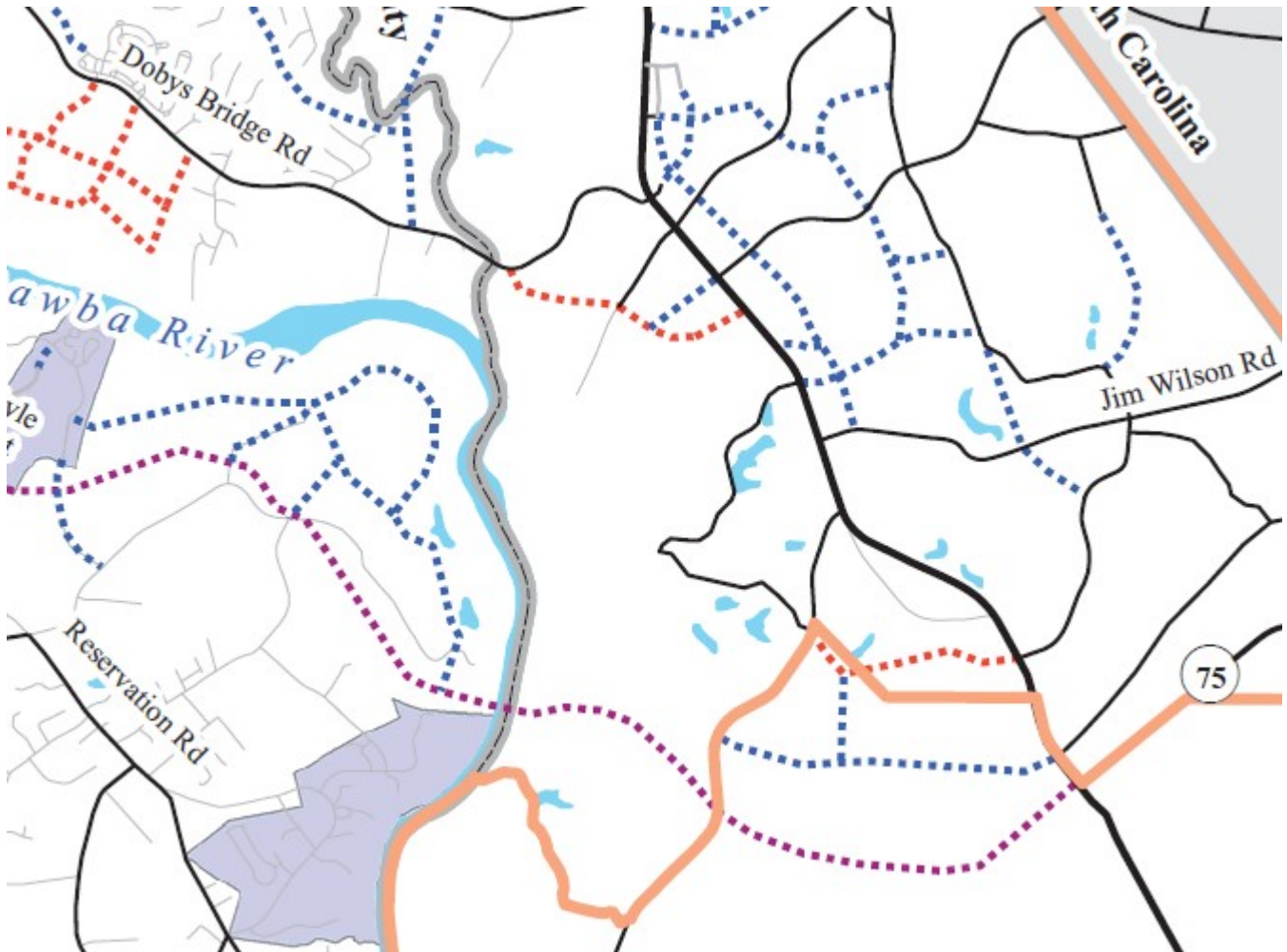
Applicant: Carolina Ventures 1 LLC

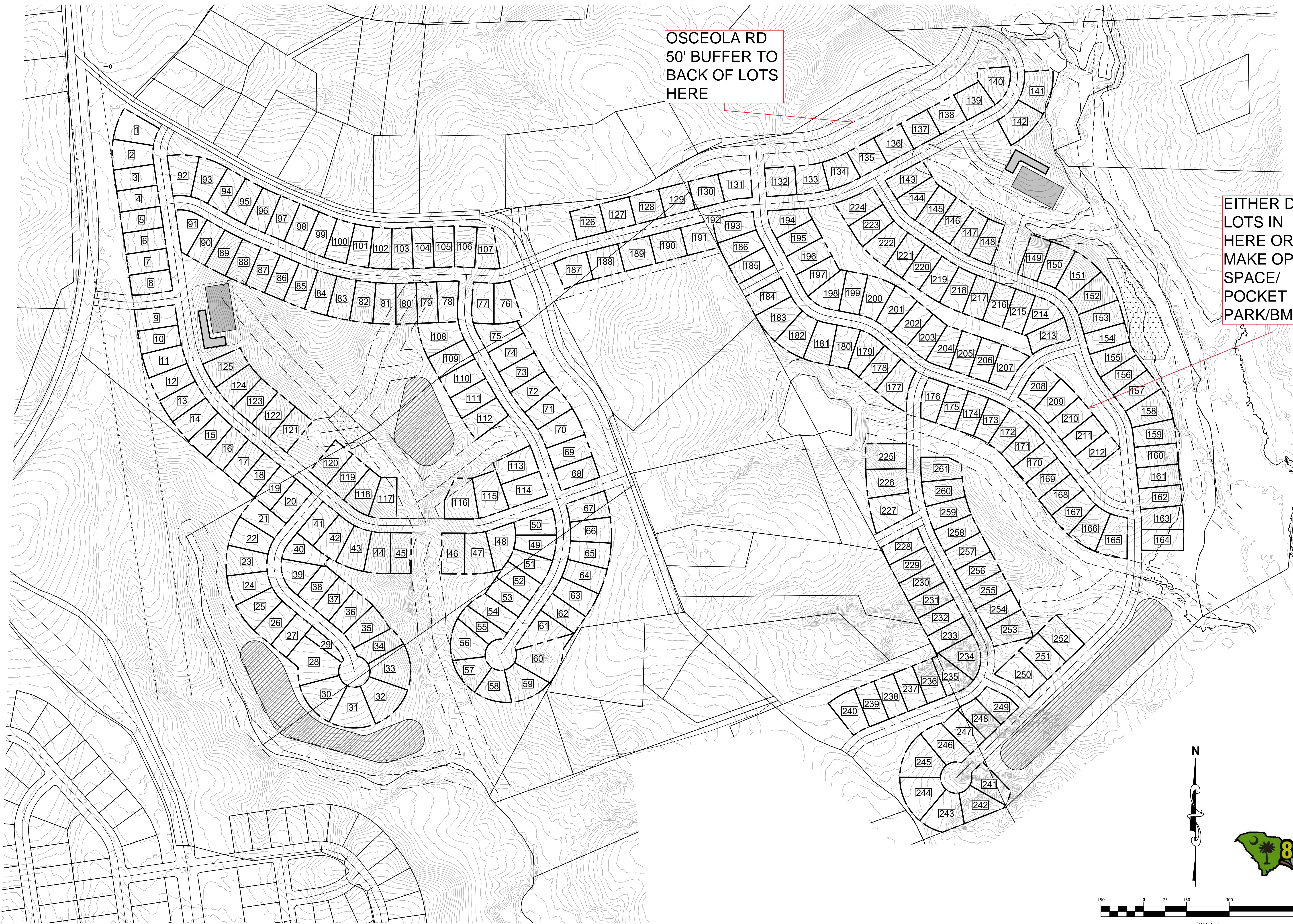


The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information is subject to change at any time.



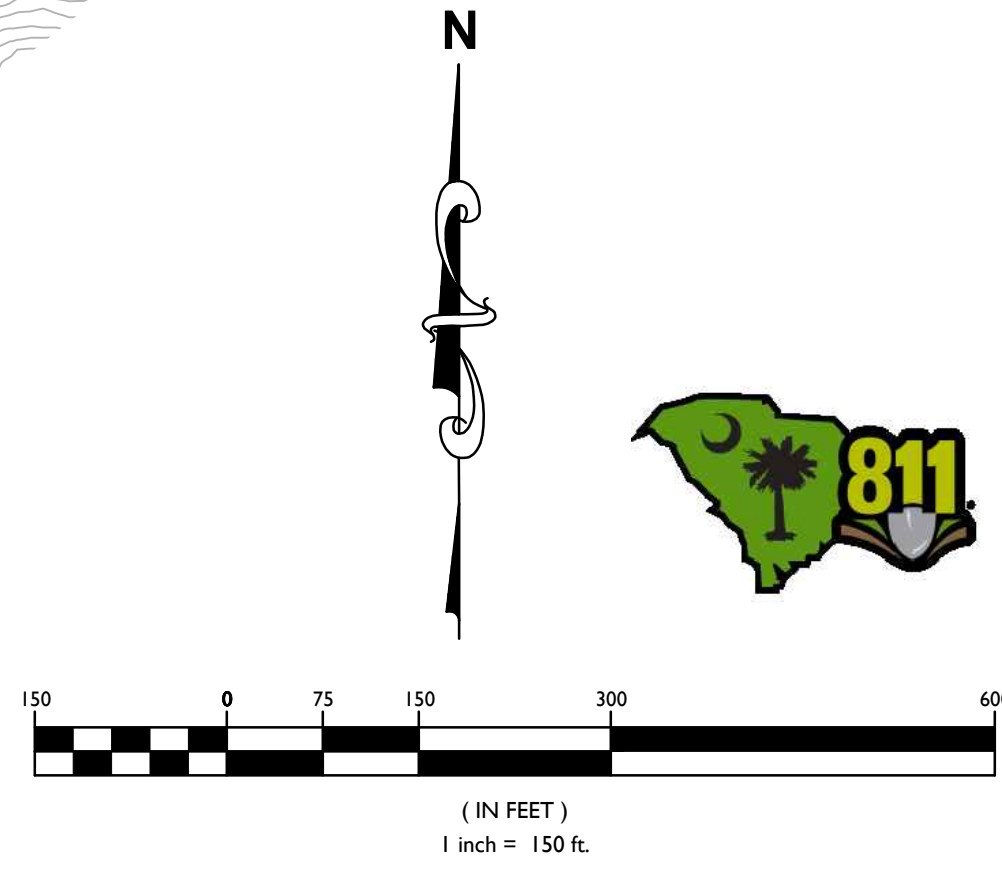
**RFATS Collector Street Plan
Dave Lyle Boulevard Extension
(purple dashed line)**





REVISIONS

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Heath Tinsley
1595 Sailing Club Rd.
Camden, SC 29020

Lancaster County Planning Commission
Lancaster County Council Members
c/o Rox Burhans Development Director for Lancaster County

Dear Planning Commission:

My name is Heath Tinsley and I own property that is up for rezoning project number 20201750, R. Turi, Van Wyck Sub Rezone (rezoning case #RZ-020-1750). I write in support of the proposed rezoning. The current zoning designation is Rural Neighborhood and the proposed zoning is requested to be Medium Density Residential which is consistent with the bordering property referred to as the Tree Tops Development by Lennar .

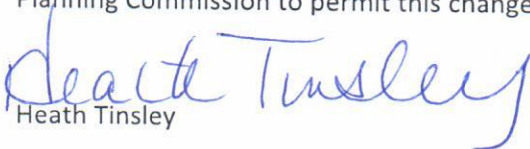
The SC Department of Transportation confirms that there is currently no approved project or plan to extend Dave Lyle Boulevard east, across the Catawba River, into Lancaster County And that Funding for such as Project is highly unlikely . The Dave Lyle Boulevard which SCDOT classifies as an Expressway appears on some dated long-term conceptual studies but is on the lower tier of potential projects to be funded by SCDOT.

Why is the County Planning department trying to wedge a 4 lane expressway into an existing residential area where people's lives will be deterentially affected by emissions from diesel semi-tractor-trailer rigs and thousands of vehicles travelling within a stones throw of homes not to mention the noise impacts. This does not even mention the fresh water springs, streams and wetlands in these areas where your proposed DLB roadway would be situated.

I would strongly recommend the DLB concept road be moved further South where the land south of the Railroad tracks is all Agricultural and rural large parcels and can easily plan for a 4 lane expressway without impacting existing residential neighborhoods as is proposed now by its current conceptual location.

This relocation of DLB will avoid adversely impacting property owners with nearer term development projects that will benefit Lancaster County much sooner.

I fully support the proposed zoning change to Medium Density Residential and respectfully urge the Planning Commission to permit this change, allowing the project to go forward.


Heath Tinsley

Lancaster County Landowner

September 2, 2020

Lancaster County Planning Commission
Lancaster County Council Members
c/o Rox Burhans
Development Director for Lancaster County

Dear Planning Commission,

I am Shirley Sexton, Trustee of the Robert D. Wilson, Sr. and Minnie Mae Wilson Land Trust that owns property on Griffin Road which is part of a planned development referred to as project number 20201750, R. Turi, Van Wyck Sub Rezone (rezoning case #RZ-020-1750, applicant Carolina Ventures 1 LLC).

I write in support of the proposed rezoning of the property on Griffin Road (parcel ID 0019-00-029.00). The current zoning designation is Rural Neighborhood (RN) and the proposed zoning is requested to be Medium Density Residential (MDR).

The SC Department of Transportation confirms that there is no near-term project or plan to extend Dave Lyle Boulevard east, across the Catawba River, into Lancaster County within the next ten years. If the concept of a Dave Lyle Boulevard extension appears on other long-term plans, then it is recommended the concept road be moved further South. This will avoid adversely impacting property owners with nearer term development projects that will benefit Lancaster County much sooner.

I fully support the proposed zoning change to Medium Density Residential and respectfully urge the Planning Commission to permit this change, allowing the project to go forward.

With Kind Regards,


Shirley Sexton

Trustee, Robert D. Wilson, Sr. and Minnie Mae Wilson Land Trust
132 Drake Hill Drive
Lexington, SC 29072

September 7, 2020

Lancaster County Planning Commission
Lancaster County Council Members
c/o Rox Burhans Development Director for Lancaster County

Dear Planning Commission:

I own property that is up for rezoning, project number 20201750, R. Turi, Van Wyck Sub Rezone (rezoning case #RZ-020-1750). I write in support of the proposed rezoning. The current zoning designation is Rural Neighborhood and the proposed zoning is requested to be Medium Density Residential which is consistent with the bordering property referred to as the Tree Tops Development by Lennar.

The requested zoning fits well with surrounding area developments. This area is flourishing with comfortable residential developments located close to the many commercial establishments to meet the needs of this community. A quiet community with just enough native habitat to enjoy a good quality of life.

Why in the world would the County Planning department try to squeeze a four lane expressway into an existing residential area? This community will be affected by many environmental impacts including emissions from diesel semi-tractor-trailer rigs and thousands of vehicles, not to mention the noise pollution of the additional traffic, and the destruction of many fresh water springs, streams and wetlands in this area. And worst of all, it will be an ugly gash in the connectivity of this existing community.

The Dave Lyle Boulevard is a huge dark cloud hanging over the heads of this community. Besides being a very low SC DOT priority and very very high dollar project, it is a project whose time has passed. Any future consideration of this highly unlikely project should be moved further south, south of the railroad tracks, to an area that is agricultural and has large rural parcels that can accommodate a four lane expressway without impacting existing residential neighborhoods.

I fully support the proposed zoning change to Medium Density Residential and respectfully urge the Planning Commission to permit this change.

Thank you for your consideration,



Sarah Williams, Lancaster County Landowner

1820 2nd Avenue, Camden SC 29020