

Planning Commission Members

- District 1: Alan Patterson
- District 2: T. Yokima Cureton
- District 3: Charles Deese, Chair
- District 4: Judianna Tinklenberg
- District 5: James Barnett, Vice-Chair
- District 6: Sheila Hinson
- District 7: Ben Levine



County Attorney

Ginny L. Merck-Dupont

Clerk to Planning Commission

Jennifer Bryan

Development Services Director

Allison Hardin

June 6, 2024

5:00 PM

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

**LANCASTER COUNTY PLANNING COMMISSION
Council Chambers, Lancaster County Administration
Building, 101 N. Main Street**

WORKSHOP AGENDA

1. Call to Order Regular Meeting and Roll Call Vote

2. New Business

a. CU-2024-0910 McClure Collision Center

Application by Mason McClure and Hecks LLC and John Hecimovich for a Conditional Use permit for Vehicle Services: Major Repair/Bodywork (body shop/collision center) on 1.73 acres at and adjacent to 9868 Harrisburg Road (TM# 0005-00-100.05 and 0005-00-100.06).

b. RZ-2021-2791 The Arches

Application by Doug Baumgartner for YDG Doby’s Bridge Land LLC to rezone two parcels totaling 2.349 acres (TM 0013-00-018.09 & 0013-00-018.10) located on World Reach Drive, from General Business (GB) to Regional Business (RB) district, to allow appropriate commercial development uses.

c. RZ-2024-0623 Connors

Application by Ben Stevens for BRD Land and Investments, and owners Richard Connors et al family members to rezone 26.94 acres located at 2941 Hwy 521 Bypass (TM #0081-00-045.01) from Neighborhood Business (NB) to Medium Density Residential (MDR) district in order to develop a single-family residential neighborhood.

d. RZ-2024-0826 Hinson

Application by Jeffrey C. Hinson to rezone 1.041 acres located at 6989 Pageland Hwy (TM #0056-00-012.00) from Rural Business (RUB) to Rural Residential (RR) district in order to allow conforming expansion of residential use (home occupation use).

e. RZ-2024-0878 Lennar/ Williamson Farm

Application by Mark Heninger for Lennar Carolinas LLC and Williamson Farm Lane LLC to rezone 291.48 acres at and adjacent to 1080 Williamson Farm Lane (TM #0049-00-004.02) from Low Density Residential (LDR) to Medium Density Residential (MDR) in order to develop a single-family residential subdivision.

f. RZ-2024-1011 Lancaster County/2001 Charlotte Hwy

Application by Lancaster County to rezone 6.8 acres at 2001 Charlotte Highway (p/o TM# 0062-00-005.01) from General Business (GB) to Institutional (INS) district, in order to convert the existing structures to use as county offices.

g. SD-2024-1869 Barberville Commercial

Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LLC and Martin Senior and Associates for a Preliminary Plat for two parcels totaling 12.09 acres located at the northwest corner of Barberville Road and Fort Mil Highway (TM #s 0006-00-057.00 and 0006-00-058.00), in order to create a multi-parcel commercial development with central shared access.

h. RNC-2024-0966 Environmental Drive

Application by Myra Reece for SCDHEC to rename DHEC Road, a state-maintained driveway off Grace Avenue 0.16 miles south of the intersection with Chester Hwy/Route 9. Per UDO Sec 6.11.5. The requested name is Environmental Drive.

i. NRN-2024-0830 Coyote Trail

Application by Michael Hayes to name a privately maintained driveway per UDO Sec. 6.11.4.G, located off University Drive across from the intersection of W. Shiloh Unity Road. The proposed name is Coyote Trail.

j. NRN-2024-0924 New Road Names: Group Submittal June

New Road Name submittals from E911 addressing via civil submittals and preliminary plats.

k. Other

3. Adjourn

Agenda Item Summary

Ordinance # / Resolution #: CU-2024-0910 McClure Collision Center

Contact Person / Sponsor: M. Blaszyk

Department: Planning

Date Requested to be on Agenda: 6/6/2024

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Location Map	6/4/2024	Exhibit
Application	6/4/2024	Exhibit
Sketch Plan	6/4/2024	Exhibit
Narrative	6/4/2024	Exhibit



Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

CONDITIONAL USE APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
Signatures of Applicant and Property Owner
All items noted on the Conditional Use Plan Checklist
Fees associated with review

GENERAL INFORMATION

Property Address
City State Zip Tax Parcel ID
Current Zoning Current Use
Total Acres Surrounding Property Description
Proposed Conditional Use

CONTACT INFORMATION

Applicant Name
Address
City State Zip Phone
Fax Email
Property Owner Name
Address
City State Zip Phone
Fax Email

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, of the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Applicant

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.
- Conditional Use Application Fee - \$325.00

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 a resolution for approval.
- Subsequent to County Council action, notice of action will be provided to the applicant,

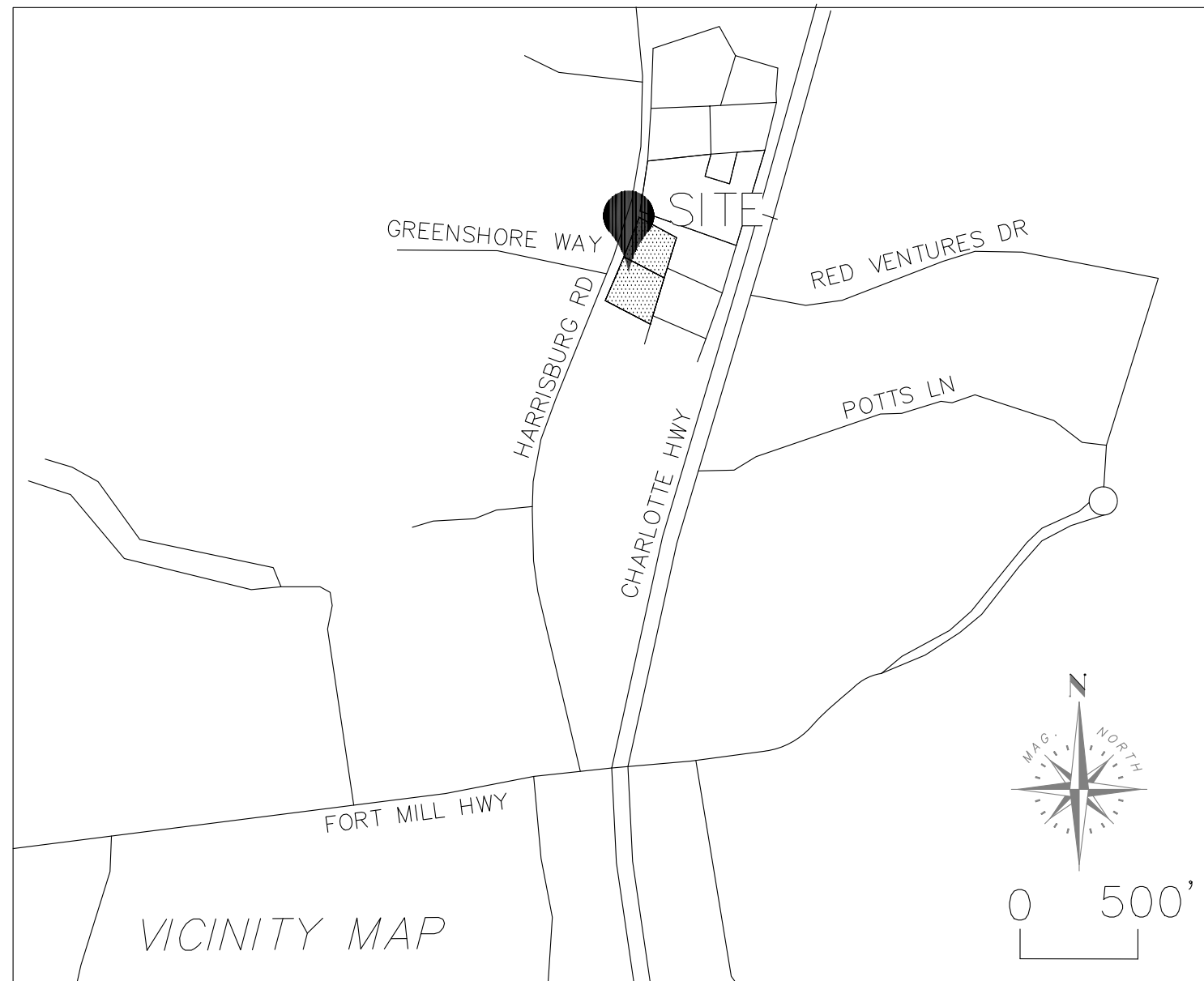
CONDITIONAL USE PLAN CHECKLIST

- The size of the plan and number of copies should conform to the following: Eight copies that are 24" x 36" (full size) and Two copies that are 11" x 17" (reduced size).
- A descriptive location of the property and vicinity map at a scale of not less than one inch equals one mile.
- Proposed name of the development.
- The date of the survey or plan.
- All plans shall be embossed with the seal and signature of the engineer/surveyor responsible for the work.
- A graphic scale and numerical scale shall be shown on the plan.
- The North arrow shall be shown and be accurately correlated with the courses with indications as to whether it is true, magnetic or grid.
- Total acreage and boundaries of the development shall be shown on the plan.
- All existing and proposed uses of land throughout the tract shall be shown on the plan.
- Topography of the site with a contour interval of not more than 5 feet shall be shown on plan.
- Typical arrangement of existing and proposed buildings and structures, including dimensions, elevations, uses, and setbacks shall be shown on the plan.
- Location of adjoining property lines and existing buildings shall be shown on the plan.
- The names of adjacent landowners, lot and/or block numbers, highways, streets, and named waterways shall be shown.
- All property lines shall be defined by course and horizontal distance. All property lines shall be plotted to the scale shown in the title.
- All easements and rights-of-way of existing and proposed buildings and structures shall be shown and shall include their widths and center lines.
- All existing street intersections shall be shown on the plan.
- Proposed parking areas and traffic circulation shall be shown on the plan.
- Exact ratio of impervious surfaces to lot area shall be shown.
- At a minimum the plan shall include basic landscape information such as the location and dimension of required buffer yards.

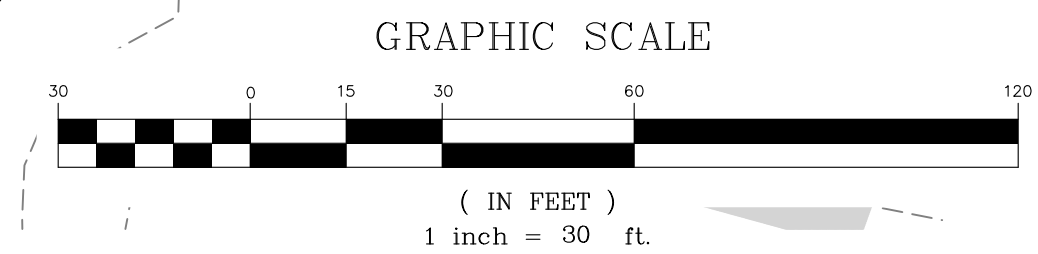
owner, and adjacent property owners.

- **Please note that upon approval of a conditional use, the applicant shall subsequently submit a site plan to The Lancaster County Planning Department for review. This site plan shall conform to the site plan process as enumerated in UDO Section 9.2.9 (Site Plan Process Chart)**

McClure Collision Center Indian Land, SC



PROJECT NAME	MCCLURE COLLISION CENTER
PROPERTY LOCATION	9868 HARRISBURG ROAD INDIAN LAND, SC 29707
PARCEL NUMBER	0005-00-100.05 0005-00-100.06
ZONING DISTRICT	GB
OVERLAY DISTRICT	HIGHWAY CORRIDOR, CAROLINA HEELSPLITTER
APPLICANT NAME	MASON MCCLURE 7259 HENRY HARRIS ROAD LANCASTER, SC 29720
PROPERTY OWNER	MASON MCCLURE 7259 HENRY HARRIS ROAD LANCASTER, SC 29720
DESCRIPTION OF USE	BODY SHOP/COLLISION CENTER
SITE AREA	0005-00-100.05 1.00 AC 0005-00-100.01 0.73 AC
AREA IN R/W	0 AC
EXISTING BLDG AREA	11,800 SF ±
PROPOSED BLDG AREA	0 SF
FRONT SETBACK	50'
REAR SETBACK	15'
SIDE SETBACK	15'
SIDE STREET SETBACK	15'
PARKING REQUIRED	VEHICLE SERVICES MAJOR REPAIR/BODY WORK 2 PER REPAIR BAY 6 BAYS = 12 SPACES REQUIRED
PARKING PROVIDED	23 SPACES PROVIDED 1 ADA SPACES PROVIDED



<p>D H H Hagins & Associates, LLC Civil Consulting Engineers</p> <p>2583 Kershaw, Camden Hwy, Lancaster, SC 29720 Phone: (803) 286-4472</p>	
<p>MCCLURE COLLISION CENTER INDIAN LAND, SC</p>	
<p>SITE PLAN</p>	
DATE:	06/07/24
SCALE:	1"=30'
JOB NO.:	547.001
SHEET:	1

Narrative

McClure Collision Center Indian Land SC

This site is located at 9868 Harrisburg Road. Currently the building is vacant. The previous building was Continental Battery.

The proposed use will be a collision center. A paint booth and lift will be added in the building. There will be approximately 6 bays.

The exterior of the building will be upgraded and new signage provided.

There is existing parking that will be restriped as needed and wheel stops added as needed.

The existing street trees may be replaced since existing trees are sweet gum trees. The existing foundation planting to remain.

There is a fire hydrant across the street.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-2791 The Arches

Contact Person / Sponsor: M. Blaszyk

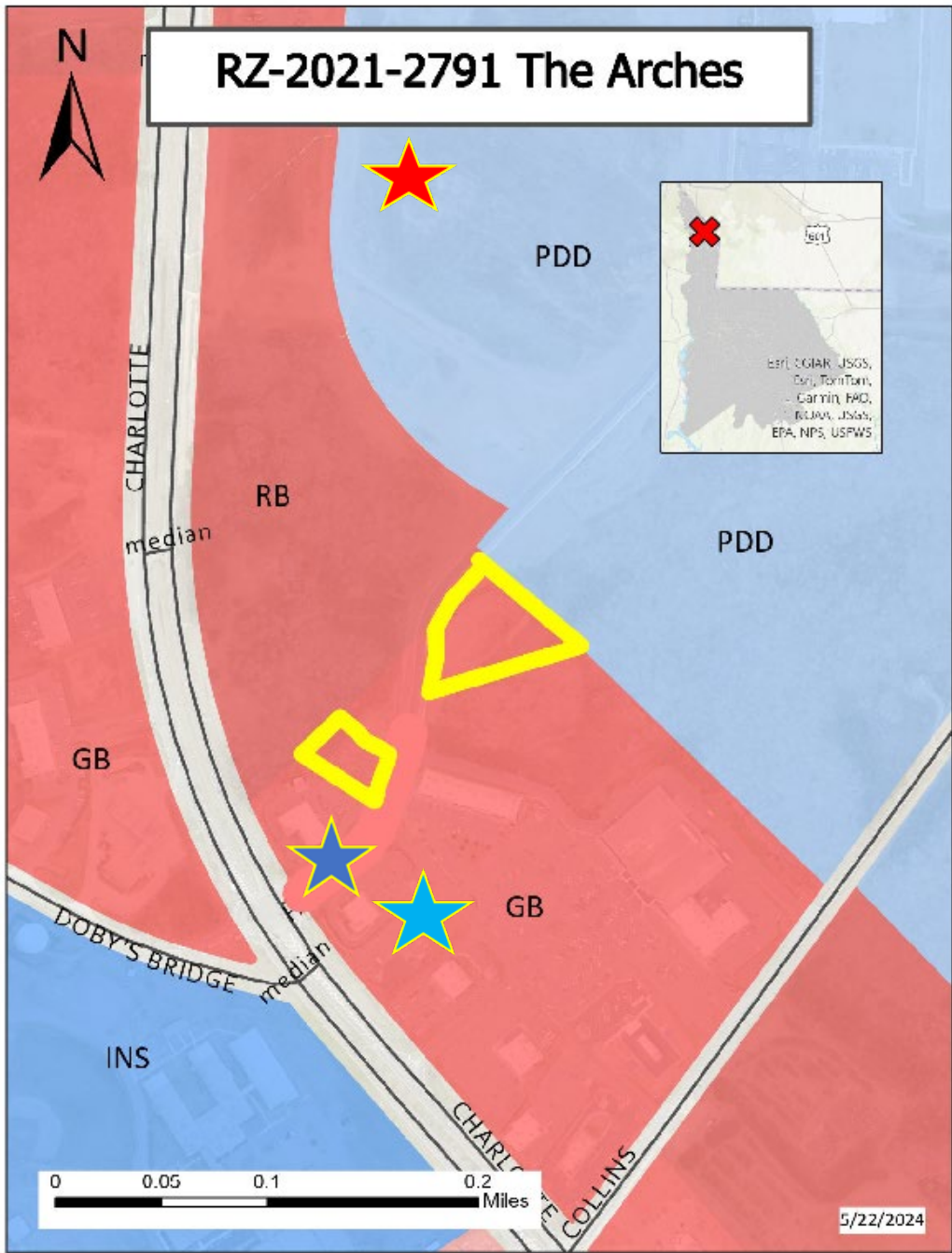
Department: Planning

Date Requested to be on Agenda: 6/6/2024

Points to Consider:


ATTACHMENTS:




Description	Upload Date	Type
Location Map	6/4/2024	Exhibit
Application	6/4/2024	Exhibit
Proposed Plat	6/4/2024	Exhibit
Sketch Plan	6/4/2024	Exhibit
Recorded Deed 1128-47	6/5/2024	Exhibit



Proposal:
Rezoning GB to RB



 Subject Property

-  Cross Creek Shopping Center
-  Crossridge Center
-  Worldreach Drive



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 CHARLOTTE HIGHWAY (PARCELS ARE VACANT SO NO ASSIGNED ADDRESS)

City Indian land State SC Zip 29707 Tax Parcel ID 0013-00-018.10 AND 013-00-018.09

Current Zoning GB Current Use Undeveloped / Vacant

Proposed Zoning RB Total Acres 2.349 PER BK PLAT 2024 PG 58

Project Description Out parcels C1 and D of the Arches Phase 1 Development, and a remnant of parcel 0013-00-018.09 following the dedication of World Reach Drive in Plat 2024-Pg 58.

Surrounding Property Description Commerical development

CONTACT INFORMATION

Applicant Name YDG Doby's Bridge Land, LLC (C/O Doug Baumgartner)

Address 14021 Conlan Circle, Ste. B-10

City Charlotte State NC Zip 28277 Phone 704.542-7773

Fax _____ Email dbaumgartner@yorkdevelopmentgroup.com

Property Owner Name YDG Doby's Bridge Land, LLC (C/O Doug Baumgartner)

Address 14021 Conlan Circle, Ste. B-10


City Charlotte State NC Zip 28277 Phone 704.542-7773

Fax _____ Email dbaumgartner@yorkdevelopmentgroup.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.

Yog Devisberg Land LLC
Applicant

05/20/24
Date


Property Owner(s)

05/20/24
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

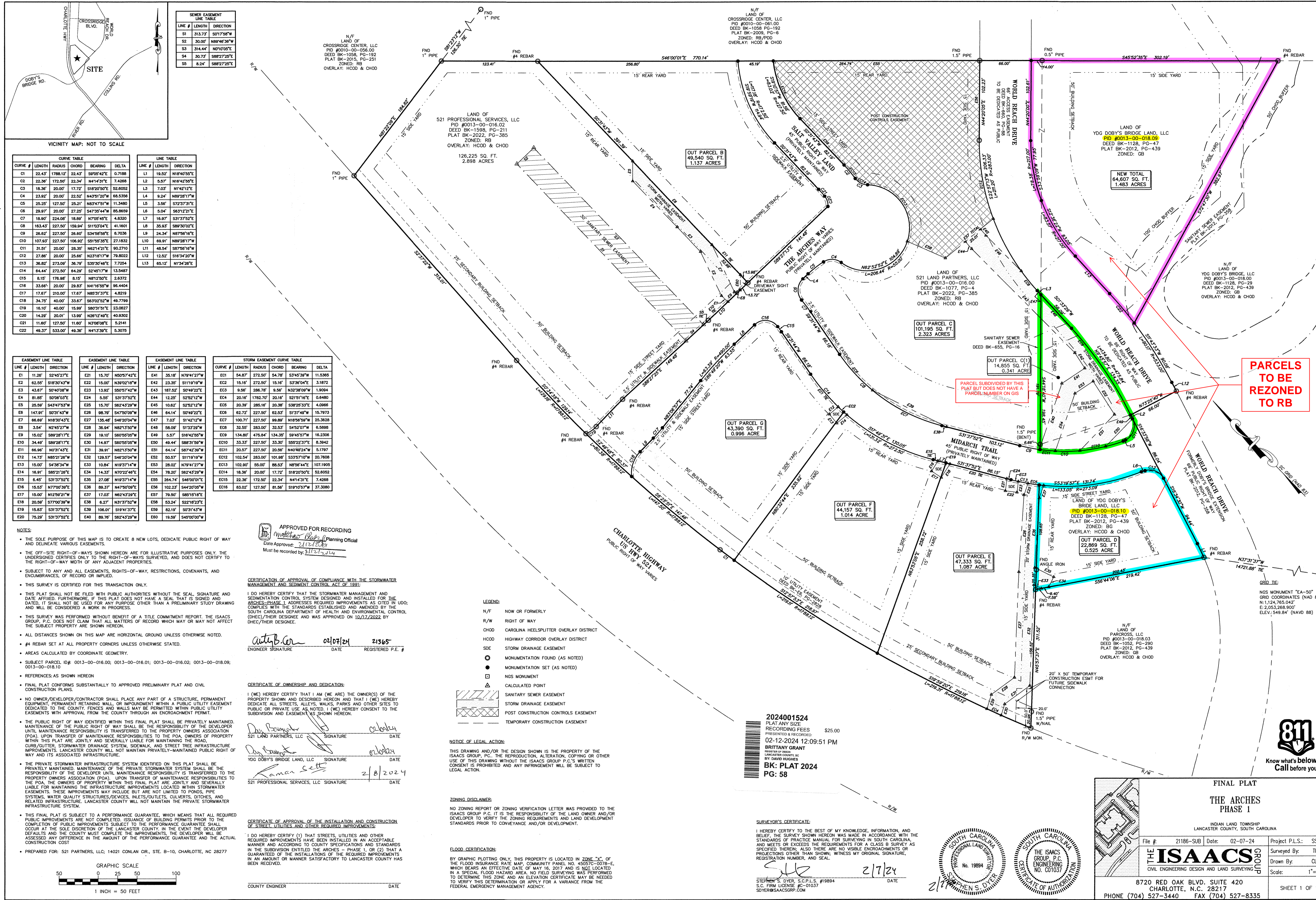
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and 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.



SEWER EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
S1	313.73	S0173°56'W
S2	30.00	N88°46'36"W
S3	314.44	N071°05'E
S4	30.73	S88°27'25"E
S5	8.24	S88°27'25"E

VICINITY MAP: NOT TO SCALE

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	22.43	1788.12	22.43	S07°05'42"E	0.7188
C2	22.36	172.50	22.34	N41°43'1"E	7.4288
C3	18.36	20.00	17.72	S18°20'50"E	52.6052
C4	23.92	20.00	22.52	N43°51'20"W	88.5358
C5	25.25	127.50	25.21	N83°47'51"W	11.3480
C6	29.97	20.00	27.25	S47°35'44"W	85.8659
C7	18.90	224.08	18.89	N7°05'45"E	4.8320
C8	163.43	227.50	159.94	S11°03'04"E	41.1601
C9	26.62	227.50	26.60	S34°56'08"E	6.7036
C10	107.93	227.50	106.92	S51°55'35"E	27.1832
C11	31.51	20.00	28.35	N62°14'21"E	90.2710
C12	27.86	20.00	25.68	N23°18'17"W	79.8022
C13	36.82	273.09	36.79	S30°30'46"E	7.7254
C14	64.44	272.50	64.29	S2°45'17"W	13.5487
C15	8.15	176.88	8.15	N81°25'00"E	2.6372
C16	33.66	20.00	29.83	N41°16'58"W	96.4404
C17	17.67	210.00	17.67	N85°31'37"E	4.8219
C18	34.75	40.00	33.87	S63°02'52"W	49.7799
C19	16.10	40.00	15.99	S80°31'51"E	23.0827
C20	14.29	20.01	13.99	N26°12'49"E	40.9302
C21	11.60	127.50	11.60	N3°08'08"E	5.2141
C22	49.37	533.00	49.36	N41°33'09"E	5.3075

EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
E1	11.26	S2°45'27"E
E2	62.50	S18°30'43"W
E3	43.87	S0°40'08"W
E4	81.85	S0°06'03"E
E5	25.59	S43°47'43"W
E6	147.91	S0°31'43"W
E7	86.69	N18°30'43"E
E8	3.54	N2°45'27"W
E9	15.02	S89°28'17"E
E10	34.49	S89°28'17"E
E11	66.98	N0°31'43"E
E12	14.73	N85°21'28"W
E13	15.00	S43°34'4"W
E14	16.91	S85°21'28"E
E15	8.45	S31°37'52"E
E16	15.53	N77°00'39"E
E17	15.00	N12°59'21"W
E18	20.59	S77°00'39"W
E19	15.83	S31°37'52"E
E20	73.29	S31°37'52"E

STORM EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD	BEARING	DELTA
EC1	54.87	272.50	54.78	S3°45'39"W	11.5365
EC2	15.16	272.50	15.16	S3°45'39"W	3.1672
EC3	9.56	286.78	9.56	N32°38'09"W	1.9094
EC4	20.16	1782.70	20.16	S21°15'16"E	0.6480
EC5	20.39	285.16	20.38	S38°25'33"E	4.0966
EC6	62.72	227.50	62.53	S13°40'40"W	15.7973
EC7	100.71	227.50	99.89	N18°56'58"W	25.3628
EC8	32.55	283.00	32.53	S43°02'07"W	6.5988
EC9	134.80	478.84	134.35	S9°45'57"W	16.2308
EC10	33.33	227.50	33.30	S52°22'37"E	8.3942
EC11	20.57	227.50	20.56	N43°40'24"W	5.1797
EC12	102.54	283.00	101.88	S33°57'10"W	20.7808
EC13	102.90	55.00	88.53	N85°44'14"E	107.1905
EC14	18.36	20.00	17.72	S18°20'50"E	52.6052
EC15	22.36	172.50	22.34	N41°43'1"E	7.4288
EC16	83.02	127.50	81.56	S19°10'57"W	37.3080

NOTES:

- THE SOLE PURPOSE OF THIS MAP IS TO CREATE 8 NEW LOTS, DEDICATE PUBLIC RIGHT OF WAY AND DELINEATE VARIOUS EASEMENTS.
- THE OFF-SITE RIGHT-OF-WAYS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
- SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, AND ENCUMBRANCES, OF RECORD OR IMPLIED.
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THIS PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. THE ISAACS GROUP, P.C. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- ALL DISTANCES SHOWN ON THIS MAP ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
- #4 REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE STATED.
- AREAS CALCULATED BY COORDINATE GEOMETRY.
- SUBJECT PARCEL ID#: 0013-00-016.00; 0013-00-016.01; 0013-00-016.02; 0013-00-018.09; 0013-00-018.10
- REFERENCES: AS SHOWN HEREON
- FINAL PLAT CONFORMS SUBSTANTIALLY TO APPROVED PRELIMINARY PLAT AND CIVIL CONSTRUCTION PLANS.
- NO OWNER/DEVELOPER/CONTRACTOR SHALL PLACE ANY PART OF A STRUCTURE, PERMANENT EQUIPMENT, PERMANENT RETAINING WALL, OR IMPONDMENT WITHIN A PUBLIC UTILITY EASEMENT DEDICATED TO THE COUNTY. FENCES AND WALLS MAY BE PERMITTED WITHIN PUBLIC UTILITY EASEMENTS WITH APPROVAL FROM THE COUNTY THROUGH AN ENCROACHMENT PERMIT.
- THE PUBLIC RIGHT OF WAY IDENTIFIED WITHIN THIS FINAL PLAT SHALL BE PRIVATELY MAINTAINED. MAINTENANCE OF THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL MAINTENANCE RESPONSIBILITY IS TRANSFERRED TO THE PROPERTY OWNERS ASSOCIATION (POA). UPON TRANSFER OF MAINTENANCE RESPONSIBILITIES TO THE POA, OWNERS OF PROPERTY WITHIN THIS FINAL PLAT ARE JOINTLY AND SEVERALLY LIABLE FOR MAINTAINING THE ROAD, CURB/GUTTER, STORMWATER DRAINAGE SYSTEM, SIDEWALK, AND STREET TREE INFRASTRUCTURE IMPROVEMENTS. LANCASTER COUNTY WILL NOT MAINTAIN PRIVATELY-MAINTAINED PUBLIC RIGHT OF WAY AND ITS ASSOCIATED INFRASTRUCTURE.
- THE PRIVATE STORMWATER INFRASTRUCTURE SYSTEM IDENTIFIED ON THIS PLAT SHALL BE PRIVATELY MAINTAINED. MAINTENANCE OF THE PRIVATE STORMWATER SYSTEM SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL MAINTENANCE RESPONSIBILITY IS TRANSFERRED TO THE PROPERTY OWNERS ASSOCIATION (POA). UPON TRANSFER OF MAINTENANCE RESPONSIBILITIES TO THE POA, OWNERS OF PROPERTY WITHIN THIS FINAL PLAT ARE JOINTLY AND SEVERALLY LIABLE FOR MAINTAINING THE INFRASTRUCTURE IMPROVEMENTS LOCATED WITHIN STORMWATER EASEMENTS. THESE IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO PONDS, PIPE SYSTEMS, WATER QUALITY STRUCTURES/DEVICES, INLETS/OUTLETS, CULVERTS, DITCHES, AND RELATED INFRASTRUCTURE. LANCASTER COUNTY WILL NOT MAINTAIN THE PRIVATE STORMWATER INFRASTRUCTURE SYSTEM.
- THIS FINAL PLAT IS SUBJECT TO A PERFORMANCE GUARANTEE, WHICH MEANS THAT ALL REQUIRED PUBLIC IMPROVEMENTS ARE NOT COMPLETED. ISSUANCE OF BUILDING PERMITS PRIOR TO THE COMPLETION OF PUBLIC IMPROVEMENTS SUBJECT TO THE PERFORMANCE GUARANTEE SHALL OCCUR AT THE SOLE DISCRETION OF THE LANCASTER COUNTY. IN THE EVENT THE DEVELOPER DEFAULTS AND THE COUNTY MUST COMPLETE THE IMPROVEMENTS, THE DEVELOPER WILL BE ASSESSED ANY DIFFERENCE IN THE AMOUNT OF THE PERFORMANCE GUARANTEE AND THE ACTUAL CONSTRUCTION COST.
- PREPARED FOR: 521 PARTNERS, LLC; 14021 CONLAN CIR., STE. B-10, CHARLOTTE, NC 28277

APPROVED FOR RECORDING
 Matthew Clark, Planning Official
 Date Approved: 2/12/24
 Must be recorded by: 2/12/24

CERTIFICATION OF APPROVAL OF COMPLIANCE WITH THE STORMWATER MANAGEMENT AND SEDIMENT CONTROL ACT OF 1981:

I DO HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL SYSTEM DESIGNED AND INSTALLED FOR THE ABOVE PHASE 1 ADDRESSES REQUIRED IMPROVEMENTS AS CITED IN UDC; COMPLIES WITH THE STANDARDS ESTABLISHED AND AMENDED BY THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL (DHEC)/THEIR DESIGNEE AND WAS APPROVED ON 12/22/2022 BY DHEC/THEIR DESIGNEE.

CERTIFICATE OF OWNERSHIP AND DEDICATION:
 (I) WE HEREBY CERTIFY THAT I AM (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. (I) WE HEREBY CONSENT TO THE SUBDIVISION AND EASEMENT AS SHOWN HEREON.

521 LAND PARTNERS, LLC SIGNATURE: [Signature] DATE: 02/07/24
 YDG DOBY'S BRIDGE LAND, LLC SIGNATURE: [Signature] DATE: 2/8/2024
 521 PROFESSIONAL SERVICES, LLC SIGNATURE: [Signature] DATE: 2/8/2024

LEGEND:

- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- CHOD CAROLINA HEELSPLITTER OVERLAY DISTRICT
- HCOO HIGHWAY CORRIDOR OVERLAY DISTRICT
- SDE STORM DRAINAGE EASEMENT
- MONUMENTATION FOUND (AS NOTED)
- MONUMENTATION SET (AS NOTED)
- NGS MONUMENT
- △ CALCULATED POINT
- ▨ SANITARY SEWER EASEMENT
- ▩ STORM DRAINAGE EASEMENT
- ▧ POST CONSTRUCTION CONTROLS EASEMENT
- ▩ TEMPORARY CONSTRUCTION EASEMENT

NOTICE OF LEGAL ACTION:
 THIS DRAWING AND/OR THE DESIGN SHOWN IS THE PROPERTY OF THE ISAACS GROUP, P.C. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THE ISAACS GROUP P.C.'S WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

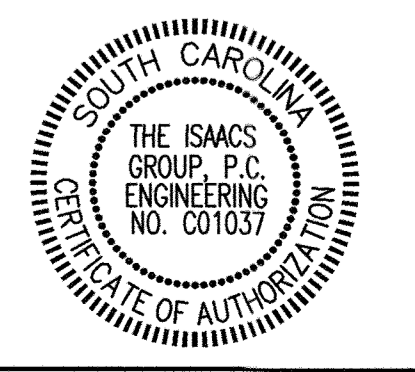
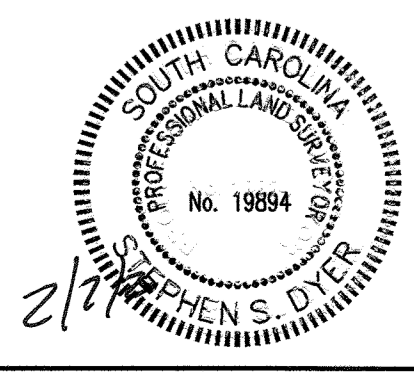
ZONING DISCLAIMER:
 NO ZONING REPORT OR ZONING VERIFICATION LETTER WAS PROVIDED TO THE ISAACS GROUP P.C. IT IS THE RESPONSIBILITY OF THE LAND OWNER AND/OR DEVELOPER TO VERIFY THE ZONING REQUIREMENTS AND LAND DEVELOPMENT STANDARDS PRIOR TO CONVEYANCE AND/OR DEVELOPMENT.

FLOOD CERTIFICATION:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X", OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 45057C-0078-E, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2017 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2024001524
 PLAT ANY SIZE
 RECORDING FEES \$25.00
 PRESENTED & RECORDED
 02-12-2024 12:09:51 PM
 BRITTANY GRANT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LANCASTER COUNTY, SC
 BY: DAVID HUGHES
 BK: PLAT 2024
 PG: 58

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL.

STEPHEN S. DYER, S.C.P.L.S. #19894
 S.C. FIRM LICENSE #C-01037
 SDYER@ISAACSGRP.COM



FINAL PLAT
 THE ARCHES
 PHASE 1
 INDIAN LAND TOWNSHIP
 LANCASTER COUNTY, SOUTH CAROLINA

File #: 21186-SUBJ Date: 02-07-24 Project P.L.S.: SSD
 Surveyed By: TIC
 Drawn By: CLC
 Scale: 1" = 50'

ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BLVD. SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

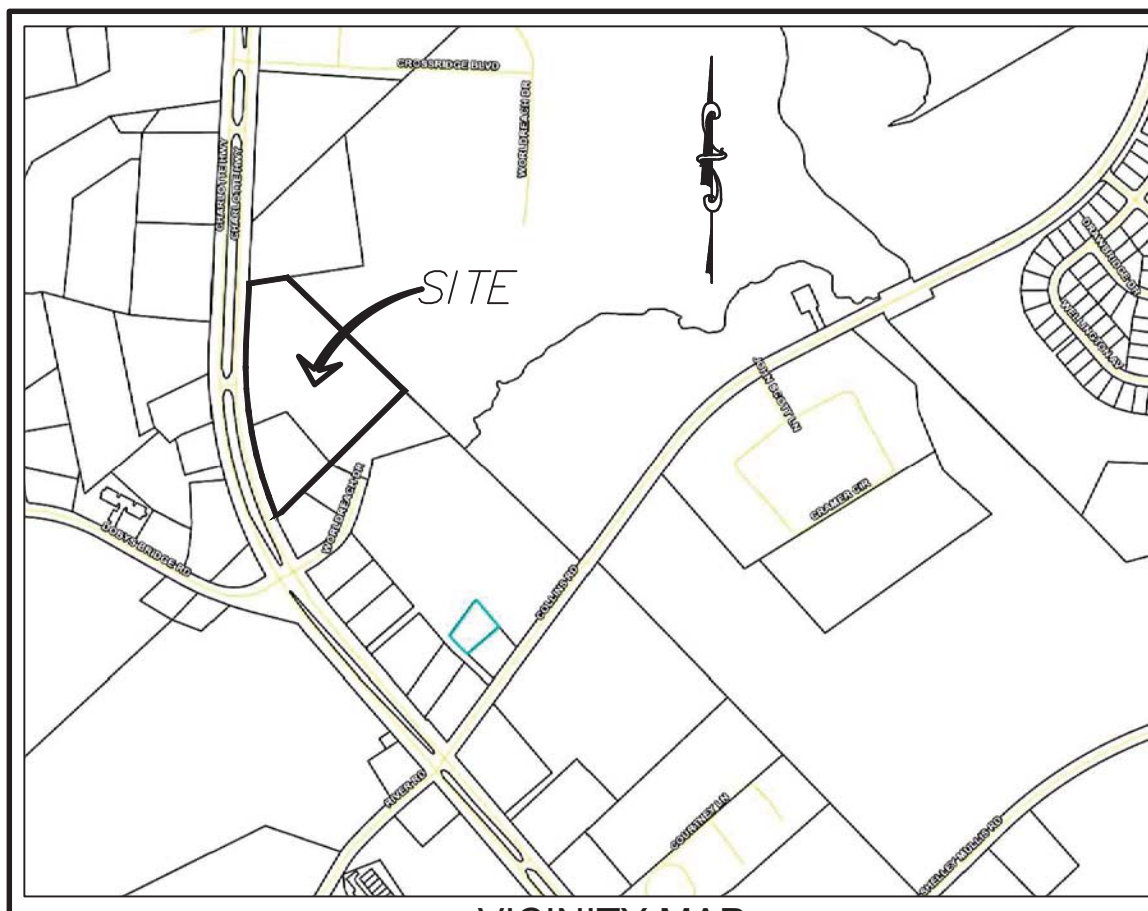
SHEET 1 OF 1

PARCELS TO BE REZONED TO RB



THE ARCHES-PHS. 1

INDIAN LAND, SOUTH CAROLINA



VICINITY MAP
NSR TO SCALE

CONTACT INFORMATION:

ENGINEER: THE ISAACS GROUP, P.C.
8720 RED OAK BLVD., SUITE 420
CHARLOTTE, NC 28217
PH: 704-527-3440
FAX: 704-527-8335
POC: ANTHONY (BRETT) COWAN, P.E.
EMAIL: BCOWAN@ISAACSGRP.COM

OWNER/DEVELOPER: 521 LAND PARTNERS LLC
14221 DONLAN CIRCLE, STE. B10
CHARLOTTE, NC 28277
POC: DOUG BAUMGARTNER
PH: 704-877-3353
EMAIL: DOUG.BAUMGARTNER@YORKDEVELOPMENTGROUP.COM

DEVELOPMENT DATA:

PROJECT NAME: THE ARCHES
TOTAL ACREAGE: 11.81 ACRES
COUNTY: LANCASTER
TOWNSHIP: INDIAN LAND TOWNSHIP
EXISTING ZONING: RB (10.79 AC.) AND GB (1.02 AC.)
OVERLAY DISTRICT: HIGHWAY CORRIDOR OVERLAY
MIN. SETBACK: FRONT SIDE REAR
RB : 50' 15' 15'
GB : 50' 15' 15'
TAX PARCEL: 0013-00-016.00, 0013-00-016.01, 0013-00-018.10 AND 0013-00-018.09(POROTION)

TOTAL NUMBER OF LOTS: 8
PROPOSED USE: SPECULATIVE COMMERCIAL/RETAIL/OFFICE (ANYTHING ALLOWED IN UNDERLYING ZONING DISTRICT)

COMMON OPEN SPACE CALCS:
TOTAL COS REQUIRED = 10% OF AREA = 10(11.81)/100 = 1.181 AC.

PER UDO 4.3.2.F.5.B, 500 S.F. MINIMUM OF THE REQ'D 10% COS SHALL BE IMPROVED. IMPROVED COS TO BE LOCATED ON OUT PARCEL B AS SHOWN ON THIS PLAN.

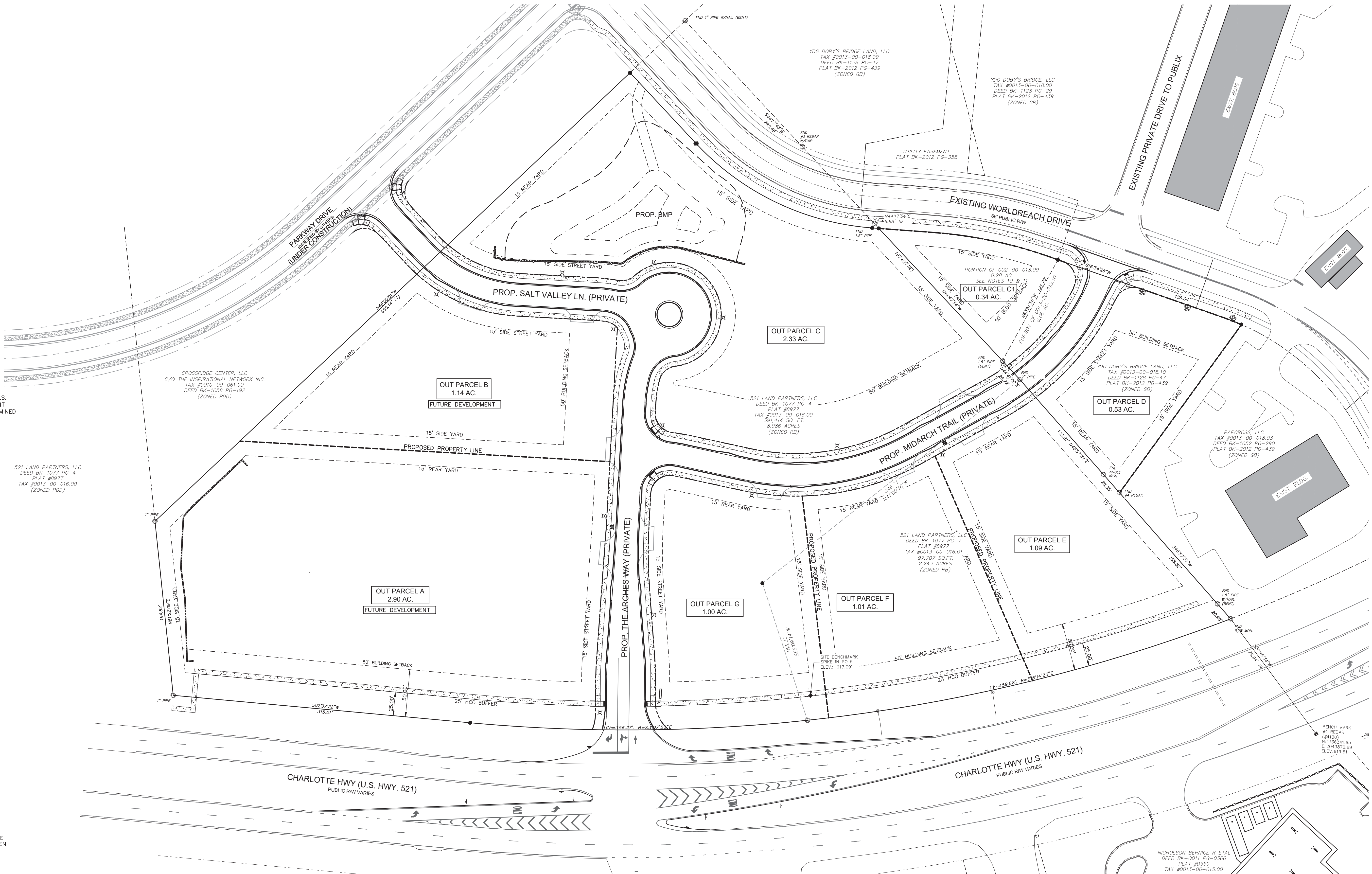
THE 10% REQUIRED COS AREA TO BE PROVIDED COLLECTIVELY ON THE EIGHT INDIVIDUAL OUT PARCELS. COS LOCATIONS SHALL BE DETERMINED DURING INDIVIDUAL OUT PARCEL DEVELOPMENT PLANS. EACH OUT PARCEL SHALL PROVIDE THEIR SHARE OF THE REQUIRED 10% COS. TO BE DETERMINED BY A RATIO OF THE PARCEL SIZE/OVERALL DEVELOPMENT SIZE X 1.181 AC.

OPEN SPACE CALCULATION		
REQUIRED OPEN SPACE PER PARCEL : 10% PER UDO 4.3.2.L.		
PARCEL	SIZE (AC.)	REQ'D OPEN SPACE
OP - A	2.90	0.290 AC.
OP - B	1.14	0.114 AC.
OP - C	2.33	0.233 AC.
OP - D	0.53	0.053 AC.
OP - E	1.09	0.109 AC.
OP - F	1.01	0.101 AC.
OP - G	1.00	0.100 AC.

SHEET NO.	Title
C0.0	COVER PAGE
C0.1	PROJECT NOTES
C0.2	EXISTING CONDITION/DEMOLITION PLAN
C1.0	SITE PLAN
C1.1	LANDSCAPE PLAN
C1.2	ROAD PROFILES
C2.0	HWY 521 ROAD IMPROVEMENT PLAN
C2.2	HWY 521 ROAD IMPROVEMENT PLAN
C2.3	SCDOT TRAFFIC CONTROL TYPICAL DETAILS
C2.4	HWY 521 ROAD IMPROVEMENT DETAILS
C2.5	HWY 521 LANDSCAPING PLAN
C3.0	GRADING AND DRAINAGE PLAN
C3.1	STORM DRAINAGE PROFILES
C3.2	STORM DRAINAGE PROFILES
C3.3	BMP PLAN
C3.4	BMP DETAILS
C3.5	DRAINAGE AREA MAP
C3.6	PRE DEVELOPED DA MAP
C3.7	POST DEVELOPED DA MAP
C4.0	PHASE 1 EROSION CONTROL
C4.1	PHASE 2 EROSION CONTROL
C4.2	PHASE 3 EROSION CONTROL
C5.0	DETAILS AND SPECIFICATIONS
C5.1	DETAILS AND SPECIFICATIONS
C5.2	DETAILS AND SPECIFICATIONS
C5.3	DETAILS AND SPECIFICATIONS
C5.4	DETAILS AND SPECIFICATIONS
C5.5	DETAILS AND SPECIFICATIONS

GENERAL NOTES:

- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP, P.C. THE PHYSICAL AND TOPOGRAPHIC DATA PROVIDED IN THESE DRAWINGS HAS BEEN COMPILED BY THE ISAACS GROUP AND THE ENGINEER OF RECORD (ENGINEER) IN SUPPORT OF THIS PROJECT AND CANNOT BE RELIED UPON BY OTHERS. THE ISAACS GROUP AND THE ENGINEER OF RECORD SHALL BEARING THE TERM OF "ENGINEER" USED IN THE SUBSEQUENT NOTES.
- THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN AND THE UTILITIES SHOWN ON THIS PLAN MAY NOT BE IN THE EXACT LOCATIONS AS SHOWN. THE ISAACS GROUP, P.C. ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR ANY OMISSIONS IN SHOWING EXISTING UTILITIES THAT MAY BE WITHIN THE PROJECT AREA. THE CONTRACTOR IS 100% RESPONSIBLE FOR UTILIZING A PRIVATE LOCATOR AND APPROPRIATE UTILITY COMPANIES TO LOCATE THE SIZE, LOCATION, INVERTS, DEPTHS AND EXISTENCE OF ALL EXISTING UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, FIBER OPTIC, GAS, ETC.) TO HIS/HER SATISFACTION PRIOR TO COMMENCEMENT OF CONSTRUCTION AND EXCAVATION ACTIVITIES. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MANS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE ISAACS GROUP, P.C. ANY AND ALL MANS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
- HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
- PROPOSED LOCATIONS AND SIZES OF UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS ARE BASED UPON DESIGN CONSTRAINTS IDENTIFIED BY THE ENGINEER AND SHOULD BE VERIFIED BY THE CONTRACTOR TO ENSURE CONSISTENCY WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS TO ENSURE PROPER COORDINATION AND PLAN CONCORDANCE. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND DRAWINGS PREPARED BY OTHER DESIGN CONSULTANTS NOT SUBCONTRACTING DIRECTLY WITH THE ISAACS GROUP / ENGINEER SHOULD BE REPORTED IMMEDIATELY UPON DISCOVERY AS NEEDED TO RESOLVE.
- THE PORTION OF PARCEL 0013-00-018.09 AND THE PORTION OF PARCEL 0013-00-018.10 SHALL BE REZONED FROM GB TO RB PRIOR TO RECOMBINATION OF PARCEL INTO OUT PARCEL C.
- REMAINDER OF OUT PARCEL D (AFTER CONSTRUCTION OF DRIVEWAY B) MAY BE REZONED FROM GB TO RB IF PROPOSED USE WARRANTS REZONING.
- PER UDO SECTION 4.3.2.F.5.B INTERCONNECTIVITY BETWEEN OUTPARCELS WILL BE DETERMINED AS INDIVIDUAL LOT PLANS ARE SUBMITTED.
- IF ANY OUT PARCEL HAS MORE THAN 40,000 S.F. OF BUILDING AREA AN IMPROVED COMMON OPEN SPACE ON SAID OUT PARCEL WILL BE REQUIRED PER UDO 4.3.2.F.5.b. THIS REQUIREMENT WILL BE EVALUATED PER PARCEL AS INDIVIDUAL PARCEL DEVELOPMENT PLANS ARE SUBMITTED.



FWS Mitigation Credit Requirements per Acre			
Riparian Buffer Zone	Perennial	Intermittent	Impervious Surface
0-50' buffer encroachment	10:1	5:1	0
50-100' buffer encroachment	5:1	2:1	0
100-200' buffer encroachment	2:1	N/A	0
Non-Riparian Zone	Impervious surface creation		1.91

TOTAL BUILT UPON AREA FOR PHASE 1
ROADS AND SIDEWALK = 1.50 ACRES
HWY 521 IMPROVEMENTS = 0.41 ACRES
TOTAL PHS 1 BUA = 1.91 ACRES

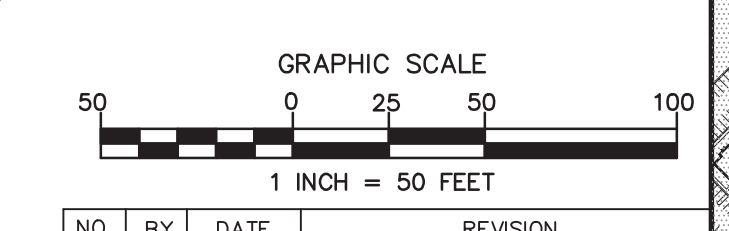
ENGINEER'S CERTIFICATION

"I, HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SC010000."

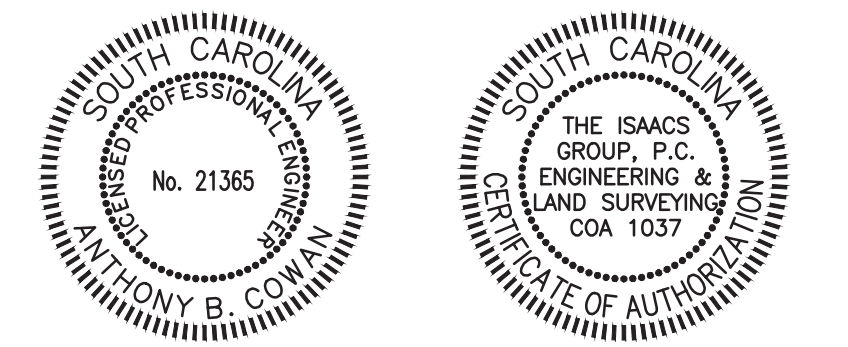
DATE: _____ REGISTERED PROFESSIONAL ENGINEER
"I, HEREBY CERTIFY THAT THIS PLAN IS DESIGNED TO CONTAIN SEDIMENT ON THE PROPERTY CONCERNED AND TO PROVIDE FOR THE CONTROL OF STORMWATER RUNOFF FROM THE PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE PROVISIONS ARE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT AND SEDIMENT CONTROL ORDINANCE OF LANCASTER COUNTY, SOUTH CAROLINA."
DATE: _____ REGISTERED PROFESSIONAL ENGINEER

FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 45057C0078E, DATED MAY 16, 2017

- RTAP-1 NARRATIVE**
- ADDED LANDSCAPING ON HWY 521 MEDIAN.
 - ADDED NOTE 13.
 - ADDITION OF STORM BOX JB-81
 - CORRECTED STORM BOX CB-4A CURB ELEV.



NO.	BY	DATE	REVISION
1	REB	9/12/22	REVISED PER COUNTY COMMENTS
2	REB	11/8/22	REMOVE 521 CHEVRON
3	REB	12/22/23	RTAP-1
4	REB	4/05/23	REVISED RTAP-1 PER COMMENTS



Digitally signed by Anthony B. Cowan, P.E.
Date: 2023.04.06
13:58:59-04'00"

Project: **THE ARCHES PHS-1**
HIGHWAY 521, INDIAN LAND, SC

Title: **COVER PAGE**

File #21365-5-PLANS-01 Date: 06/17/22 Project Egr: ABC
Design By: RER
Drawn By: OTH
Scale: 1"=50'

ISAACS
ENGINEERING & SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C0.0

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee, its successors and assigns, forever.

And, **SUBJECT TO** the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed and delivered the within Title to Real Estate (Special Warranty) effective as of the 28 day of March, 2018.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF**

Witness #1: Kristy Foster

Print Name: Kristy Foster

Witness #2: A Devin Gatin

Print Name: A Devin Gatin

DOBY'S BRIDGE ROAD DEVELOPMENT PARTNERS, LLC, a North Carolina limited liability company

By: _____
Name: Douglas A. Baumgartner
Title: Manager

STATE OF North Carolina

COUNTY OF Mecklenburg

I, Kristy Ann Foster, Notary Public, do hereby certify that Douglas A. Baumgartner, Manager of **DOBY'S BRIDGE ROAD DEVELOPMENT PARTNERS, LLC**, a North Carolina limited liability company, personally appeared before me this day, and acknowledged to me that he duly executed the foregoing document for the purpose stated therein on behalf of said limited liability company.

Witness my hand and official seal, this 12th day of March, 2018.

Kristy Ann Foster
Official Signature of notary

Kristy Ann Foster
Notary's printed or typed name, Notary Public

My Commission Expires: April 12, 2021

(Official Seal)

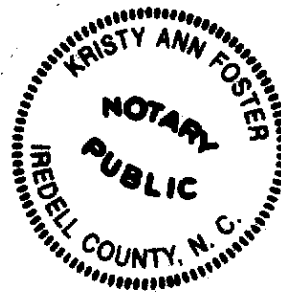


EXHIBIT "A"

Parcel One (Adjacent Property Tract 1)

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Lancaster County, South Carolina, being more particularly described as follows:

Starting at a 1" pipe found on the northern margin of Collins Road (66' Public R/W) a common corner with lands of Collins Road Investments, LLC, (Deed Book 789, Page 157 & Plat Book 2013, Page 385 as recorded in the Lancaster County Public Registry), thence with the shared line of the Collins Road Investment Property N. 45-52-29 W. 853.39 feet to a #4 rebar, being the Point and Place of Beginning;

Thence the following three (3) courses and distances:

- 1) S. 72-47-36 W. 382.97 feet to a #4 rebar;
- 2) With a curve to the right having a radius of 533.00 feet, an arc length of 90.17 feet, (subtended by a chord S. 11-43-39 W. 90.06 feet) to a #4 rebar;

3) S. 16-34-26 W. 12.52 feet to a #4 rebar on the margin of Hendley Creek Road (66" Public R/W); Thence with the right-of-way N. 73-25-34 W. 66.00 feet to a #4 rebar; Thence leaving the right-of-way N. 63-51-56 W. 121.70 feet to a found 2" pipe, a common corner with lands of 521 Land Partners (Deed Book 1077, Page 4, Plat #8977, as recorded in the Lancaster County Public Registry); Thence with the shared 521 Partners line the following two (2) courses and distances:

- 1) N. 44-19-31 E. 197.82 feet to a found 1.5" pipe
- 2) N. 44-19-59 E. 293.46 feet to a found 0.5" pipe,

in the westerly line of the lands now or formerly of Crossridge Center (Deed Book-1058, Page 192); Thence with the Crossridge Center line S. 45-52-29 E. 302.19 feet to a point returning to the Point and Place of Beginning, and containing 2.076 acres, (90,431 square feet) more or less.

AND

Parcel Two (Adjacent Property Tract #2-B)

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Lancaster County, South Carolina, being more particularly described as follows:

Starting at an 1" pipe found on the northern margin of Collins Road (66' Public R/W) a common corner with lands of Collins Road Investment, LLC.(Deed Book 789, Page 157 & Plat Book 2013, Page 385 as recorded in the Lancaster County Public Registry), thence with the shared line of the Collins Road Investment N. 45-52-29 W. 1155.58 feet to a found 0.5" pipe, a common corner with lands of Doby's Bridge Road Development Partners (Deed Book 660, Page 88, as recorded in the Lancaster County Public Registry); Thence with the Doby's Bridge line the following two (2) courses and distances:

- 1) S. 44-19-59 W. 293.46 feet to a found 1.5" iron pipe;
- 2) S. 44-19-31 W. 197.82 feet to a found 2" pipe, a common corner of lands of

521 Land Partners (Deed Book 1077, Page 7, Plat #8977, as recorded in the Lancaster County Public Registry) and being the Point and Place of Beginning; Thence S. 63-51-56 E. 121.70 feet to a #4 rebar at the northwest corner of the margin of Hendley Creek Road (66' Public R/W); Thence with the right-of-way the following two (2) courses and distances:

- 1) S. 16-34-26 W. 186.04 feet to a point;
- 2) With a curve to the right having a radius of 267.00 feet, an arc length of 19.52 feet (subtended by a chord S. 18-40-06 W. 19.52 feet) to a #4 rebar;

Thence N. 56-42-15 W. 219.37 feet to a #4 rebar on the southern property line of the 521 Land Partners property; Thence with the 521 Land line the following two (2) courses and distances:

- 1) N. 45-57-48 E. 159.20 feet to a found 2.5" pipe;
- 2) N. 44-29-16 E. 27.07 feet to a found 2" pipe, returning to the Point and Place of Beginning, and containing 0.742 acres, (32,304 square feet) more or less.

AND

Parcel Three (Outparcel 5)

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Lancaster County, South Carolina, being more particularly described as follows:

Starting at an 1" pipe found on the northern margin of Collins Road (66' Public R/W) a common corner with lands of Collins Road Investment (Deed Book 789, Page 157 & Plat Book 2013, Page 385 as recorded in the Lancaster County Public Registry), thence with Collins Road the following two (2) courses and distances:

- 1) S. 36-10-10 W. 310.42 feet to a point;
- 2) S. 36-10-08 W. 196.90 feet to a #4 rebar, thence leaving Collins Rd R/W

N. 40-26-36 W. 129.00 feet to a #4 rebar, being the Point and Place of Beginning; Thence the following seven (7) courses and distances:

- 1) S. 49-33-24 W. 196.80 feet to a #4 rebar;
- 2) N. 47-04-23 W. 43.27 feet to a point;
- 3) With a curve to the right having a radius of 480.00 feet, an arc length of 55.54 feet (subtended by a chord N. 43-45-29 W. 55.51 feet), to a point;
- 4) N. 40-26-36 W. 21.01 feet to a #4 rebar;
- 5) N. 35-58-28 E. 190.32 feet to a #4 rebar;
- 6) N. 49-33-24 E. 20.00 feet to a #4 rebar;
- 7) S. 40-26-36 E. 164.10 feet to a #4 rebar, returning to the Point and Place of

Beginning, and containing 0.670 acres, (29,208 square feet) more or less.

AND

Parcel Four (Outparcel 6)

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Lancaster County, South Carolina, being more particularly described as follows:

Starting at a 1" pipe found on the northern margin of Collins Road (66' Public R/W) a common corner with lands of Collins Road Investment (Deed Book 789, Page 157 & Plat Book 2013, Page 385 as recorded in the Lancaster County Public Registry), thence with Collins Road the following two (2) courses and distances:

- 1) S. 36-10-10 W. 310.42 feet to a point;
- 2) S. 36-10-08 W. 196.90 feet to a #4 rebar, being the Point and Place of Beginning;

Thence continuing with the right-of-way of Collins Road the following two (2) courses and distances:

- 1) S. 36-10-08 W. 6.68 feet to a point;
- 2) S. 35-53-40 W. 175.27 feet to a point; Thence leaving Collins Rd R/W the

following three (3) courses and distances:

- 1) N. 47-04-23 W. 173.10 feet to a point;
- 2) N. 49-33-24 E. 196.80 feet to a point;
- 3) S. 40-26-36 E. 129.00 feet to a point; returning to the Point and Place of

Beginning, and containing 0.650 acres, (28,321 square feet) more or less.

Easement Parcel:

Together with certain easements as set forth in that certain Covenants, conditions, restrictions (including use restrictions) easements, common area expenses, and liens provided for in Declaration of Restrictions, Covenants and Conditions and Grant of Easements Cross Creek Shopping Center recorded October 17, 2012 in the office of the Register of Deeds for Lancaster County in Book 692 at Page 68; as amended by First Amendment to Declaration of Restrictions, Covenants and Conditions and Grant of Easements for Cross Creek Shopping Center recorded October 7, 2014 in Book 824 at page 224; as further amended by Second Amendment to Declaration of Restrictions, Covenants and Conditions and Grant of Easements for Cross Creek Shopping Center recorded November 13, 2017 in Book 1095 at Page 324, aforesaid records, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or

source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

AND

Parcel Five (Remainder Parcel Across U.S. Highway 521 (0.630 Acre Parcel))

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Lancaster County, South Carolina, being more particularly described as follows:

Beginning at a point at the intersection of the right-of-way of U.S. Highway 521 (Public R/W Varies) and Doby's Bridge Road (Public R/W Varies); Thence with the right-of-way of Doby's Bridge Road the following three (3) courses and distances:

- 1) S. 58-13-27 W. 47.82 feet to a #4 rebar;
- 2) With a curve to the right having a radius of 190.00 feet, an arc length of 175.33 feet (subtended by a chord S. 84-39-38 W. 169.18 feet) to a #4 rebar;
- 3) With a curve to the right having a radius of 1595.49, an arc length of 54.26 feet (subtended by a chord N. 67-55-44 W. 54.26 feet) to a #4 rebar, a common corner with lands now or formerly of Gate Petroleum Company (Deed Book 679, Page 296);

Thence with the shared line of Gate Petroleum N. 45-57-19 E. 249.14 feet to a #4 rebar on the right-of-way of U.S. Highway 521; Thence with the right-of-way of U.S. Highway 521 with a curve to the left having a radius of 1992.06 feet, an arc length of 172.55 feet (subtended by a chord S. 27-44-33 E. 172.50 feet) to a point returning to the Point and Place of Beginning, and containing 0.630 acres, (27,465 square feet) more or less.

Each of the above described Parcel One, Parcel Two, Parcel Three Parcel Four, and Parcel Five being shown on that certain ALTA/NSPS Land Title Survey entitled "Doby's Bridge Development Undeveloped Parcels" by The ISAACS Group dated March 26, 2018 with File # 18063-ALTA.

Derivation: This being a portion of the property conveyed to Doby's Bridge Road Development Partners, LLC, a North Carolina limited liability company by deeds from (i) Todd M. Bradshaw and Jill A. Bradshaw dated February 29, 2008 and recorded March 4, 2008 in Book 453 at Page 97 in the office of the Register of Deeds for Lancaster County and (ii) Albert Leon Wilson dated February 28, 2008 and recorded March 4, 2008 in Book 453 at Page 103 in the office of the Register of Deeds for Lancaster County.

Tax Map Number: p/o 0013-00-018.00

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes or assessments for the year 2018, and subsequent years, not yet due and payable.
2. All easements, covenants, conditions, restrictions and other encumbrances of record.
3. Any applicable municipal, zoning and subdivision law, ordinance or regulation which may affect the use, maintenance or ownership of the property herein conveyed.
4. All matters that would be shown on a current and accurate survey or inspection of the property.

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. The undersigned have read the information on this affidavit and understand such information.
2. The property being transferred is a p/o Tax Parcel No. 0013-00-018.00 and is located in Lancaster County, South Carolina, and was transferred by **DOBY'S BRIDGE ROAD DEVELOPMENT PARTNERS, LLC**, to **YDG DOBY'S BRIDGE LAND, LLC** on March 28, 2018.
3. Check one of the following: The deed is
 - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information Section of affidavit): _____ (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$1,000,000.00.
 - (b) _____ The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check Yes ___ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \$ _____

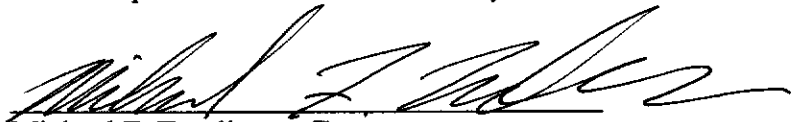
6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$1,000,000.00
- (b) Place the amount listed in item 5 above here: \$
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$1,000,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$3,700.00.

8. As required by Code Section 12-24-70, the undersigned states that it is a responsible person who was connected with the transaction as: Attorney.

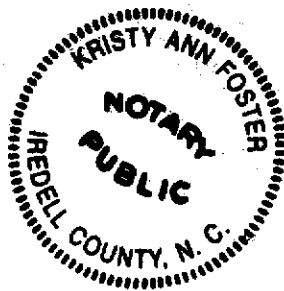
9. The undersigned understands that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


 Michael F. Tomlinson, Esq.

SWORN to before me this 22nd
day of March, 2018.

Kristy Ann Foster
 Notary Public for North Carolina
 My Commission Expires: April 22, 2021

(Notary Seal)



Agenda Item Summary

Ordinance # / Resolution #: RZ-2024-0623 Connors

Contact Person / Sponsor: M. Blaszyk

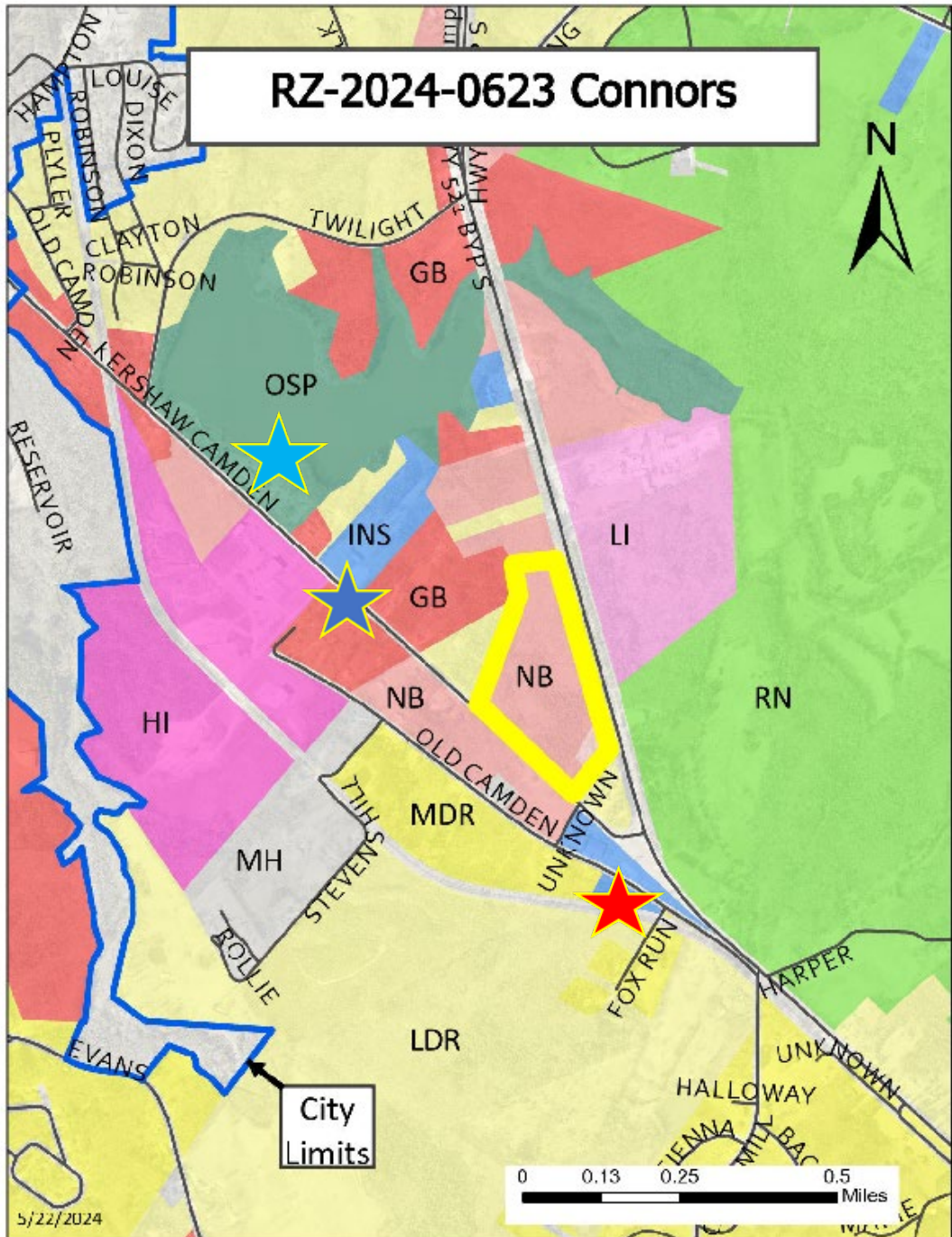
Department: Planning

Date Requested to be on Agenda: 6/6/2024

Points to Consider:

ATTACHMENTS:


Description	Upload Date	Type
Location Map	6/4/2024	Exhibit
Application	6/4/2024	Exhibit
Sketch Plan	6/4/2024	Exhibit
Sketch Plan Comments	6/4/2024	Exhibit
Recorded Deed	6/5/2024	Exhibit
Neighborhood Meeting Notice	6/4/2024	Exhibit






RZ-2024-0623 Connors

Proposal:
Rezoning NB to MDR



 Subject Property

-  Canaan Free Will Baptist Church
-  Carolina Christian Academy
-  LCWSD Reservoir



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 HWY 521 Bypass South
City Lancaster County State SC Zip 29720 Tax Parcel ID 0081-00-045.01
Current Zoning NB Current Use Vacant, Forested
Proposed Zoning MDR Total Acres 26.94 Ac
Project Description Approximately 58 single family lots at 2.15 DUA. The lots are 10,000 square feet and the development is to include amenities.

Surrounding Property Description Vacant and single family homes.

CONTACT INFORMATION

Applicant Name Ben Stevens;BRD Land and Investment
Address 234 Kingsley Park Dr., Suite 110
City Fort Mill State SC Zip 29715 Phone 704-953-3425
Email Ben.Stevens@brdland.com
Property Owner Name Richard T Etal Connors
Address 2149 HWY 521 Bypass
City Lancaster State SC Zip 29720
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

May 2, 2024

Date



Property Owner(s)

MAY 3, 2024

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

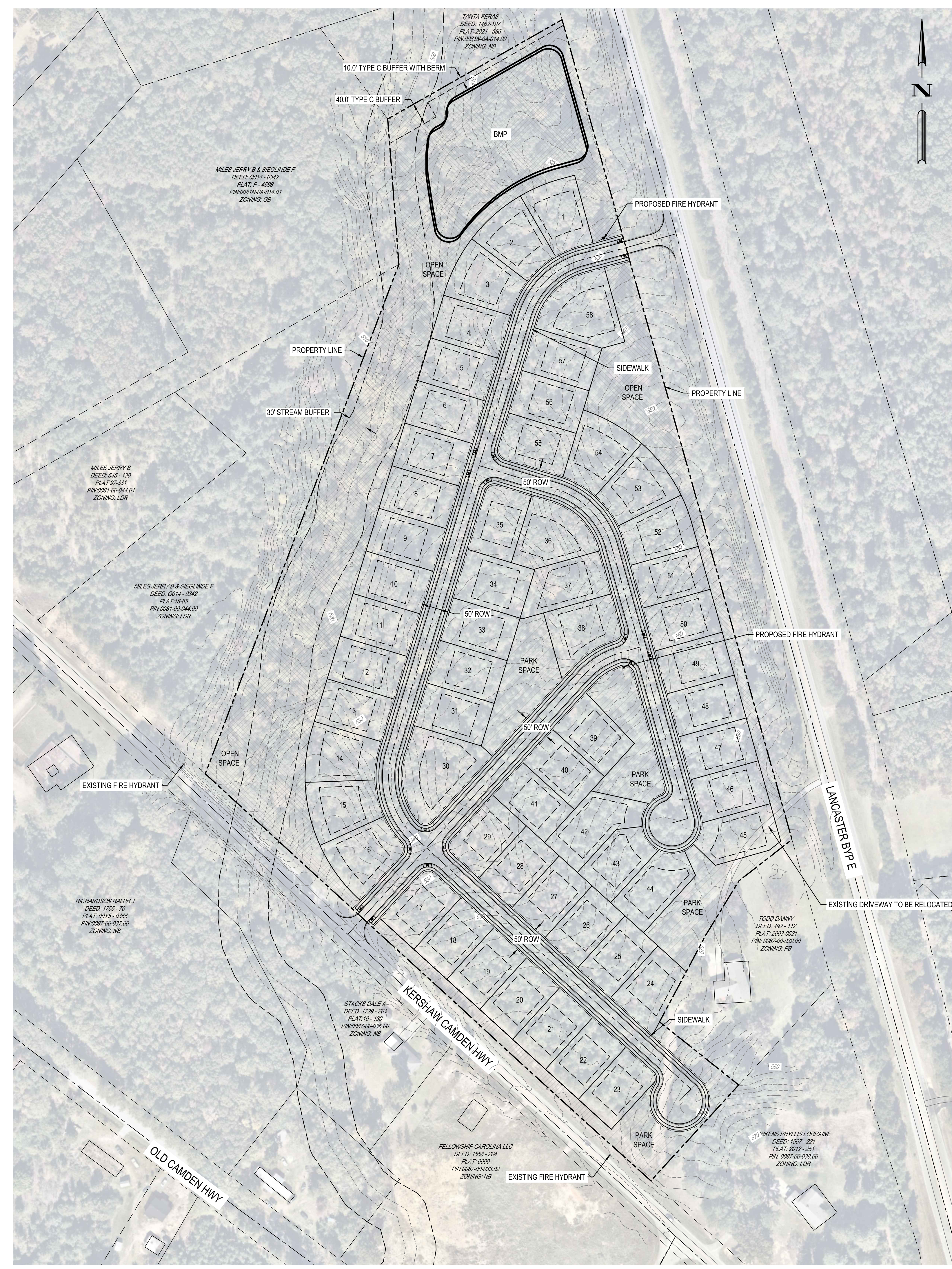
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and 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.



SITE DEVELOPMENT DATA

OWNERS
CONNORS, RICHARD T. ETAL
PARCEL # 0081-00-045.01

DEVELOPER/HOME BUILDER
BULLER RIVER DEVELOPMENTS, LLC

SITE ADDRESS
HWY 521 BY PASS SOUTH
LANCASTER, SC 29720

PLANS PREPARED BY
BGE, INC.
1111 METROPOLITAN AVENUE, SUITE 250
CHARLOTTE, NC 28204
WWW.BGEINC.COM
SC LICENSE # LAF-424

ACREAGE ±26.94 ACRES
EXISTING USES VACANT, SINGLE-FAMILY HOUSING
PROPOSED USE SINGLE-FAMILY HOUSING
WATERSHED CATAWBA

PROPOSED UNITS 58 UNITS
MAXIMUM DUA 2.50 UNITS PER ACRE
PROPOSED DUA ± 2.15 UNITS PER ACRE
MAXIMUM BUILDING HEIGHT: 35'

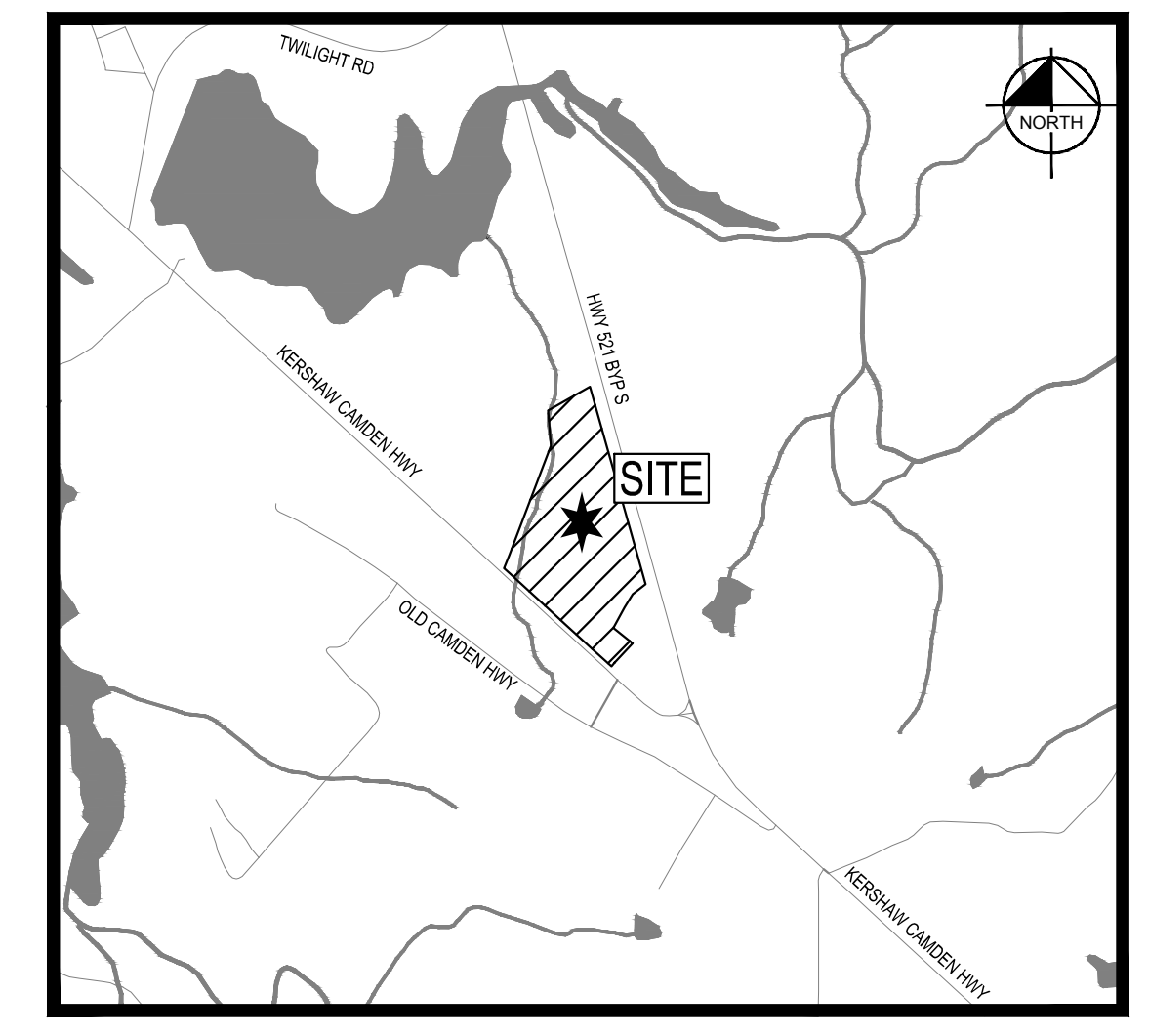
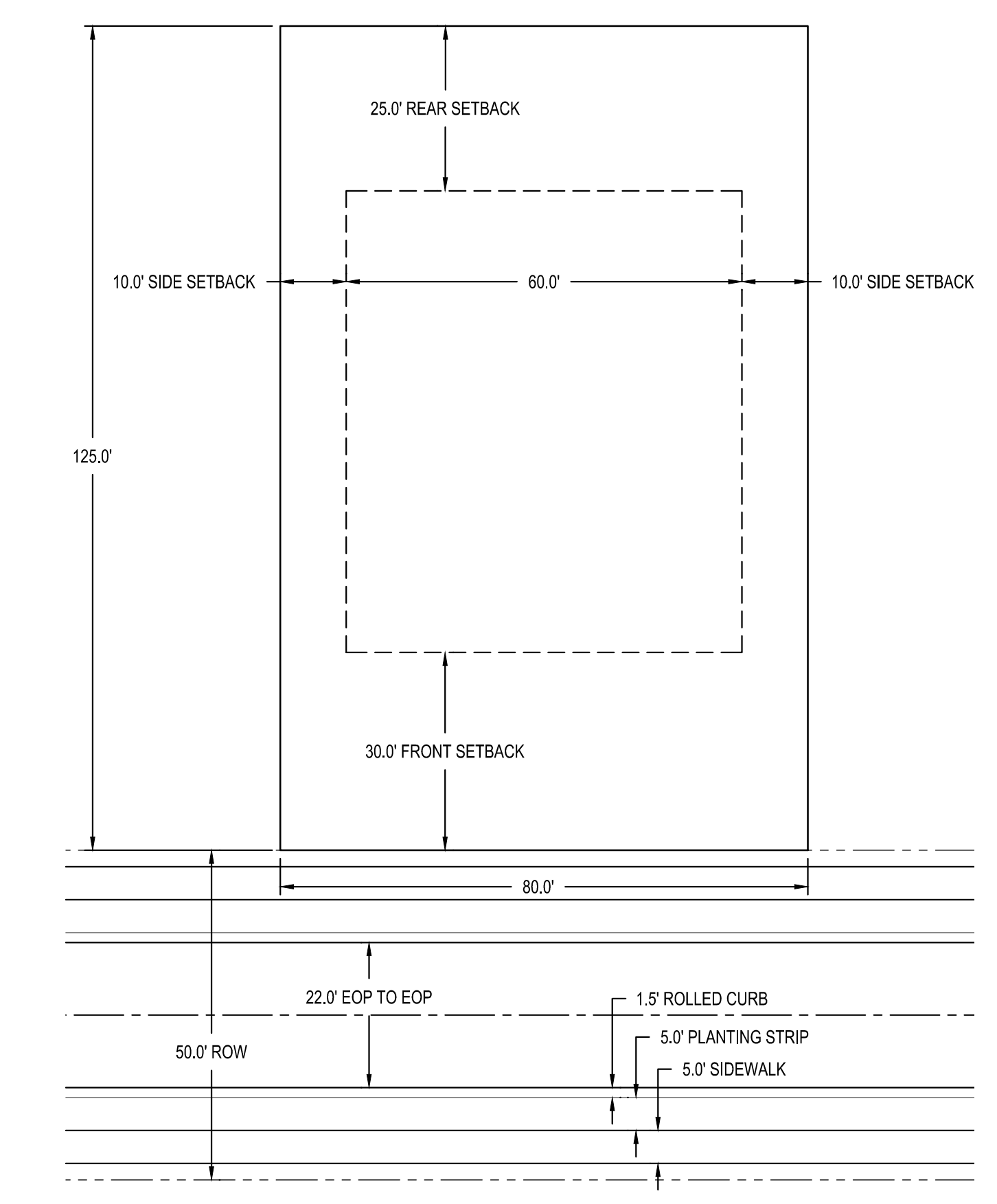
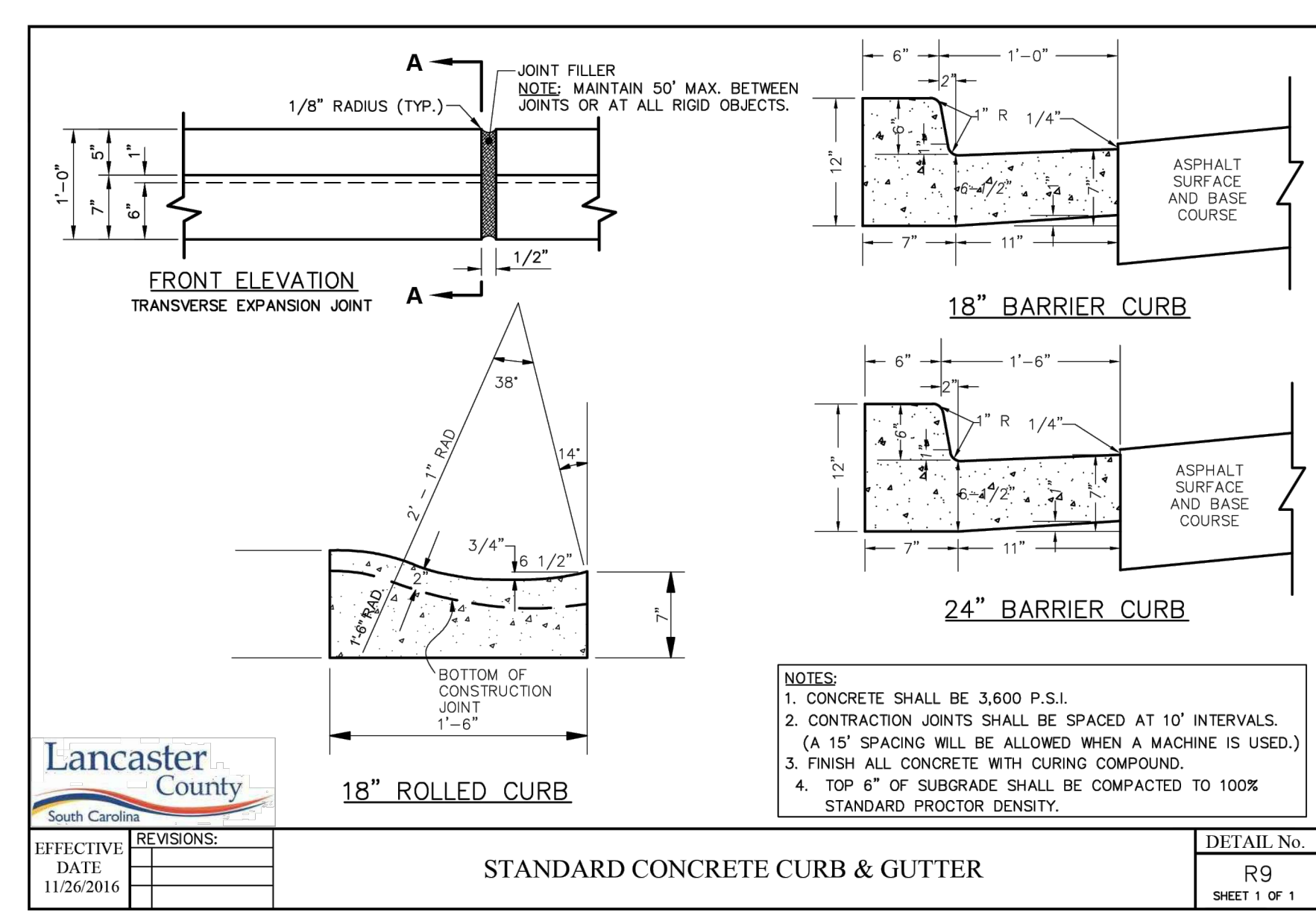
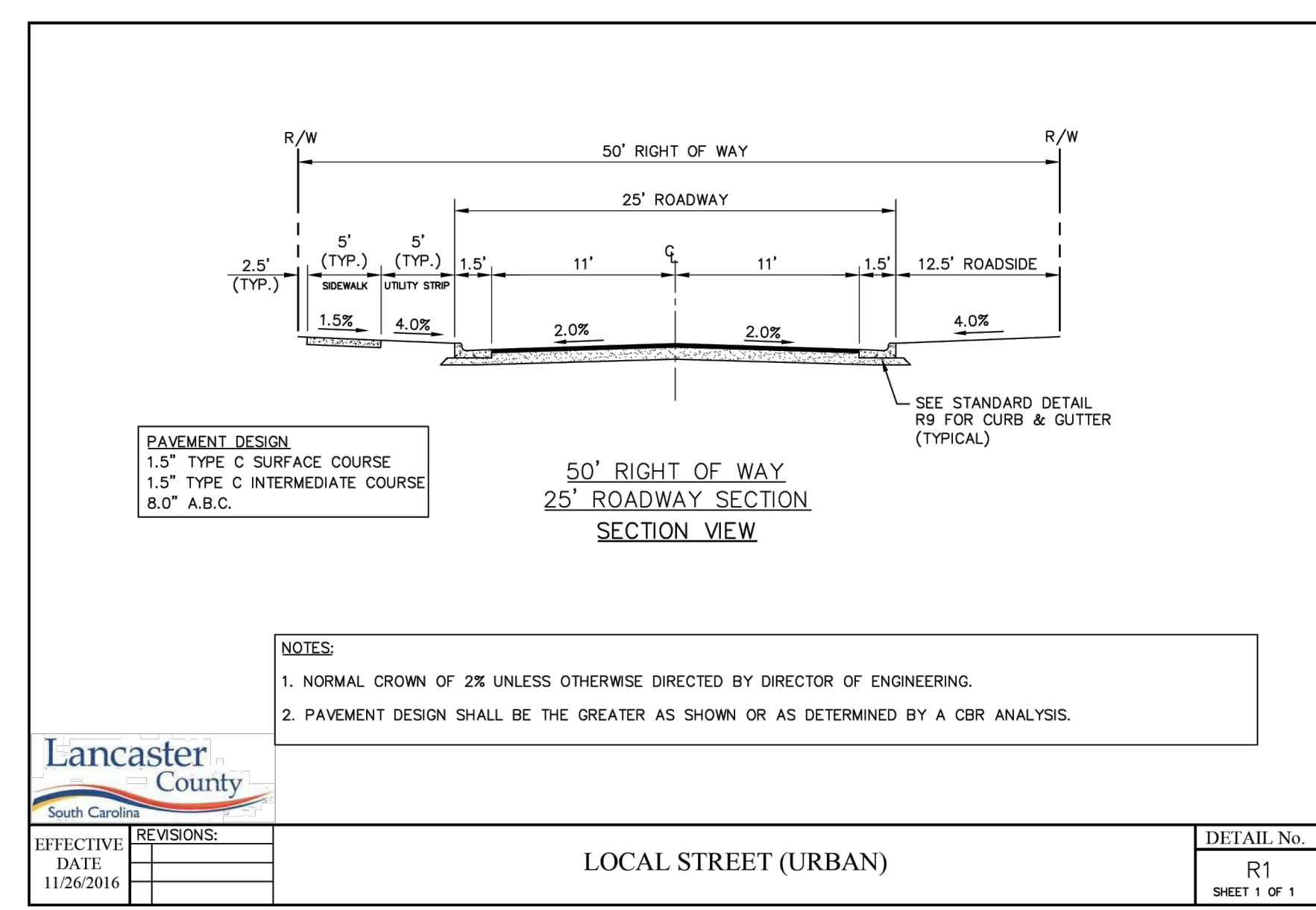
MINIMUM LOT AREA 10,000 SF
MINIMUM LOT WIDTH 80' (MEASURED AT SETBACK)
TYPICAL LOT SIZE 80' X 125' (10,000 SF)
MAX IMPERVIOUS COVERAGE 55%

MINIMUM OPEN SPACE 20%
PROPOSED OPEN SPACE 20%
MINIMUM PARK SPACE 5%
PROPOSED PARK SPACE 5%

ZONING CODE SUMMARY
CURRENT ZONING NB
PROPOSED ZONING MDR
JURISDICTION LANCASTER COUNTY

SETBACKS AND BUFFERS
FRONT SETBACK 30'
SIDE YARD 10'
SIDE CORNER SETBACK 15'
REAR YARD 25'

CONNECTIVITY
LINK 9
NODES 6
(1.5 RATIO)



SITE LOCATION MAP
NOT TO SCALE

TYPICAL LOT LAYOUT
SCALE: 1" = 20'
*SIDE CORNER SETBACK IS 15' MIN.

0 50' 100' 200'
SCALE: 1" = 100'

811
Know what's below.
Call before you dig.

NO.	DATE	DESCRIPTION

DESIGNED BY: AH
DRAWN BY: AP
REVIEWED BY: WSM

BULLER RIVER DEVELOPMENTS, LLC
234 KINGSLEY PARK DR. SUITE 110
FORTMILL / SC / 29715

CONNORS
HWY 521 BY PASS SOUTH
LANCASTER, SC / 29720

SUBDIVISION SKETCH PLAN

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1521
WILLIAMS, MOWBRAY

SOUTH CAROLINA
BGE, Inc.
No. 5630
CERTIFICATE OF AUTHORIZATION

FILE NUMBER: 12455-02
DATE: 03/28/2024
SK1-0



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

April 17, 2024

William McNab
BGE, Inc.
1111 Metropolitan Ave, Suite 250
Charlotte, NC 28204-

Project Number	20240623
Project Name	Connors
Location	Hwy 521 Bypass South
Stage	Sketch Plan
Parcel(s)	0081-00-045.01
Status	Not Approved

Dear: William McNab

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed in your next plan stage.

Sincerely,

Sincerely,

Chanda Kirkland, Development Service Coordinator
Lancaster County Government
101 N Main St
Lancaster, SC 29720
P: (803) 416-9390

Plan Review Comments

Building - Darin Robinson - (803) 416-9399
drobinson@lancastersc.net

No Review Needed

Review Comments:

- No Review Needed until possible further details for Park Space, to be made upon next stage Civil plans submittal.

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

Conditional

Review Comments:

General Comments:

1. Most of our comments and questions will be at the Construction Document review of the civil plans. Below are some general observations from the plan submitted.
2. Stream delineation needs to be performed on this site to determine possible presence and location(s) of perennial and intermittent stream(s)
3. Permit(s) from the Army Corp of Engineers will be necessary for any stream crossings and/or filling in the stream buffer areas and/or wetlands for this project. This can be a lengthy process.
4. This site is not in the MS4 district so SCDHEC will have jurisdiction over Stormwater related issues. Our comments are from an engineering and best practices prospective.
5. A traffic impact analysis will need to be completed for this project.
 - a. Because of the rezoning, the Planning Commission will likely require his prior to considering the rezoning. You will need to verify the timing requirements of this with the Planning Department.
6. This site has many has topographical challenges which must be overcome by careful engineering and quality construction practices.
 - a. It appears an area to the north west of this parcel will drain directly into the stream system without going into the proposed BMP pond.
7. There is one BMP pond shown on this plan. Looking at the contours, other BMP measures may be needed.
8. All BMP ponds will need an access area at least 10' wide. This access can be at a slope not greater than 4(H) to 1(V) for maintenance equipment to get to the pond. An access easement for this will be needed.
9. Lots 1 and 58- the driveways for both of these lots should be located as far as practical from the intersection with US 521 By-pass.
10. The driveway access points for Lots 16 and 17 need to be off of the internal road running parallel with Kershaw Camden Hwy.
11. Show where the driveway for Parcel 0087-00-039.00 will be relocated: directly to US 521? Internal access provided into one of the proposed cul-de-sacs?

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

Not Approved

Review Comments:

1. This is a sketch plan review only. A more detailed review will be completed at civil submission.
2. It appears that some lots may be more than 500 feet from a fire hydrant, measured as an apparatus would lay hose along an approved fire apparatus access road. Check pull distance
3. Fire hydrants not at an intersection or cul de sac will require widening to 26 feet 20 feet in each direction from the fire hydrant.
4. Show dimensions for cul de sacs.

Planning - Allison Hardin - 803-416-9422
ahardin@lancastersc.net

Not Approved

Review Comments:

Overall good plan for the space.

Rezoning to MDR is required to achieve the density and layout proposed.

Please note the following UDO sections that appear to be missing from the design:

Section 6.3 - Required improvements for MDR neighborhoods includes street trees and sidewalks

Section 6.4.1.A - maximum block length = 600 ft

Section 6.4.3.A - minimum connectivity index of 1.3

E911 Address - Sandra Burton - (803) 416-9325

Conditional

sburton@lanc911.com

Review Comments:

1. A CAD file, in the State Plane Coordinate System of 1983, needs to be submitted to addresser@lanc911.com at the Civil phase. Please send in a version around 2010 and no 3D.
2. Please advise the name you want the subdivision to be titled. It will be compared with others within Lancaster County. Once the civil plans are approved no change will be allowed.
3. Please submit a list of road names to be considered for this subdivision to addresser@lanc911.com. They will need to be compared to roads names within Lancaster County along with surrounding counties. They cannot be similar in sound or spelling for 911 purposes. Road names must be vetted prior to the project going before the Planning Commission as they must sign off on the new road names. Once road names are approved in the vetting stage, a road name application will need to be completed with a \$250 fee for each road. I will send this form once names are vetted. All roads, including alleys, must be named.

LC Water & Sewer District - Erin Evans - 8032856919

Not Approved

eevans@lcwasd.org

Review Comments:

LCWSD is a separate entity from the County. We have our own submittal requirements. Please check our website, www.lcwasd.org, under the Developers tab for our policies and procedures.

The developer must submit 2 sets of hard copy water and sewer plans directly to LCWSD, adhering to the LCWSD Water & Wastewater Extension Policy.

SCDOT - David Gamble - (803) 385-4280

Conditional

GambleDD@scdot.org

Review Comments:

This review is a general access location review only and does not include required driveway widths, radius returns, pavement design or any other details.

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

If a TIA is required it must be submitted to SCDOT for review.

Susan D. Hunter Wallace

Auditor, Lancaster County, SC

DEED DRAWN BY:
ROBERT K. FOLKS
ATTORNEY AT LAW
TITLE NOT EXAMINED

2019011278
DEED
RECORDING FEES \$10.00
STATE TAX \$261.30
COUNTY TAX \$110.55
PRESENTED & RECORDED:
07-30-2019 04:10 PM
Brittany Grant
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:DEED 1257
PG:115-118

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Lorraine T. Harper**, ("Grantor"), in the State aforesaid, for and in consideration of the sum of Five and no/100ths (\$5.00) Dollars, Love and Affection, and exchange of real estate to the Grantor in hand paid at and before the sealing and delivery of these Presents, by the Grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release **all my right, title and interest** in and to he following described property, subject to the easements, restrictions, reservations and conditions set forth below, unto **Richard T. Connors, Jo Anne Connors and Carol C. Bowers** , ("Grantee"), and Grantee's heirs, successors and assigns:

All that certain piece, parcel or tract of land, lying, being and situate in Lancaster County, South Carolina, lying to the south of the City of Lancaster, on the southwest side of US Highway 521 By-Pass, containing 37.9 acres as calculated by the Lancaster County Tax Assessor's Office, and being that portion of a tract on both sides of the By-Pass once containing 186 acres, more or less, the remainder of that property described in Deeds recorded in the Register of Deeds Office for Lancaster County, South Carolina in Deed Book H-3 Page 148 and Deed Book A-3 Page 212, which has not heretofore been conveyed, sold or transferred. Reference to said Deeds is craved for a more minute description.

For derivation, see Deed of Distribution, Estate of Joseph K. Connors, Jr. Case No. 97ES2900193, to Richard T. Connors, Jo Anne Connors and Carol C. Bowers dated and recorded July 5, 2000 in Deed Book 87 Page 18, Office of the Clerk of Court for Lancaster County, South Carolina.

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

Tax Map No. 0081-00-045.01

Grantee's Address:
2149 Hwy 521 ByPass
Lancaster, SC 29720

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on this affidavit and I understand such information.
- 2. The property being transferred is 37.9 Acres, Southwest side of U.S. Hwy. 521 By-Pass, bearing Lancaster County Tax Map Number 0081-00-045.01, transferred to Richard T. Connors, Jo Anne Connors and Carol C. Bowers by Lorraine T. Harper on July 30, 2019.

3. Check one of the following: The deed is

- (a) X subject to the deed recording fee as a *transfer* for consideration paid or to be paid in money or money's worth.
- (b) _____ subject to the deed recording fee as a transfer between a corporation a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) _____ exempt from the deed recording fee because (See Information section of affidavit): _____ (If exempt please skip items 4 - 7, and go to item 8 of this affidavit)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
- (b) X The fee is computed on the fair market value of the realty which is \$100,500.00.
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No X To the following: a lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____

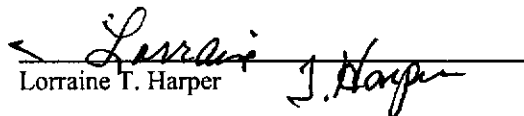
6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$100,500.00
- (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$100,500.00

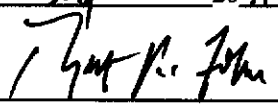
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$371.85

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Lorraine T. Harper

SWORN to before me this 30th
day of July 2011


Notary Public for South Carolina
Notary Name: Robert K. Folks
My Commission Expires: 3/30/21

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock of interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "Charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulations under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.



May 29, 2024

RE: Connors Rezoning – Community Notification and Meeting

Dear Lancaster Neighbor,

On behalf of BRD Land and Investments (the “Petitioner”), we are providing this letter to the property owners in the vicinity of our proposed rezoning of approximately 27 acres, 1500’ north of the intersection of Hwy 521 Bypass S and Kershaw Camden Hwy. We would like to extend an invite to a meeting to discuss the proposed rezoning of the Connors property. The County of Lancaster GIS records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins or is near our Site.

The rezoning includes Tax Parcel # 0081-00-045.01. Included on the back of this page is a vicinity map of the area we are rezoning with the parcel number, adjacent parcel numbers, and acreage for reference.

The intent of the rezoning is to change from NB (Neighborhood Business) to MDR (Medium Density Residential) to provide for the future development of a single-family neighborhood containing approximately 58 homes.

This Neighborhood Meeting will be held nearby and after working hours to provide flexibility in attendance. We invite you to attend the Neighborhood Meeting on **Tuesday, June 11th at 6:30 PM**. The meeting will be held at the **Springdale Recreation Center – Gym at 260 South Plantation Road Lancaster, SC 29720**. If you are interested in attending the live presentation and discussion session at the scheduled time, **please RSVP by sending an email to SMcNab@BGEinc.com and you will be added to the attendance list.** Please reference the petitioner or site location, and include your name, address, and telephone number in your RSVP so we can record your attendance. If you expect you will be unable to attend, we can also e-mail a copy of the presentation, and are happy to answer any questions.

Sincerely,

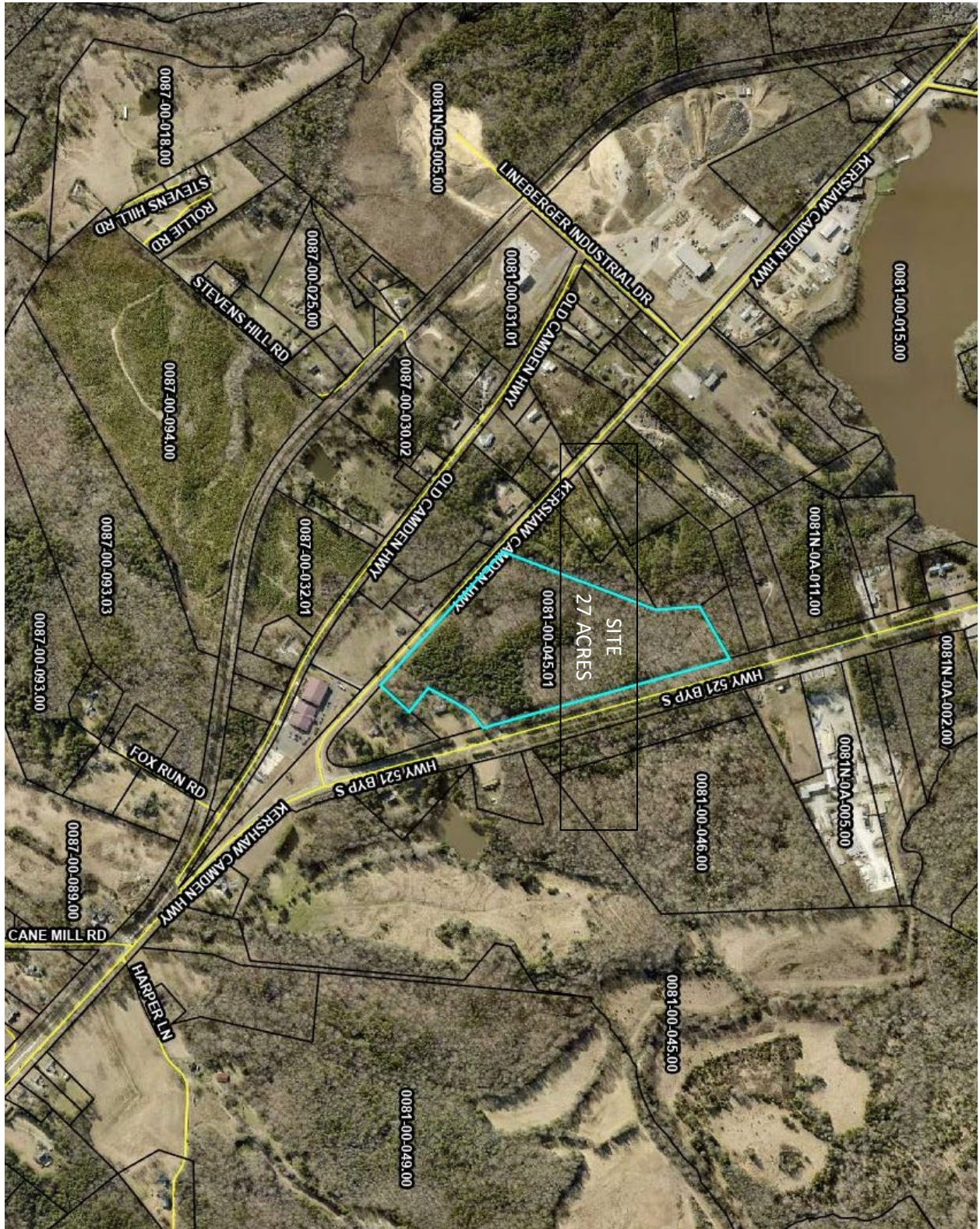
A handwritten signature in blue ink, appearing to read 'Spencer McNab'.

Spencer McNab, RLA
Sr. Project Manager
Planning + Landscape Architecture
BGE, Inc.

Serving. Leading. Solving.™

1111 Metropolitan Avenue, Suite 250 • Charlotte, North Carolina 28204 • 980-220-2322

Vicinity Map:



Agenda Item Summary

Ordinance # / Resolution #: RZ-2024-0826 Hinson

Contact Person / Sponsor: A. Hardin

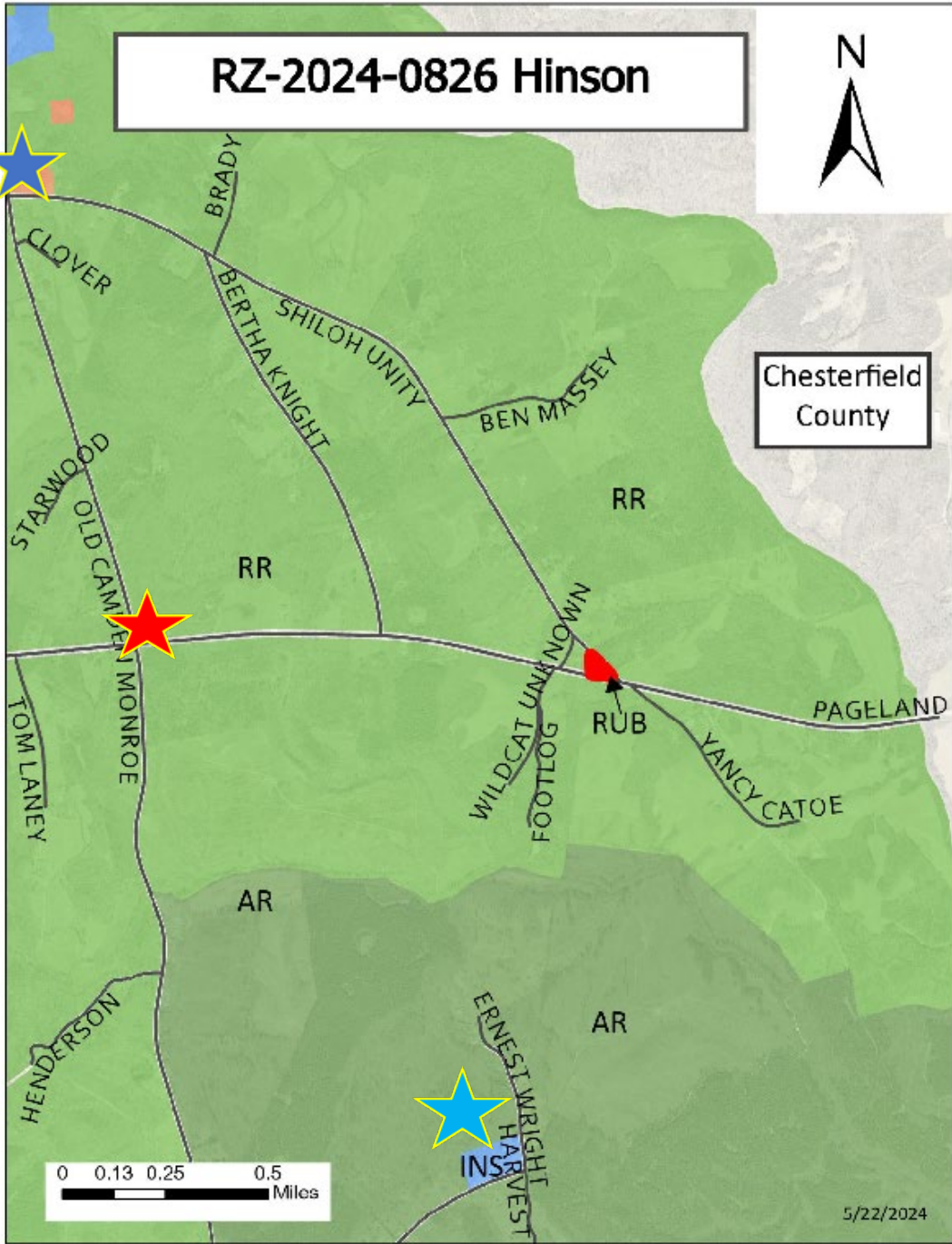
Department: Planning

Date Requested to be on Agenda: 6/6/2024

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Location Map	6/4/2024	Exhibit
Application	6/4/2024	Exhibit
Recorded Plat	6/4/2024	Exhibit
Recorded Deed	6/4/2024	Exhibit
FLU Map 2040	6/4/2024	Exhibit



RZ-2024-0826 Hinson


Chesterfield
County

0 0.13 0.25 0.5
Miles

5/22/2024



Proposal:
Rezoning RUB to RR

 Subject Property



Oak Hill Baptist Church



Intersection: Old Camden-Monroe Hwy and Pageland Hwy



New Harvest Freewill Baptist Church



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 6989 Pageland Highway

City Lancaster State SC Zip 29720 Tax Parcel ID

Current Zoning RUB Current Use Spouse storing extra clothes

Proposed Zoning RR Total Acres

Project Description Develop a home occupation, cant secure permit until zoning is secured

Surrounding Property Description agricultural and residential

CONTACT INFORMATION

Applicant Name Jeffrey Charles Hinson

Address 6989 Pageland Highway

City Lancaster State SC Zip 29720 Phone 803-287-6060

Fax Email Jeffhinson1@gmail.com

Property Owner Name Jeffrey Charles Hinson

Address 6989 Pageland Highway

City Lancaster State SC Zip 29720 Phone 803-287-6060

Fax Email Jeffhinson1@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.

Jeffrey Charles Hinson

04-22-2024

Applicant

Date

Jeffrey Charles Hinson

04-22-2024

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 FEE WAIVED Check Number _____ Cash Amount _____

Received By J. Roy Planning Commission Meeting Date 6/18/2024

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

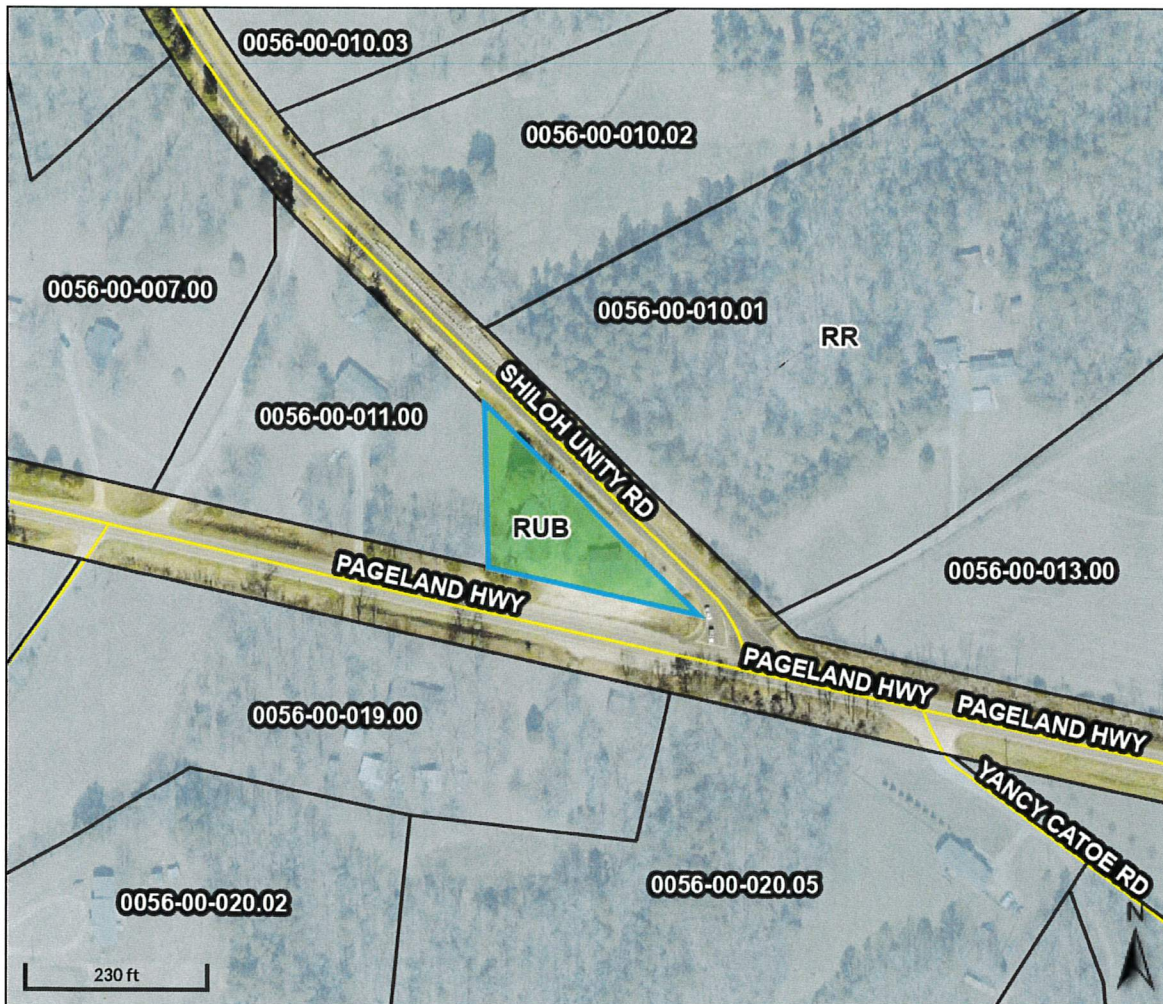
2. Planning Commission

- 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.

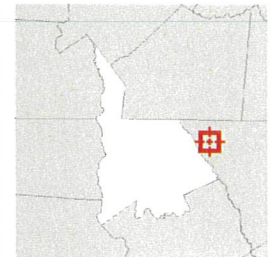
3. County Council

- 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.

Experiencing Lancaster County, SC through GIS Technology



Overview



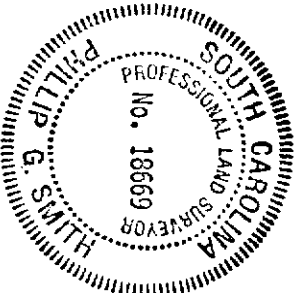
Legend

- Parcels
- Roads
- Zoning Districts**
- AR
- CITY
- GB
- HDR
- HI
- HSPRGS
- IMX
- INS
- KER
- LDR
- LI
- M
- MDR
- MH
- MX
- NB
- OSP
- PB
- PDD
- RB
- RMX
- RN
- RR
- RUB
- UR

fee waiver

Parcel ID	Owner	Last 2 Sales	Qual
0056-00-012.00	HINSON JEFFREY		
Class	6989 PAGELAND HWY	Date	Price
Code	LANCASTER, SC	11/24/2009	\$105000
Taxing	29720	3/19/2007	0
District	6989 PAGELAND HWY		
Land Size	1.04 ACRES		
	Physical Address		
	Assessed Value		
		Reason	
		TRUE SALE	Q
		SOLD DOES NOT MATCH APPRAISAL RECORD	Q

JACK SMITH
 SURVEYING
 15101 S. 10th St.
 Charlotte, NC 28215
 (704) 399-2646
 LANCASTER, SOUTH CAROLINA
 DATE 15 JANUARY 1999



BEING THE PROPERTY CONVEYED TO OLIE KNIGHT BY DEED OF LILLIAN CALLEDGE AND RECORDED IN DEED BOOK C-10 PAGE 264
 AND THE LANDS CONVEYED TO MARY MASSEY BY DEED OF GEORGE CALLEDGE AND RECORDED IN DEED BOOK B-6 AT PG. 800 LESS
 AN AMOUNT FOR THE MAY RIGHT OF WAYS.

STEVIE BOONE

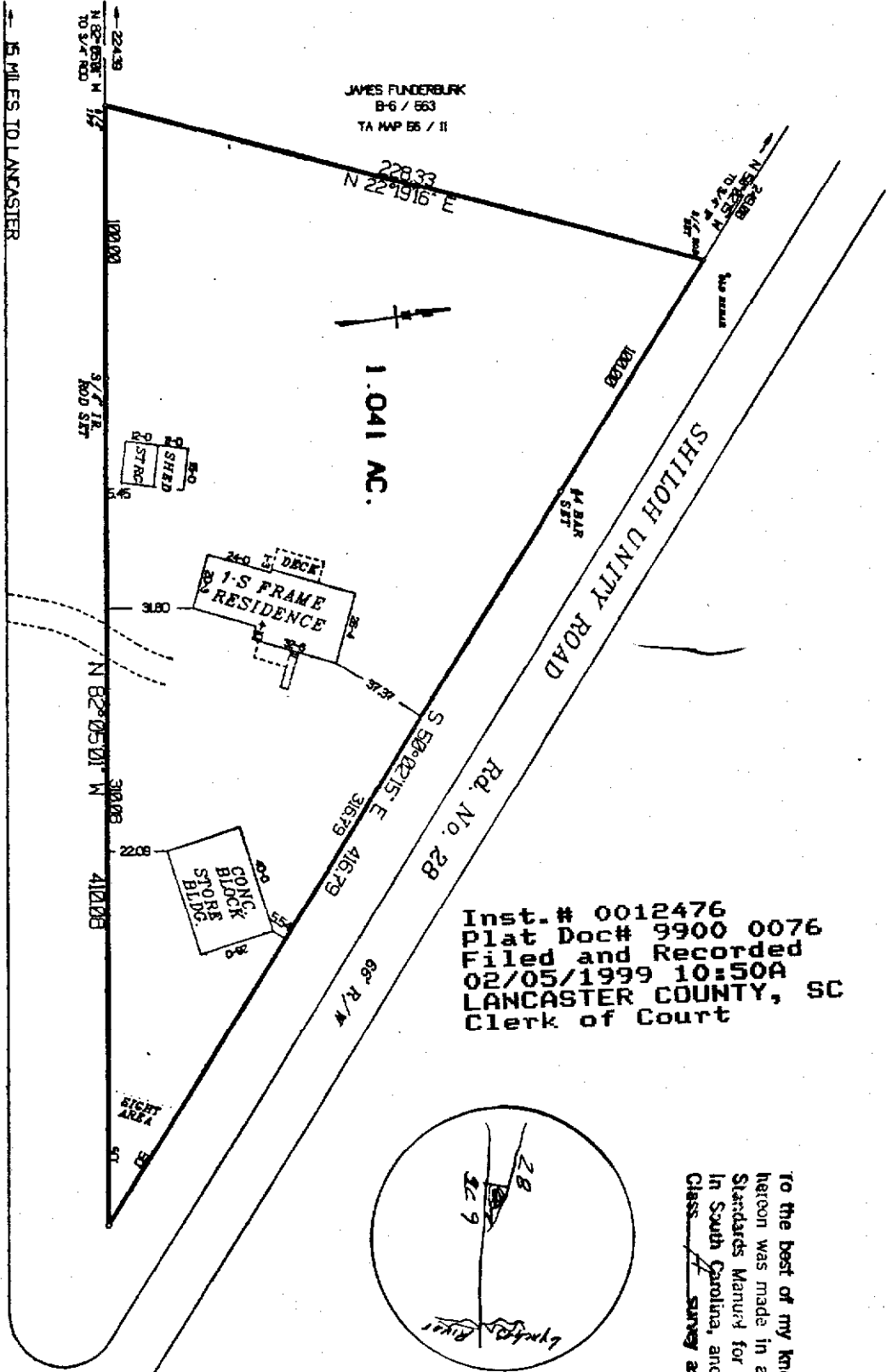
STATE OF SOUTH CAROLINA
 COUNTY OF LANCASTER
 PLAT OF SURVEY FOR

3/4 MILE TO LYNCHES RIVER
 CHESTERFIELD COUNTY

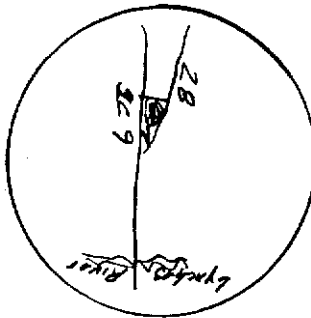
PAGELAND HWY.

S.C. HWY. 9

100' R/W



Inst. # 0012476
 Plat Doc# 9900 0076
 Filed and Recorded
 02/05/1999 10:50A
 LANCASTER COUNTY, SC
 Clerk of Court



to the best of my knowledge, the survey shown
 hereon was made in accordance with the Minimum
 Standards Manual for the Practice of Land Surveying
 in South Carolina, and meets the requirements for a
 Class survey as specified herein.

APPROVED FOR RECORDING

1-26-99

Lancaster County Planning Commission

8

**DEED DRAWN BY
BLACKWELL TRIMNAL MYERS, LLC**

**LANCASTER COUNTY ASSESSOR
Tax Map:
0056 00 012 00**

**State of SOUTH CAROLINA)
)
County of LANCASTER)**

TITLE TO REAL ESTATE

Know All Men by These Presents, That Stevie A. Boone

hereinafter referred to as grantor for and in consideration of the sum of **One Hundred Five Thousand and no/100ths (\$105,000.00) Dollars**-----

to grantor paid by Jeffrey Hinson
6989 Pageland Hwy
Lancaster, SC 29720

**RECORDED THIS 30th DAY
OF NOVEMBER, 2009
IN BOOK O PAGE H-1**
Cheryl Morgan
Auditor, Lancaster County, SC

hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

All that certain piece, parcel or lot of land with improvements thereon, lying, being and situate approximately 15 miles east of Lancaster, at the intersection of SC 9 and Road No. 28, containing 1.041 acres, more or less, and being shown and described on plat of survey entitled 'PLAT OF SURVEY FOR JEFF HINSON' made by Phillip G. Smith, PLS, dated November 2, 2009 and recorded as Plat No. ~~3009-559~~ in the Register of Deeds Office for Lancaster County, South Carolina, which plat is by reference made a part hereof.

Being property conveyed to Stevie A. Boone by Deed recorded May 4, 2007 in Deed Book 396 Page 233 in the Register of Deeds Office for Lancaster County, South Carolina.

For reference only: TAM# 56/12.00

2009015248
DEED
RECORDING FEES \$10.00
STATE TAX \$273.00
COUNTY TAX \$115.50
PRESENTED & RECORDED:
11-25-2009 11:49 AM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: JENNIFER JOYNER DEPUTY
BK: DEED 541
PG: 306-307

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

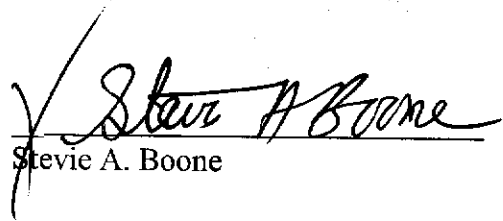
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors and Assigns forever.

And grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 24 day of November, 2009, and in the two hundred and thirty fourth of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

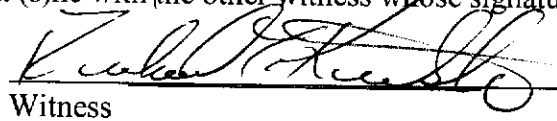

Witness


Stevie A. Boone

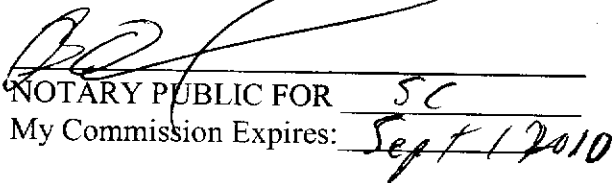

Witness

STATE OF SOUTH CAROLINA)
COUNTY OF Lancaster)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Grantor sign, seal and as Grantor's act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that (s)he with the other witness whose signature appears above witnessed the execution thereof.

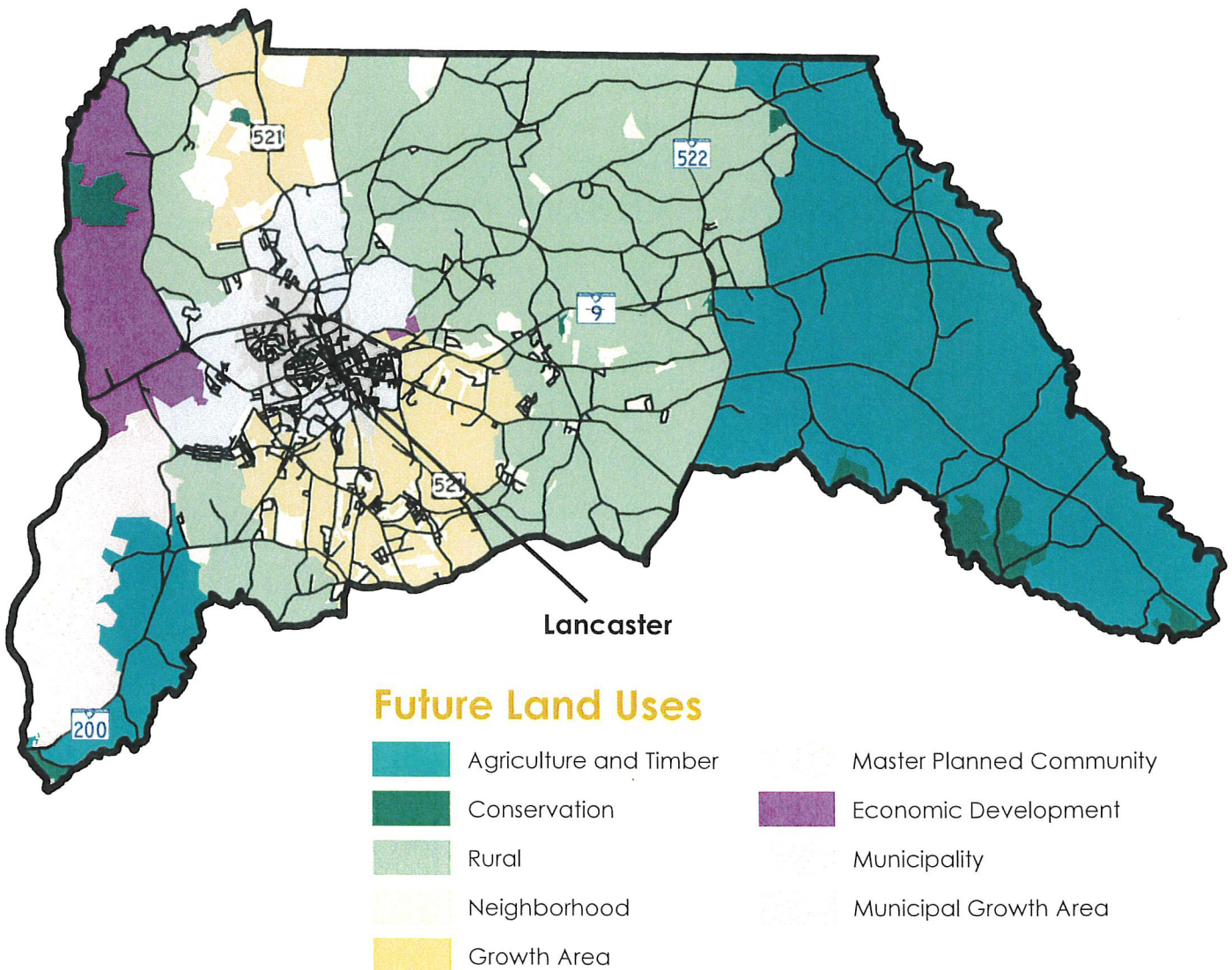

Witness

SWORN to before me this 24
day of November, 2009


NOTARY PUBLIC FOR SC
My Commission Expires: Sept 1 2010

The Economic Development areas are intended to protect major industrial development and provide economic development opportunities. The largest economic development area is along the Catawba River, between SC-9 and SC-5, west of the City. This area should have less competition for housing; is located within and around existing industrial uses, including the airport and an air an rail served business park; and may provide needed employment for residents of the City of Lancaster.

The City of Lancaster is designated as a Municipality on the Future Land Use Map as it is not subject to the County's zoning and land use regulations, or the Future Land Use Map. The Municipal Influence Area around the City of Lancaster is a formal agreement for wastewater service between the City of Lancaster and Lancaster County. The Future Land Use Map intends to direct growth to the Municipality and the Municipal Growth Area through annexation requirements and other coordination.



Agenda Item Summary

Ordinance # / Resolution #: RZ-2024-0878 Lennar/ Williamson Farm

Contact Person / Sponsor: A. Hardin

Department: Planning

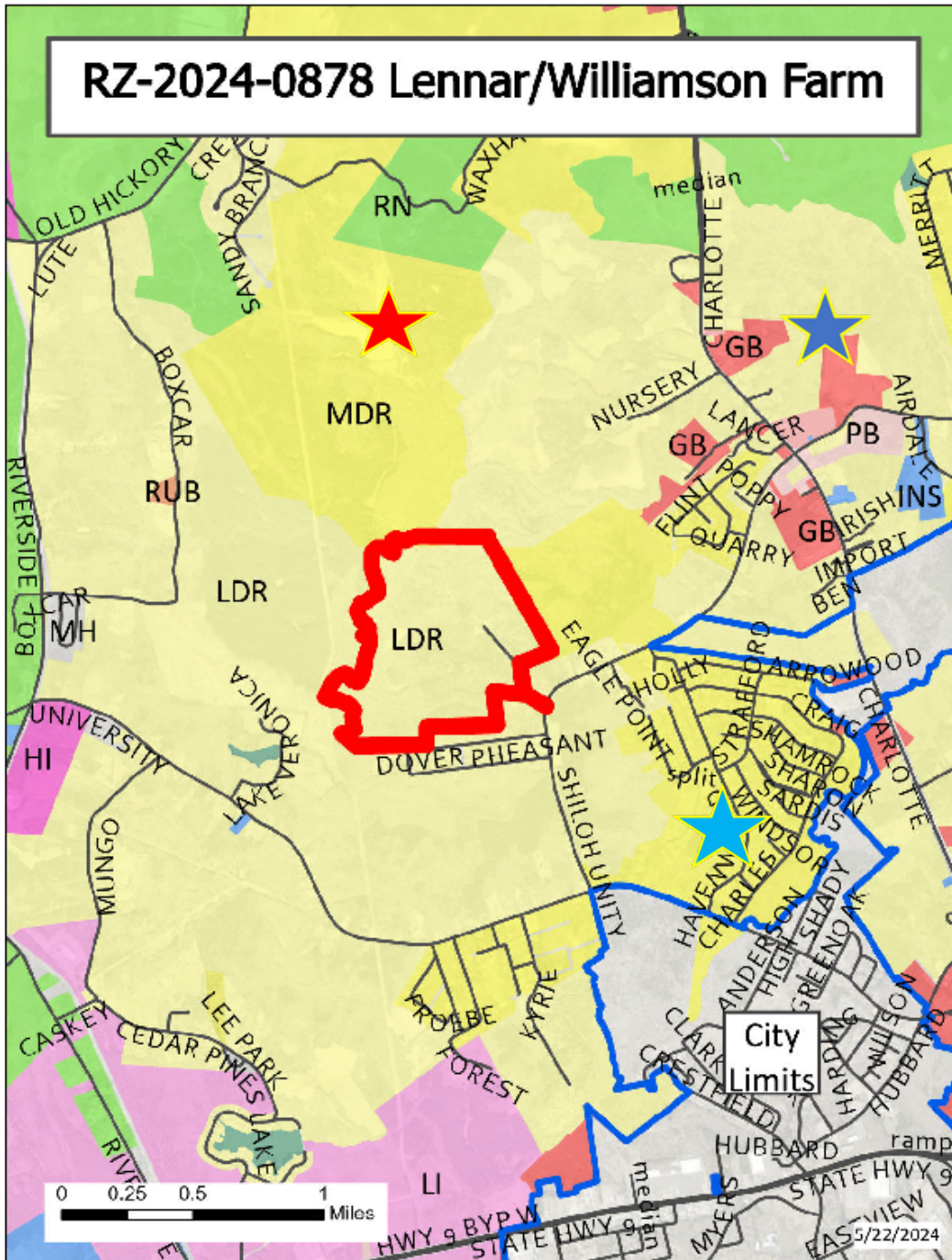
Date Requested to be on Agenda: 6/6/2024

Points to Consider:

ATTACHMENTS:


Description	Upload Date	Type
Location Map	6/4/2024	Exhibit
Application	6/4/2024	Exhibit
Narrative	6/4/2024	Exhibit
Boundary Plat	6/4/2024	Exhibit
Deed	6/5/2024	Exhibit

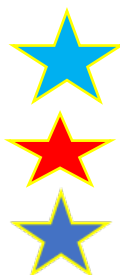
RZ-2024-0878 Lennar/Williamson Farm



Proposal:
Rezoning LDR to MDR

Lancaster
County
South Carolina

 Subject Property



- Arrowwood Development
- Roselyn Development
- Lancaster Speedway



Planning Department

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

City _____ State _____ Zip _____ Tax Parcel ID _____

Current Zoning _____ Current Use _____

Proposed Zoning _____ Total Acres _____

Project Description _____

Surrounding Property Description _____

CONTACT INFORMATION

Applicant Name _____

Address _____

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____


Property Owner Name _____

Address _____

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

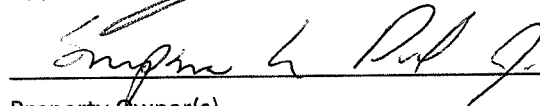
I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I understand that falsifying any information herein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



Applicant

5/2/24

Date



Property Owner(s)

5/2/24

Date

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

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.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund. Public notice is published a minimum of 15 days prior to the public hearing.
- 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.

AFFIDAVIT

North Carolina

County of _____

Ernest L. Poff Jr., appearing before the undersigned notary and being duly
Name of principal

sworn, says that:

1. The Principal grants Lennar Carolinas LLC permission to move forward with the rezoning process for parcel 0049-00-004.02.

2. _____

Ernest L. Poff Jr.
Principal's Signature

Sworn to (or affirmed) and subscribed before me this the 02 day of May, 2024



Melissa Gonzales
Official Signature of Notary

A Melissa Gonzales, Notary Public
Notary's printed or typed name

My commission expires: 02/02/2025

OPTIONAL

This certificate is attached to a Zoning Map Amendment Application, signed by _____
Title/Type of Document *Name of Principal Signer(s)*

on _____, and includes 2 pages.
Date *# of pages*

May 3, 2024

Lancaster County Planning Department
Electronic Submission via Evolve Portal

To Whom it may Concern,

Please accept this electronic submission for zoning map amendment application for the property located at 1080 Williamson Farm Lane, Lancaster, SC 29720. The applicant, Lennar Carolinas LLC, would like to propose the zoning classification MDR from the property's current zoning of LDR.

The documents accompanying this submittal are electronic copies are listed below. The applicant will make an electronic payment for application fees after the submission is made and payment link is provided by the County.

- Completed application
- Signatures of applicant and property owner
- Boundary survey plat, dated August 6, 2003

We appreciate the Staff's assistance with processing this application and look forward to working with department on this new project. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Justin A. McDonald".

Justin A. McDonald, EI | Civil Engineer II | Merrick & Company
301 S. McDowell Street, Suite 300 | Charlotte, NC 28204
T: (704)-612-0702 | www.merrick.com



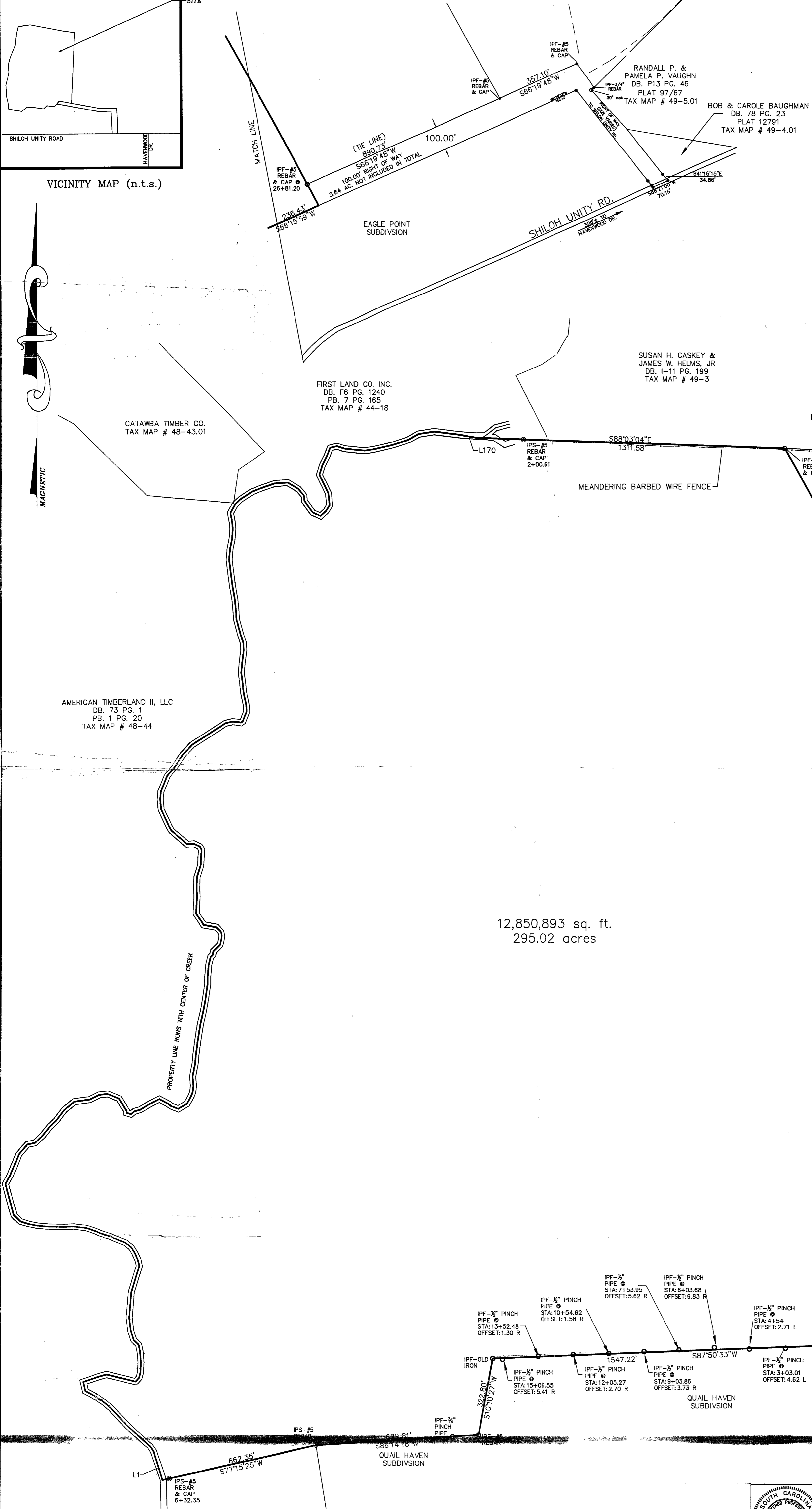
301 South McDowell Street
Suite 301
Charlotte, NC 28204



Tel: +1 704-529-6500

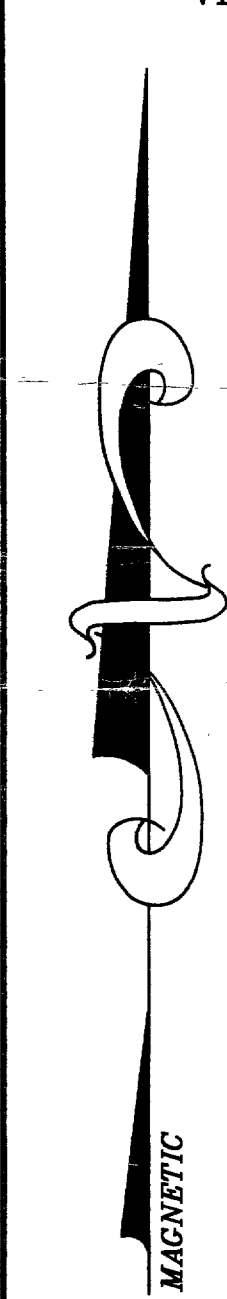
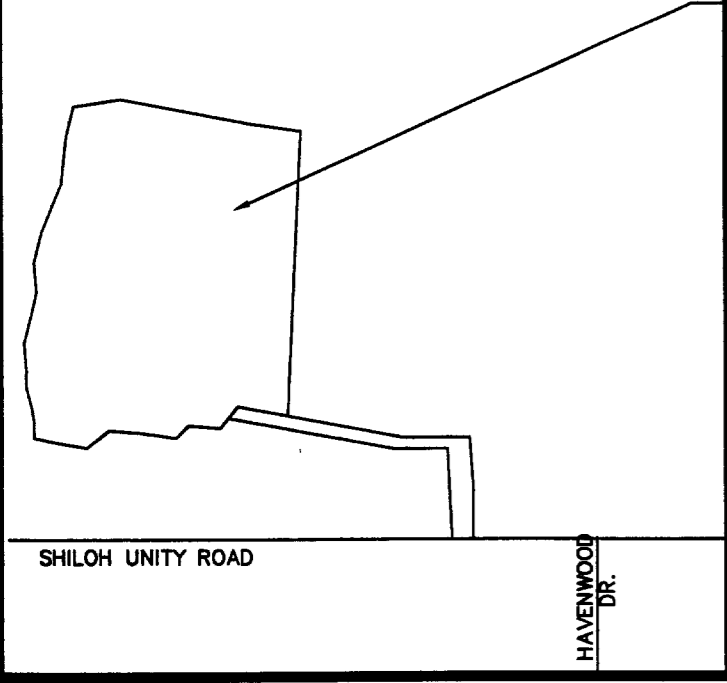


hello@merrick.com
www.merrick.com



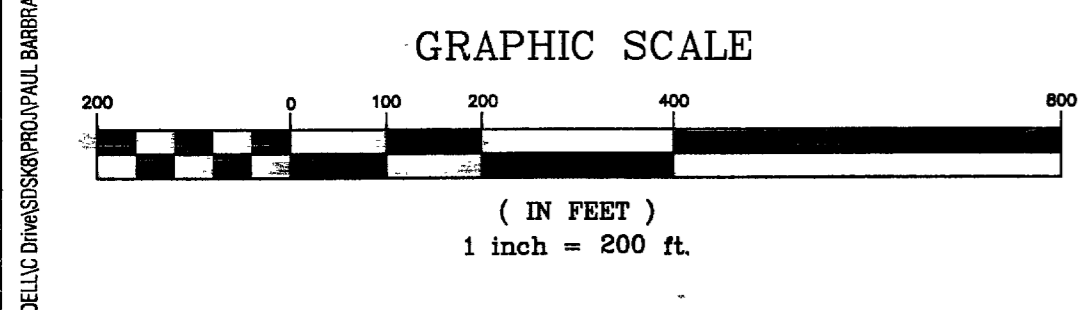
LINE TABLE	LINE TABLE	LINE TABLE
LINE LENGTH BEARING	LINE LENGTH BEARING	LINE LENGTH BEARING
L1 123.43 N163°52'24\"	L58 45.72 N63°44'45\"	L115 164.58 N57°09'41\"
L2 27.77 N32°23'33\"	L59 35.65 N84°23'02\"	L116 31.23 N78°34'46\"
L3 41.44 N48°57'07\"	L60 51.28 S87°30'45\"	L117 29.66 S84°07'40\"
L4 38.05 N47°14'51\"	L61 61.76 S31°08'16\"	L118 5.95 S74°07'29\"
L5 50.72 N47°09'12\"	L62 7.56 S01°31'46\"	L119 9.54 N55°19'17\"
L6 39.82 N12°27'42\"	L63 18.66 N12°21'10\"	L120 43.59 N12°37'27\"
L7 35.70 N49°53'22\"	L64 18.36 N00°17'34\"	L121 25.63 N02°22'14\"
L8 41.58 N55°01'19\"	L65 25.08 N74°10'09\"	L122 56.63 N11°39'18\"
L9 50.37 N81°57'44\"	L66 38.57 N58°35'08\"	L123 45.67 N02°48'30\"
L10 39.82 N12°27'42\"	L67 33.35 N62°33'05\"	L124 34.53 N08°32'10\"
L11 36.72 N71°40'02\"	L68 38.62 S82°33'49\"	L125 50.83 N02°22'14\"
L12 34.47 N72°00'37\"	L69 18.67 S53°53'08\"	L126 44.66 N07°24'06\"
L13 31.00 N78°49'16\"	L70 30.36 S88°16'51\"	L127 32.35 N03°47'11\"
L14 78.47 S78°32'07\"	L71 41.73 N59°00'29\"	L128 35.78 N19°13'28\"
L15 32.12 S74°00'42\"	L72 35.14 N02°14'45\"	L129 29.66 S84°07'40\"
L16 14.51 S75°42'48\"	L73 20.88 N19°21'52\"	L130 29.38 N02°22'14\"
L17 21.41 N43°02'31\"	L74 23.89 N08°35'21\"	L131 50.44 N05°34'19\"
L18 24.02 N14°48'34\"	L75 36.89 N05°19'30\"	L132 53.50 N09°37'57\"
L19 40.37 N71°40'02\"	L76 35.17 N10°11'49\"	L133 44.35 N07°28'00\"
L20 42.37 N04°36'42\"	L77 37.05 N04°30'16\"	L134 70.13 N07°07'08\"
L21 31.90 N11°04'46\"	L78 50.31 N07°15'07\"	L135 44.79 N04°42'34\"
L22 28.46 N42°28'18\"	L79 42.21 N08°06'56\"	L136 45.22 N11°24'23\"
L23 39.84 N12°27'42\"	L80 18.66 N12°21'10\"	L137 43.59 N12°37'27\"
L24 56.19 N08°45'40\"	L81 52.52 N12°43'36\"	L138 26.21 N04°30'16\"
L25 59.57 N04°50'34\"	L82 51.42 N08°52'14\"	L139 41.89 N10°26'10\"
L26 46.89 N04°34'47\"	L83 65.53 N08°05'27\"	L140 41.17 N30°00'56\"
L27 58.19 N12°27'42\"	L84 31.78 N00°44'26\"	L141 41.59 N03°29'13\"
L28 48.28 N17°51'42\"	L85 49.15 N04°53'32\"	L142 56.24 N56°43'10\"
L29 28.72 N13°28'38\"	L86 34.24 N13°24'24\"	L143 41.25 N68°35'49\"
L30 28.40 N24°28'51\"	L87 9.28 N82°45'29\"	L144 60.02 N71°12'30\"
L31 50.03 N24°33'55\"	L88 18.66 N12°21'10\"	L145 55.29 N08°20'37\"
L32 32.76 N48°48'43\"	L89 38.84 N44°57'53\"	L146 53.28 S59°40'48\"
L33 33.32 N87°38'27\"	L90 10.29 N20°27'58\"	L147 36.92 S40°56'00\"
L34 35.90 N68°18'41\"	L91 27.08 N10°25'37\"	L148 21.86 S09°01'11\"
L35 44.01 N71°19'42\"	L92 18.37 N12°29'29\"	L149 60.65 S37°27'11\"
L36 22.31 N64°46'20\"	L93 27.42 N43°35'03\"	L150 37.18 S86°37'20\"
L37 40.89 N69°52'52\"	L94 53.19 N78°31'17\"	L151 32.49 N46°39'42\"
L38 54.48 N82°42'00\"	L95 57.54 N32°40'01\"	L152 28.15 N31°31'42\"
L39 39.84 N12°27'42\"	L96 65.97 N03°27'02\"	L153 48.63 N08°26'24\"
L40 60.40 N88°50'52\"	L97 29.09 N02°35'24\"	L154 38.27 N26°15'04\"
L41 53.52 N84°58'14\"	L98 53.27 N00°55'39\"	L155 47.50 N26°56'03\"
L42 34.39 N77°34'37\"	L99 51.71 N17°02'32\"	L156 42.79 N17°55'27\"
L43 34.63 N71°39'29\"	L100 38.97 N02°35'08\"	L157 42.90 N27°15'11\"
L44 37.82 N44°40'55\"	L101 26.08 N04°26'48\"	L158 36.25 N20°57'15\"
L45 73.47 N14°55'19\"	L102 18.20 N29°09'41\"	L159 29.58 N75°50'42\"
L46 62.66 N14°27'24\"	L103 26.50 N84°15'49\"	L160 32.15 S71°23'25\"
L47 40.30 N02°14'45\"	L104 27.34 S88°43'22\"	L161 32.59 S83°24'77\"
L48 51.45 N21°48'26\"	L105 87.30 N46°33'55\"	L162 56.27 S84°19'06\"
L49 43.25 N21°14'36\"	L106 18.75 N29°39'29\"	L163 36.65 N81°39'12\"
L50 55.20 N39°36'35\"	L107 43.09 N29°00'09\"	L164 40.67 N77°05'47\"
L51 32.51 N77°44'40\"	L108 37.08 N24°14'49\"	L165 47.24 N78°21'00\"
L52 45.00 N48°57'36\"	L109 42.83 N05°47'53\"	L166 65.10 N71°08'16\"
L53 46.70 N38°13'48\"	L110 34.59 N04°51'37\"	L167 47.41 N60°32'57\"
L54 35.99 N48°47'02\"	L111 69.75 N22°24'14\"	L168 65.82 N81°31'03\"
L55 57.09 N17°00'20\"	L112 53.29 N34°40'50\"	L169 111.37 S82°27'35\"
L56 53.96 N51°08'49\"	L113 62.87 N31°36'44\"	L170 68.59 S79°45'39\"
L57 84.04 N82°40'56\"	L114 56.74 N42°42'14\"	

12,850,893 sq. ft.
295.02 acres



AMERICAN TIMBERLAND II, LLC
DB. 73 PG. 1
PB. 1 PG. 20
TAX MAP # 48-44

MICHAEL P. & URSULA B. MITCHUM
DB. 13 PG. 41
PB. 19 PG. 217
TAX MAP # 62-1



CURVE	RADIUS	LENGTH	CHORD	CHORD BRG	DELTA
CI	400.00	316.38	310.04	S29°54'06\"	45°36'18\"

APPROVED FOR RECORDING
Barbara Williamson Paul
 Planning Official
 Date: 11-2-03
 This plat must be recorded by the following date: 11-2-03

SEP 02 2003

000659 Bk: 02003 Pg: 00452

FILED SEP 02 2003
 REC'D SEP 02 2003
 CLERK OF COURTS
 LANCASTER COUNTY, SC

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA. EXCEPT AS OTHERWISE SPECIFIED, THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCUMBRANCES, PROVISIONS OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

NO NEW PROPERTY LINES, EASEMENTS, OR RIGHTS OF WAY ESTABLISHED.

DATE: AUGUST 6, 2003
 8-6-2003
 PLAT OF BOUNDARY SURVEY
 IN THE SAME BEING OF PROPERTY SHOWN ON (UNLATERED) AND RECORDED IN DEED BK - 410 PG. 22 IN THE OFFICE OF THE CLERK OF COURT FOR LANCASTER COUNTY. CURRENT TAX MAP NUMBER IS P/O 49-4-02

SURVEYED FOR
 BARBARA WILLIAMSON PAUL

SURVEYED BY
 PRECISION SURVEYING, INC.
 1991 TARA TRAIL - LANCASTER, SC - 29729 - (803)-283-2822

LANCASTER COUNTY ASSESSOR

Tax Map:

0049 00 004 02

RECORDED THIS 2nd DAY
OF JUNE, 2022
IN BOOK 00 PAGE 00

Lucretia C. Murphy

Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2022009276	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
06-02-2022	01:25:44 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1556 PG:185-192	

This document was prepared by:

Jeanne A. Pearson, Esq.
Johnston, Allison & Hord, P.A.
PO Box 36469
Charlotte, NC 28236

Return to: Grantee

QUITCLAIM DEED
[TITLE NOT EXAMINED]

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

TAX MAP NUMBER: Part of 0049-00-4.02
DATE: May 27, 2022

KNOW ALL MEN BY THESE PRESENTS, that **SAMPSON L. PAUL, Jr. AND ANN P. WILLIAMS**, (collectively, "**Grantor(s)**"), in for valuable consideration [See attached Affidavit of Consideration], to it in hand paid at or before the sealing of these presents by **WILLIAMSON FARM LANE, LLC**, a North Carolina limited liability company ("**Grantee**"), whose mailing address is indicated below, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that tract or parcel of land with all improvements, if any ("**Premises**") described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Grantee's Mailing Address: For purposes of this deed, Grantee's mailing address is:

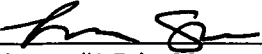
214 Glandon Drive
Chapel Hill, NC 27514

TO HAVE AND HOLD unto the said Grantee and Grantee's successors and assigns forever, the Premises and the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, if any.

SIGNATURES APPEAR ON NEXT PAGE

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed under seal effective this 27th day of May, 2022.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**


Witness #1 Print Name: Laura Shew


Witness #2 Print Name: mikaela clark

GRANTORS:

By:  (SEAL)
Name: Sampson L. Paul, Jr.

By: _____ (SEAL)
Name: Ann P. Williams

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed under seal effective this 25th day of May, 2022.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

GRANTORS:

Angela Nelson
Witness #1 Print Name: Angela Nelson
For Ann Williams
Angela D. Arnold
Witness #2 Print Name: Angela D. Arnold
For Ann Williams

By: _____ (SEAL)
Name: Sampson L. Paul, Jr.

By: Ann P. Williams (SEAL)
Name: Ann P. Williams

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, a Notary Public for the County of Durham, State of North Carolina, do hereby certify that Sampson L. Paul, Jr., voluntarily executed the foregoing on behalf of the company. I certify that the Signatory personally appeared before me this day, and (check one of the following):

- (I have personal knowledge of the identity of the Signatory); or
- (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one of the following)
 - a driver's license or
 - in the form of _____); or
- (a credible witness has sworn to the identity of the Signatory).

WITNESS my hand and notarial seal this the 27th day of May, 2022.



Bernadine A. Cobbs L.S.
 Notary Public
 Print: Name: Bernadine A. Cobbs
 My Commission Expires: 10/19/2025

STATE OF NORTH CAROLINA

COUNTY OF _____

I, a Notary Public for the County of _____, State of North Carolina, do hereby certify that Ann P. Williams, voluntarily executed the foregoing on behalf of the company. I certify that the Signatory personally appeared before me this day, and (check one of the following):

- (I have personal knowledge of the identity of the Signatory); or
- (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one of the following)
 - a driver's license or
 - in the form of _____); or
- (a credible witness has sworn to the identity of the Signatory).

WITNESS my hand and notarial seal this the ____ day of [MONTH], 2022.

 Notary Public L.S.
 Print: Name: _____
 My Commission Expires: _____

STATE OF NORTH CAROLINA

COUNTY OF _____

I, a Notary Public for the County of _____, State of North Carolina, do hereby certify that Sampson L. Paul, Jr., voluntarily executed the foregoing on behalf of the company. I certify that the Signatory personally appeared before me this day, and (check one of the following):

- _____ (I have personal knowledge of the identity of the Signatory); or
- _____ (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one of the following)
 - _____ a driver's license or
 - _____ in the form of _____); or
- _____ (a credible witness has sworn to the identity of the Signatory).

WITNESS my hand and notarial seal this the _____ day of May, 2022.

L.S.
Notary Public

Print: Name: _____
My Commission Expires: _____

Tennessee (M)
STATE OF NORTH CAROLINA

COUNTY OF Franklin

I, a Notary Public for the County of Franklin, State of Tennessee (M), do hereby certify that Ann P. Williams, voluntarily executed the foregoing on behalf of the company. I certify that the Signatory personally appeared before me this day, and (check one of the following):

- (I have personal knowledge of the identity of the Signatory); or
- (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one of the following)
 - a driver's license or
 - _____ in the form of _____); or
- _____ (a credible witness has sworn to the identity of the Signatory).

WITNESS my hand and notarial seal this the 25th day of May, 2022.



My Commission Expires Sept. 19, 2023

L.S.
Notary Public

Print: Name: Angela Nelson
My Commission Expires: September 19, 2023

EXHIBIT A
To Quitclaim Deed
From
Sampson L. Paul, Jr. and Ann P. Williams, as Grantor(s)
To
Williamson Farm Lane, LLC, as Grantee

ALL that certain piece, parcel or lot of land lying, being and situate in Lancaster County, South Carolina, on the north side of Shiloh-Unity Road, containing two hundred sixty-eight thousandths (.268) acre, more or less, and being shown, described and designated as "TRACT 1" on plat of survey made by Precision Surveying, Inc., dated December 6, 2000, entitled 'SURVEYED FOR (TRACT 1) – BARBARA WILLIAM PAUL & (TRACT 2 & 3) – SHARI L. ELIADES" and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina as Plat Number 2001-447. Reference to said plat is craved for a more minute description.

Being all of the property conveyed to Barbara Williamson Paul by deed from Shari L. Eliades f/k/a/ Shari Linna Lohela to Barbara Williamson Paul and Howard Knox Williamson, III dated May 11, 2001 and recorded July 23, 2001 in Book 125 at Page 305, and a portion of the property conveyed to Barbara Williamson Paul by Deed from Howard Know Williamson, III to Barbara Williamson Paul dated July 21, 2003 and recorded August 5, 2003 in Book 203 at Page 269, all in the Lancaster County Register of Deeds Office. Sampson L. Paul, Jr. and Ann P. Williams are the sole heirs of Barbara Williamson Paul (see Estate File 2014ES2900284).

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on this affidavit and I understand such information.
2. The property being transferred consists of approximately 0.268 acres, located off of Shiloh-Unity Road, bearing Lancaster County Tax Map Number (part of) 0049-00-4.02 was transferred by Sampson L. Paul, Jr. and Ann P. Williams to Williamson Farm Lane, LLC, a North Carolina limited liability company on May 27, 2022.
3. Check one of the following: The deed is
(a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) X exempt from the deed recording fee because (See Information section of affidavit): #8

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes or No

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of
(b) The fee is computed on the fair market value of the realty which is
(c) The fee is computed on the fair market value of the realty as established for property tax purposes which is

5. Check Yes or No xx to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is:

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here:
(b) Place the amount listed in item 5 above here:
(c) Subtract Line 6(b) from Line 6(a) and place result here:

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

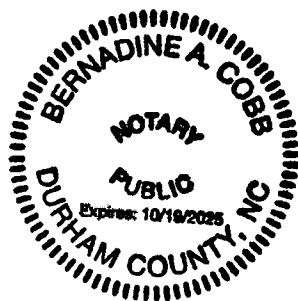
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sampson L. Paul Jr.
Responsible Person Connected with the Transaction

Sampson L. Paul, Jr.
Print or Type Name Here

SWORN to and subscribed before me this 27th day of May 2022.

Bernadine A. Cobb
Notary Public for North Carolina
My Commission Expires: October 19, 2025
Notary (printed name): Bernadine A. Cobb
1206655v.3



INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Agenda Item Summary

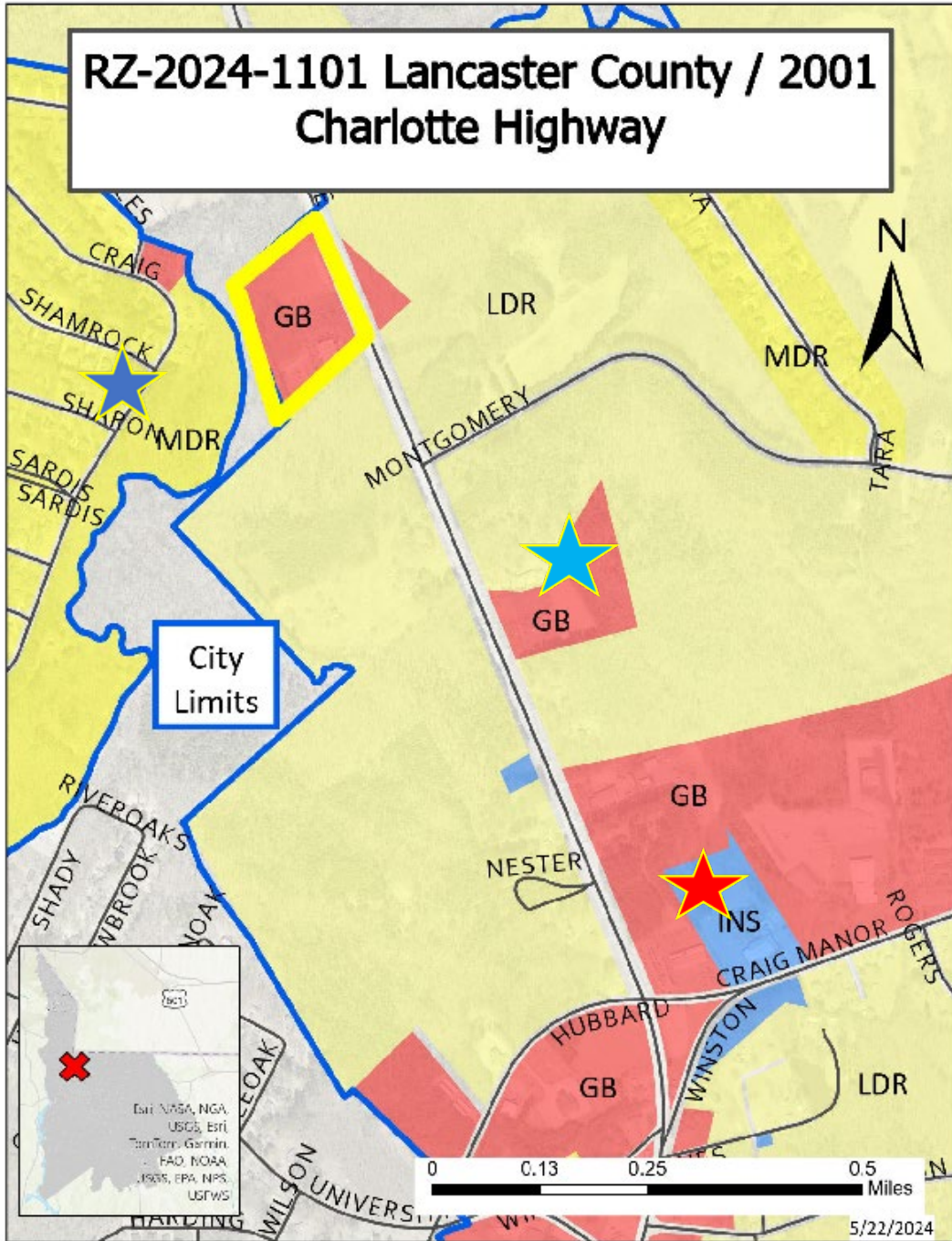
Ordinance # / Resolution #: RZ-2024-1011 Lancaster County/2001 Charlotte Hwy
Contact Person / Sponsor: A. Hardin
Department: Planning
Date Requested to be on Agenda: 6/6/2024

Points to Consider:

ATTACHMENTS:


Description	Upload Date	Type
Location Map	6/4/2024	Exhibit
Proposed Plat	6/4/2024	Exhibit
Deed	6/5/2024	Exhibit
Application	6/5/2024	Exhibit

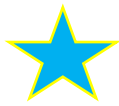
RZ-2024-1101 Lancaster County / 2001 Charlotte Highway



Proposal:
Rezoning GB to INS



 Subject Property



Burgess Funeral Home



Covenant Baptist Church



Arrowood Development

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND RESTRICTIVE COVENANTS OF RECORD.

#5 REBARS AT ALL CORNERS UNLESS OTHERWISE NOTED.

THIS PROPERTY IS ZONED GB (GENERAL BUSINESS)
 FRONT SETBACK - 30'
 SIDE SETBACK - 10'
 REAR SETBACK - 25'

NO TITLE RESEARCH WAS DONE ON SUBJECT PROPERTY AT THIS TIME.

LANCASTER COUNTY SERVES THIS PROPERTY WITH WATER AND SEWER.
 A 2" PVC FORCE MAIN TO ARROWOOD ROAD FOR BURNS FORD DEALERSHIP.

THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO CHARLOTTE HWY, U.S. HWY. 521. A 80' PUBLIC RIGHT OF WAY.

THIS PARCEL DOES LIE WITHIN ZONE F OF THE McWHIRTER AIRFIELD OVERLAY DISTRICT.

THE HEIGHT LIMITATIONS FOR THIS PROPERTY THAT FALLS UNDER THE McWHIRTER FIELD AVIATION OVERLAY SHALL CONFORM TO THE HEIGHT REQUIREMENTS SET FORTH UNDER THE CURRENT ZONING OF THE PROPERTY.

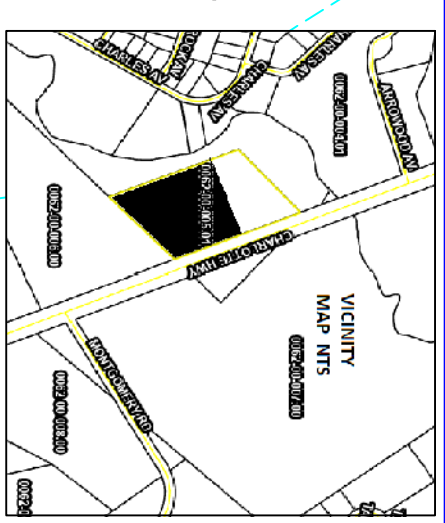
THERE WERE NO WETLAND MARKERS OBSERVED IN THE FIELD.
 THERE WAS NO EVIDENCE OF ANY EARTH MOVING WORK OBSERVED.

THE PRIVATE ROAD PROVIDING ACCESS TO LOTS IN THIS DEVELOPMENT IS NOT AND WILL NOT BE MAINTAINED BY LANCASTER COUNTY. OWNERS OF LOTS IN THIS DEVELOPMENT ARE FINANCIALLY OBLIGATED TO MAINTAIN THIS ROAD IN PERPETUITY FOR THE BENEFIT OF ALL PROPERTY OWNERS IN THE DEVELOPMENT.

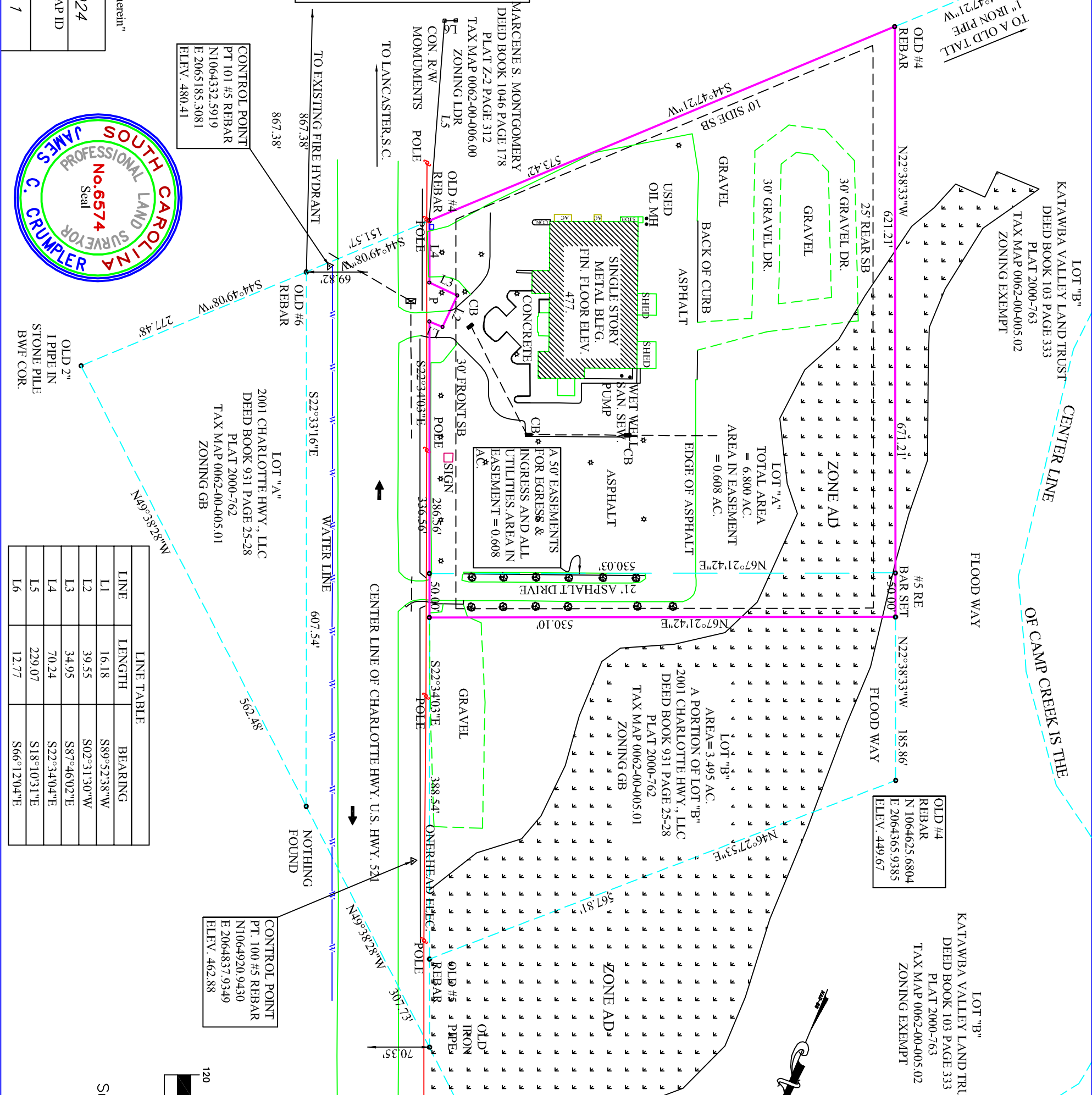
THE PRIVATE DRIVE WILL BE CONSTRUCTED TO MEET THE STANDARDS LAID OUT IN LANCASTER COUNTY UDO CHAPTER 6.18.1.H. THIS DRIVE WILL BE INSPECTED BY THE LANCASTER COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A CO FOR ANY NEW STRUCTURE LOCATED OFF THE PRIVATE DRIVE.

Note: A portion of the property does lie within a designated flood area. As show on Map 45057C0143D as Zone AE and has an effective date of 06/16/11. Also there are no encroachments or projection other than as shown on this plat
 "I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein"

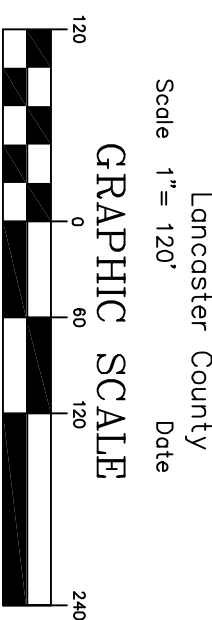
DRAWN BY:	JCC	DATE:	04/16/2024
CHECKED BY:	JCC	A PORTION OF TAX MAP ID	0062-00-005.01
JOB NO.:	24-03-12	SHEET	1 OF 1



- LEGEND:
- * = FIRE HYDRANT
 - = CON. MONUMENT R/W
 - = POLE
 - ⊗ = CATCH BASIN
 - ⊙ = LIGHT POLE
 - ⊕ = TREES
 - SB = SETBACK
 - P = PLANTER
 - = SIGN



LINE	LENGTH	BEARING
L1	16.18	S89°52'38"W
L2	39.55	S02°31'30"W
L3	34.95	S87°46'02"E
L4	70.24	S22°34'04"E
L5	229.07	S18°10'31"E
L6	12.77	S66°12'04"E



(IN FEET)
 1 inch = 120 ft.
 Survey By: J. C. Crumpler
 S.C. Reg. No. 6574
 207 Chesterfield Avenue
 Lancaster, South Carolina
 1-803-283-9818
 lseleySurveying@gmail.com

Plat Of Property Of
Lancaster County
 Located At
 2001 Charlotte Hwy.
 3 Miles North Of
 Lancaster, South Carolina
 Lancaster County

RECORDED THIS 15th DAY
OF DECEMBER, 2015
IN BOOK 2015 PAGE C-1

Cheryl Morgan

Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR

Tax Map:
0062 00 005 01

Prepared by and Return to:

Melissa G. Cassell, Esq.
MORTON & GETTYS, LLC
331 E, Main Street, Suite 300
Post Office Box 707
Rock Hill, South Carolina 29731

2015018468

DEED	
RECORDING FEES	\$10.00
STATE TAX	\$6240.00
COUNTY TAX	\$2640.00
PRESENTED & RECORDED:	
12-03-2015	10:59 AM
JOHN LANE	
REGISTER OF DEEDS	
LANCASTER COUNTY, SC	
By: CANDICE PHILLIPS DEPUTY	
BK: DEED 931	
PG: 25-28	

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 25th day of November, 2015, by and between C. WELDON BURNS, JR., a South Carolina resident ("Burns") together with THE ESTATE OF REBECCA S. BURNS, an estate probated in South Carolina (the "Estate"), as party of the first part, (Burns and the Estate are hereinafter collectively referred to as "Grantor"), and 2001 CHARLOTTE HWY, LLC, a South Carolina limited liability company having a principal mailing address of 2001 Charlotte Highway, Lancaster, South Carolina 29720, Attn: Robert Burns, as party of the second part (hereinafter referred to as "Grantee"), and the words "Grantor" and "Grantee" to include the successors and assigns of each of the parties hereto.

KNOW ALL MEN BY THESE PRESENTS THAT, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee, and the heirs, legal representatives, successors and assigns of Grantee, all of Grantor's right, title, and interest in and to the real property described upon Exhibit A (attached hereto and incorporated by this reference), together with any and all improvements affixed thereto and lying thereupon, and together with further any and all appurtenances thereto (with the foregoing being, collectively, the "Property"), subject, however, to the terms and provisions of this Special Warranty Deed.

The Property is hereby conveyed to the Grantee subject to Covenants, easements, restrictions and other matters of record affecting the Property, other than and excepting mortgages and other monetary liens, matters of zoning, matters which would be disclosed by a current and accurate ALTA/ACSM survey or physical inspection of the Property, and ad valorem taxes for the current year and subsequent years, which constitute a lien but are not currently due and payable.

AND IT IS THE INTENT OF THE GRANTOR THAT NONE OF THE ABOVE MATTERS AND EXCEPTIONS SHALL BE DEEMED AS BEING IMPOSED OR RE-

IMPOSED UPON THE PROPERTY BY VIRTUE OF THE MAKING HEREOF.

TO HAVE AND TO HOLD the Property, together with any and all improvements, buildings, and fixtures located thereon and all rights, hereditaments, and appurtenance thereunto belonging or appertaining, subject, however, to the above easements, restriction, exceptions, and other matters, unto the Grantee, and its successors and assigns, forever, IN FEE SIMPLE.

AND GRANTOR SHALL WARRANT and defend the right and title to the Property unto the Grantee, and its successors and assigns, forever, against the claims of all persons whomsoever claiming by, through or under Grantor, subject to the limitations and exceptions contained herein, but against no others.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Jenny H Baker (W-1)

J. S. Kirk (W-2)

GRANTOR:

C. Weldon Burns, Jr.
C. Weldon Burns, Jr.

THE ESTATE OF REBECCA S. BURNS

BY: C. Weldon Burns, Jr.
C. Weldon Burns, Jr., as Personal Representative

ACKNOWLEDGEMENT

PERSONALLY APPEARED before me, C. Weldon Burns, Jr., individually and as the Personal Representative of the Estate of Rebecca S. Burns, the within named Grantor, who, after being duly sworn, acknowledged his execution of the within Special Warranty Deed in such capacity and for the uses and purposes mentioned therein.

SWORN to before me this 25 day of November, 2015.

J. S. Kirk

Notary Public for SC

My Commission Expires: 12/10/29

[SEAL HERE]

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

All that certain piece, parcel or tract of land lying, being and situate on the western side of U.S. Highway 521 about one mile north from Lancaster in Lancaster County, South Carolina, and being more particularly shown and described on plat of property of Burns Ford prepared by Jack Smith Surveying dated November 16, 2000, and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, as Plat Number 2000-762, as follows: BEGINNING at an old marker (3/4" rebar) on the western edge of the right of way of U.S. Highway 521 (140' R/W), joint corner of the within property and property (now or formerly) of Robert Montgomery (Z-2 / 312) and running thence with the line of said property South 47 degrees 00 minutes 33 seconds West 573.42 feet to iron pin set (#4 bar); thence turning and running with a new division line North 20 degrees 26 minutes 53 seconds West 858.13 feet to an iron pin set (#5 bar); thence turning and running North 48 degrees 46 minutes 24 seconds East 567.56 feet to an iron pin set (#5 bar) located 100.00 feet south from an old monument (#6 bar) on the western of the right of way of U.S. Highway 521; thence running with said edge of said highway South 20 degrees 22 minutes 38 seconds East 725.10 feet to a concrete monument; thence turning and running North 87 degrees 55 minutes 57 seconds West 16.18 feet to a concrete monument; thence turning and running South 4 degrees 42 minutes 55 seconds West 39.55 feet to a concrete monument; thence turning and running South 85 degrees 34 minutes 37 seconds East 34.95 feet to an old monument (1" rebar) on the western edge of right of way of U.S. Highway 521; thence with said edge of said highway South 20 degrees 22 minutes 38 seconds East 70.24 feet to the point of beginning; containing 10.305 acres, according to said plat.

Derivation: This is the identical property conveyed by deed of James Franklin Belk et al to C. Weldon Burns, Jr. and Rebecca S. Burns, dated December 13, 2000, and recorded in Deed Book 103 at Page 319, in the Office of the Clerk of Court for Lancaster County.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

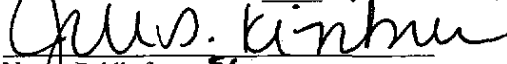
AFFIDAVIT

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is known as 2001 Charlotte Highway, in Lancaster, South Carolina, and was transferred by C. Weldon Burns, Jr. and the Estate of Rebecca S. Burns on November 25, 2015.
3. The transaction was (check one):
 - (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, *et seq.* because the deed is: _____.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.:
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 2,400,000.00
 - (b) _____ The fee is computed on the fair market value of this realty which is \$ _____.
 - (c) _____ The fee is computed based on the fair market value of the realty as established for property tax purposes which is _____.
5. Check: YES ___ or No to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes" the amount of the outstanding balance of this lien or encumbrance is: \$N/A.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$ 2,400,000.00
 - (b) Place the amount listed in item 5 above here: \$ _____
 - (c) Subtract line 6(b) from line 6(a) and place result here: \$ 2,400,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$8,880.00

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as an officer of the Transferor. I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


C. Weldon Burns, Jr., Authorized Signatory for Transferor

SWORN to before me this 25 day of November, 2015.


Notary Public for SC
My commission expires: 12/16/24
[SEAL]



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 2001 Charlotte Highway
 City Lancaster State SC Zip 29720 Tax Parcel ID p/o 0062-00-005.01
 Current Zoning GB Current Use auto dealership/repair
 Proposed Zoning INS Total Acres 6.8 acres
 Project Description convert former auto dealership/repair facility to county government offices

Surrounding Property Description LDR, GB, MDR, and Cty of Lancaster municipality

CONTACT INFORMATION

Applicant Name Allison Hardin, Development Services for Lancaster County Administration
 Address 101 N. Main Street
 City Lacaster State SC Zip 29720 Phone 803-285-6005
 Fax _____ Email ahardin@lancastersc.net
 Property Owner Name Lancaster County Government
 Address 101 N. Main Street
 City Lancaster State SC Zip 29720 Phone 803-416-9300
 Fax _____ Email dmarstall@lancastersc.net

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.

Ali Gul for Lanc. Co.
Applicant

5/21/24
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.
- 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.

Agenda Item Summary

Ordinance # / Resolution #: SD-2024-1869 Barberville Commercial

Contact Person / Sponsor: A. Hardin

Department: Planning

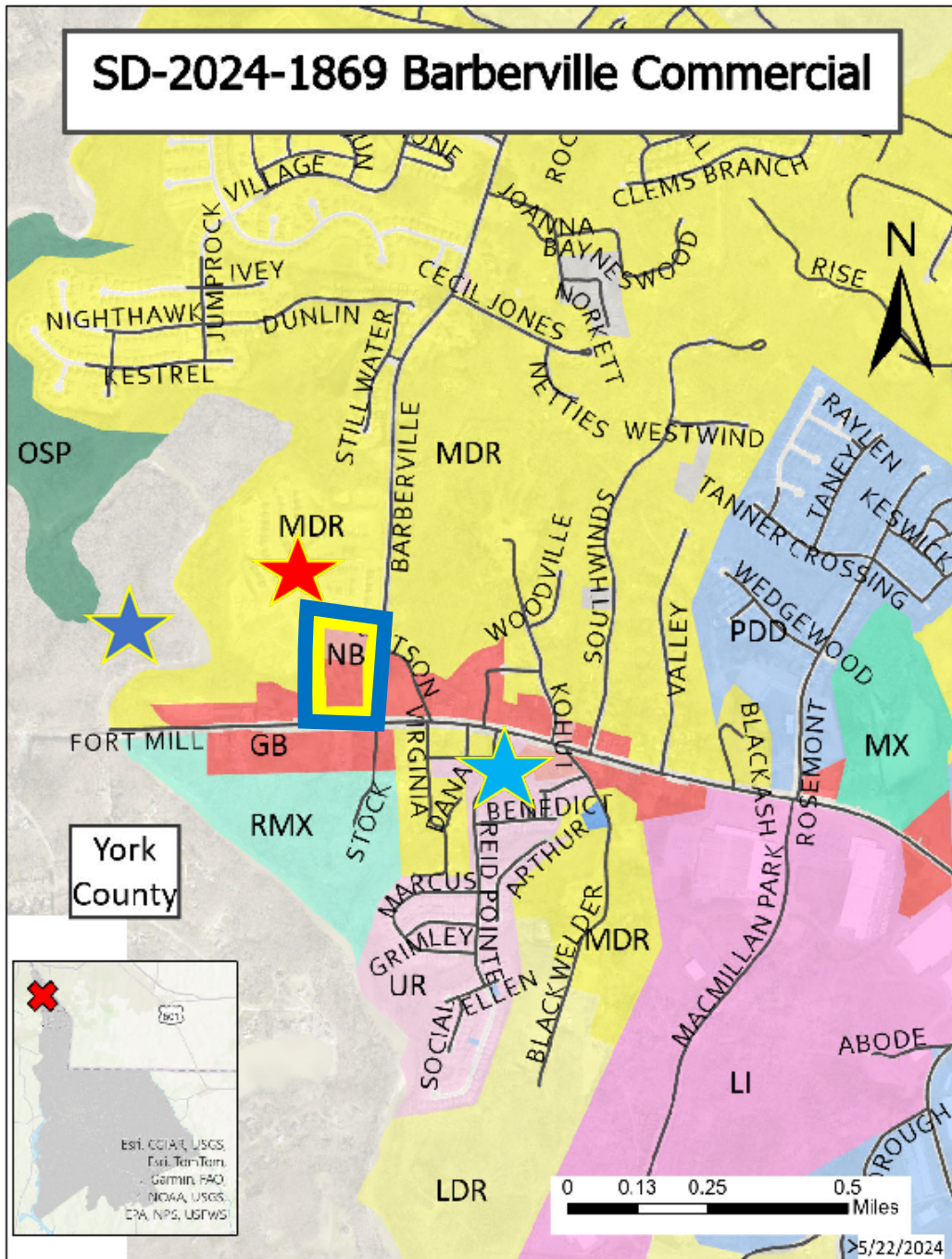
Date Requested to be on Agenda: 6/6/2024

Points to Consider:

ATTACHMENTS:

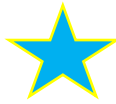
Description	Upload Date	Type
Location Map	6/4/2024	Exhibit
Application	6/5/2024	Exhibit
Preliminary Plat	6/4/2024	Exhibit
TIA	6/4/2024	Exhibit

SD-2024-1869 Barberville Commercial



Proposal:
Preliminary Plat (Commercial)

Lancaster
County
South Carolina



Reid Point Development



Barber Rock Development



York County

Subject Property



Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

- Create 6 or more lots for any type of development; or
- Create new streets or alleys; or
- Increase the number of lots in a major subdivision previously approved by Lancaster County

APPLICATION AND APPROVAL PROCESS

- **Sketch Plan Application:** Complete the Sketch Plan review process prior to submission of a Major Subdivision Preliminary Plat. Sketch Plans are usually a one-sheet conceptual drawing. Refer to the **Sketch Plan Checklist** for additional information.
- **Required Pre-Application Conference:** Please call to schedule a Pre-Application Conference prior to submitting a Preliminary Plat application. The conference will be used to provide an overview of applicable standards and the approval process, as well as additional feedback on your sketch.
- **Traffic Impact Analysis:** Submit a TIA to County and SCDOT for review and Approval. This process is initiated by submitting a scoping request to County and SCDOT for approval prior to TIA preparation. Please note TIAs are reviewed on behalf of the County by consulting traffic engineers. Applicants are responsible for payment of consultant's fees prior to TIA review, based on an estimate prepared by County Engineering staff.

Prepare the Preliminary Plat using the attached checklist (see below) and the current UDO available on our website. Project can be submitted online by creating an account at <https://evolvepublic.infovisionsoftware.com/lancaster/?portal=project>

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

- Application with contact and project information (see p. 2)
- Fees: After submitting documents, you will receive an email with fees due and forms of payment accepted, along with a link to online payment portal. Plans will not be routed for review until payment and hard copies are received (if needed- see below).
- Two (2) paper copies of Preliminary Plat and Supporting Data is required for all submittals over 10 pages.

Plans will be reviewed by County staff and a notice of revision, if required, will be sent to the designated contact person. Prior to the Planning Commission meeting, staff will review the plan with the Technical Review Committee. After Planning Commission approves the plat, you will receive a notification that you can print the stamped digital set from Evolve Project Portal. 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**.

PROJECT INFORMATION

Project Address/Location: 9831 Barberville Road and Adjacent Property (No Assigned Address)

Tax Map ID/Parcel No.: 0006-00-057.00 and 0006-00-058.00

Project Description: Commercial Business Park with Private Road and 8 developable lots

Applicant Name: Moody Group (Jan Ringeling)

Address: 10700 Sikes Place, SUite 280 Charlotte NC 28277

Phone: 704.490.3872 Email: jan@moodyre.com

Property Owner Name: (1) Barberville Developers LLC / (2) Martin Senior and Associates

Address: 3007 Cedric Court | Fort Mill, SC 29715 226 Baldwin Avenue | Charlotte, NC 28204

Phone: 704.490.3872 Email: Jan@moodyre.com

Other Project Contacts

Name: OAK Engineering, PLLC (Greg Welsh, PE)

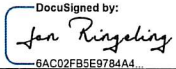
Address: 4929 Monroe Road | Charlotte NC 28205

Phone: 704.989.4046 Email: greg@oak.engineering


Name: _____

Address: _____

Phone: _____ Email: _____

Applicant Signature:  Date: 5/20/2024
Moody Group

(1) Owner Signature:  Date: 5/20/2024
Barberville Developers, LLC

(2) Owner Signature:  Date: 5/20/2024
Martin Senior and Associates

(For additional owners, attach copies of this page with required signatures)

PRELIMINARY PLAT CHECKLIST

The following identifies information required on Preliminary Plat drawings; 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. *N/A*

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. N/A
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. N/A
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. N/A
2. Show trees that require protection. N/A

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. N/A
2. Calculate required common open space acreage. N/A
3. Show any trails and greenways on the Lancaster County Carolina Thread Trail Master Plan that developer is required to construct. N/A
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. N/A

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.**

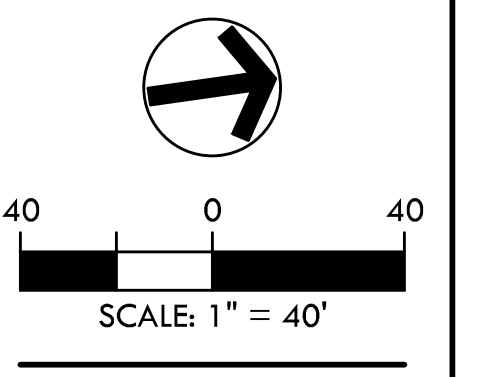
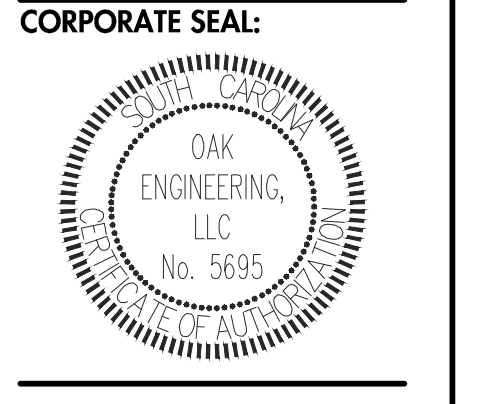
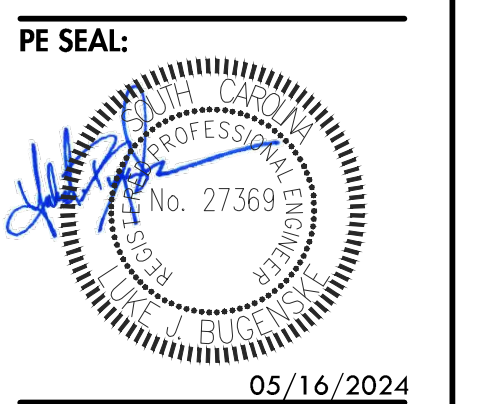
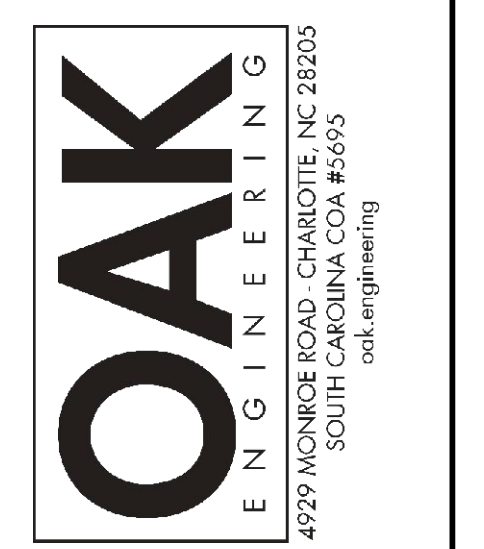
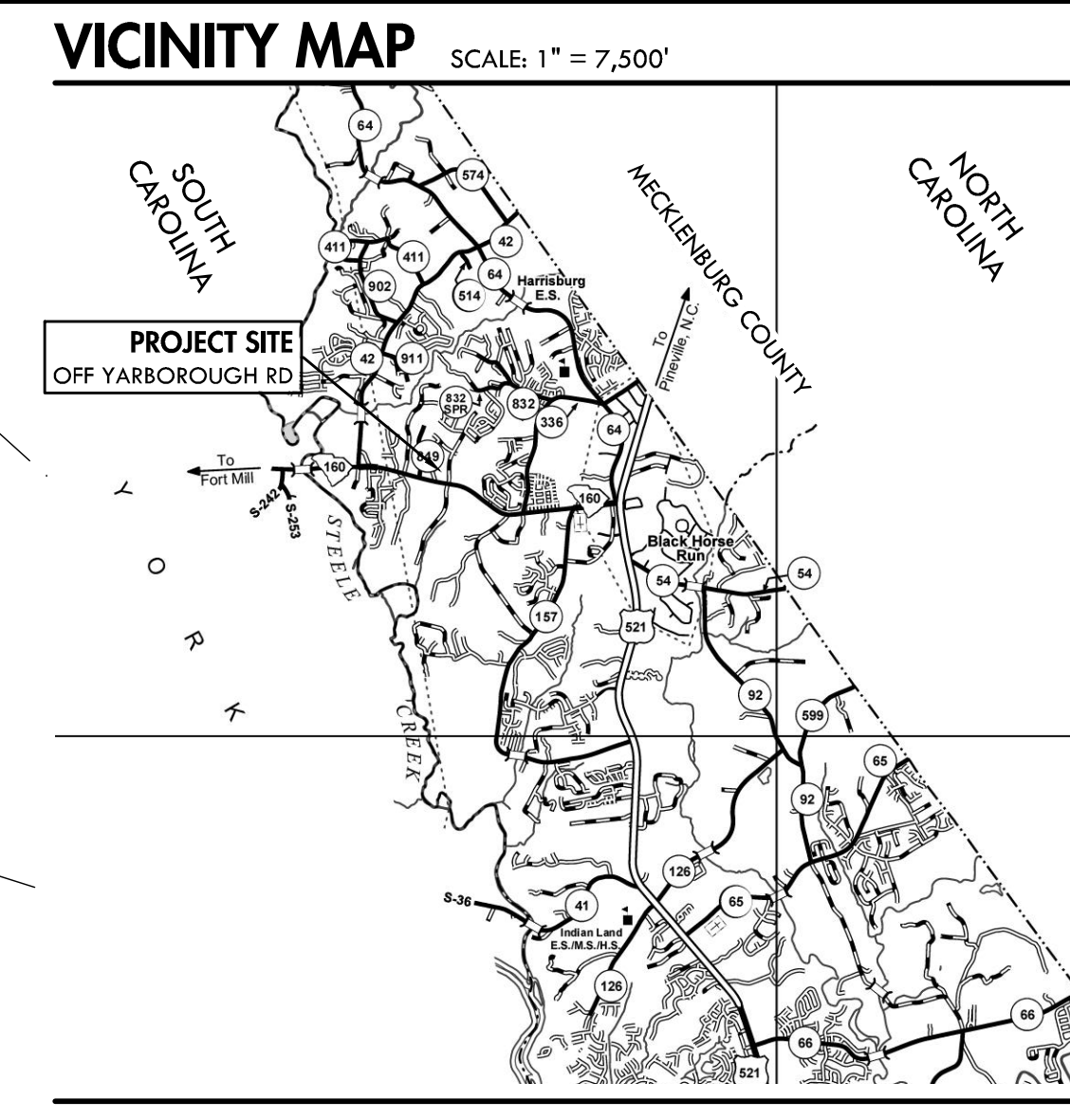
USE-SPECIFIC STANDARDS

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.

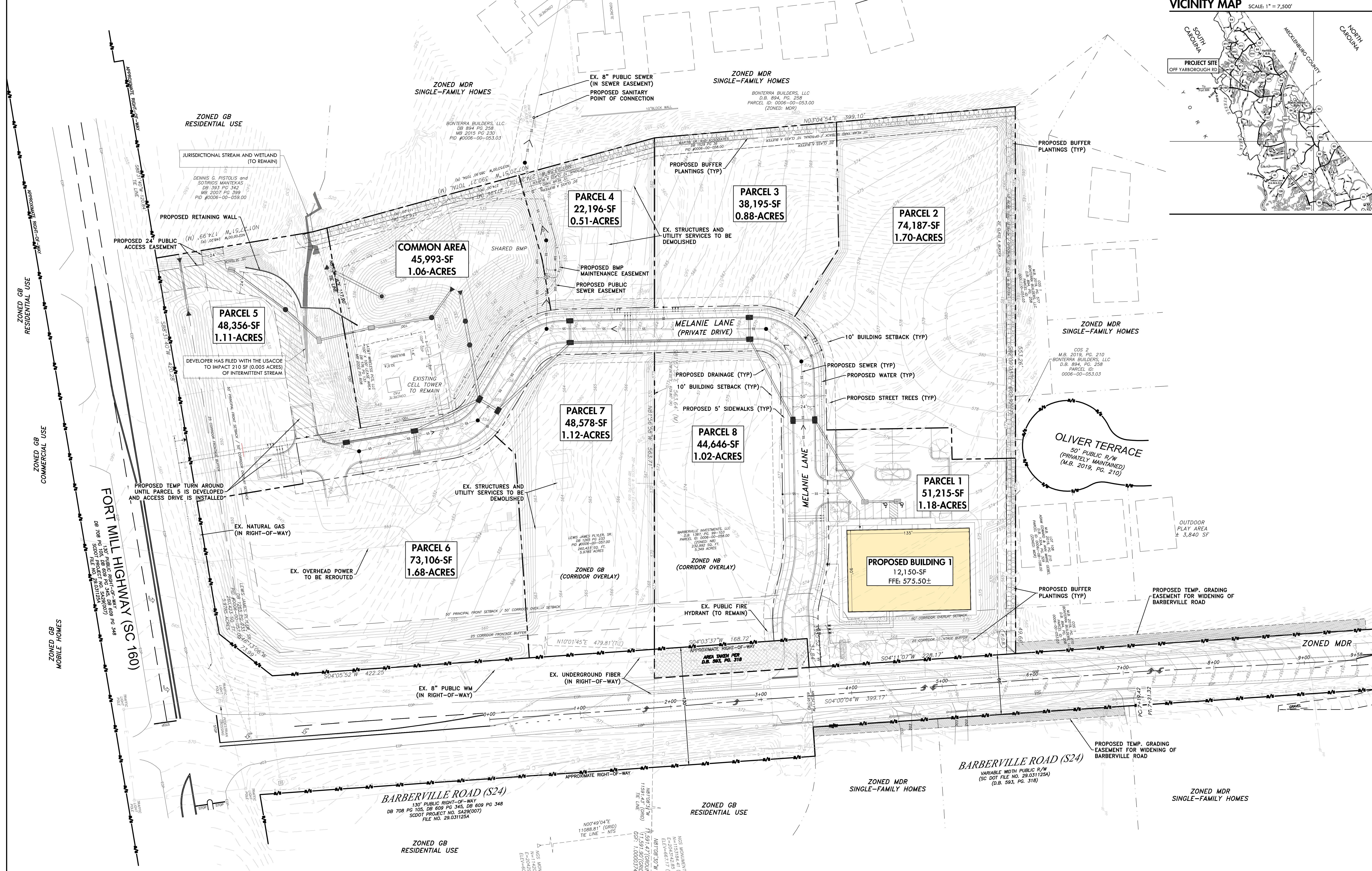
OVERLAY DISTRICTS

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**
- Equestrian Oriented Subdivision Overlay**



BARBERVILLE COMMERCIAL
 931 & 991 BARBERVILLE ROAD
 LANCASTER COUNTY, SOUTH CAROLINA
 MOODY GROUP
PRELIMINARY PLAT



MAJOR SUBDIVISION DATA

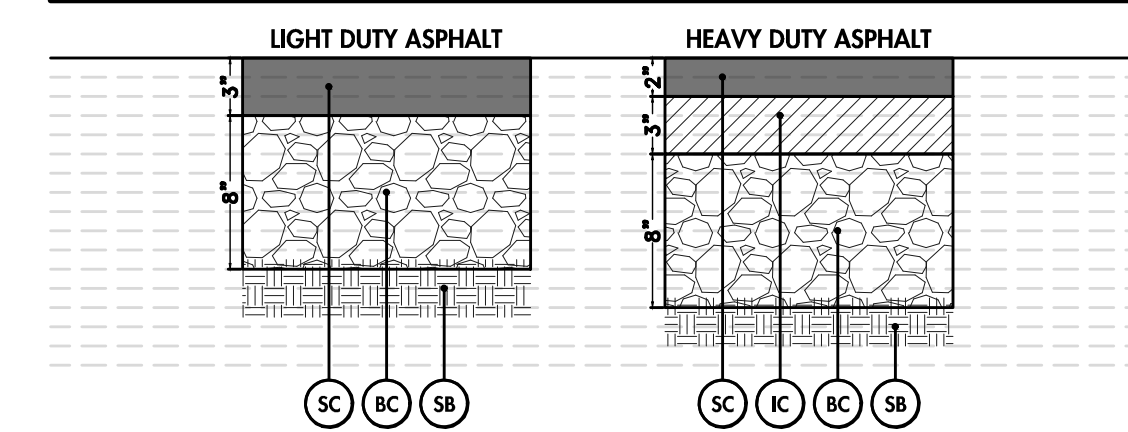
PID 0006-00-058.00: 5.3509 ACRES
 PID 0006-00-057.00: 5.9785 ACRES
 TOTAL DEVELOPMENT: 11.3294
 THE DEVELOPMENT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD ZONE
 THERE ARE NO KNOWN EXISTING OR PLANNED PUBLIC PARKS, SCHOOLS, GREENWAYS, TRAILS, OR OTHER MAJOR PUBLIC AMENITY LOCATED WITHIN 1/2 MILE OF THE DEVELOPMENT SITE
 OPEN SPACE IS NOT REQUIRED FOR GB AND NB ZONING DISTRICTS

DEVELOPER CONTACT:
 MOODY GROUP (JAN RINGELING)
 10700 SIDES PLACE, SUITE 280
 CHARLOTTE, NC 28227

PARKING REQUIREMENTS

PARCEL 1 VEHICLE PARKING
 BUILDING SIZE: 12,150-SF
 USE: EDUCATIONAL; GENERAL COMMERCIAL; PROFESSIONAL SERVICES (MEDICAL)
 PARKING REQUIREMENT:
 1 SPACE PER 1,000 SF EDUCATIONAL
 1 SPACE PER 250 SF OF GENERAL COMMERCIAL
 1 SPACE PER 250 SF OF PROFESSIONAL SERVICES (MEDICAL)
 1 SHORT-TERM BIKE SPACE PER 10,000 SF GROSS FLOOR AREA (3 MINIMUM)
 1 LONG-TERM BIKE SPACE PER 5,000 SF GROSS FLOOR AREA
 REQUIRED PARKING:
 27 SPACES TOTAL
 EDUCATIONAL 7,500 SF / 1000 = 8 SPACES
 GENERAL COMMERCIAL (RETAIL) 4,650 SF / 250 = 19 SPACES
 SHORT TERM BIKE SPACES = 3 SPACES
 LONG TERM BIKE SPACES = 3 SPACES
 PROVIDED PARKING:
 29 SPACES (INCLUDING 2 ACCESSIBLE SPACES)
 3 SHORT-TERM BIKE SPACES
 3 LONG-TERM BIKE SPACES (IN BUILDING)

PAVEMENT SECTIONS

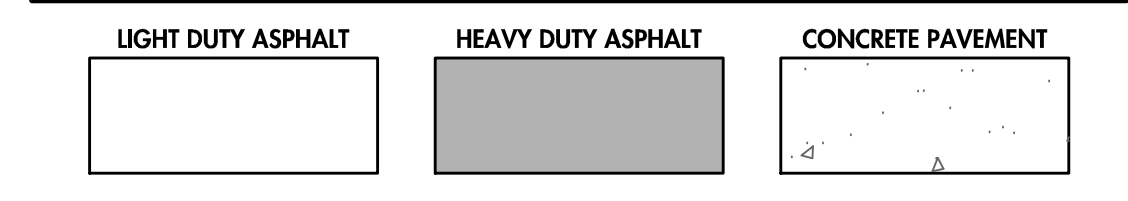


SC SUPERPAVE SURFACE COURSE ASPHALTIC CONCRETE (SP 5A)
 IC SUPERPAVE INTERMEDIATE COURSE ASPHALTIC CONCRETE (I19.08)
 SB COMPACTED SUBBASE
 NOTES:
 1. CONFIRM WITH GEOTECHNICAL ENGINEER FOR PAVEMENT SECTIONS AND SUBGRADE. NOTIFY ENGINEER IN CASE OF CONFLICT.
 2. PROVIDE CONSTRUCTION JOINTS PER ACI AND/OR GEOTECHNICAL ENGINEER RECOMMENDATIONS (CONCRETE PAVEMENT ONLY).
 3. CALLOUT JOINTS AT APRONS

SITE KEYS

- 1" x 6" CURB & GUTTER
- 4-INCH WHITE THERMOPLASTIC STRIPPING
- 4-INCH THICK CONCRETE PEDESTRIAN SIDEWALK
- PEDESTRIAN RAMPS WITH DETECTABLE WARNING STRIP
- ACCESSIBLE PARKING SIGN
- ACCESSIBLE PARKING SIGN (VAN)
- DEPRESSED CONCRETE SIDEWALK WITH ACCESSIBLE RAMPS (MAX. 12:1)
- NEW LIGHT DUTY PAVEMENT (SEE SECTION, THIS SHEET)
- NEW HEAVY DUTY PAVEMENT (SEE SECTION, THIS SHEET)
- NEW INVERTED "U" RACK FOR BICYCLE PARKING
- NEW 6" BLACK ALUMINUM DECORATIVE FENCE WITH GATE

PAVEMENT HATCH LEGEND



REVISIONS:

ENGINEER, JLB
 DRAWN BY, ERT
 CHECKED BY, GTW
 PROJECT #: 0231.01

C7.0
 SHEET 1 OF 1

TRAFFIC IMPACT STUDY

for the

Barberville Road Development

Located in

Lancaster County, South Carolina

Prepared for

Moody Holdings & Development

Prepared by

Ramey Kemp Associates, Inc.

Moving forward.



June 2023
RKA Project #23126

TRAFFIC IMPACT STUDY

for the

Barberville Road Development

Located in

Lancaster County, South Carolina

Prepared for

Moody Holdings & Development
6201 Fairview Rd, Ste 200
Charlotte, North Carolina 28210

Prepared by

Ramey Kemp Associates, Inc.
1411 Gervais Street, Suite 150
Columbia, South Carolina 29201

Moving forward.



June 2023
RKA Project #23126

DRAFT

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- B) Traffic Count Data
- C) Traffic Volume Development Worksheets and ITE Trip Generation Worksheets
- D) Turn-Lane Analysis Worksheets
- E) Capacity Analysis

EXECUTIVE SUMMARY

A traffic impact study was conducted for the proposed Barberville Road development in accordance with SCDOT guidelines. The development is located west of Barberville Road (S-29-42) and north of SC 160 in Lancaster County, South Carolina. The development is proposed to consist of a roughly 120 student school/daycare center, 18,000 SF of retail space and 8,000 SF of office space. The site will have one access on Barberville Road, with internal connections to adjacent parcels.

Based on the anticipated build out volumes, a northbound left turn lane is warranted and recommended on Barberville Road at the access point. An auxiliary southbound right turn lane is not warranted. The site access should include one ingress and two egress lanes (50' storage) and should be designed to provide proper sight distances and meet SCDOT design criteria.

With construction of the project, Barberville Road & Harbor Bay Drive should continue to function adequately.

The intersection of Fort Mill Highway (SC 160) at Barberville Road expected to experience delays with or without the development. Lancaster County guidelines specify that if the LOS on a principal arterial is below LOS D, then the TIS "shall identify those improvements required to ensure that development related traffic demands result in no net reduction in LOS, and identify additional improvements needed to raise the level of service on the applicable street to the adopted LOS standard."

The signalized Fort Mill Highway & Barberville Road intersection currently operates as an LOS E and is expected to reach LOS F in the No Build conditions. Auxiliary turn lanes are already present on SC 160 and on southbound Barberville Road. Raising the level of service on the Fort Mill Highway (SC 160) at Barberville Road to a LOS D would require additional eastbound and westbound through lanes along SC 160, along with signal timing optimization. TIS's for the background developments (2,000+ residential units) did not recommend widening SC 160 as part of the background conditions.

The proposed development should not add significant amounts of traffic to the area. No additional improvements to the area roadways are recommended as part of this development.

1. INTRODUCTION

The purpose of this report is to document a traffic impact study for the proposed Barberville Road development in accordance with SCDOT guidelines. This report summarizes the procedures and findings of the traffic impact study. Traffic scoping documentation is provided in Appendix A.

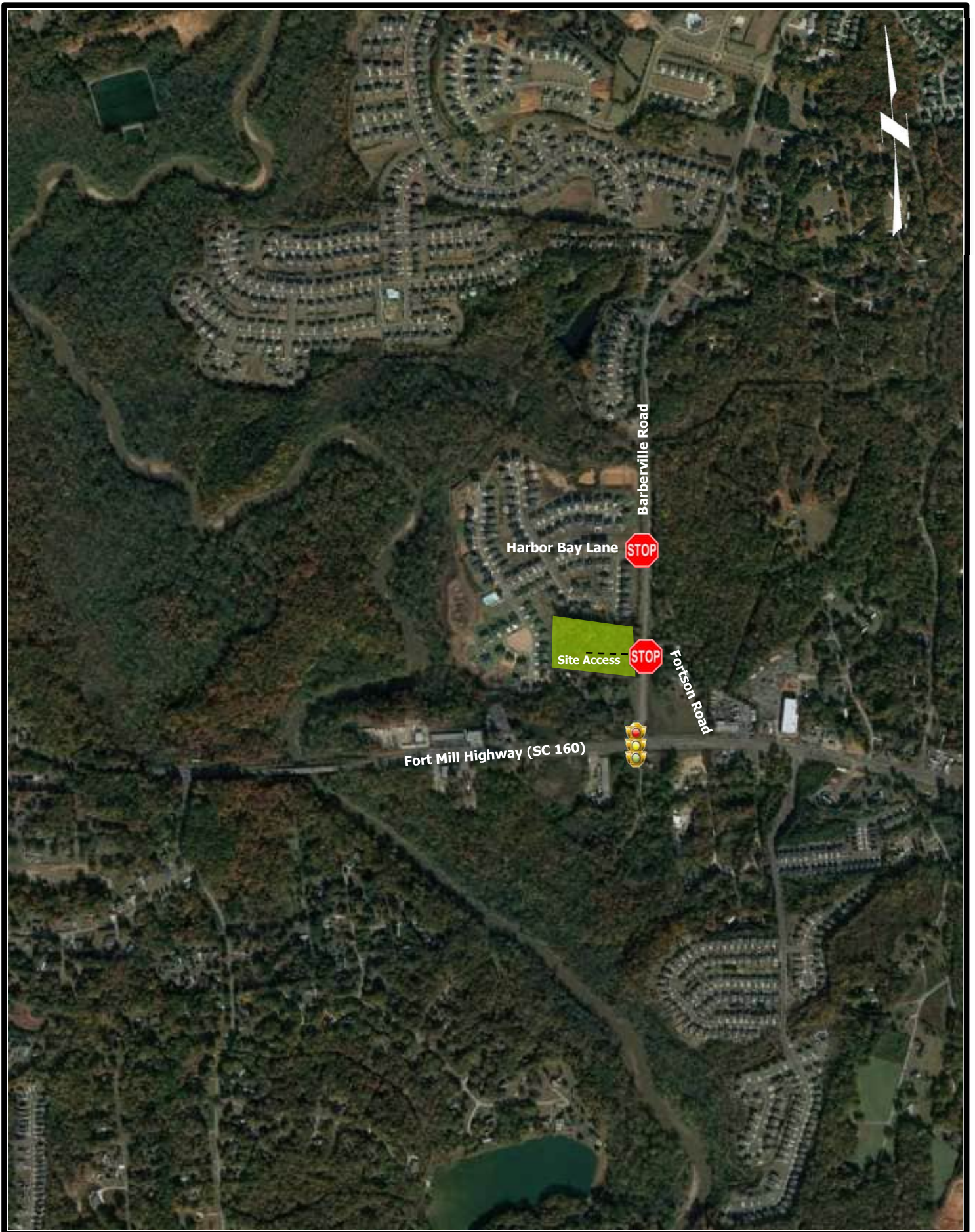
1.1. Project Background

The development is located west of Barberville Road (S-29-42) and north of SC 160 in Lancaster County, South Carolina. The development is proposed to consist of a roughly 120 student school/daycare center, 18,000 SF of retail space and 8,000 SF of office space. The site will have one access on Barberville Road, with internal connections to adjacent parcels.

The traffic impact study considers the weekday AM peak period (between 7:00 AM and 9:00 AM) and the weekday PM peak period (between 4:00 PM and 6:00 PM) as the study time frames. The following intersections are studied:

- Fort Mill Highway (SC 160) & Barberville Road (S-29-42)/ Stock Lane
- Barberville Road (S-29-42) & Harbor Bay Drive
- Barberville Road (S-29-42) & Fortson Road /Site Access

Future-year analyses assume 2026 conditions as the Build scenario. Figure 1 shows the location of the project site, and Figure 2 illustrates the conceptual site plan.



Moving forward.

1.2. Existing Roadway Conditions

A review of the existing roadway conditions in the study area was conducted and is summarized in Table 1. Figure 3 illustrates the existing lane geometry.

Table 1 - Street Inventory

Facility Name	Route #	Typical Cross Section	Posted Speed Limit	Maintained By	2021 AADT
Fort Mill Highway	SC 160	3-lane undivided (TWLTL)	45 MPH	SCDOT	15,200 ¹
Barberville Road	S-29-42	2-lane undivided	40 MPH	SCDOT	7,900 ²
Stock Lane	N/A	2-lane undivided	N/P	Local	N/A
Harbor Bay Drive	N/A	2-lane undivided	N/P	Local	N/A
Fortson Road	N/A	2-lane undivided	N/P	Local	N/A

¹SCDOT Count Station 29-0163; ²SCDOT Count Station 29-0195

1.3. Existing Traffic Count

Vehicle turning movement counts were collected in May 2023 for the AM peak period (7:00 AM to 9:00 AM) and PM peak period (4:00 PM to 6:00 PM) at the following intersections:

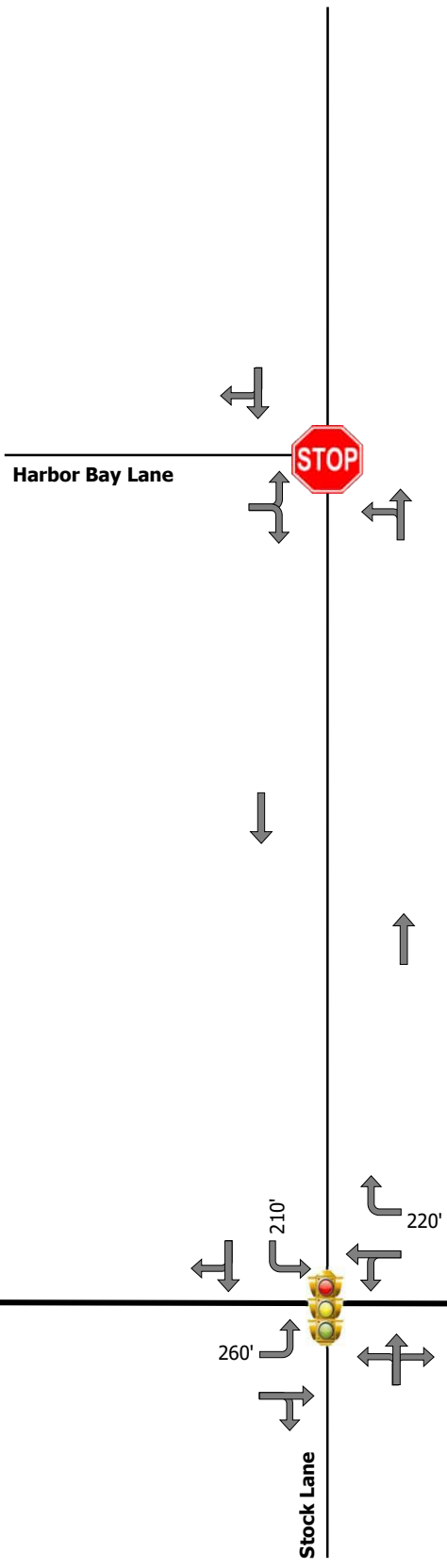
- Fort Mill Highway (SC 160) & Barberville Road (S-29-42)/ Stock Lane
- Barberville Road (S-29-42) & Harbor Bay Drive

All counts were conducted while the local school district was in session. The 2023 raw traffic volumes are provided in Appendix A. Existing traffic volumes are illustrated in Figure 4.

1.4. Driveway Location

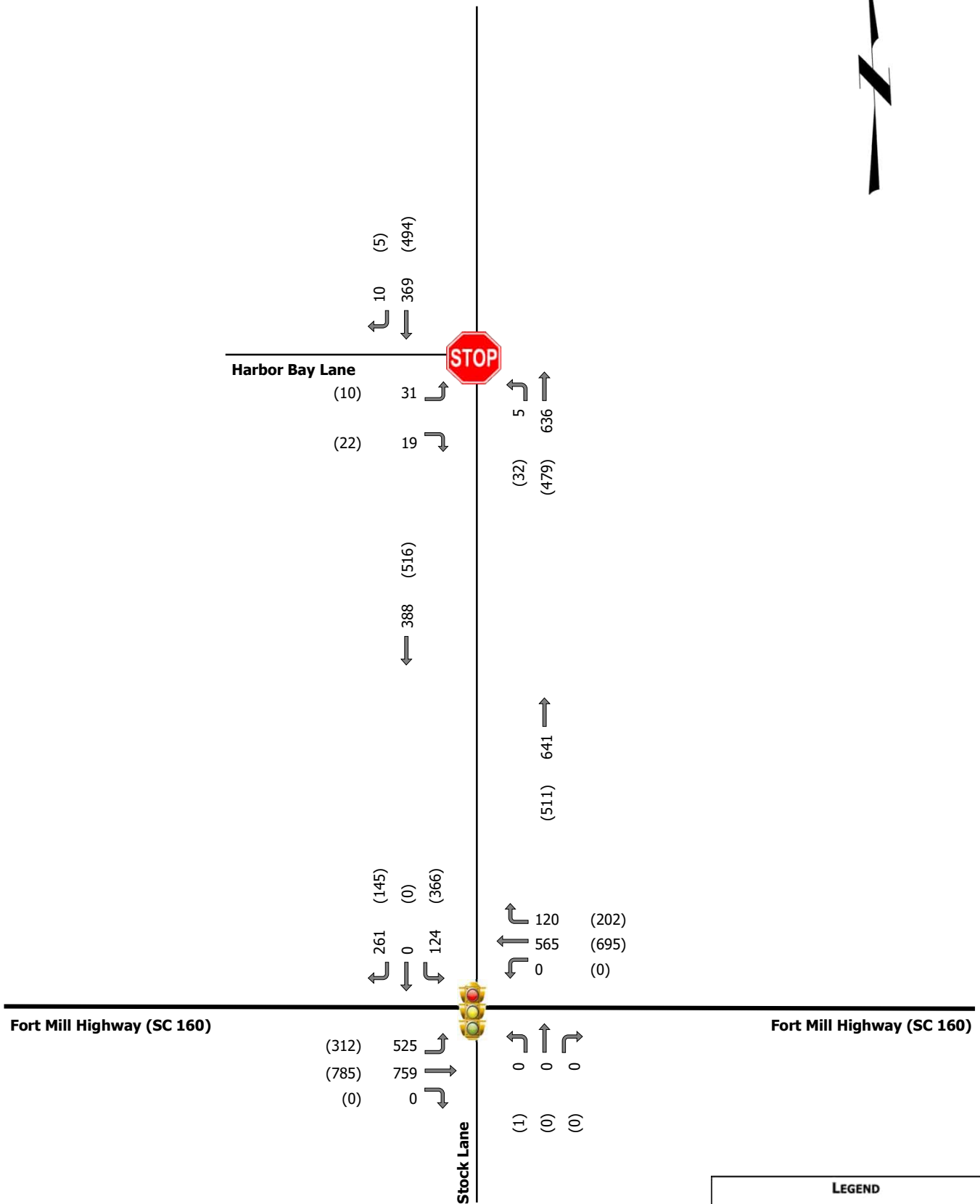
The development is expected to provide one (1) full access driveway on Barberville Road. The proposed site Access is located approximately 670 feet north of Fort Mill Highway.

The proposed driveways appear to meet the SCDOT ARMS spacing requirements.



LEGEND

- Existing Lane
- X' Storage (In Feet)



LEGEND
 000 - AM Peak-Hour Traffic Volumes
 (000) - PM Peak-Hour Traffic Volumes

2. PROJECT TRAFFIC

2.1. Proposed Land Uses

The Barberville Road development is proposed to contain a 120 student school/daycare center, with additional parcels that are envisioned to include approximately 18,000 SF of retail space and 8,000 SF of office space. The project site is currently vacant.

2.2. Trip Generation Estimates

The trip generation potential was estimated using information contained in ITE’s *Trip Generation Manual*, 11th Edition (2021) for land use code (LUC) 565 – Day Care Center, (LUC) 822 Strip Retail Plaza and (LUC) 712 – Small Office Building . The trip generation estimates for the weekday daily, the weekday AM peak-hour of the adjacent street, and the weekday PM peak-hour of the adjacent street time periods are shown in Table 2.

Table 2 – Trip Generation Estimates

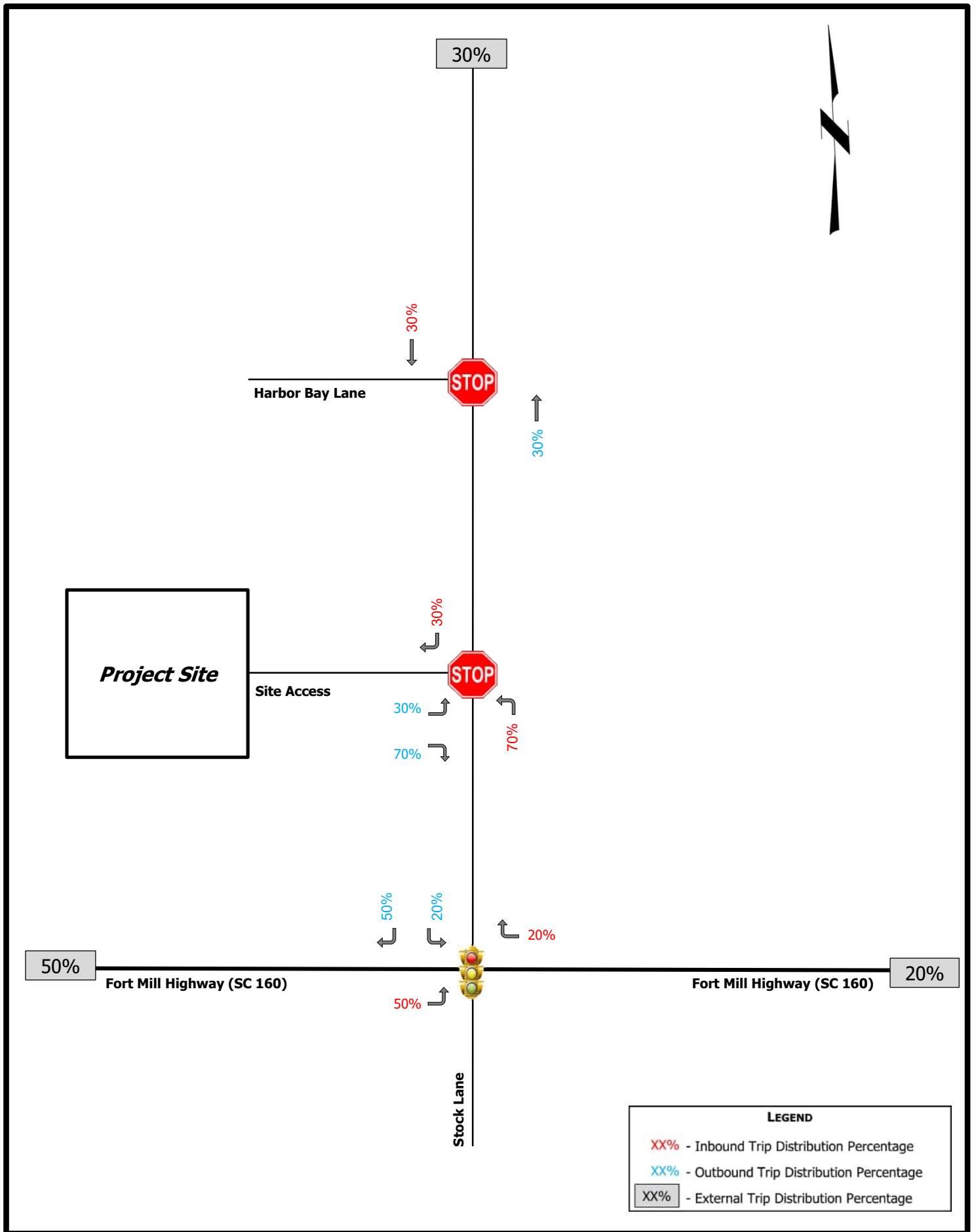
Land Use	ITE LUC	Size	Unit	Daily Traffic	AM Peak			PM Peak		
					Enter	Exit	Total	Enter	Exit	Total
Day Care Center	565	120	Student	474	46	42	88	40	46	86
Strip Retail Plaza	822	18	KSF	989	25	17	42	59	59	118
Small Office Building	712	8	KSF	115	11	2	13	6	11	17
Net New External Trips					82	61	143	105	116	221
LUC-565 Daily Trips: $T=3.56(X)+47.23$ (50% In; 50% Out) AM Peak Hour Trips: $T=0.66(X)+8.42$ (53% In; 47% Out) PM Peak Hour Trips: $\ln(T)=0.87 \ln(X)+0.29$ (47% In; 53% Out)										
LUC-822 Daily Trips: $T=42.20(X)+229.68$ (50% In; 50% Out) AM Peak Hour Trips: $\ln(T)=0.66 \ln(X)+1.84$ (60 In; 40% Out) PM Peak Hour Trips: $\ln(T)=0.71 \ln(X)+2.72$ (50% In; 50% Out)										
LUC-712 Daily Trips: $T=14.39(X)$ (50% In; 50% Out) AM Peak Hour Trips: $T=1.67(X)$ (82% In; 18% Out) PM Peak Hour Trips: $T=2.16(X)$ (34% In; 66% Out)										

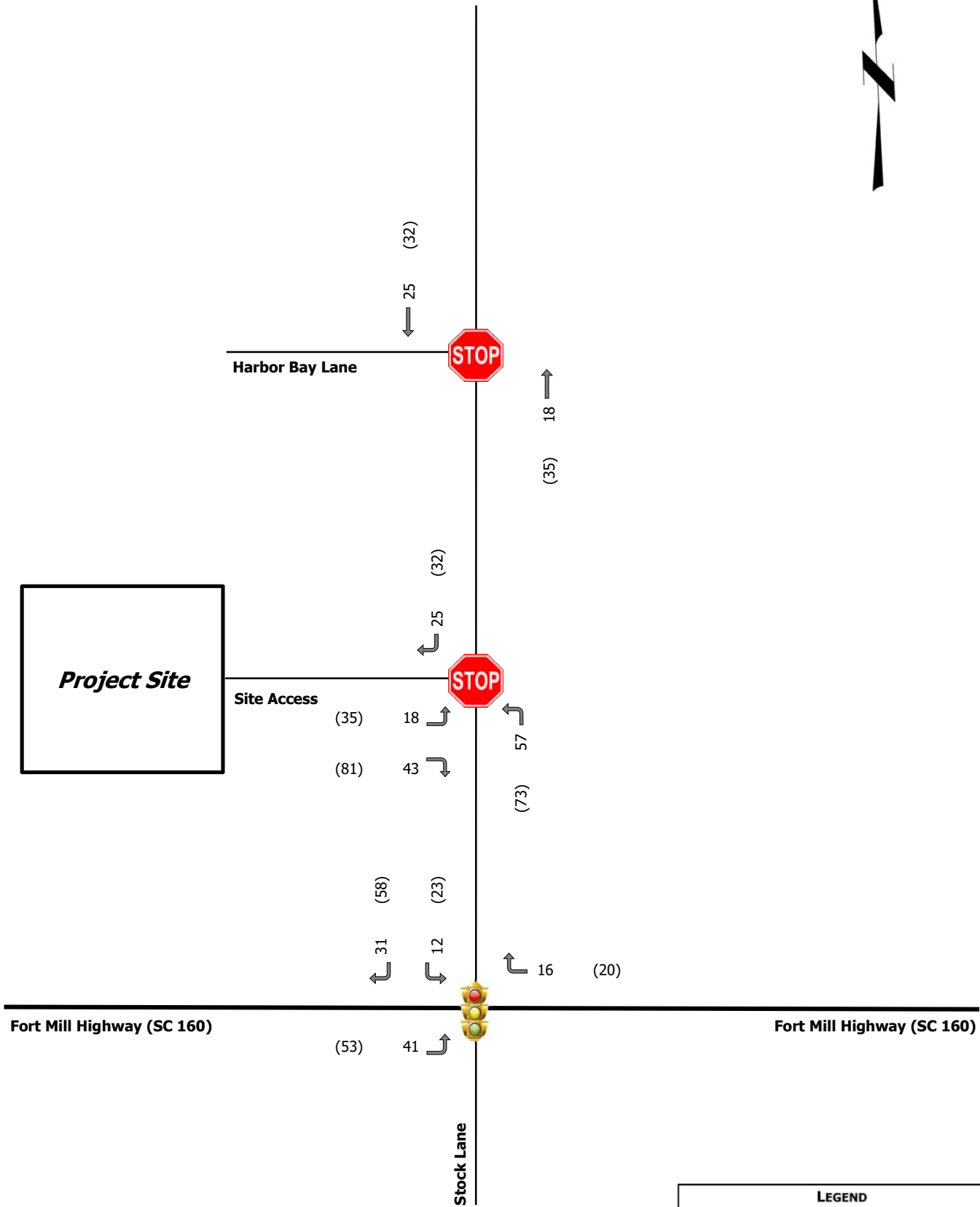
2.3. Trip Distribution & Assignment

New external traffic expected to be generated was distributed and assigned to the roadway network based on the existing patterns and surrounding land uses. The general distribution of new external project trips was assumed to be:

- 70% to/from the south via Barberville Road and
- 30% to/from the north via Barberville Road

The directional distribution assumptions are shown in Figure 5. The assignment of the project traffic is shown in Figure 6.





LEGEND	
000	- AM Peak-Hour Trip Assignment
(000)	- PM Peak-Hour Trip Assignment

3. TRAFFIC VOLUME DEVELOPMENT

3.1. Future No-Build Traffic Volumes

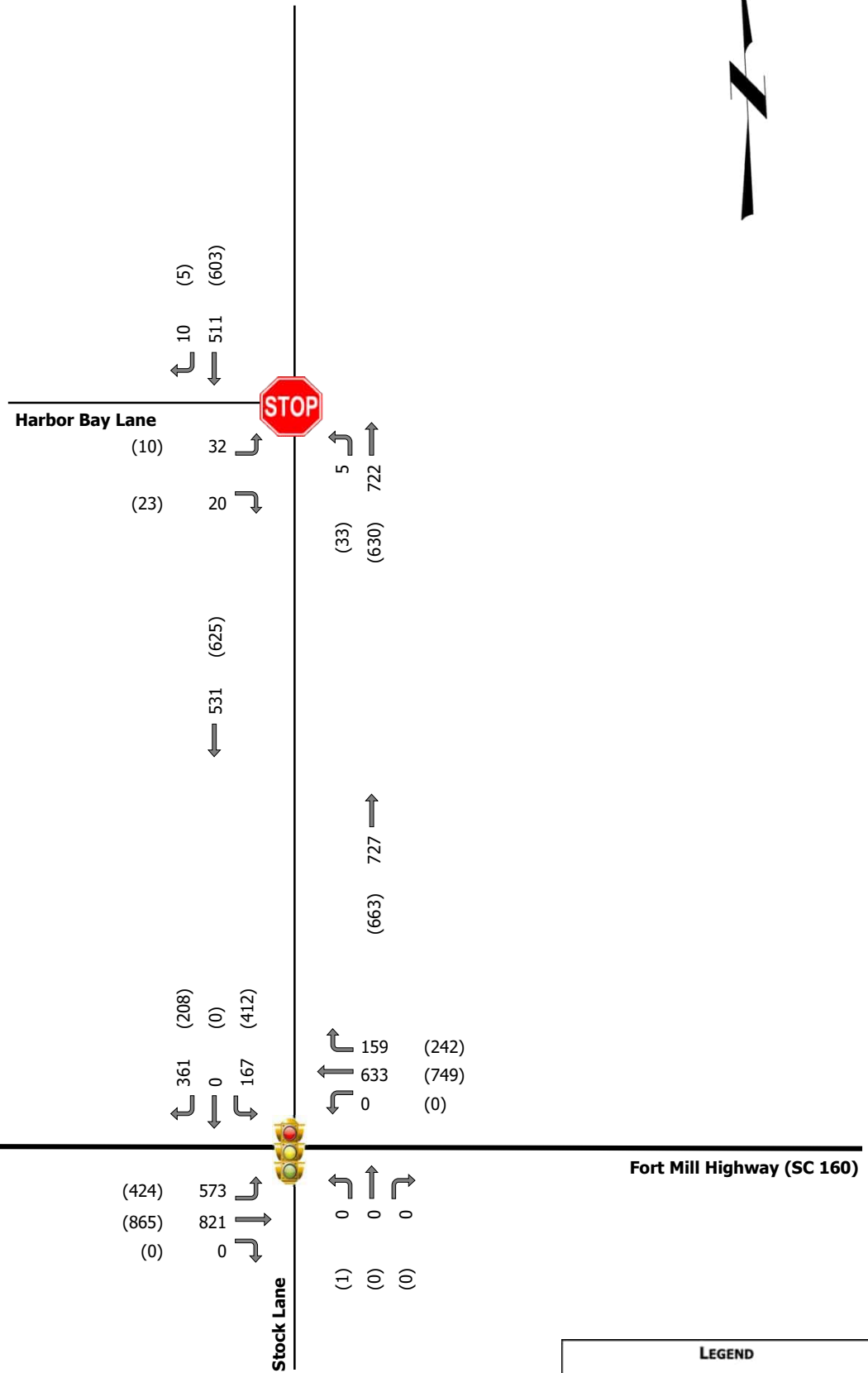
To develop an annual background growth rate for use in the analysis, count data was reviewed from the years 2017 to 2020 at SCDOT Count Station 29-0163 and 29-195. Reviewing the historic growth and observing the growth pattern in the surrounding area, a 1.0% annual growth was adopted for this study. This annual growth rate was utilized to develop the 2026 No-Build traffic volumes.

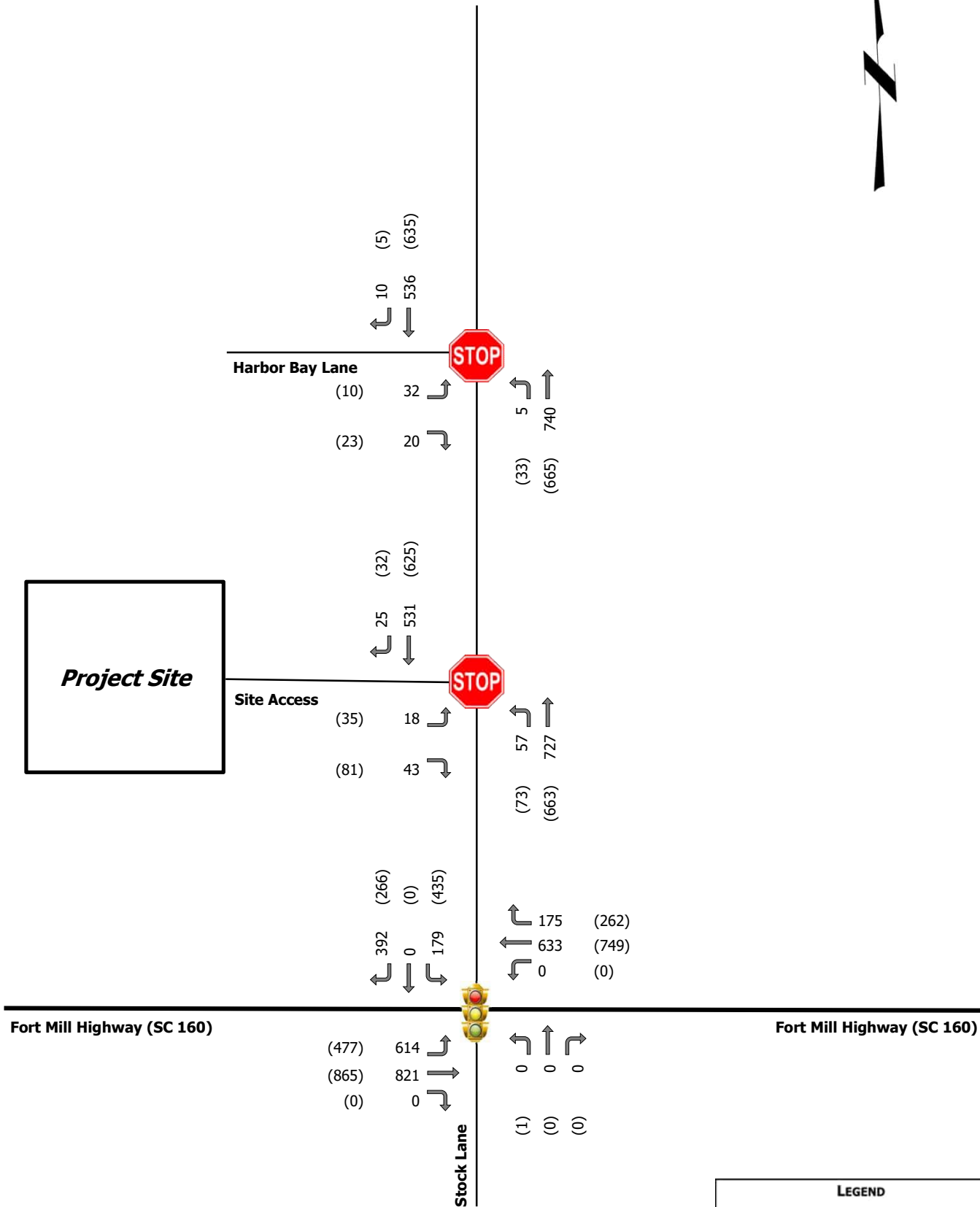
Several vested developments were considered for the study area. Site traffic from the Lodges at Indian Land, Harrisburg Road Residential (Sugar Creek), Redwood Apartments, Pettus Pond, Patterson Preserve and Patterson Lane Apartments were included in the vested trips. The vested projects include a total of 2,014 residential units expected to be completed before the Barberville Road development build out. None of the Traffic Impact Studies for these developments recommended any improvements to the Fort Mill Highway (SC 160) at Barberville Road.

The site trips from the vested developments are provided in Appendix A. The 2026 No-Build volumes are illustrated in Figure 7.

3.2. Build Out Traffic Volumes

The site generated traffic volumes were added to the 2026 No-Build traffic volumes to determine the 2026 Build volumes. The 2026 Build volumes are illustrated in Figure 8. Volume development worksheets are included in Appendix B.





LEGEND

000 - AM Peak-Hour Traffic Volumes
 (000) - PM Peak-Hour Traffic Volumes

4. TRAFFIC IMPACT ANALYSIS

4.1. Turn-Lane Analysis

Auxiliary turn-lane analyses were conducted using the 2026 Build volumes. Turn-lane analyses were considered based on the SCDOT Roadway Design Manual (RDM) Section 9.5.1.

Based on the anticipated build out volumes, a northbound left turn lane is warranted and recommended on Barberville Road at the access point. An auxiliary southbound right turn lane is not warranted. The site access should be designed to provide proper sight distances and meet SCDOT design criteria.

Turn-lane analyses are provided in Appendix D.

4.2. Intersection LOS Analysis

Intersection analyses were conducted for the study intersections considering 2023 Existing conditions, 2026 No-Build conditions, and 2026 Build conditions. This analysis was conducted using the Transportation Research Board’s *Highway Capacity Manual 6th Edition (HCM 6th Edition)* methodologies of the *Synchro*, Version 11 software.

Intersection level of service (LOS) grades range from LOS A to LOS F, which are directly related to the level of control delay at the intersection and characterize the operational conditions of the intersection traffic flow. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays and are generally considered undesirable. Table 3 summarizes the *HCM 6th Edition* control delay thresholds associated with each LOS grade for unsignalized and signalized intersections.

Table 3 – HCM 6th Edition LOS Criteria for Unsignalized and Signalized Intersections

Unsignalized Intersections		Signalized Intersections	
LOS	Control Delay per Vehicle (seconds)	LOS	Control Delay per Vehicle (seconds)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 15	B	> 10 and ≤ 20
C	> 15 and ≤ 25	C	> 20 and ≤ 35
D	> 25 and ≤ 35	D	> 35 and ≤ 55
E	> 35 and ≤ 50	E	> 55 and ≤ 80
F	> 50	F	> 80

As part of the intersection analysis, SCDOT’s default *Synchro* parameters were utilized. A constant PHF of 0.92 was applied for future year analysis. Existing heavy vehicle percentages were utilized for all analysis scenarios, with a minimum percentage of 2% considered.

Using the *Synchro* software, intersection analyses were conducted for the weekday AM peak-hour and weekday PM peak-hour time periods. A 150-foot storage northbound left turn lane was analyzed in the build conditions at the site access. The results of the intersection analyses are summarized in Table 4.

Table 4 - Unsignalized and Signalized Intersection Analysis Results

Intersection	Approach	LOS/Delay (seconds)					
		2023 Existing Conditions		2026 No-Build Conditions		2026 Build Conditions	
		AM	PM	AM	PM	AM	PM
Fort Mill Highway (SC 160) & Barberville Road (Signalized)	EB	C/34.9	C/19.2	E/66.7	C/34.0	E/76.3	D/39.6
	WB	C/20.3	C/27.4	E/64.6	F/148.5	D/51.9	F/168.0
	NB	A/0.0	E/75.5	A/0.0	F/88.7	A/0.0	F/88.7
	SB	E/70.4	F/198.9	F/84.3	F/86.2	F/105.8	F/99.2
	<i>Overall</i>	<i>D/36.5</i>	<i>E/58.8</i>	<i>E/69.5</i>	<i>F/84.3</i>	<i>E/75.7</i>	<i>F/95.8</i>
Barberville Road & Harbor Bay Drive (Unsignalized)	EB ¹	C/19.4	C/15.9	C/26.5	C/20.1	D/27.8	C/21.5
	NB ²	A/8.2	A/8.6	A/8.6	A/9.0	A/8.7	A/9.2
Barberville Road & Site Access (Unsignalized)	EB	--	--	--	--	C/20.3	D/26.9
	NB ²	--	--	--	--	A/8.9	A/9.5

¹LOS for major street left-turn movement; ²LOS for minor street approach

With construction of the project, Barberville Road & Harbor Bay Drive should continue to function adequately. The site access should include one ingress and two egress lanes (50’ storage).

The intersection of Fort Mill Highway (SC 160) at Barberville Road expected to experience delays with or without the development. Lancaster County guidelines specify that if the LOS on a principal arterial is below LOS D, then the TIS “shall identify those improvements required to ensure that development related traffic demands result in no net reduction in LOS, and identify additional improvements needed to raise the level of service on the applicable street to the adopted LOS standard.”

The signalized Fort Mill Highway & Barberville Road intersection currently operates as an LOS E, and is expected to reach LOS F in the No Build conditions. Auxiliary turn lanes are already present on SC 160 and on southbound Barberville Road. To raise the level of service on the Fort Mill

Highway (SC 160) at Barberville Road to a LOS D, additional eastbound and westbound through lanes along SC 160 would be required, along with signal timing optimization.

TIS’s for the background developments (2,000+ residential units) did not recommend widening SC 160 as part of the background conditions. The proposed development should not add significant amounts of traffic to the area. No additional improvements to the area roadways are recommended as part of this development.

If SC 160 were widened to provide a four-lane section, the LOS would be as shown in Table 5.

Table 5 - Unsignalized and Signalized Intersection Analysis Results

Intersection	Approach	LOS/Delay (seconds)	
		2026 Build Improved Conditions	
		AM	PM
Fort Mill Highway (SC 160) & Barberville Road (Signalized)	EB	C/34.5	C/27.5
	WB	C/28.6	C/33.5
	NB	A/0.0	F/88.7
	SB	E/77.8	E/73.3
	<i>Overall</i>	<i>D/41.6</i>	<i>D/40.0</i>

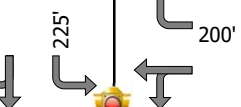
Figure 9 shows the recommended lane configuration for the Build (2026) condition. A capacity analysis summary is provided in Appendix D.



Harbor Bay Lane



Site Access



Fort Mill Highway (SC 160)

Fort Mill Highway (SC 160)



Stock Lane

LEGEND

- Improvement by Developer
- Existing Lane
- X' - Storage (In Feet)

5. SUMMARY OF FINDINGS AND RECOMMENDATIONS

A traffic impact study was conducted for the proposed Barberville Road development in accordance with SCDOT guidelines. The development is located west of Barberville Road (S-29-42) and north of SC 160 in Lancaster County, South Carolina. The development is proposed to consist of a roughly 120 student school/daycare center, 18,000 SF of retail space and 8,000 SF of office space. The site will have one access on Barberville Road, with internal connections to adjacent parcels.

Based on the anticipated build out volumes, a northbound left turn lane is warranted and recommended on Barberville Road at the access point. An auxiliary southbound right turn lane is not warranted. The site access should include one ingress and two egress lanes (50' storage) and should be designed to provide proper sight distances and meet SCDOT design criteria.

With construction of the project, Barberville Road & Harbor Bay Drive should continue to function adequately.

The intersection of Fort Mill Highway (SC 160) at Barberville Road expected to experience delays with or without the development. Lancaster County guidelines specify that if the LOS on a principal arterial is below LOS D, then the TIS "shall identify those improvements required to ensure that development related traffic demands result in no net reduction in LOS, and identify additional improvements needed to raise the level of service on the applicable street to the adopted LOS standard."

The signalized Fort Mill Highway & Barberville Road intersection currently operates as an LOS E, and is expected to reach LOS F in the No Build conditions. Auxiliary turn lanes are already present on SC 160 and on southbound Barberville Road. Raising the level of service on the Fort Mill Highway (SC 160) at Barberville Road to a LOS D would require additional eastbound and westbound through lanes along SC 160, along with signal timing optimization. TIS's for the background developments (2,000+ residential units) did not recommend widening SC 160 as part of the background conditions.

The proposed development should not add significant amounts of traffic to the area. No additional improvements to the area roadways are recommended as part of this development.

APPENDIX A

Traffic Scoping

Tahera Anjuman

From: Love, Allison C. <LoveAC@scdot.org>
Sent: Wednesday, March 29, 2023 12:43 PM
To: Tahera Anjuman
Cc: Gamble, David D.; Stephen Blackwelder
Subject: RE: Traffic Scoping for SC 160 and Barberville Road TIS Development

Good afternoon, Tahera.

I agree with the times for traffic counts. Please make sure they are recorded while school is in regular session, and not while school is out for spring break.

Please include these study intersections:

- Harbor Bay Drive/Barberville Road
- Site Access/Fortson Road
- Barberville Road/SC Highway 160/Stock Lane

Lancaster County staff can tell you about any developments in the area that have received site plan or preliminary plat approval, but have not been built.

It looks like the road into the adjacent subdivision to the north was stubbed as a cul-de-sac for connectivity between the neighborhood and this parcel. If that is the case, then the Department would support that connection, as the proposed commercial uses could be patronized by the residents without adding turn movements onto Barberville Road.

Thank you,
Allison

From: Tahera Anjuman <tanjuman@rameykemp.com>
Sent: Friday, March 24, 2023 9:11 AM
To: Love, Allison C. <LoveAC@scdot.org>
Subject: Traffic Scoping for SC 160 and Barberville Road TIS Development

***** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. *****

Good Morning Allison,

I hope you are doing well. We have a request for a proposal near SC 160 and Barberville Road in Lancaster County. Please see attached site plan. The development is proposed to consist of a roughly 120 student school/daycare Center, with additional parcels that are envisioned to include approximately 18,000 SF of retail space and 8,000 SF of office space. I am assuming the following traffic count for the project between 7-9AM and 4-6PM should be sufficient. Please let me know your thoughts and what vested developments you would like us to consider for this project. If you have any other considerations or concerns, please do let me know. I appreciate your guidance.

- SC 160 & Barberville Road (S-29-42)

Thanks,

Tahera Anjuman

From: Chanda Kirkland <CKirkland@lancastersc.net>
Sent: Friday, May 19, 2023 1:05 PM
To: Tahera Anjuman
Cc: Stephen Blackwelder
Subject: RE: Traffic Scoping for SC 160 and Barberville Road TIS Development

You don't often get email from ckirkland@lancastersc.net. [Learn why this is important](#)

Good Morning Anjuman,

Below are vested projects that may need to be included in the study.

1. The Lodges Development consisting of multi-family apartments, townhomes and cottages.
2. Sugar Creek
3. Redwood
4. Pettus Pond
5. Patterson Preserve
6. Tapestry Patterson Lane Apartments

You can use our online project portal to search the above projects to hopefully get the information you need if no the engineer contact information is also listed. Hope this information helps.

Chanda



Chanda Kirkland, *Development Service*
Coordinator
Building
Lancaster County Government
PO Box 1809
101 N Main St
Lancaster, SC 29720
P: (803) 416-9390 F: (877) 636-3035
CKirkland@lancastersc.net

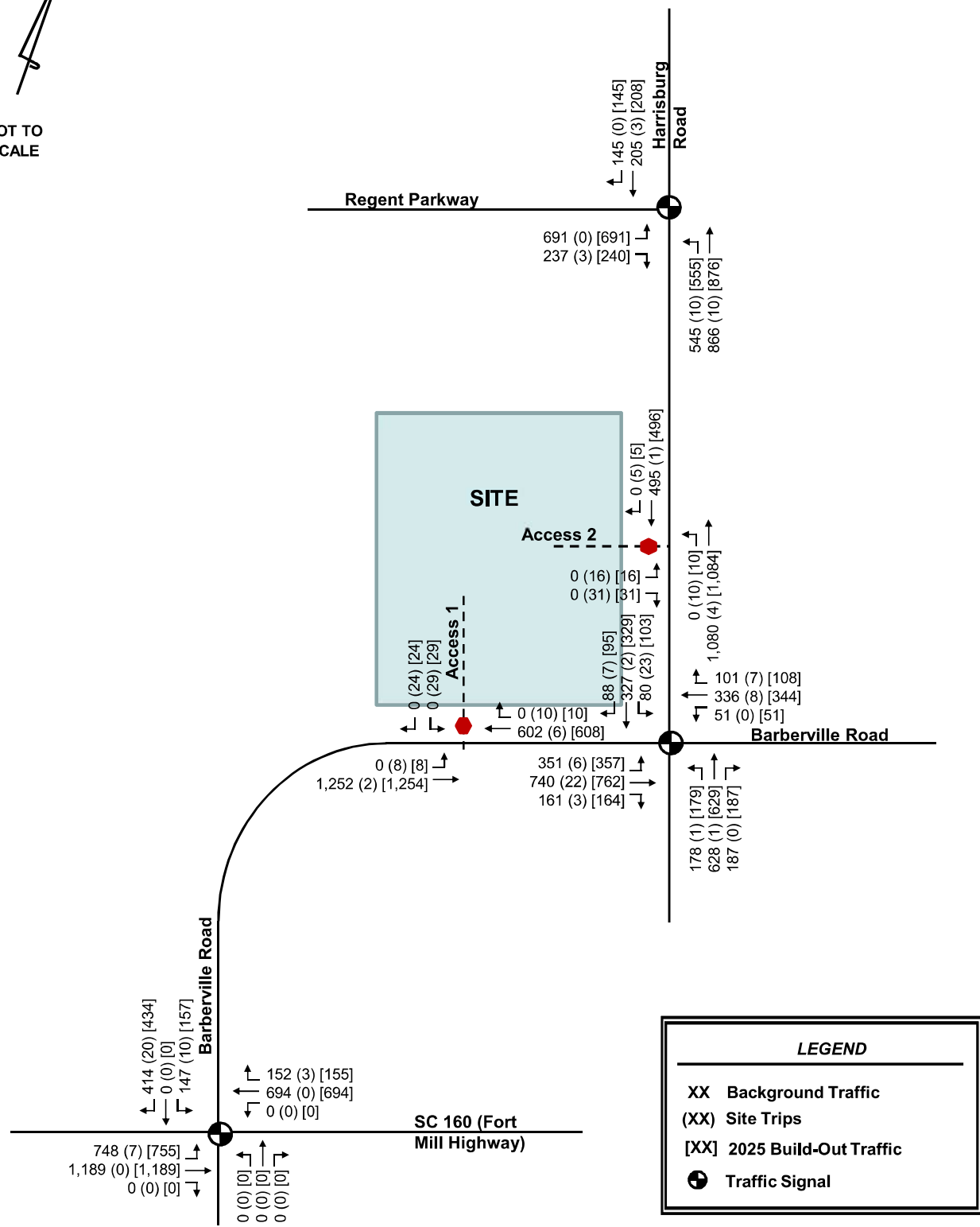
CONFIDENTIALITY NOTICE: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain private, restricted and/or legally privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of Lancaster County. Finally, the recipient should check this email and any attachments for the presence of viruses. Lancaster County accepts no liability for any damage caused by any virus transmitted by this email.

NOTICE: All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.

From: Stephen Blackwelder <sblackwelder@lancastersc.net>
Sent: Thursday, May 18, 2023 1:55 PM
To: Chanda Kirkland <CKirkland@lancastersc.net>
Subject: FW: Traffic Scoping for SC 160 and Barberville Road TIS Development

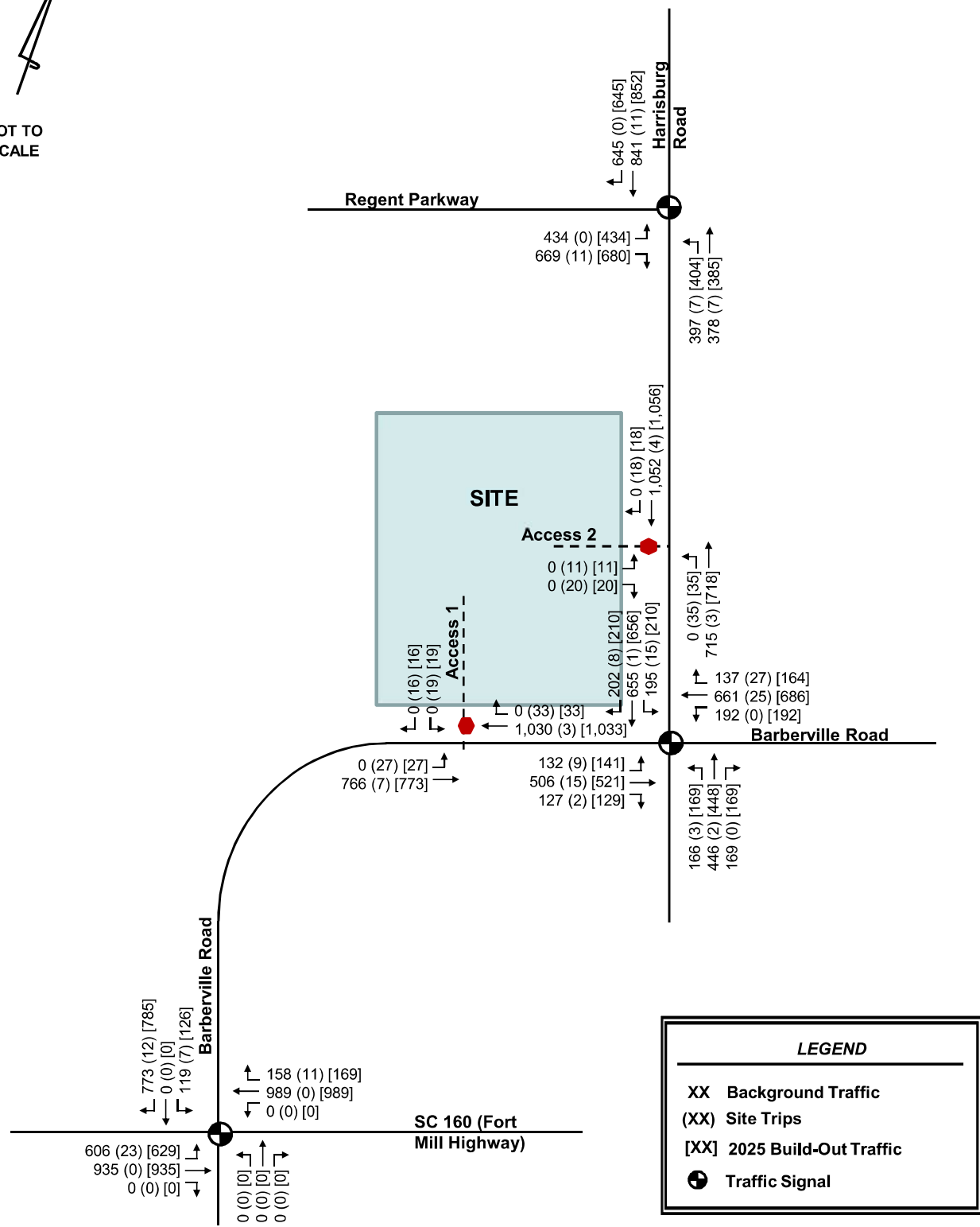


NOT TO SCALE





NOT TO SCALE



Kimley»Horn

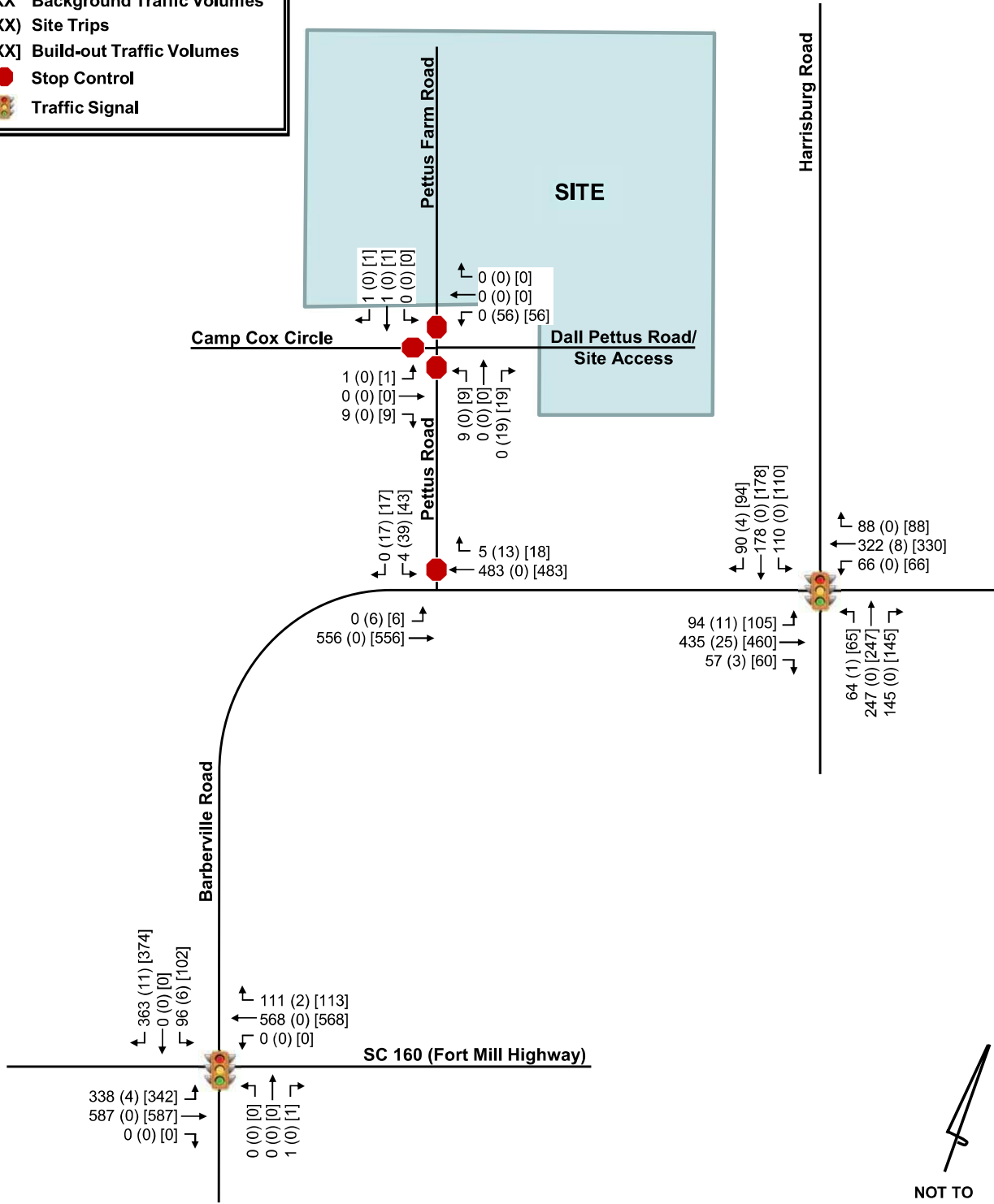
**Patterson Preserve
Traffic Impact Analysis**

**2025 Build-Out PM
Peak Hour Traffic
Volumes**

**Figure
5.3**

LEGEND

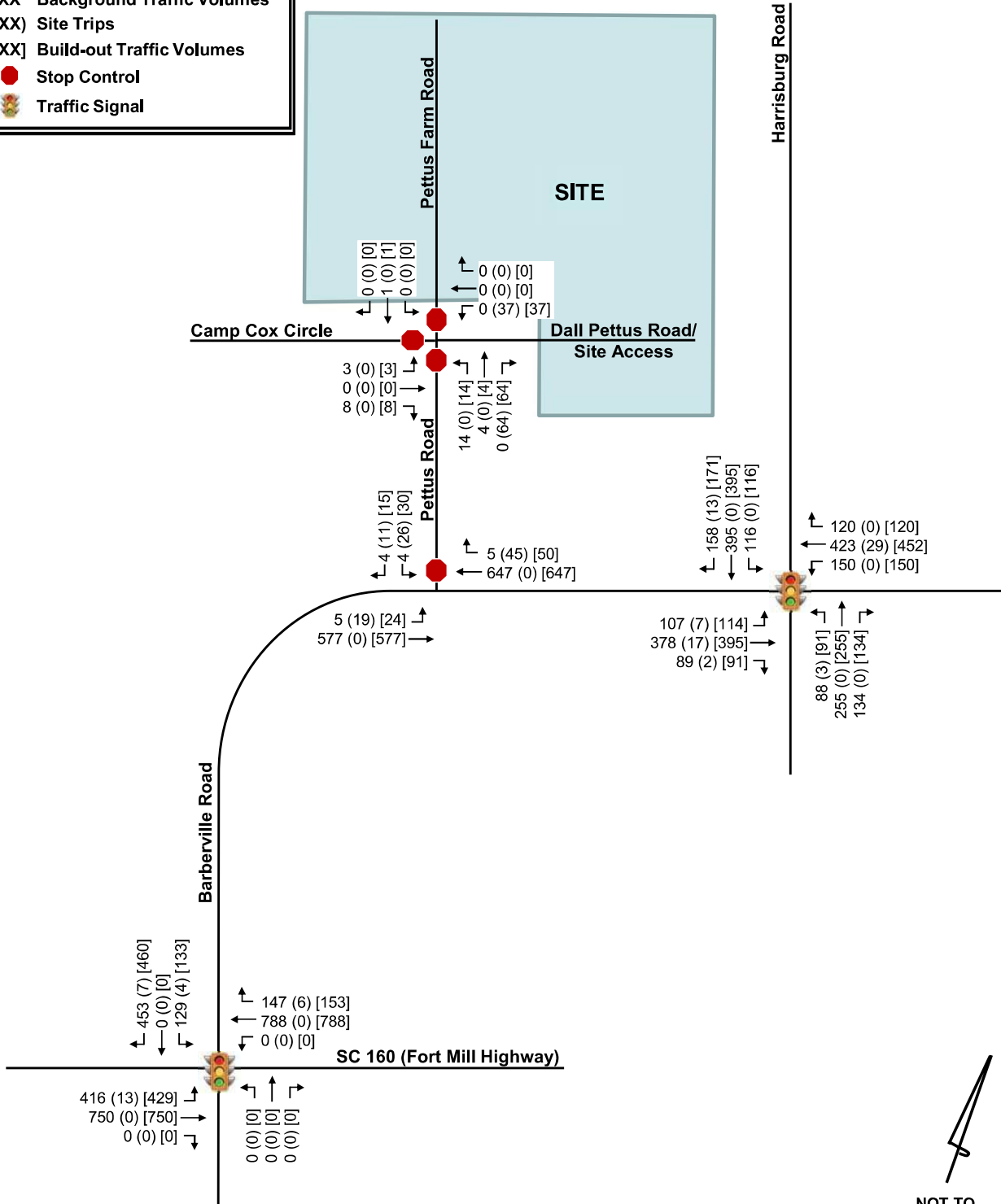
- XX Background Traffic Volumes
- (XX) Site Trips
- [XX] Build-out Traffic Volumes
- Stop Control
- 🚦 Traffic Signal



NOT TO SCALE

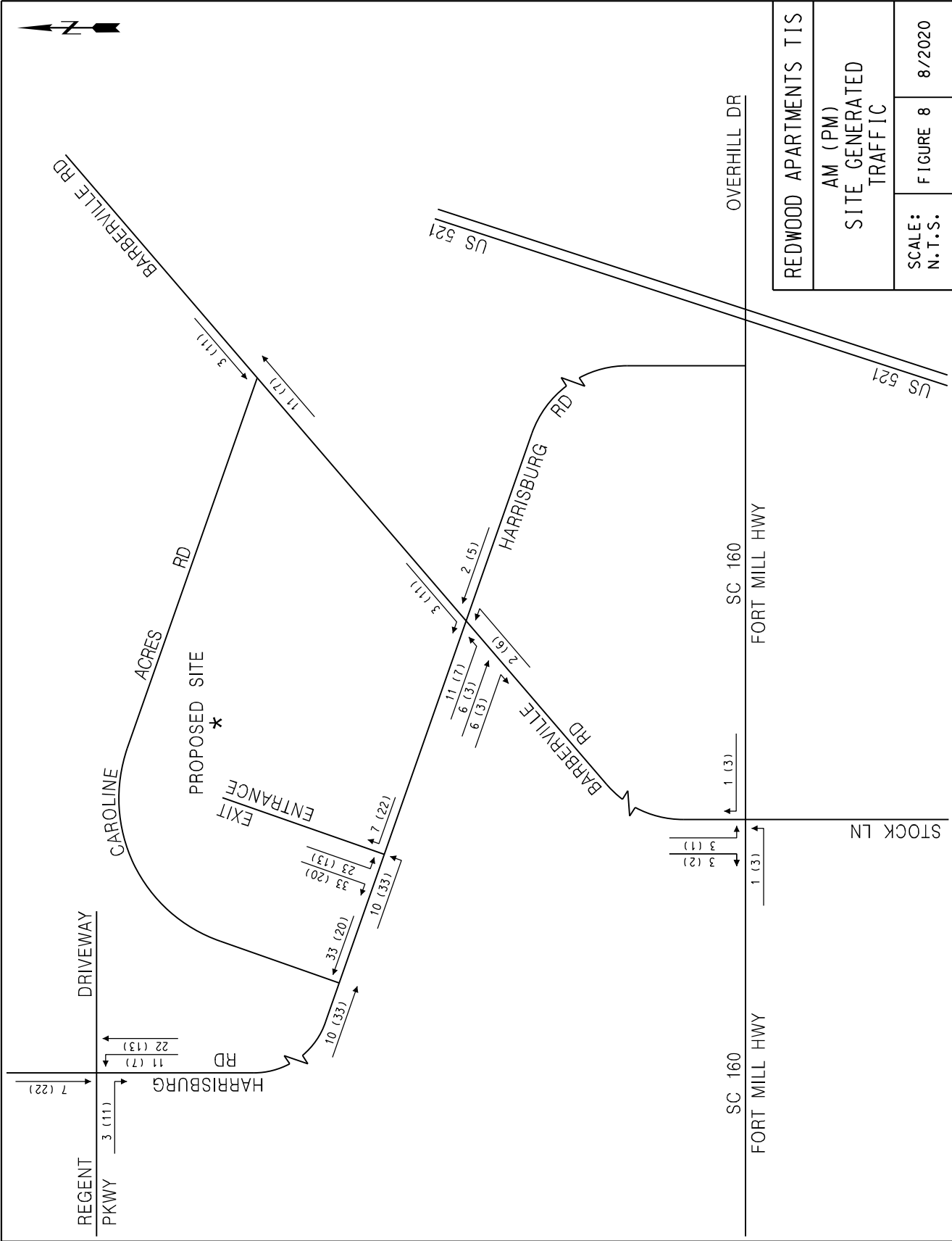
LEGEND

- XX Background Traffic Volumes
- (XX) Site Trips
- [XX] Build-out Traffic Volumes
- Stop Control
- 🚦 Traffic Signal





NOT TO SCALE

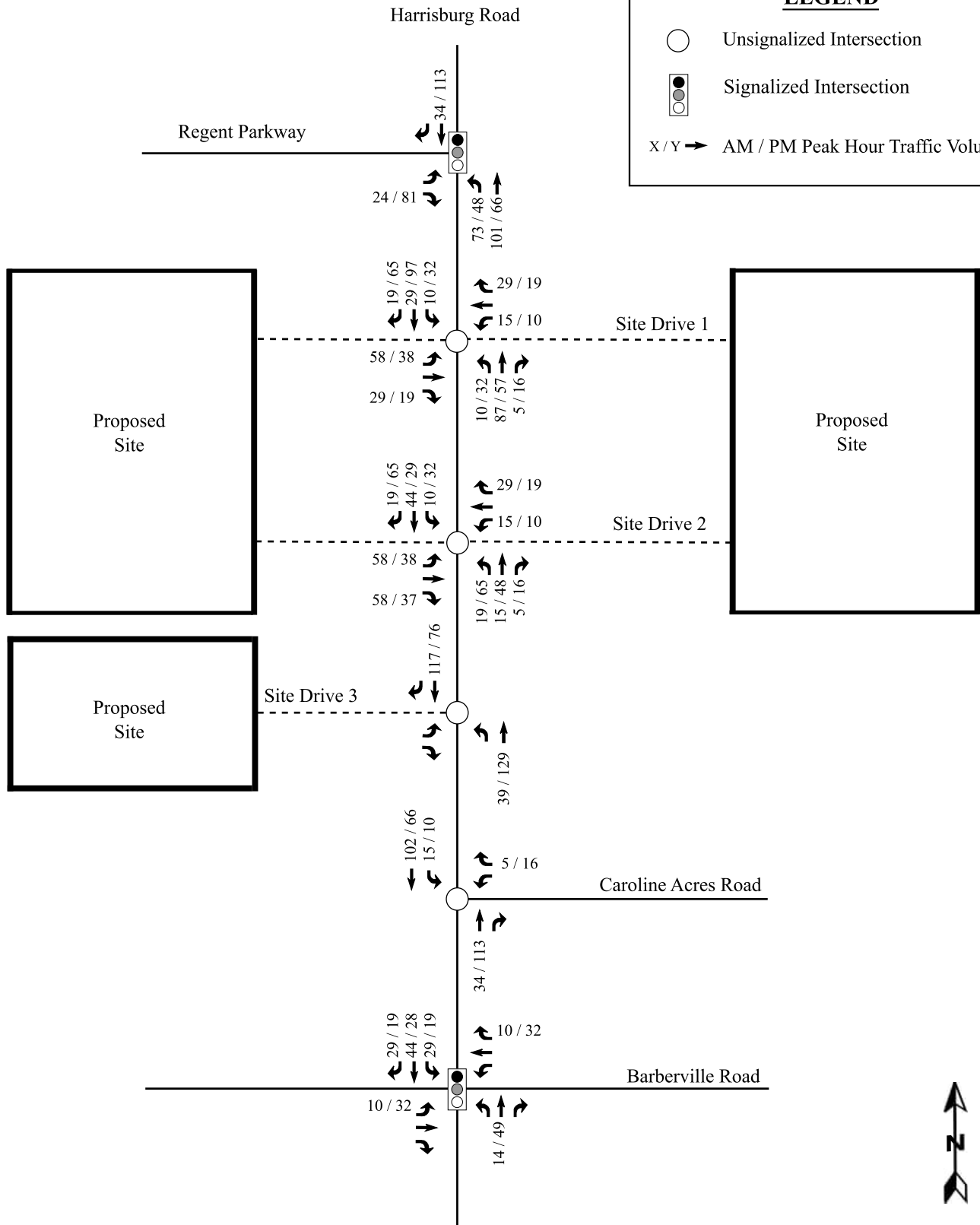
	<p>Pettus Farm Development Traffic Impact Analysis Update</p>	<p>2028 Build-out PM Peak Hour Traffic Volumes</p>	<p>Figure 5.3</p>
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G:\2020\2000060_001\Indian.Land.TIS\CADD\2020.Indian.Land.Volumes.Site.dgn
 Wednesday, August 15, 2020 AT 01:34 PM

LEGEND

-  Unsignalized Intersection
-  Signalized Intersection
- X/Y → AM / PM Peak Hour Traffic Volumes



**Harrisburg Road Residential
Lancaster County, SC**

**Single-Family Homes
Trip Assignment**

Scale: Not to Scale

Figure 7

NOT TO SCALE

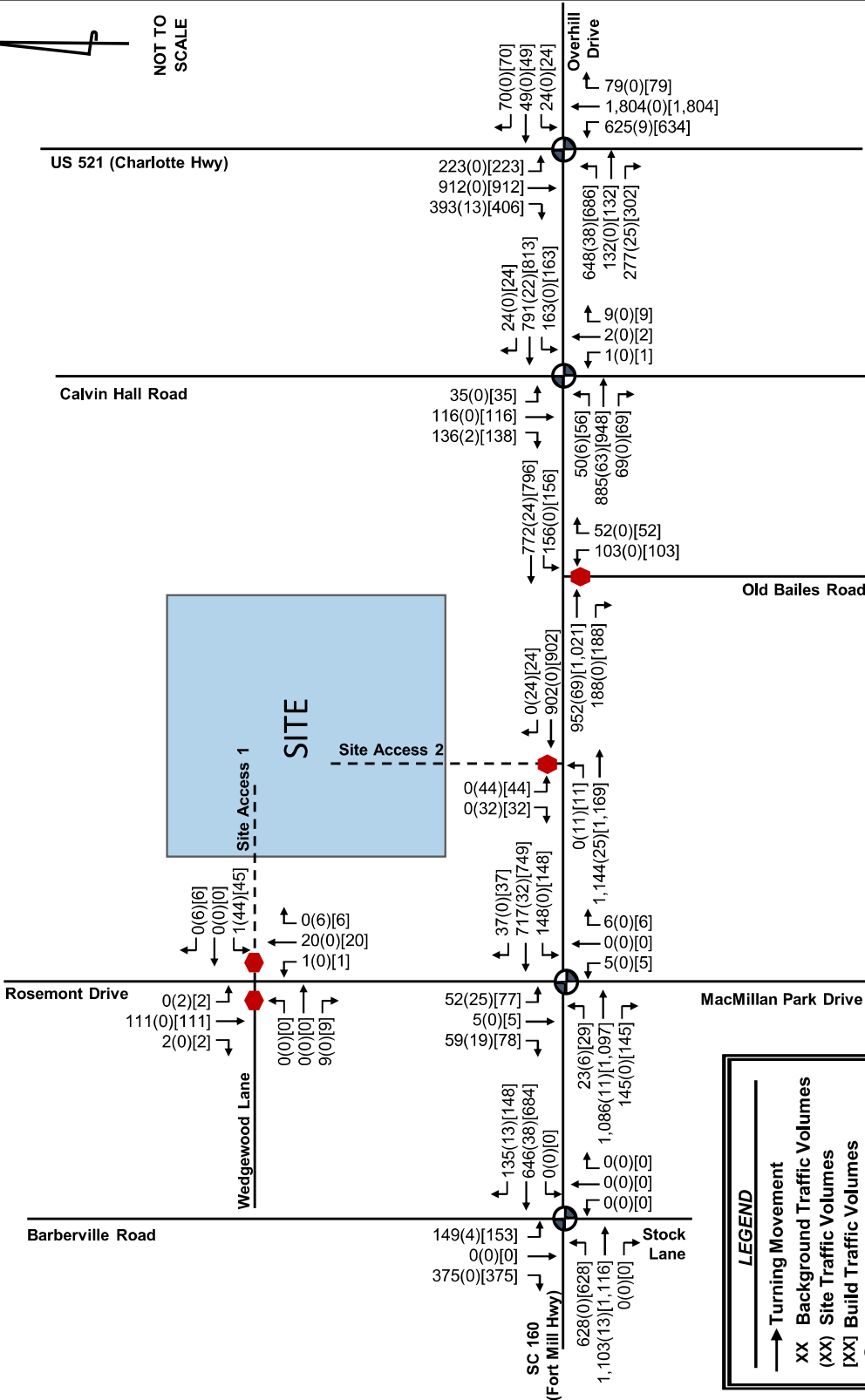


Figure 5.2

2023 Build-Out AM Peak Hour Traffic Volumes

Lodges at Indian Land Traffic Impact Analysis



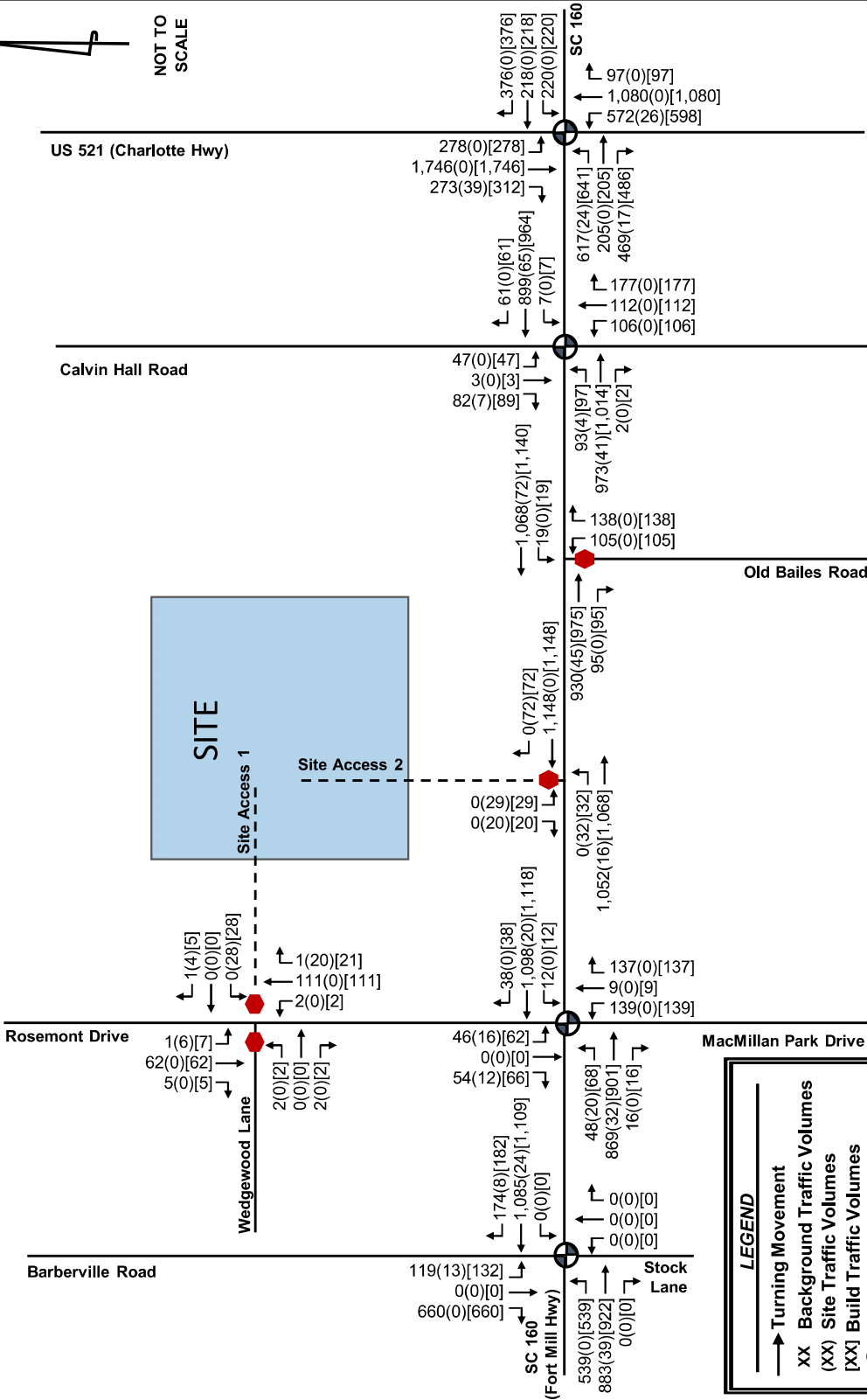
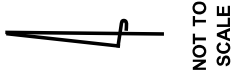


Figure 5.3

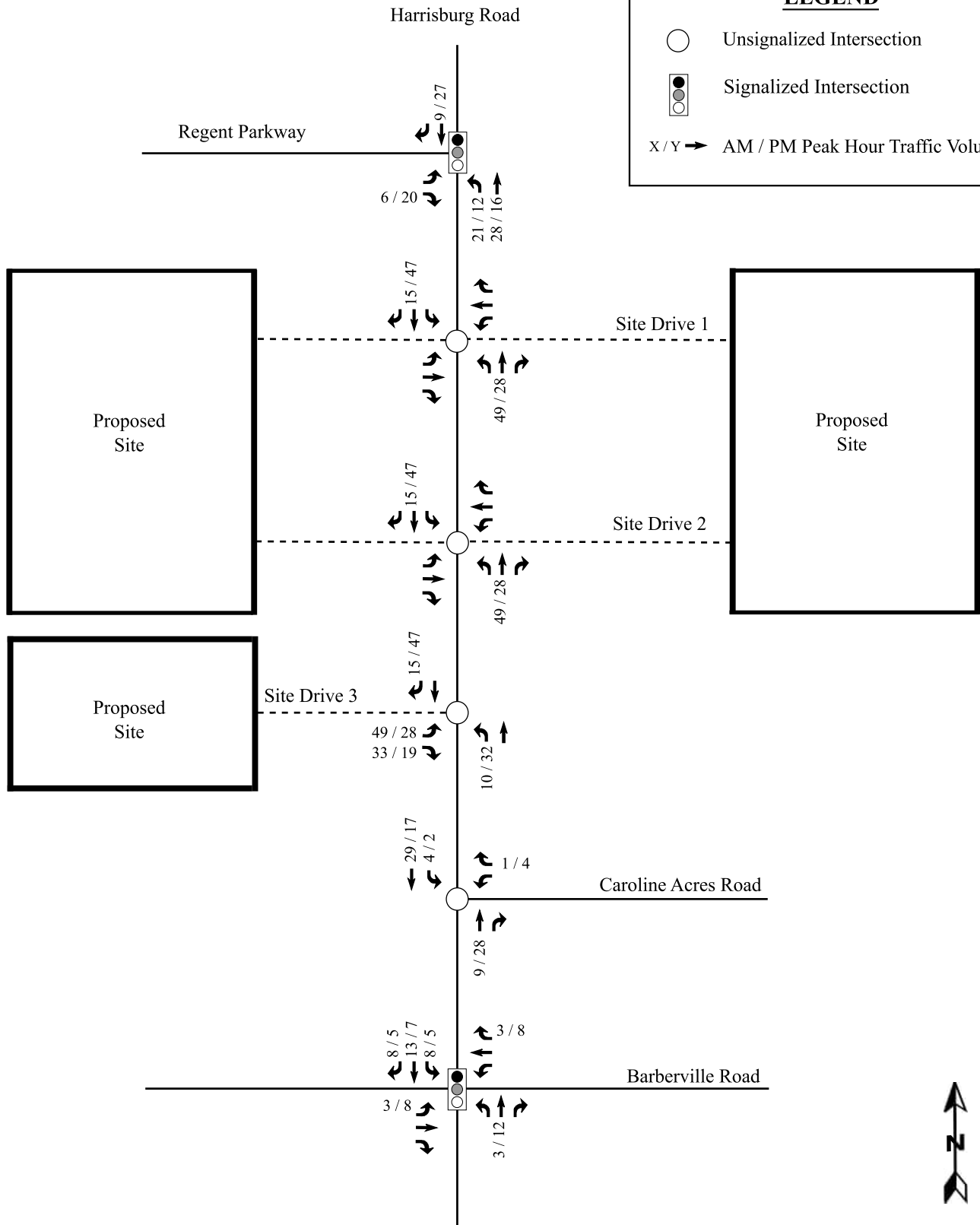
2023 Build-Out PM Peak Hour Traffic Volumes

Lodges at Indian Land Traffic Impact Analysis



LEGEND

- Unsignalized Intersection
- ◫ Signalized Intersection
- X/Y → AM / PM Peak Hour Traffic Volumes

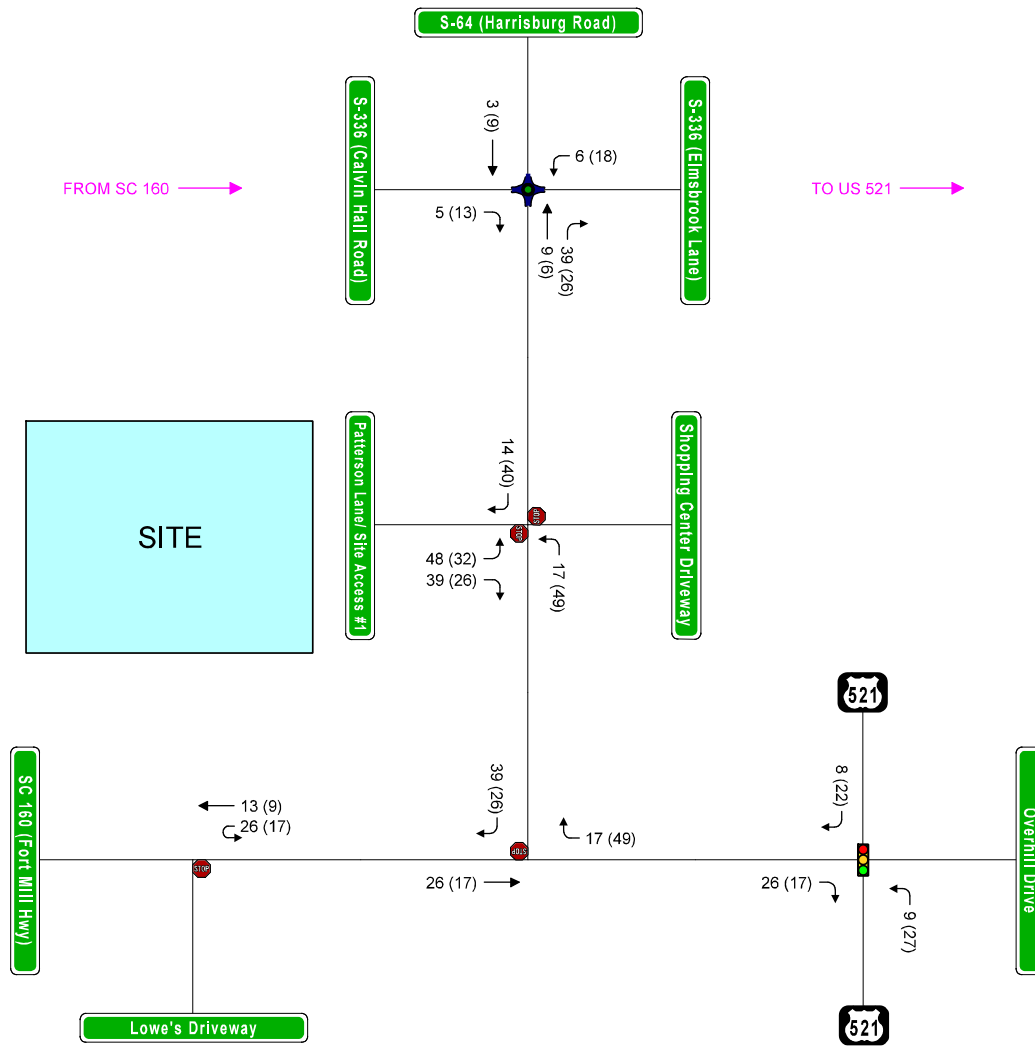


Harrisburg Road Residential
Lancaster County, SC

Townhomes
Trip Assignment

Scale: Not to Scale

Figure 8



**Patterson Lane Apartments
Indian Land, South Carolina**

Site Trips

Figure 8

Legend

- X (Y) AM and (PM) Peak Hour Volumes
- Roadway
- STOP Stop Sign
- ← Turning Movement
- Traffic Signal
- Roundabout

APPENDIX B

Traffic Count Data



(303) 216-2439
www.alltrafficdata.net

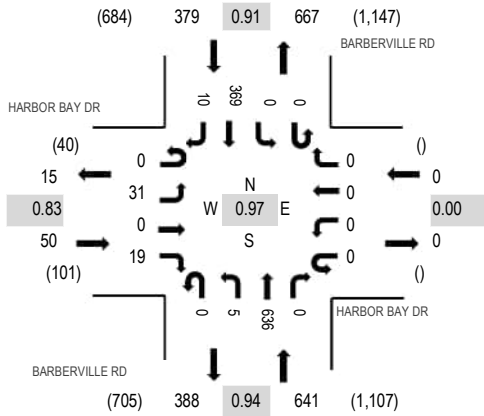
Location: 1 BARBERVILLE RD & HARBOR BAY DR AM

Date: Wednesday, May 3, 2023

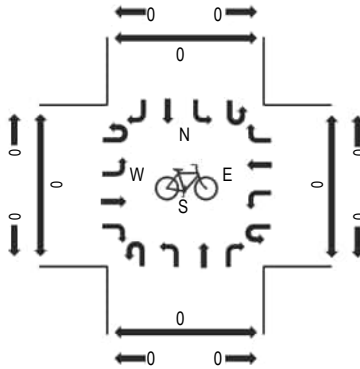
Peak Hour: 07:30 AM - 08:30 AM

Peak 15-Minutes: 08:00 AM - 08:15 AM

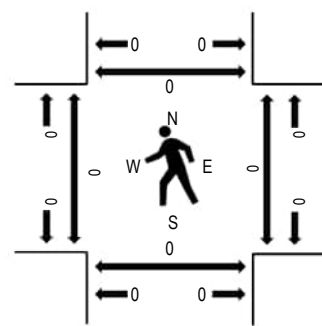
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	HARBOR BAY DR Eastbound				HARBOR BAY DR Westbound				BARBERVILLE RD Northbound				BARBERVILLE RD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	8	0	7	0	0	0	0	0	1	108	0	0	0	50	2	176	920	0	0	0	0
7:15 AM	0	11	0	3	0	0	0	0	0	0	130	0	0	0	73	4	221	1,019	0	0	0	0
7:30 AM	0	13	0	3	0	0	0	0	0	2	164	0	0	0	88	3	273	1,070	0	0	0	0
7:45 AM	0	3	0	5	0	0	0	0	0	1	147	0	0	0	91	3	250	1,019	0	0	0	0
8:00 AM	0	7	0	7	0	0	0	0	0	1	156	0	0	0	103	1	275	972	0	0	0	0
8:15 AM	0	8	0	4	0	0	0	0	0	1	169	0	0	0	87	3	272		0	0	0	0
8:30 AM	0	7	0	7	0	0	0	0	0	7	110	0	0	0	86	5	222		0	0	0	0
8:45 AM	0	0	0	8	0	0	0	0	0	4	106	0	0	0	83	2	203		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	6	0	0	0	1	0	7
Lights	0	31	0	19	0	0	0	0	0	5	621	0	0	0	354	10	1,040
Mediums	0	0	0	0	0	0	0	0	0	0	9	0	0	0	14	0	23
Total	0	31	0	19	0	0	0	0	0	5	636	0	0	0	369	10	1,070

Heavy Vehicle Percentage and Peak Hour Factor

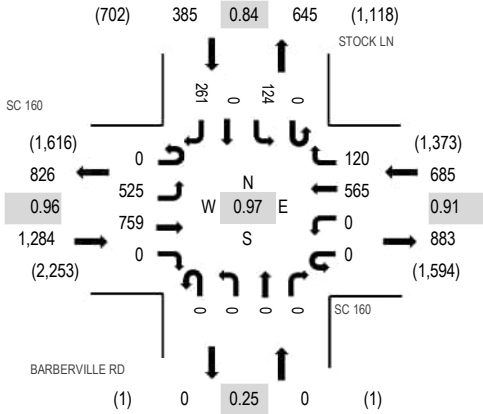
	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %	0.0%				0.0%				0.9%				0.3%				0.7%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	0.3%	0.0%	0.7%
Peak Hour Factor	0.83				0.00				0.94				0.91				0.97
Peak Hour Factor	0.00	0.67	0.00	0.81	0.00	0.00	0.00	0.00	0.00	0.46	0.94	0.00	0.00	0.00	0.90	0.60	0.97



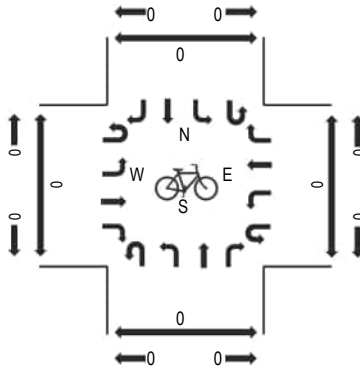
(303) 216-2439
www.alltrafficdata.net

Location: 2 BARBERVILLE RD & SC 160 AM
Date: Wednesday, May 3, 2023
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 08:15 AM - 08:30 AM

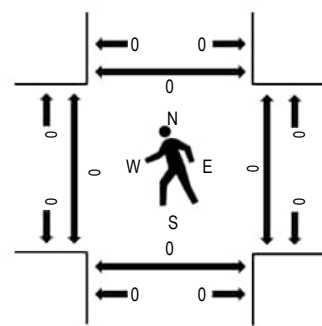
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SC 160 Eastbound				SC 160 Westbound				BARBERVILLE RD Northbound				STOCK LN Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	84	107	1	0	0	126	29	0	0	0	0	0	12	0	39	398	2,066	0	0	0	0
7:15 AM	0	112	137	0	0	0	153	25	0	1	0	0	0	23	0	55	506	2,254	0	0	0	0
7:30 AM	0	141	169	0	0	0	137	31	0	0	0	0	0	29	0	61	568	2,354	0	0	0	0
7:45 AM	0	111	206	0	0	0	156	27	0	0	0	0	0	36	0	58	594	2,307	0	0	0	0
8:00 AM	0	140	183	0	0	0	124	21	0	0	0	0	0	40	0	78	586	2,263	0	0	0	0
8:15 AM	0	133	201	0	0	0	148	41	0	0	0	0	0	19	0	64	606		0	0	0	0
8:30 AM	0	92	161	0	0	0	145	23	0	0	0	0	0	40	0	60	521		0	0	0	0
8:45 AM	0	73	202	0	0	0	152	35	0	0	0	0	0	29	0	59	550		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	5	6	0	0	0	7	0	0	0	0	0	0	0	0	1	19
Lights	0	517	746	0	0	0	543	114	0	0	0	0	0	118	0	252	2,290
Mediums	0	3	7	0	0	0	15	6	0	0	0	0	0	6	0	8	45
Total	0	525	759	0	0	0	565	120	0	0	0	0	0	124	0	261	2,354

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %	0.9%				1.0%				0.0%				0.3%				0.8%
Heavy Vehicle %	0.0%	1.0%	0.8%	0.0%	0.0%	0.0%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.8%
Peak Hour Factor	0.96				0.91				0.25				0.84				0.97
Peak Hour Factor	0.00	0.93	0.92	0.25	0.00	0.00	0.92	0.73	0.00	0.25	0.00	0.00	0.00	0.84	0.00	0.84	0.97



(303) 216-2439
www.alltrafficdata.net

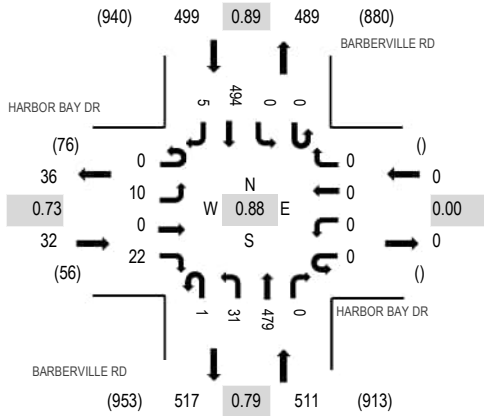
Location: 1 BARBERVILLE RD & HARBOR BAY DR PM

Date: Wednesday, May 3, 2023

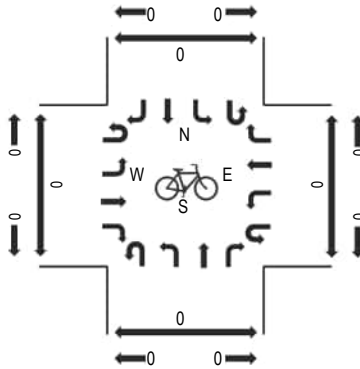
Peak Hour: 05:00 PM - 06:00 PM

Peak 15-Minutes: 05:45 PM - 06:00 PM

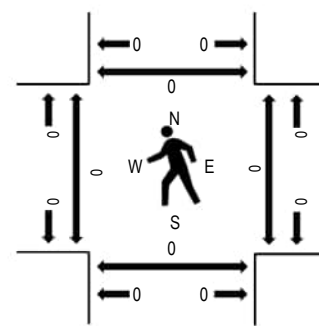
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	HARBOR BAY DR Eastbound				HARBOR BAY DR Westbound				BARBERVILLE RD Northbound				BARBERVILLE RD Southbound				Total	Rolling Hour	Pedestrian Crossings				
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North	
4:00 PM	0	1	0	4	0	0	0	0	0	4	83	0	0	0	0	83	4	179	867	0	0	0	0
4:15 PM	0	3	0	7	0	0	0	0	0	10	103	0	0	0	0	114	2	239	939	0	0	0	0
4:30 PM	0	4	0	2	0	0	0	0	0	4	98	0	0	0	0	84	8	200	943	0	0	0	0
4:45 PM	0	1	0	2	0	0	0	0	0	2	98	0	0	0	0	140	6	249	996	0	0	0	0
5:00 PM	0	3	0	6	0	0	0	0	0	7	96	0	0	0	0	137	2	251	1,042	0	0	0	0
5:15 PM	0	2	0	9	0	0	0	0	0	8	115	0	0	0	0	108	1	243		0	0	0	0
5:30 PM	0	4	0	1	0	0	0	0	1	7	116	0	0	0	0	123	1	253		0	0	0	0
5:45 PM	0	1	0	6	0	0	0	0	0	9	152	0	0	0	0	126	1	295		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0	3
Lights	0	10	0	20	0	0	0	0	1	31	472	0	0	0	483	5	1,022
Mediums	0	0	0	2	0	0	0	0	0	0	6	0	0	0	9	0	17
Total	0	10	0	22	0	0	0	0	1	31	479	0	0	0	494	5	1,042

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %	0.0%				0.0%				0.2%				0.4%				0.3%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.4%	0.0%	0.3%
Peak Hour Factor	0.73				0.00				0.79				0.89				0.88
Peak Hour Factor	0.00	0.69	0.00	0.61	0.00	0.00	0.00	0.00	0.25	0.86	0.79	0.00	0.00	0.00	0.91	0.63	0.88



(303) 216-2439
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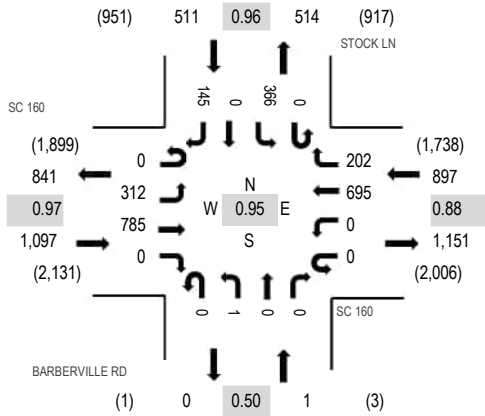
Location: 2 BARBERVILLE RD & SC 160 PM

Date: Wednesday, May 3, 2023

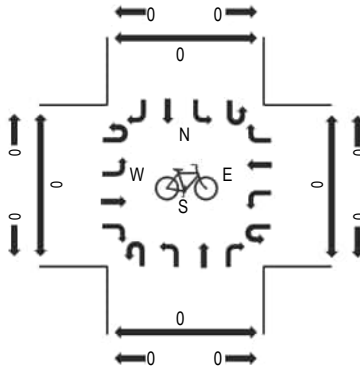
Peak Hour: 05:00 PM - 06:00 PM

Peak 15-Minutes: 05:45 PM - 06:00 PM

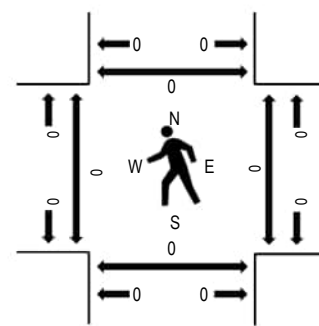
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SC 160 Eastbound				SC 160 Westbound				BARBERVILLE RD Northbound				STOCK LN Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	71	178	1	0	0	166	24	0	1	0	0	0	23	0	71	535	2,317	0	0	0	0
4:15 PM	0	70	193	0	0	0	196	32	0	0	1	0	0	22	0	83	597	2,366	0	0	0	0
4:30 PM	0	78	180	0	0	0	157	31	0	0	0	0	0	30	0	75	551	2,413	0	0	0	0
4:45 PM	0	65	198	0	0	0	204	31	0	0	0	0	0	31	0	105	634	2,478	0	0	0	0
5:00 PM	0	75	183	0	0	0	166	35	0	0	0	0	0	71	0	54	584	2,506	0	0	0	0
5:15 PM	0	70	209	0	0	0	190	48	0	0	0	0	0	96	0	31	644		0	0	0	0
5:30 PM	0	84	194	0	0	0	158	45	0	1	0	0	0	104	0	30	616		0	0	0	0
5:45 PM	0	83	199	0	0	0	181	74	0	0	0	0	0	95	0	30	662		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	1	3	0	0	0	4	0	0	0	0	0	0	1	0	1	10
Lights	0	308	775	0	0	0	687	200	0	1	0	0	0	358	0	143	2,472
Mediums	0	3	7	0	0	0	4	2	0	0	0	0	0	7	0	1	24
Total	0	312	785	0	0	0	695	202	0	1	0	0	0	366	0	145	2,506

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %	0.4%				0.4%				0.0%				0.4%				0.4%
Heavy Vehicle %	0.0%	0.3%	0.4%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.7%	0.4%
Peak Hour Factor	0.97				0.88				0.50				0.96				0.95
Peak Hour Factor	0.00	0.93	0.94	0.25	0.00	0.00	0.89	0.68	0.00	0.25	0.25	0.00	0.00	0.88	0.00	0.80	0.95

APPENDIX C

Traffic Volume Development Worksheets and ITE Trip Generation Worksheets

INTERSECTION TRAFFIC VOLUME DEVELOPMENT

Fort Mill Highway & Barberville Road

TRAFFIC CONTROL: Signalized

DATE COUNTED: Wednesday, May 3, 2023

AM PEAK HOUR (7:30-8:30 AM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2023 TRAFFIC VOLUMES	525	759	0	0	565	120	0	0	0	124	0	261
Heavy Vehicle Percentage	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Years To Buildout (2026)	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	16	23	0	0	17	4	0	0	0	4	0	8
Vested Trips (The Lodges)	0	13			38	13				4		0
Vested Trips (Sugar Creek)	10					8				8		29
Vested Trips (Redwood)	1					1				3		3
Vested Trips (Pettus Pond)	4					2				6		11
Vested Trips (Patterson Preserve)	7					3				10		20
Vested Trips (Patterson Lane Apartments)		26			13							
Vested Traffic Volumes	22	39			51	27				31		63
2026 NO-BUILD TRAFFIC VOLUMES	573	821	0	0	633	159	0	0	0	167	0	361
Inbound Trip Distribution Percentage	50%					20%						
Outbound Trip Distribution Percentage										20%		50%
Inbound New Project Traffic	41					16						
Outbound New Project Traffic										12		31
Pass-By Project Traffic												
Total New Project Traffic	41					16				12		31
2026 BUILD TRAFFIC VOLUMES	614	821	0	0	633	175	0	0	0	179	0	392

PM PEAK HOUR (5:00-6:00 PM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2023 TRAFFIC VOLUMES	312	785	0	0	695	202	1	0	0	366	0	145
Heavy Vehicle Percentage	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Years To Buildout (2026)	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	9	24	0	0	21	6	0	0	0	11	0	4
Vested Trips (The Lodges)	0	39			24	8				13		0
Vested Trips (Sugar Creek)	32					3				5		19
Vested Trips (Redwood)	3					3				1		2
Vested Trips (Pettus Pond)	13					6				4		7
Vested Trips (Patterson Preserve)	23					11				7		12
Vested Trips (Patterson Lane Apartments)		17			9							
Vested Traffic Volumes	71	56			33	31				30		40
2026 NO-BUILD TRAFFIC VOLUMES	424	865	0	0	749	242	1	0	0	412	0	208
Inbound Trip Distribution Percentage	50%					20%						
Outbound Trip Distribution Percentage										20%		50%
Inbound New Project Traffic	53					20						
Outbound New Project Traffic										23		58
Pass-by Project Traffic												
Total New Project Traffic	53					20				23		58
2026 BUILD TRAFFIC VOLUMES	477	865	0	0	749	262	1	0	0	435	0	266

Moving forward.



INTERSECTION TRAFFIC VOLUME DEVELOPMENT

Barberville Road & Harbor Bay Drive

TRAFFIC CONTROL: Unsignalized

DATE COUNTED: Wednesday, May 3, 2023

AM PEAK HOUR (7:30-8:30 AM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2023 TRAFFIC VOLUMES	31	0	19	0	0	0	5	636	0	0	369	10
Heavy Vehicle Percentage	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Years To Buildout (2026)	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	1	0	1	0	0	0	0	19	0	0	11	0
Vested Trips (The Lodges)								13			4	
Vested Trips (Sugar Creek)								18			37	
Vested Trips (Redwood)								2			6	
Vested Trips (Pettus Pond)								6			17	
Vested Trips (Patterson Preserve)								10			30	
Vested Trips (Patterson Lane Apartments)								0			0	
Vested Traffic Volumes								49			94	
2026 NO-BUILD TRAFFIC VOLUMES	32	0	20	0	0	0	5	722	0	0	511	10
Inbound Trip Distribution Percentage											30%	
Outbound Trip Distribution Percentage								30%				
Inbound New Project Traffic											25	
Outbound New Project Traffic								18				
Pass-By Project Traffic												
Total New Project Traffic								18			25	
2026 BUILD TRAFFIC VOLUMES	32	0	20	0	0	0	5	740	0	0	536	10

PM PEAK HOUR (5:00-6:00 PM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2023 TRAFFIC VOLUMES	10	0	22	0	0	0	32	479	0	0	494	5
Heavy Vehicle Percentage	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Years To Buildout (2026)	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	0	0	1	0	0	0	1	14	0	0	15	0
Vested Trips (The Lodges)								8			13	
Vested Trips (Sugar Creek)								35			24	
Vested Trips (Redwood)								6			3	
Vested Trips (Pettus Pond)								19			11	
Vested Trips (Patterson Preserve)								34			19	
Vested Trips (Patterson Lane Apartments)								0			0	
Vested Traffic Volumes								102			70	
2026 NO-BUILD TRAFFIC VOLUMES	10	0	23	0	0	0	33	630	0	0	603	5
Inbound Trip Distribution Percentage											30%	
Outbound Trip Distribution Percentage								30%				
Inbound New Project Traffic											32	
Outbound New Project Traffic								35				
Pass-by Project Traffic												
Total New Project Traffic								35			32	
2026 BUILD TRAFFIC VOLUMES	10	0	23	0	0	0	33	665	0	0	635	5

Moving forward.



INTERSECTION TRAFFIC VOLUME DEVELOPMENT

Barberville Road & Fortson Road/ Site Access

TRAFFIC CONTROL: Unsignalized

DATE COUNTED:

AM PEAK HOUR (7:30-8:30 AM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2023 TRAFFIC VOLUMES	0	0	0	0	0	0	0	641	0	0	388	0
Heavy Vehicle Percentage	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Years To Buildout (2026)	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	0	0	0	0	0	0	0	19	0	0	12	0
Vested Trips (The Lodges)								13			4	
Vested Trips (Sugar Creek)								18			37	
Vested Trips (Redwood)								2			6	
Vested Trips (Pettus Pond)								6			17	
Vested Trips (Patterson Preserve)								10			30	
Vested Trips (Patterson Lane Apartments)								0			0	
Vested Traffic Volumes								49			94	
2026 NO-BUILD TRAFFIC VOLUMES	0	0	0	0	0	0	0	727	0	0	531	0
Inbound Trip Distribution Percentage							70%					30%
Outbound Trip Distribution Percentage	30%		70%									
Inbound New Project Traffic							57					25
Outbound New Project Traffic	18		43									
Pass-By Project Traffic												
Total New Project Traffic	18		43				57					25
2026 BUILD TRAFFIC VOLUMES	18	0	43	0	0	0	57	727	0	0	531	25

PM PEAK HOUR (5:00-6:00 PM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2023 TRAFFIC VOLUMES	0	0	0	0	0	0	0	511	0	0	516	0
Heavy Vehicle Percentage	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Years To Buildout (2026)	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	0	0	0	0	0	0	0	15	0	0	15	0
Vested Trips (The Lodges)								8			13	
Vested Trips (Sugar Creek)								35			24	
Vested Trips (Redwood)								6			3	
Vested Trips (Pettus Pond)								19			11	
Vested Trips (Patterson Preserve)								34			19	
Vested Trips (Patterson Lane Apartments)								0			0	
Vested Traffic Volumes								102			70	
2026 NO-BUILD TRAFFIC VOLUMES	0	0	0	0	0	0	0	663	0	0	625	0
Inbound Trip Distribution Percentage							70%					30%
Outbound Trip Distribution Percentage	30%		70%									
Inbound New Project Traffic							73					32
Outbound New Project Traffic	35		81									
Pass-by Project Traffic												
Total New Project Traffic	35		81				73					32
2026 BUILD TRAFFIC VOLUMES	35	0	81	0	0	0	73	663	0	0	625	32

Moving forward.



Day Care Center (565)

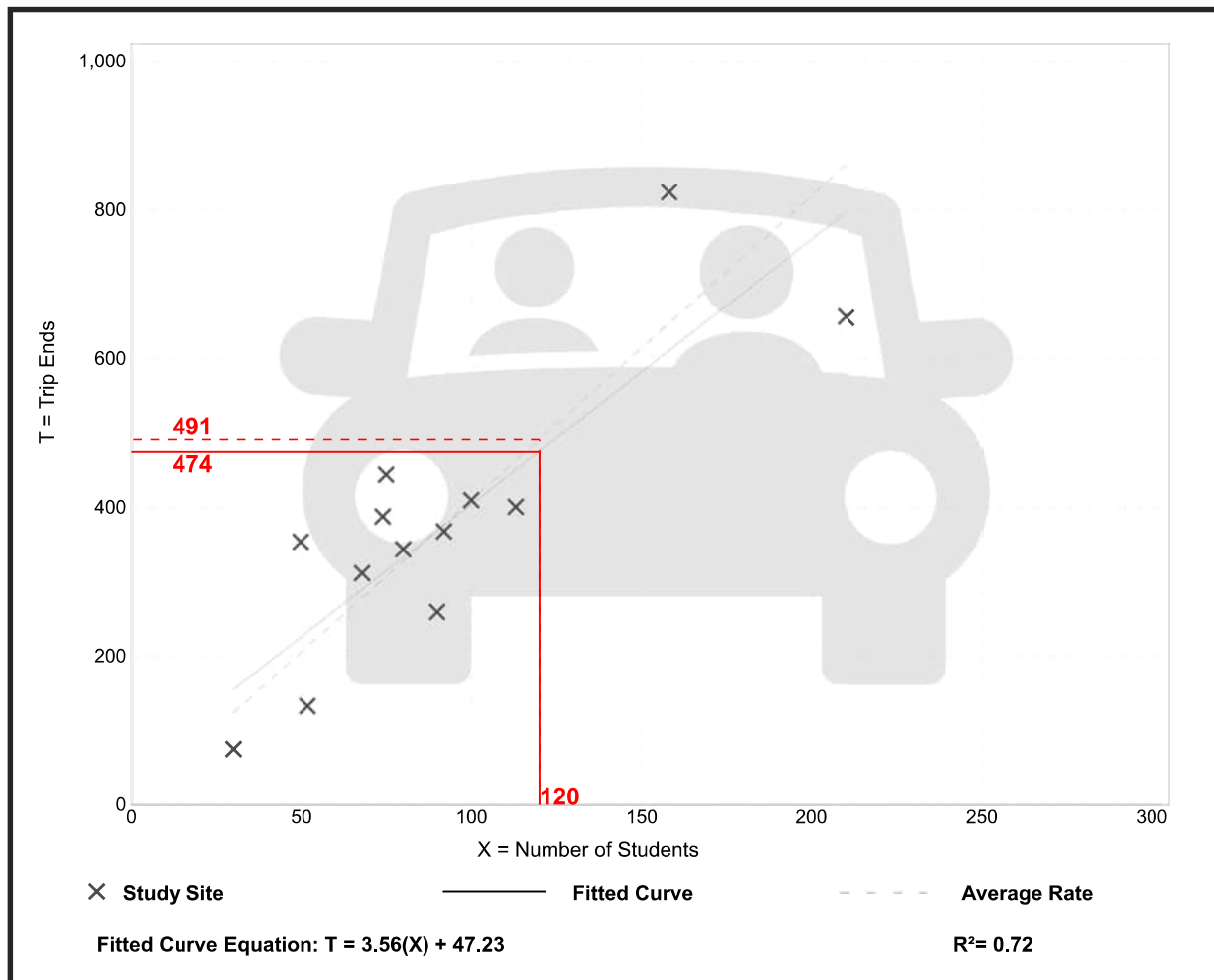
Vehicle Trip Ends vs: Students
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Students: 89
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.09	2.50 - 7.06	1.21

Data Plot and Equation



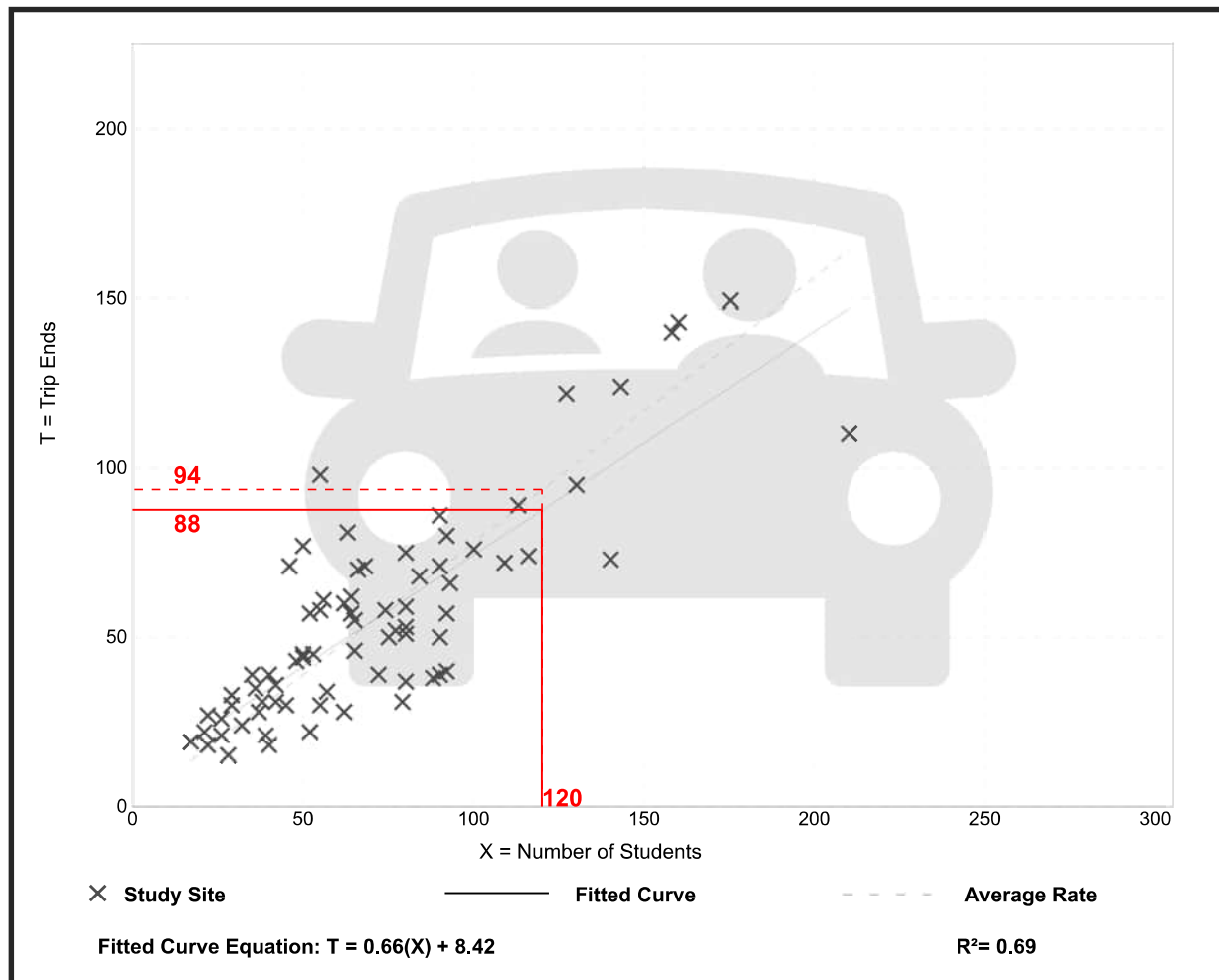
Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 75
 Avg. Num. of Students: 71
 Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.78	0.39 - 1.78	0.25

Data Plot and Equation



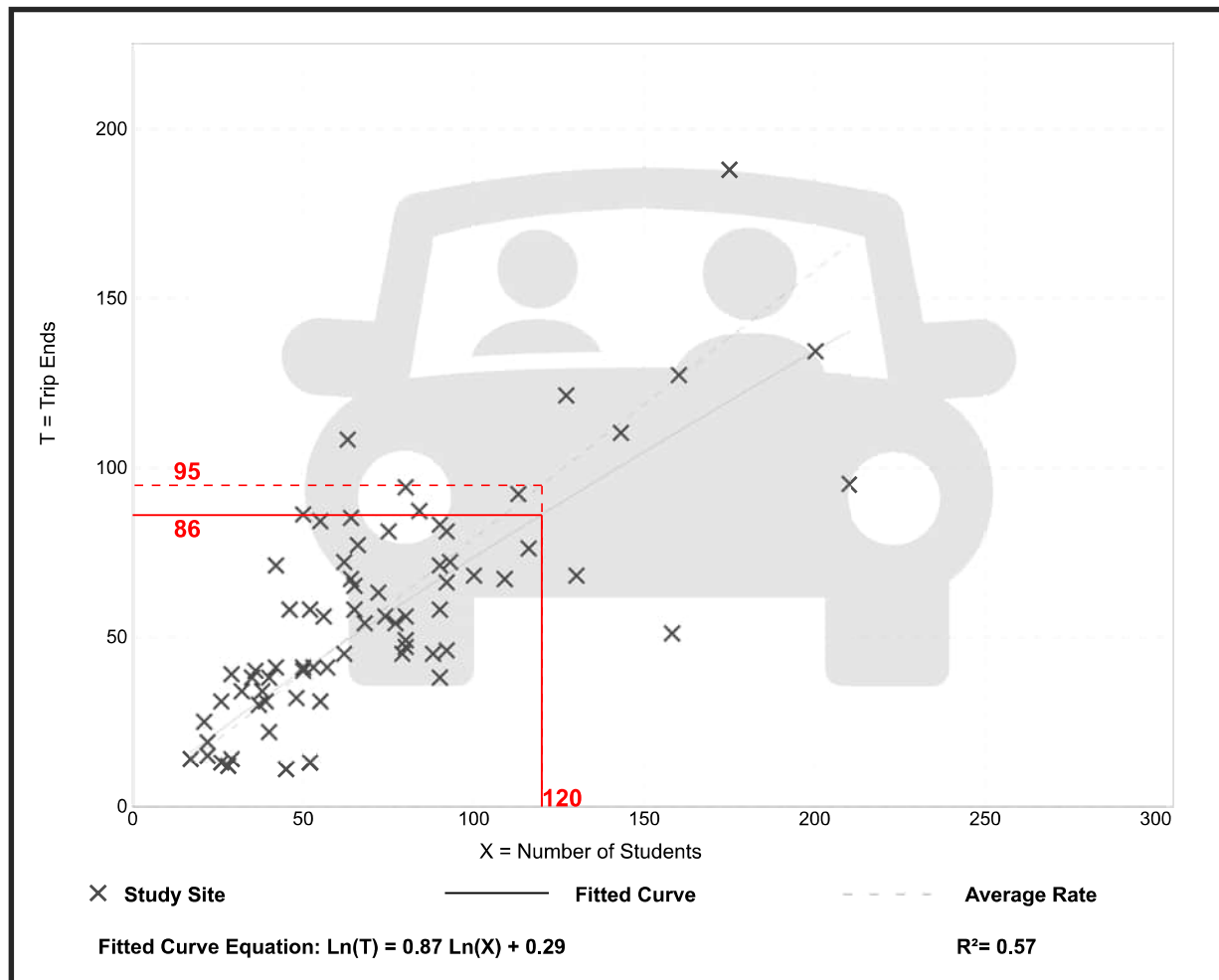
Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 75
 Avg. Num. of Students: 72
 Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.72	0.30

Data Plot and Equation



Strip Retail Plaza (<40k)

(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

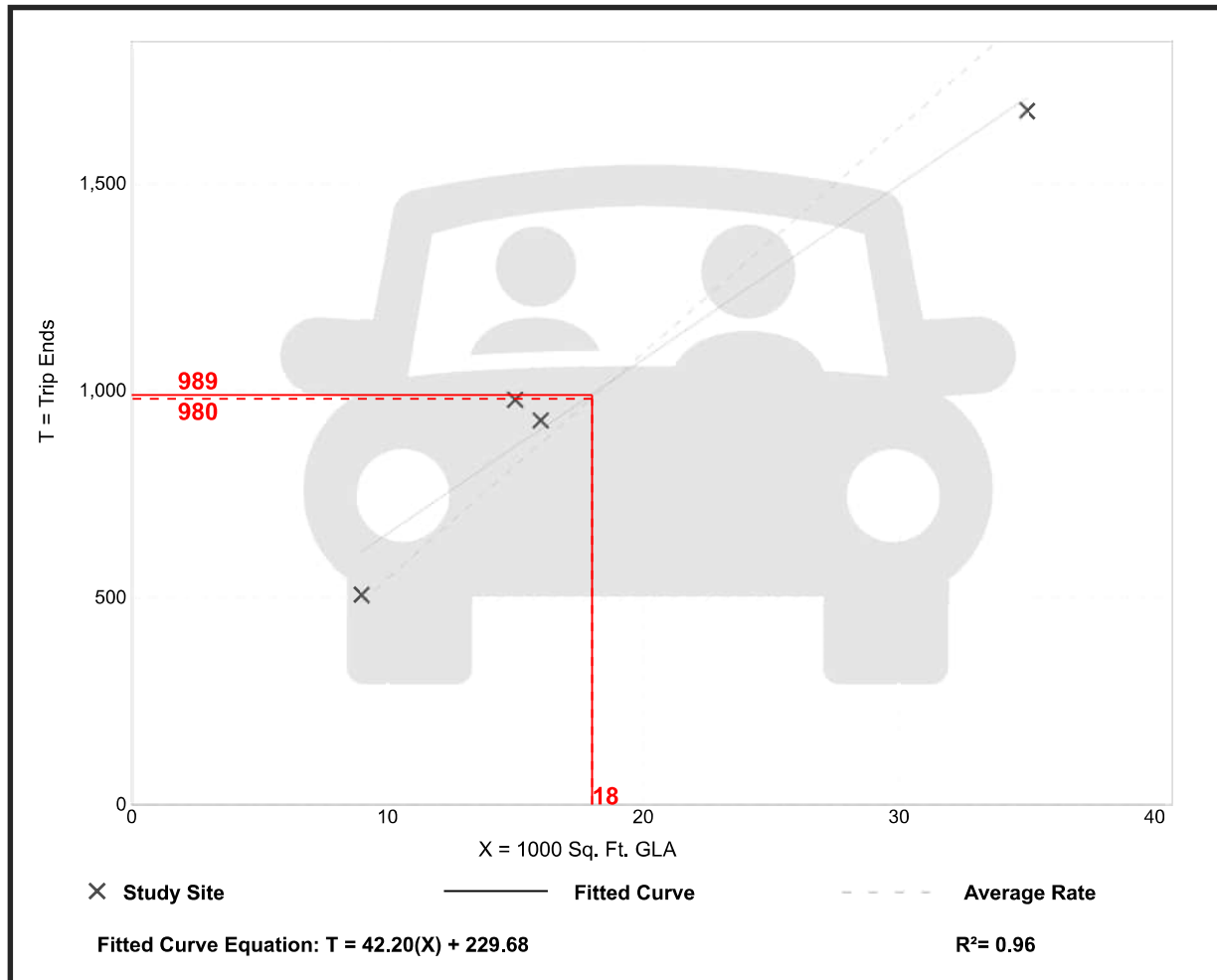
Setting/Location: General Urban/Suburban
 Number of Studies: 4
 Avg. 1000 Sq. Ft. GLA: 19
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



Strip Retail Plaza (<40k) (822)

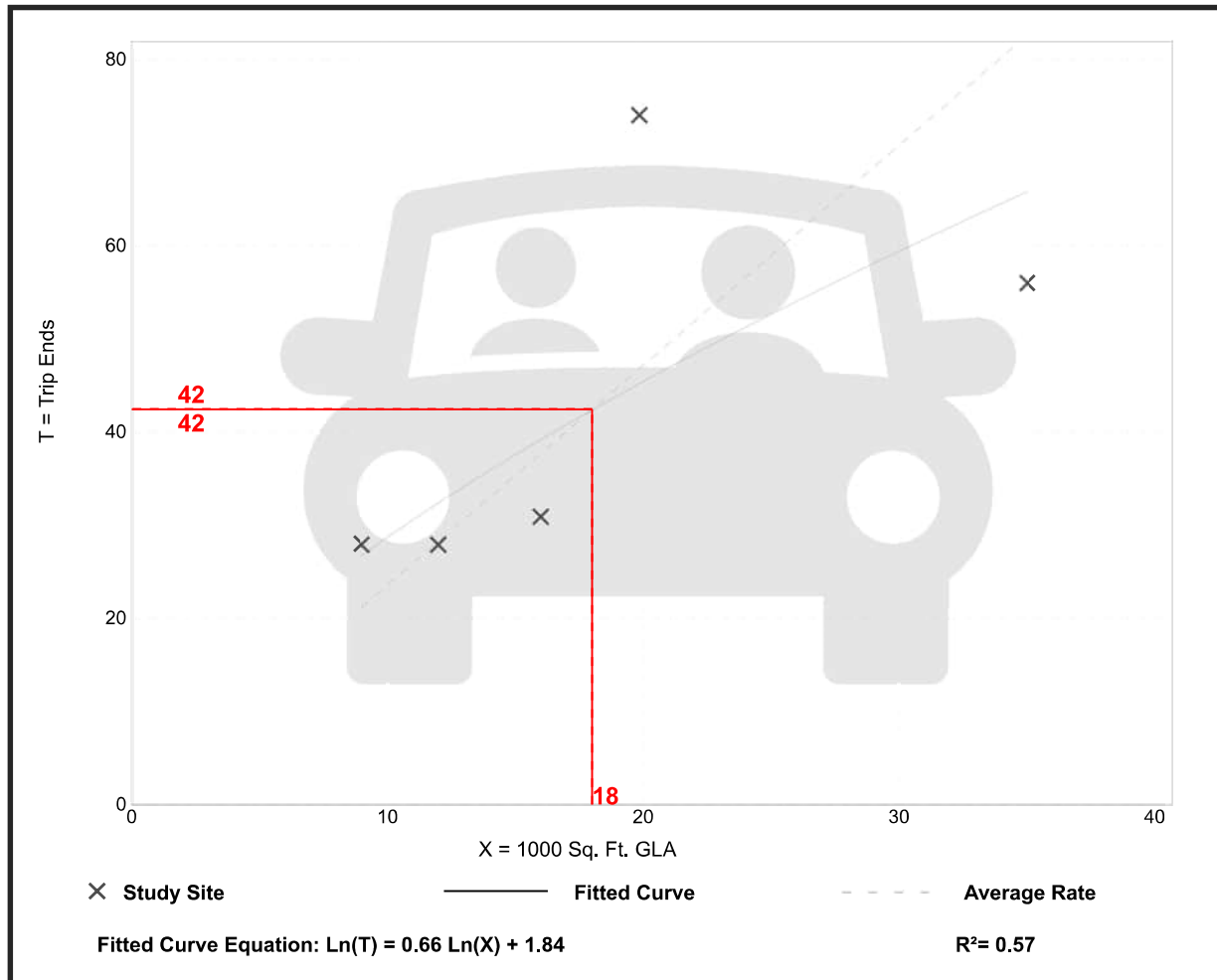
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. 1000 Sq. Ft. GLA: 18
 Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



Strip Retail Plaza (<40k)

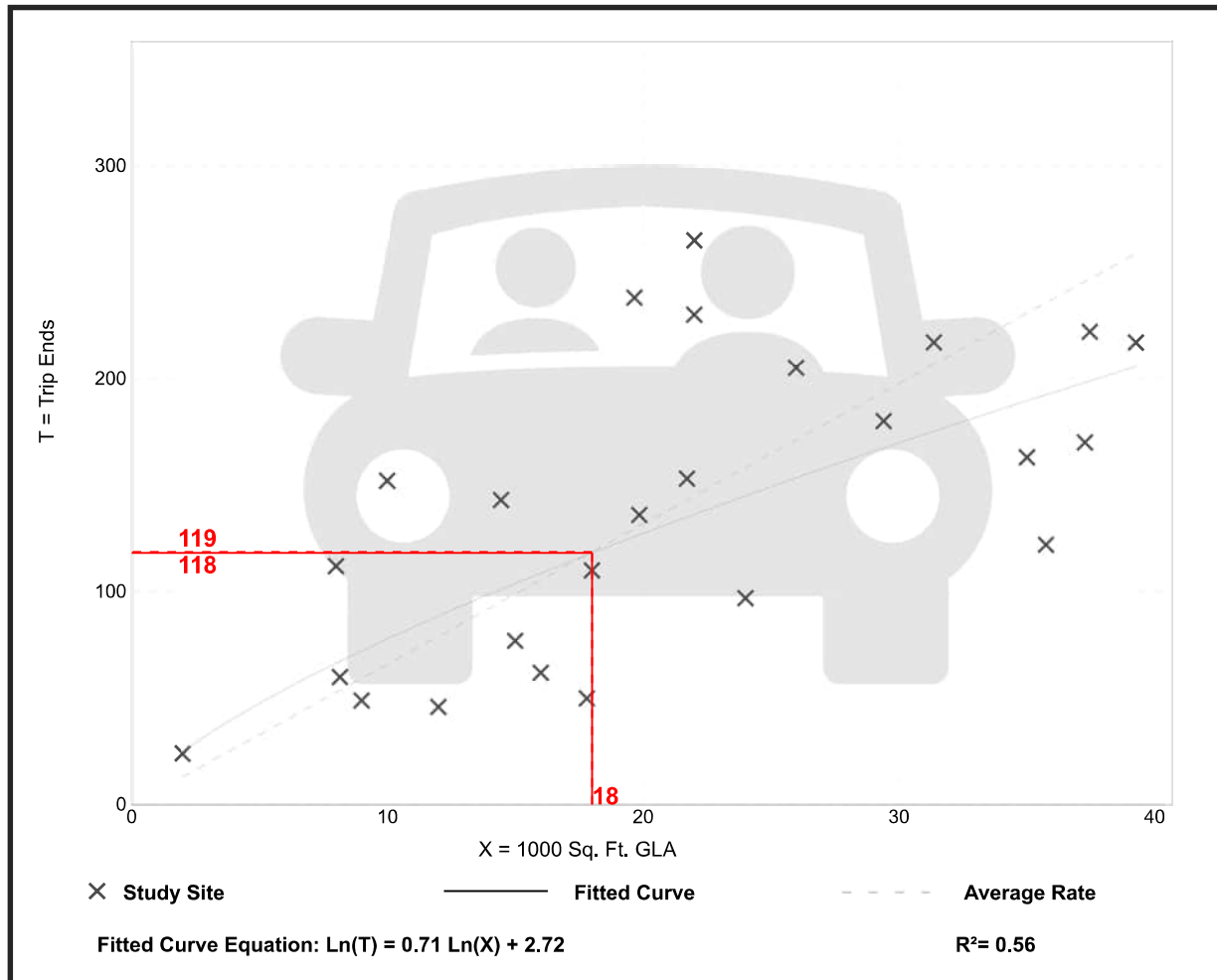
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 25
 Avg. 1000 Sq. Ft. GLA: 21
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Small Office Building (712)

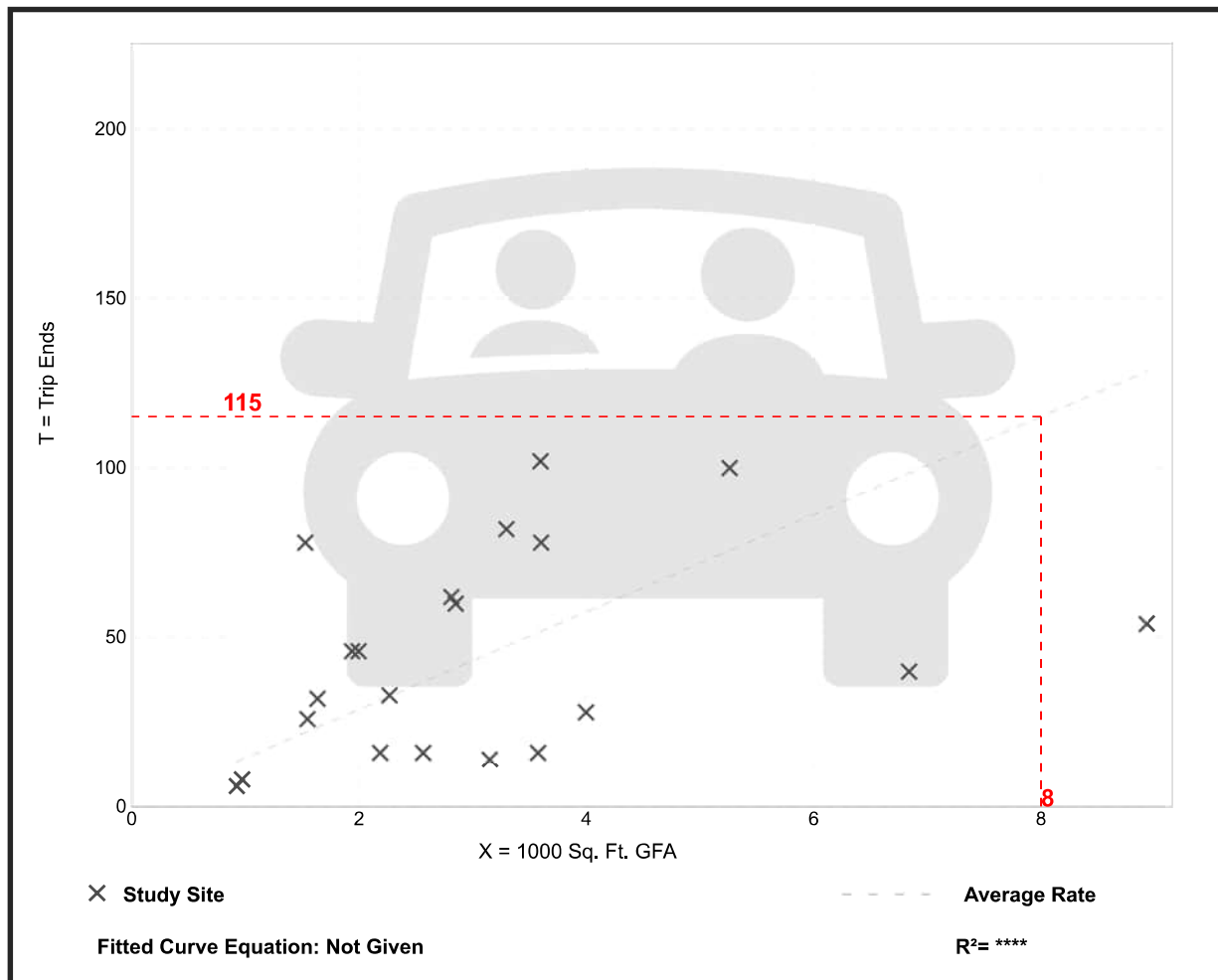
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



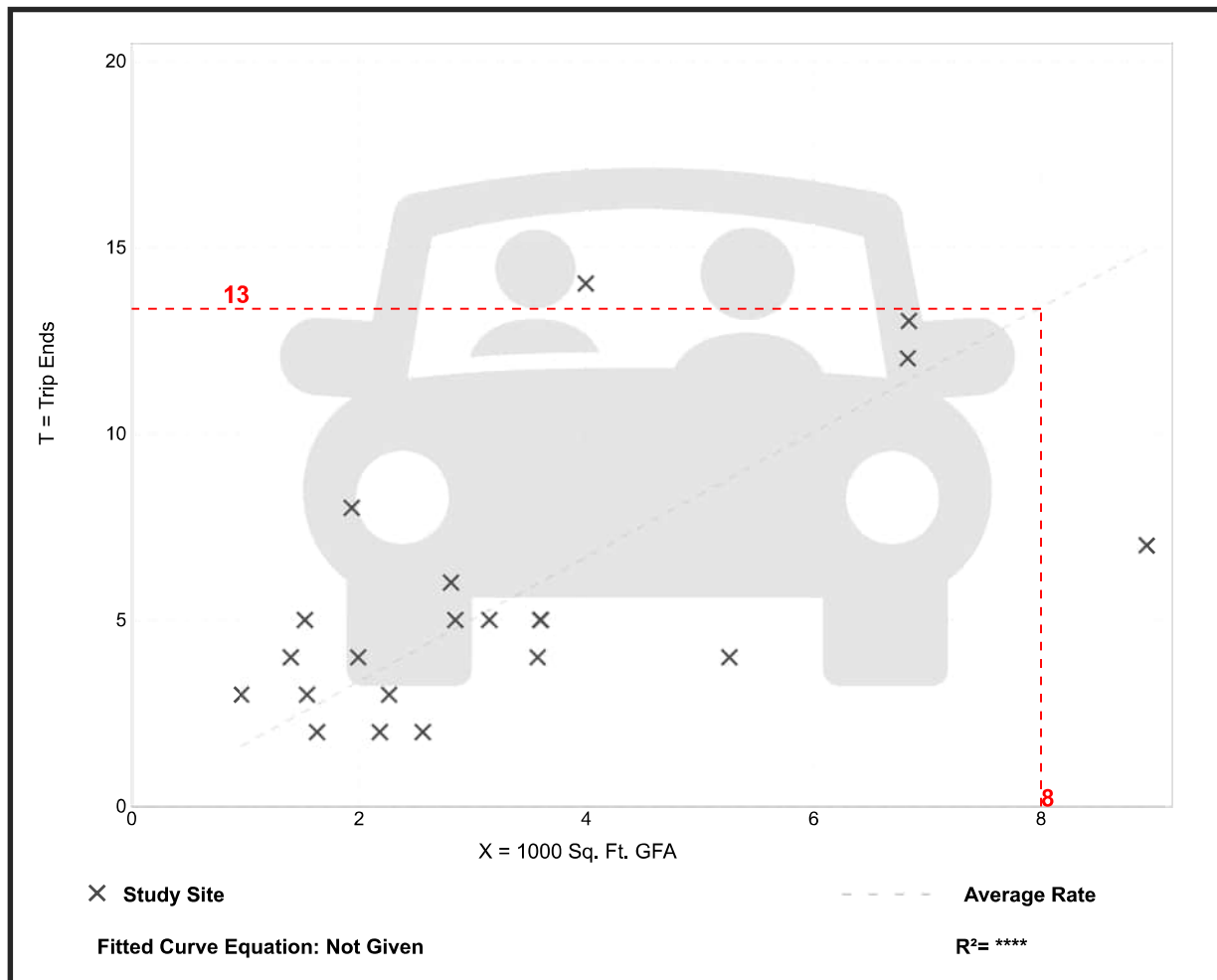
Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 21
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

Data Plot and Equation



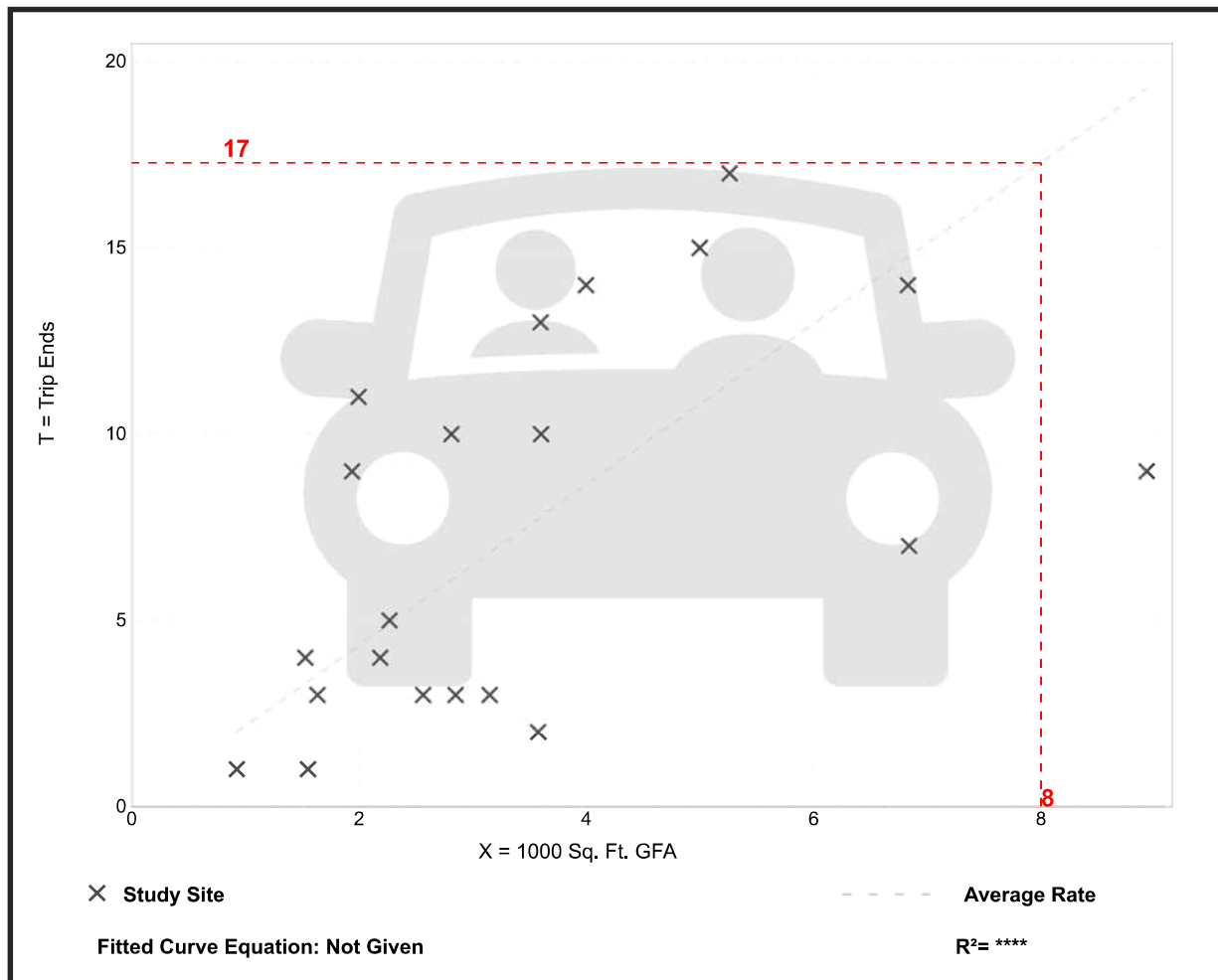
Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 21
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



APPENDIX D

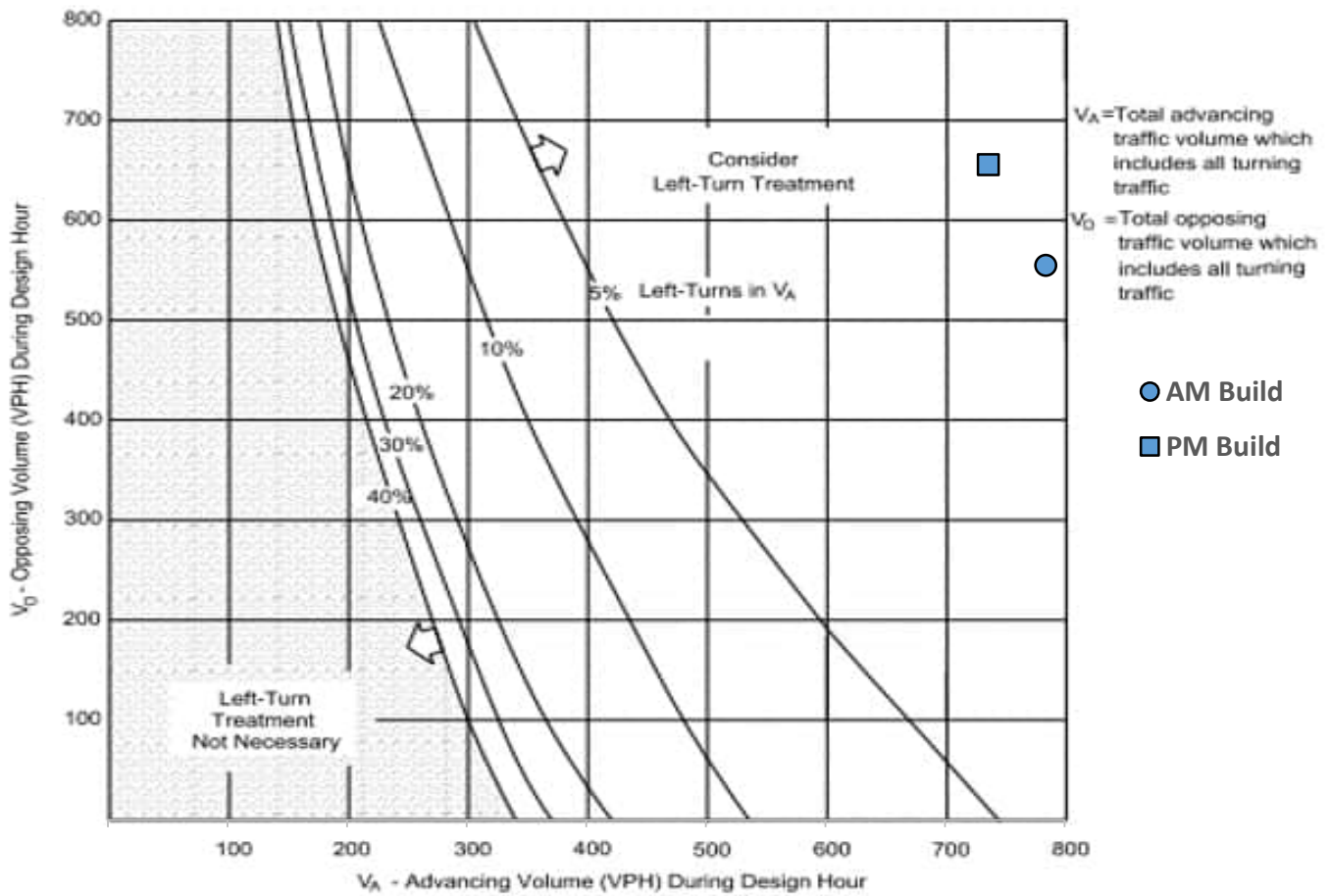
Turn Lane Analysis Worksheets

**Barberville Road TIS
LEFT-TURN LANE WARRANT REVIEW**

9.5-8

INTERSECTIONS

March 2017



VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (45 mph)
Figure 9.5-F

INTERSECTION: Barberville Road & Site Access

MOVEMENT: Northbound left turn

SCENARIO	Advancing Volume (V_a)	Northbound left turn	Opposing Volume (V_o)	Left Turn % of V_a	Symbol
AM Build	784	57	556	7.3%	●
PM Build	736	73	657	9.9%	■

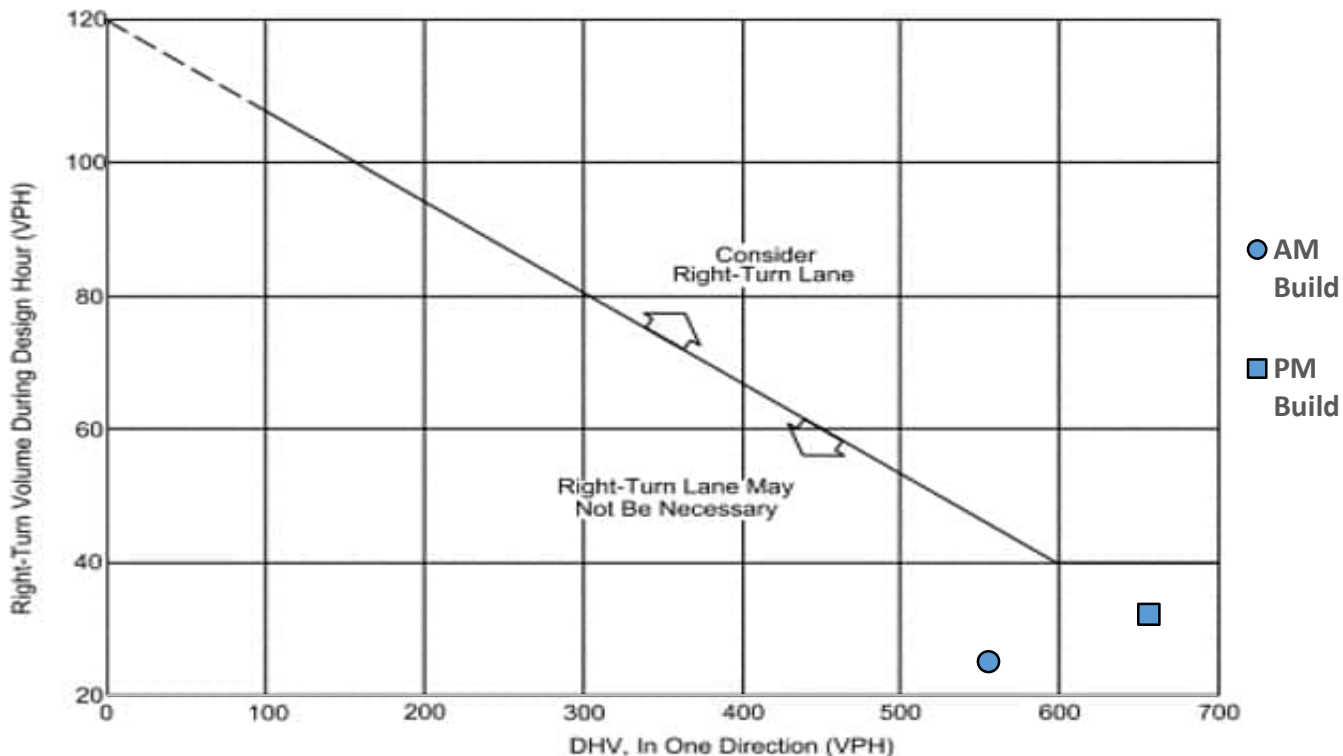
Moving forward.

**Barberville Road TIS
RIGHT-TURN LANE WARRANT REVIEW**

9.5-2

INTERSECTIONS

March 2017



Note: For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

**GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS
ON TWO-LANE HIGHWAYS**

Figure 9.5-A

INTERSECTION: Barberville Road & Site Access

MOVEMENT: Southbound right turn

SCENARIO	Design Hour Volume	Right Turn Volume	Symbol
AM Build	556	25	●
PM Build	657	32	■

Moving forward.

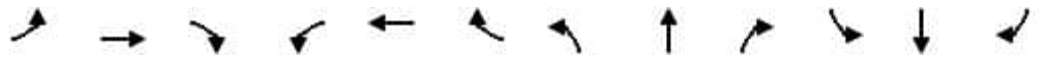
APPENDIX E

Capacity Analysis

2023 Existing Conditions

HCM 6th Signalized Intersection Summary
100: Fort Mill Highway & Barberville Road

Barberville Road TIS
2023 Existing AM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	525	759	0	0	565	120	0	0	0	124	0	261
Future Volume (veh/h)	525	759	0	0	565	120	0	0	0	124	0	261
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2027	2027	2027	1776	1776	1776	1949	1949	1949	1847	1847	1847
Adj Flow Rate, veh/h	571	825	0	0	614	130	0	0	0	135	0	284
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	540	1367	0	0	763	918	0	2	0	316	0	282
Arrive On Green	0.18	0.67	0.00	0.00	0.43	0.43	0.00	0.00	0.00	0.18	0.00	0.18
Sat Flow, veh/h	1931	2027	0	0	1776	1505	0	1949	0	1759	0	1565
Grp Volume(v), veh/h	571	825	0	0	614	130	0	0	0	135	0	284
Grp Sat Flow(s),veh/h/ln	1931	2027	0	0	1776	1505	0	1949	0	1759	0	1565
Q Serve(g_s), s	14.9	18.3	0.0	0.0	24.6	3.0	0.0	0.0	0.0	5.6	0.0	14.7
Cycle Q Clear(g_c), s	14.9	18.3	0.0	0.0	24.6	3.0	0.0	0.0	0.0	5.6	0.0	14.7
Prop In Lane	1.00		0.00	0.00		1.00	0.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	540	1367	0	0	763	918	0	2	0	316	0	282
V/C Ratio(X)	1.06	0.60	0.00	0.00	0.80	0.14	0.00	0.00	0.00	0.43	0.00	1.01
Avail Cap(c_a), veh/h	540	1697	0	0	1052	1162	0	470	0	316	0	282
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	19.5	7.3	0.0	0.0	20.3	6.8	0.0	0.0	0.0	29.8	0.0	33.5
Incr Delay (d2), s/veh	54.9	0.3	0.0	0.0	2.8	0.1	0.0	0.0	0.0	0.9	0.0	55.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	13.6	5.4	0.0	0.0	9.4	1.3	0.0	0.0	0.0	2.3	0.0	9.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	74.4	7.6	0.0	0.0	23.1	6.9	0.0	0.0	0.0	30.7	0.0	89.3
LnGrp LOS	F	A	A	A	C	A	A	A	A	C	A	F
Approach Vol, veh/h		1396			744			0				419
Approach Delay, s/veh		34.9			20.3			0.0				70.4
Approach LOS		C			C							E
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		61.7		0.0	20.0	41.7		20.0				
Change Period (Y+Rc), s		* 6.6		* 5.3	5.1	* 6.6		5.3				
Max Green Setting (Gmax), s		* 68		* 20	14.9	* 48		14.7				
Max Q Clear Time (g_c+I1), s		20.3		0.0	16.9	26.6		16.7				
Green Ext Time (p_c), s		21.2		0.0	0.0	8.5		0.0				

Intersection Summary

HCM 6th Ctrl Delay	36.5
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection						
Int Delay, s/veh	1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	31	19	5	636	369	10
Future Vol, veh/h	31	19	5	636	369	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	34	21	5	691	401	11

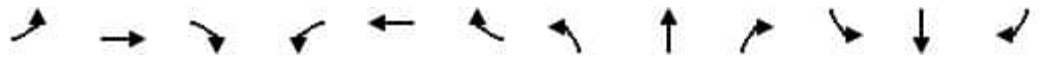
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1108	407	412	0	-	0
Stage 1	407	-	-	-	-	-
Stage 2	701	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	232	644	1147	-	-	-
Stage 1	672	-	-	-	-	-
Stage 2	492	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	230	644	1147	-	-	-
Mov Cap-2 Maneuver	230	-	-	-	-	-
Stage 1	667	-	-	-	-	-
Stage 2	492	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	19.4	0.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1147	-	304	-	-
HCM Lane V/C Ratio	0.005	-	0.179	-	-
HCM Control Delay (s)	8.2	0	19.4	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.6	-	-

HCM 6th Signalized Intersection Summary
 100: Fort Mill Highway & Barberville Road

Barberville Road TIS
 2023 Existing PM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	312	785	0	0	695	202	1	0	0	366	0	145
Future Volume (veh/h)	312	785	0	0	695	202	1	0	0	366	0	145
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2027	2027	2027	1776	1776	1776	1949	1949	1949	1847	1847	1847
Adj Flow Rate, veh/h	339	853	0	0	755	220	1	0	0	398	0	158
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	381	1335	0	0	843	950	4	0	0	275	0	245
Arrive On Green	0.13	0.66	0.00	0.00	0.47	0.47	0.00	0.00	0.00	0.16	0.00	0.16
Sat Flow, veh/h	1931	2027	0	0	1776	1505	1856	0	0	1759	0	1565
Grp Volume(v), veh/h	339	853	0	0	755	220	1	0	0	398	0	158
Grp Sat Flow(s),veh/h/ln	1931	2027	0	0	1776	1505	1856	0	0	1759	0	1565
Q Serve(g_s), s	9.7	23.3	0.0	0.0	36.5	5.9	0.1	0.0	0.0	14.7	0.0	8.9
Cycle Q Clear(g_c), s	9.7	23.3	0.0	0.0	36.5	5.9	0.1	0.0	0.0	14.7	0.0	8.9
Prop In Lane	1.00		0.00	0.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	381	1335	0	0	843	950	4	0	0	275	0	245
V/C Ratio(X)	0.89	0.64	0.00	0.00	0.90	0.23	0.25	0.00	0.00	1.45	0.00	0.65
Avail Cap(c_a), veh/h	436	1474	0	0	914	1009	389	0	0	275	0	245
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	0.00	0.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	23.8	9.5	0.0	0.0	22.6	7.5	46.9	0.0	0.0	39.7	0.0	37.3
Incr Delay (d2), s/veh	18.1	0.7	0.0	0.0	10.6	0.1	28.7	0.0	0.0	221.0	0.0	5.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.7	8.2	0.0	0.0	15.9	2.6	0.1	0.0	0.0	23.0	0.0	3.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	41.9	10.2	0.0	0.0	33.2	7.6	75.5	0.0	0.0	260.7	0.0	43.0
LnGrp LOS	D	B	A	A	C	A	E	A	A	F	A	D
Approach Vol, veh/h		1192			975			1				556
Approach Delay, s/veh		19.2			27.4			75.5				198.9
Approach LOS		B			C			E				F
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		68.6		5.5	17.3	51.3		20.0				
Change Period (Y+Rc), s		* 6.6		* 5.3	5.1	* 6.6		5.3				
Max Green Setting (Gmax), s		* 68		* 20	14.9	* 48		14.7				
Max Q Clear Time (g_c+I1), s		25.3		2.1	11.7	38.5		16.7				
Green Ext Time (p_c), s		21.2		0.0	0.5	6.1		0.0				
Intersection Summary												
HCM 6th Ctrl Delay				58.8								
HCM 6th LOS				E								
Notes												
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.												

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T		T		T	
Traffic Vol, veh/h	10	22	32	479	494	5
Future Vol, veh/h	10	22	32	479	494	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	24	35	521	537	5

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	1131	540	542	0	0
Stage 1	540	-	-	-	-
Stage 2	591	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	225	542	1027	-	-
Stage 1	584	-	-	-	-
Stage 2	553	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	214	542	1027	-	-
Mov Cap-2 Maneuver	214	-	-	-	-
Stage 1	556	-	-	-	-
Stage 2	553	-	-	-	-

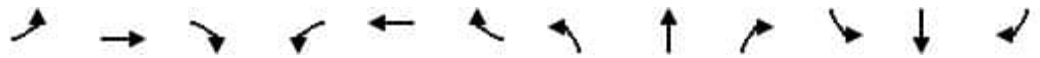
Approach	EB	NB	SB
HCM Control Delay, s	15.9	0.5	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1027	-	366	-	-
HCM Lane V/C Ratio	0.034	-	0.095	-	-
HCM Control Delay (s)	8.6	0	15.9	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-

2026 No-Build Conditions

HCM 6th Signalized Intersection Summary
 100: Fort Mill Highway & Barberville Road

Barberville Road TIS
 2026 No- Build AM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	573	821	0	0	633	159	0	0	0	167	0	361
Future Volume (veh/h)	573	821	0	0	633	159	0	0	0	167	0	361
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2027	2027	2027	1776	1776	1776	1949	1949	1949	1847	1847	1847
Adj Flow Rate, veh/h	623	892	0	0	688	173	0	0	0	182	0	392
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	525	1341	0	0	672	929	0	2	0	421	0	374
Arrive On Green	0.24	0.66	0.00	0.00	0.38	0.38	0.00	0.00	0.00	0.24	0.00	0.24
Sat Flow, veh/h	1931	2027	0	0	1776	1505	0	1949	0	1759	0	1565
Grp Volume(v), veh/h	623	892	0	0	688	173	0	0	0	182	0	392
Grp Sat Flow(s),veh/h/ln	1931	2027	0	0	1776	1505	0	1949	0	1759	0	1565
Q Serve(g_s), s	28.9	31.9	0.0	0.0	45.4	6.0	0.0	0.0	0.0	10.5	0.0	28.7
Cycle Q Clear(g_c), s	28.9	31.9	0.0	0.0	45.4	6.0	0.0	0.0	0.0	10.5	0.0	28.7
Prop In Lane	1.00		0.00	0.00		1.00	0.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	525	1341	0	0	672	929	0	2	0	421	0	374
V/C Ratio(X)	1.19	0.66	0.00	0.00	1.02	0.19	0.00	0.00	0.00	0.43	0.00	1.05
Avail Cap(c_a), veh/h	525	1341	0	0	672	929	0	141	0	421	0	374
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	38.9	12.3	0.0	0.0	37.3	9.9	0.0	0.0	0.0	38.7	0.0	45.7
Incr Delay (d2), s/veh	102.0	2.6	0.0	0.0	40.9	0.4	0.0	0.0	0.0	0.7	0.0	59.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	29.0	13.3	0.0	0.0	26.2	3.5	0.0	0.0	0.0	4.5	0.0	17.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	140.9	14.9	0.0	0.0	78.2	10.4	0.0	0.0	0.0	39.4	0.0	105.1
LnGrp LOS	F	B	A	A	F	B	A	A	A	D	A	F
Approach Vol, veh/h		1515			861			0				574
Approach Delay, s/veh		66.7			64.6			0.0				84.3
Approach LOS		E			E							F
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		86.0		34.0	34.0	52.0		0.0				
Change Period (Y+Rc), s		* 6.6		* 5.3	5.1	* 6.6		5.3				
Max Green Setting (Gmax), s		* 65		* 29	28.9	* 31		8.7				
Max Q Clear Time (g_c+I1), s		33.9		30.7	30.9	47.4		0.0				
Green Ext Time (p_c), s		18.7		0.0	0.0	0.0		0.0				

Intersection Summary

HCM 6th Ctrl Delay	69.5
HCM 6th LOS	E

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection						
Int Delay, s/veh	1.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T		T		T	
Traffic Vol, veh/h	32	20	5	722	511	10
Future Vol, veh/h	32	20	5	722	511	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	35	22	5	785	555	11

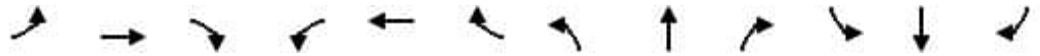
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1356	561	566	0	-	0
Stage 1	561	-	-	-	-	-
Stage 2	795	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	165	527	1006	-	-	-
Stage 1	571	-	-	-	-	-
Stage 2	445	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	164	527	1006	-	-	-
Mov Cap-2 Maneuver	164	-	-	-	-	-
Stage 1	566	-	-	-	-	-
Stage 2	445	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	26.5	0.1	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1006	-	223	-	-
HCM Lane V/C Ratio	0.005	-	0.253	-	-
HCM Control Delay (s)	8.6	0	26.5	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0	-	1	-	-

HCM 6th Signalized Intersection Summary
 100: Fort Mill Highway & Barberville Road

Barberville Road TIS
 2026 No- Build PM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	424	865	0	0	749	242	1	0	0	412	0	208
Future Volume (veh/h)	424	865	0	0	749	242	1	0	0	412	0	208
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2027	2027	2027	1776	1776	1776	1949	1949	1949	1847	1847	1847
Adj Flow Rate, veh/h	461	940	0	0	814	263	1	0	0	448	0	226
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	493	1247	0	0	619	885	4	0	0	421	0	374
Arrive On Green	0.22	0.62	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.24	0.00	0.24
Sat Flow, veh/h	1931	2027	0	0	1776	1505	1856	0	0	1759	0	1565
Grp Volume(v), veh/h	461	940	0	0	814	263	1	0	0	448	0	226
Grp Sat Flow(s),veh/h/ln	1931	2027	0	0	1776	1505	1856	0	0	1759	0	1565
Q Serve(g_s), s	24.3	39.9	0.0	0.0	41.8	10.5	0.1	0.0	0.0	28.7	0.0	15.4
Cycle Q Clear(g_c), s	24.3	39.9	0.0	0.0	41.8	10.5	0.1	0.0	0.0	28.7	0.0	15.4
Prop In Lane	1.00		0.00	0.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	493	1247	0	0	619	885	4	0	0	421	0	374
V/C Ratio(X)	0.93	0.75	0.00	0.00	1.32	0.30	0.25	0.00	0.00	1.06	0.00	0.60
Avail Cap(c_a), veh/h	525	1247	0	0	619	885	135	0	0	421	0	374
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	0.00	0.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	37.5	16.6	0.0	0.0	39.1	12.4	59.8	0.0	0.0	45.7	0.0	40.6
Incr Delay (d2), s/veh	23.5	4.2	0.0	0.0	153.1	0.9	28.9	0.0	0.0	62.2	0.0	2.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	16.1	17.7	0.0	0.0	43.5	6.0	0.1	0.0	0.0	19.4	0.0	6.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	61.0	20.8	0.0	0.0	192.1	13.2	88.7	0.0	0.0	107.9	0.0	43.3
LnGrp LOS	E	C	A	A	F	B	F	A	A	F	A	D
Approach Vol, veh/h		1401			1077			1				674
Approach Delay, s/veh		34.0			148.5			88.7				86.2
Approach LOS		C			F			F				F
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		80.4		34.0	32.0	48.4		5.6				
Change Period (Y+Rc), s		* 6.6		* 5.3	5.1	* 6.6		5.3				
Max Green Setting (Gmax), s		* 65		* 29	28.9	* 31		8.7				
Max Q Clear Time (g_c+I1), s		41.9		30.7	26.3	43.8		2.1				
Green Ext Time (p_c), s		16.2		0.0	0.6	0.0		0.0				

Intersection Summary

HCM 6th Ctrl Delay	84.3
HCM 6th LOS	F

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		
Traffic Vol, veh/h	10	23	33	630	603	5
Future Vol, veh/h	10	23	33	630	603	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	25	36	685	655	5

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1415	658	660	0	-	0
Stage 1	658	-	-	-	-	-
Stage 2	757	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	151	464	928	-	-	-
Stage 1	515	-	-	-	-	-
Stage 2	463	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	141	464	928	-	-	-
Mov Cap-2 Maneuver	141	-	-	-	-	-
Stage 1	483	-	-	-	-	-
Stage 2	463	-	-	-	-	-

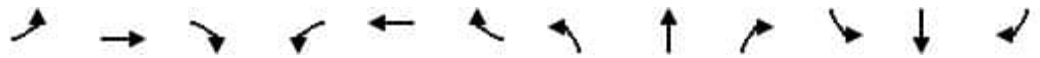
Approach	EB	NB	SB
HCM Control Delay, s	20.1	0.4	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	928	-	274	-	-
HCM Lane V/C Ratio	0.039	-	0.131	-	-
HCM Control Delay (s)	9	0	20.1	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.4	-	-

2026 Build Conditions

HCM 6th Signalized Intersection Summary
100: Fort Mill Highway & Barberville Road

Barberville Road TIS
2026 Build AM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	582	782	0	0	582	140	0	0	0	140	0	300
Future Volume (veh/h)	582	782	0	0	582	140	0	0	0	140	0	300
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2027	2027	2027	1776	1776	1776	1949	1949	1949	1847	1847	1847
Adj Flow Rate, veh/h	633	850	0	0	633	152	0	0	0	152	0	326
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	520	1324	0	0	691	586	0	439	0	469	0	353
Arrive On Green	0.21	0.65	0.00	0.00	0.39	0.39	0.00	0.00	0.00	0.23	0.00	0.23
Sat Flow, veh/h	1931	2027	0	0	1776	1505	0	1949	0	1759	0	1565
Grp Volume(v), veh/h	633	850	0	0	633	152	0	0	0	152	0	326
Grp Sat Flow(s),veh/h/ln	1931	2027	0	0	1776	1505	0	1949	0	1759	0	1565
Q Serve(g_s), s	20.9	24.7	0.0	0.0	33.3	6.8	0.0	0.0	0.0	7.2	0.0	20.1
Cycle Q Clear(g_c), s	20.9	24.7	0.0	0.0	33.3	6.8	0.0	0.0	0.0	7.2	0.0	20.1
Prop In Lane	1.00		0.00	0.00		1.00	0.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	520	1324	0	0	691	586	0	439	0	469	0	353
V/C Ratio(X)	1.22	0.64	0.00	0.00	0.92	0.26	0.00	0.00	0.00	0.32	0.00	0.92
Avail Cap(c_a), veh/h	520	1366	0	0	728	617	0	439	0	478	0	360
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	28.5	10.2	0.0	0.0	28.6	20.5	0.0	0.0	0.0	32.4	0.0	37.4
Incr Delay (d2), s/veh	114.0	0.9	0.0	0.0	15.7	0.2	0.0	0.0	0.0	0.4	0.0	28.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	28.2	9.1	0.0	0.0	16.0	2.3	0.0	0.0	0.0	3.0	0.0	10.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	142.4	11.1	0.0	0.0	44.2	20.6	0.0	0.0	0.0	32.8	0.0	66.1
LnGrp LOS	F	B	A	A	D	C	A	A	A	C	A	E
Approach Vol, veh/h		1483			785			0				478
Approach Delay, s/veh		67.2			39.7			0.0				55.5
Approach LOS		E			D							E
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		71.0		27.6	26.0	45.0		27.6				
Change Period (Y+Rc), s		* 6.6		* 5.4	5.1	* 6.6		5.4				
Max Green Setting (Gmax), s		* 66		* 23	20.9	* 40		8.6				
Max Q Clear Time (g_c+I1), s		26.7		22.1	22.9	35.3		0.0				
Green Ext Time (p_c), s		20.2		0.1	0.0	3.0		0.0				

Intersection Summary

HCM 6th Ctrl Delay	57.3
HCM 6th LOS	E

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection						
Int Delay, s/veh	1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	TT			TT	TT	
Traffic Vol, veh/h	32	20	5	673	405	10
Future Vol, veh/h	32	20	5	673	405	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	35	22	5	732	440	11

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	1188	446	451	0	0
Stage 1	446	-	-	-	-
Stage 2	742	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	208	612	1109	-	-
Stage 1	645	-	-	-	-
Stage 2	471	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	206	612	1109	-	-
Mov Cap-2 Maneuver	206	-	-	-	-
Stage 1	640	-	-	-	-
Stage 2	471	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	21.3	0.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1109	-	277	-	-
HCM Lane V/C Ratio	0.005	-	0.204	-	-
HCM Control Delay (s)	8.3	0	21.3	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.7	-	-

Intersection						
Int Delay, s/veh	1.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	18	43	57	714	527	25
Future Vol, veh/h	18	43	57	714	527	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	50	0	150	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	47	62	776	573	27

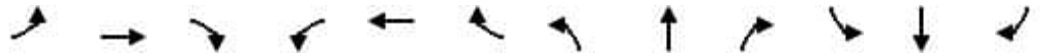
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1487	587	600	0	-	0
Stage 1	587	-	-	-	-	-
Stage 2	900	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	137	510	977	-	-	-
Stage 1	556	-	-	-	-	-
Stage 2	397	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	128	510	977	-	-	-
Mov Cap-2 Maneuver	128	-	-	-	-	-
Stage 1	521	-	-	-	-	-
Stage 2	397	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	20.3	0.7	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	977	-	128	510	-	-
HCM Lane V/C Ratio	0.063	-	0.153	0.092	-	-
HCM Control Delay (s)	8.9	-	38.1	12.8	-	-
HCM Lane LOS	A	-	E	B	-	-
HCM 95th %tile Q(veh)	0.2	-	0.5	0.3	-	-

HCM 6th Signalized Intersection Summary
 100: Fort Mill Highway & Barberville Road

Barberville Road TIS
 2026 Build PM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	477	865	0	0	749	262	1	0	0	435	0	266
Future Volume (veh/h)	477	865	0	0	749	262	1	0	0	435	0	266
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2027	2027	2027	1776	1776	1776	1949	1949	1949	1847	1847	1847
Adj Flow Rate, veh/h	518	940	0	0	814	285	1	0	0	473	0	289
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	525	1247	0	0	590	860	4	0	0	421	0	374
Arrive On Green	0.24	0.62	0.00	0.00	0.33	0.33	0.00	0.00	0.00	0.24	0.00	0.24
Sat Flow, veh/h	1931	2027	0	0	1776	1505	1856	0	0	1759	0	1565
Grp Volume(v), veh/h	518	940	0	0	814	285	1	0	0	473	0	289
Grp Sat Flow(s),veh/h/ln	1931	2027	0	0	1776	1505	1856	0	0	1759	0	1565
Q Serve(g_s), s	28.3	39.9	0.0	0.0	39.8	12.0	0.1	0.0	0.0	28.7	0.0	20.7
Cycle Q Clear(g_c), s	28.3	39.9	0.0	0.0	39.8	12.0	0.1	0.0	0.0	28.7	0.0	20.7
Prop In Lane	1.00		0.00	0.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	525	1247	0	0	590	860	4	0	0	421	0	374
V/C Ratio(X)	0.99	0.75	0.00	0.00	1.38	0.33	0.25	0.00	0.00	1.12	0.00	0.77
Avail Cap(c_a), veh/h	525	1247	0	0	590	860	135	0	0	421	0	374
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	0.00	0.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	38.0	16.6	0.0	0.0	40.1	13.6	59.8	0.0	0.0	45.7	0.0	42.6
Incr Delay (d2), s/veh	35.7	4.2	0.0	0.0	181.7	1.0	28.9	0.0	0.0	82.3	0.0	9.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	19.9	17.7	0.0	0.0	46.2	6.8	0.1	0.0	0.0	21.8	0.0	8.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	73.7	20.8	0.0	0.0	221.7	14.6	88.7	0.0	0.0	127.9	0.0	52.2
LnGrp LOS	E	C	A	A	F	B	F	A	A	F	A	D
Approach Vol, veh/h		1458			1099			1				762
Approach Delay, s/veh		39.6			168.0			88.7				99.2
Approach LOS		D			F			F				F
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		80.4		34.0	34.0	46.4		5.6				
Change Period (Y+Rc), s		* 6.6		* 5.3	5.1	* 6.6		5.3				
Max Green Setting (Gmax), s		* 65		* 29	28.9	* 31		8.7				
Max Q Clear Time (g_c+I1), s		41.9		30.7	30.3	41.8		2.1				
Green Ext Time (p_c), s		16.2		0.0	0.0	0.0		0.0				

Intersection Summary

HCM 6th Ctrl Delay	95.8
HCM 6th LOS	F

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			W	W	
Traffic Vol, veh/h	10	23	33	665	635	5
Future Vol, veh/h	10	23	33	665	635	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	25	36	723	690	5

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	1488	693	695	0	0
Stage 1	693	-	-	-	-
Stage 2	795	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	137	443	901	-	-
Stage 1	496	-	-	-	-
Stage 2	445	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	128	443	901	-	-
Mov Cap-2 Maneuver	128	-	-	-	-
Stage 1	463	-	-	-	-
Stage 2	445	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	21.5	0.4	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	901	-	254	-	-
HCM Lane V/C Ratio	0.04	-	0.141	-	-
HCM Control Delay (s)	9.2	0	21.5	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.5	-	-

Intersection						
Int Delay, s/veh	2.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	35	81	73	663	625	32
Future Vol, veh/h	35	81	73	663	625	32
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	50	0	150	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	88	79	721	679	35

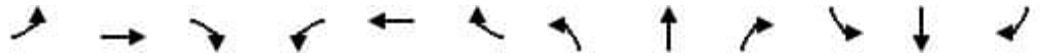
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1576	697	714	0	-	0
Stage 1	697	-	-	-	-	-
Stage 2	879	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	121	441	886	-	-	-
Stage 1	494	-	-	-	-	-
Stage 2	406	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	110	441	886	-	-	-
Mov Cap-2 Maneuver	110	-	-	-	-	-
Stage 1	450	-	-	-	-	-
Stage 2	406	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	26.9	0.9	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	886	-	110	441	-	-
HCM Lane V/C Ratio	0.09	-	0.346	0.2	-	-
HCM Control Delay (s)	9.5	-	54.1	15.2	-	-
HCM Lane LOS	A	-	F	C	-	-
HCM 95th %tile Q(veh)	0.3	-	1.4	0.7	-	-

HCM 6th Signalized Intersection Summary
 100: Fort Mill Highway & Barberville Road

Barberville Road TIS
 2026 Build Improved AM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	614	821	0	0	633	175	0	0	0	179	0	392
Future Volume (veh/h)	614	821	0	0	633	175	0	0	0	179	0	392
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2027	2027	2027	1776	1776	1776	1949	1949	1949	1847	1847	1847
Adj Flow Rate, veh/h	667	892	0	0	688	190	0	0	0	195	0	426
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	654	2452	0	0	1192	929	0	2	0	465	0	413
Arrive On Green	0.24	0.64	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.26	0.00	0.26
Sat Flow, veh/h	1931	3953	0	0	3463	1505	0	1949	0	1759	0	1565
Grp Volume(v), veh/h	667	892	0	0	688	190	0	0	0	195	0	426
Grp Sat Flow(s),veh/h/ln	1931	1926	0	0	1687	1505	0	1949	0	1759	0	1565
Q Serve(g_s), s	28.9	13.1	0.0	0.0	19.9	6.6	0.0	0.0	0.0	11.0	0.0	31.7
Cycle Q Clear(g_c), s	28.9	13.1	0.0	0.0	19.9	6.6	0.0	0.0	0.0	11.0	0.0	31.7
Prop In Lane	1.00		0.00	0.00		1.00	0.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	654	2452	0	0	1192	929	0	2	0	465	0	413
V/C Ratio(X)	1.02	0.36	0.00	0.00	0.58	0.20	0.00	0.00	0.00	0.42	0.00	1.03
Avail Cap(c_a), veh/h	654	2452	0	0	1192	929	0	141	0	465	0	413
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	25.7	10.3	0.0	0.0	31.5	10.0	0.0	0.0	0.0	36.5	0.0	44.2
Incr Delay (d2), s/veh	40.5	0.4	0.0	0.0	2.0	0.5	0.0	0.0	0.0	0.6	0.0	52.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	16.6	5.1	0.0	0.0	8.1	4.0	0.0	0.0	0.0	4.7	0.0	17.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	66.2	10.7	0.0	0.0	33.6	10.5	0.0	0.0	0.0	37.1	0.0	96.4
LnGrp LOS	F	B	A	A	C	B	A	A	A	D	A	F
Approach Vol, veh/h		1559			878			0				621
Approach Delay, s/veh		34.5			28.6			0.0				77.8
Approach LOS		C			C							E
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		83.0		37.0	34.0	49.0		0.0				
Change Period (Y+Rc), s		* 6.6		* 5.3	5.1	* 6.6		5.3				
Max Green Setting (Gmax), s		* 62		* 32	28.9	* 28		8.7				
Max Q Clear Time (g_c+I1), s		15.1		33.7	30.9	21.9		0.0				
Green Ext Time (p_c), s		20.1		0.0	0.0	3.8		0.0				

Intersection Summary

HCM 6th Ctrl Delay	41.6
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary
 100: Fort Mill Highway & Barberville Road

Barberville Road TIS
 2026 Build Improved PM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	477	865	0	0	749	262	1	0	0	435	0	266
Future Volume (veh/h)	477	865	0	0	749	262	1	0	0	435	0	266
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2027	2027	2027	1776	1776	1776	1949	1949	1949	1847	1847	1847
Adj Flow Rate, veh/h	518	940	0	0	814	285	1	0	0	473	0	289
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	551	2274	0	0	1098	887	4	0	0	465	0	413
Arrive On Green	0.22	0.59	0.00	0.00	0.33	0.33	0.00	0.00	0.00	0.26	0.00	0.26
Sat Flow, veh/h	1931	3953	0	0	3463	1505	1856	0	0	1759	0	1565
Grp Volume(v), veh/h	518	940	0	0	814	285	1	0	0	473	0	289
Grp Sat Flow(s),veh/h/ln	1931	1926	0	0	1687	1505	1856	0	0	1759	0	1565
Q Serve(g_s), s	23.9	15.9	0.0	0.0	25.7	11.5	0.1	0.0	0.0	31.7	0.0	20.0
Cycle Q Clear(g_c), s	23.9	15.9	0.0	0.0	25.7	11.5	0.1	0.0	0.0	31.7	0.0	20.0
Prop In Lane	1.00		0.00	0.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	551	2274	0	0	1098	887	4	0	0	465	0	413
V/C Ratio(X)	0.94	0.41	0.00	0.00	0.74	0.32	0.25	0.00	0.00	1.02	0.00	0.70
Avail Cap(c_a), veh/h	587	2274	0	0	1098	887	135	0	0	465	0	413
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	0.00	0.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	29.7	13.3	0.0	0.0	36.0	12.5	59.8	0.0	0.0	44.2	0.0	39.8
Incr Delay (d2), s/veh	22.7	0.6	0.0	0.0	4.5	1.0	28.9	0.0	0.0	46.4	0.0	5.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	17.8	6.5	0.0	0.0	10.8	6.9	0.1	0.0	0.0	19.3	0.0	8.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	52.3	13.9	0.0	0.0	40.5	13.4	88.7	0.0	0.0	90.5	0.0	45.0
LnGrp LOS	D	B	A	A	D	B	F	A	A	F	A	D
Approach Vol, veh/h		1458			1099			1				762
Approach Delay, s/veh		27.5			33.5			88.7				73.3
Approach LOS		C			C			F				E
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		77.4		37.0	31.8	45.6		5.6				
Change Period (Y+Rc), s		* 6.6		* 5.3	5.1	* 6.6		5.3				
Max Green Setting (Gmax), s		* 62		* 32	28.9	* 28		8.7				
Max Q Clear Time (g_c+I1), s		17.9		33.7	25.9	27.7		2.1				
Green Ext Time (p_c), s		21.0		0.0	0.8	0.5		0.0				

Intersection Summary

HCM 6th Ctrl Delay	40.0
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Agenda Item Summary

Ordinance # / Resolution #: RNC-2024-0966 Environmental Drive

Contact Person / Sponsor: J. Bryan

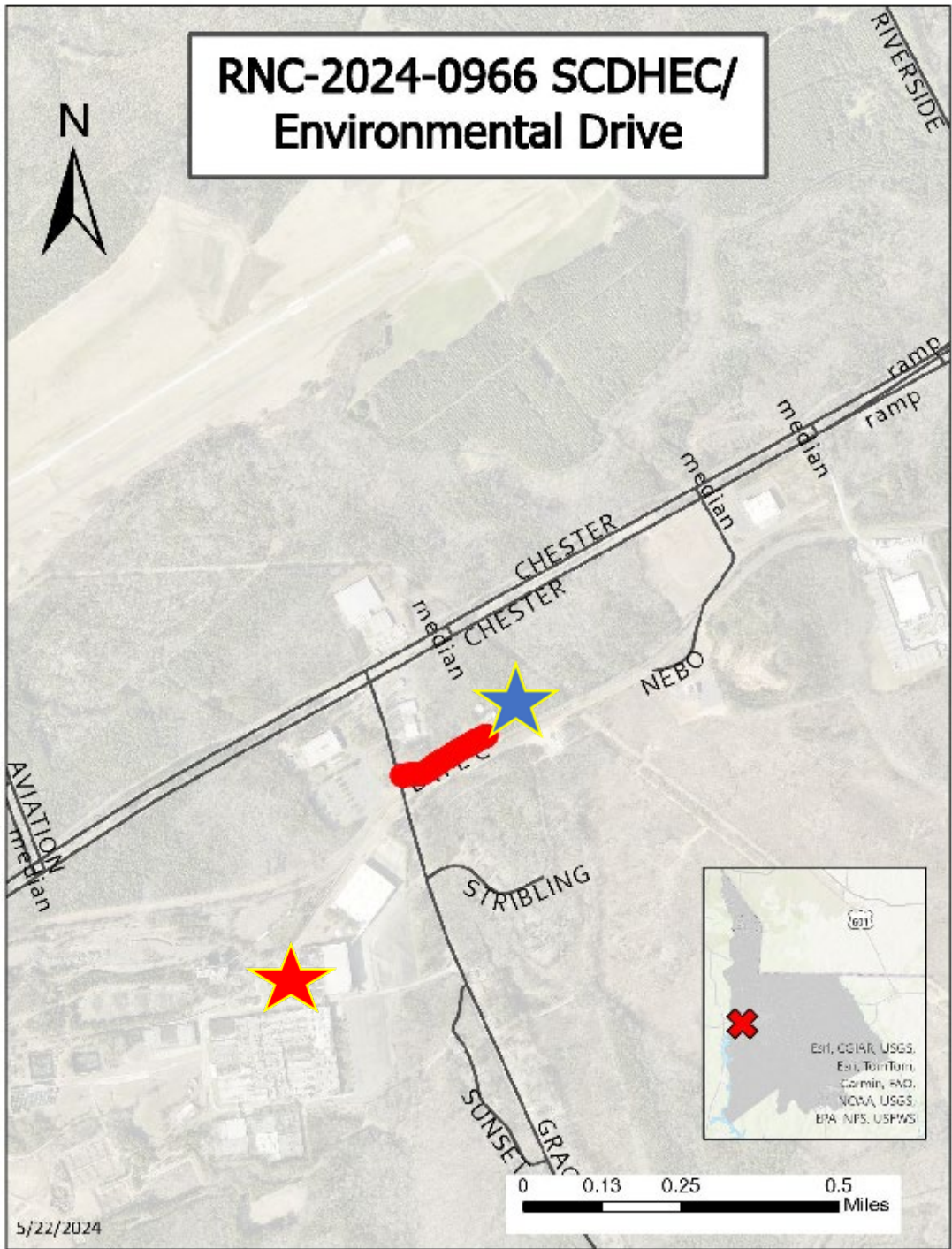
Department: Planning

Date Requested to be on Agenda: 6/6/2024

Points to Consider:

ATTACHMENTS:



Description	Upload Date	Type
Location Map	6/4/2024	Exhibit
Application	6/4/2024	Exhibit
Narrative email	6/4/2024	Exhibit



Proposal:
Renaming Private Road



Subject Location

-  Springs Global Inc,
294 Grace Avenue
-  SCDHEC Facility
2475 DHEC Road



PLANNING DEPARTMENT
PO BOX 1809
Lancaster, SC 29721
Phone: (803) 285-6005

******NEW ROAD NAME/CHANGE APPLICATION******

Please note: A fee of \$250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The \$250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the \$250.00 fee plus \$50.00 for each additional sign.

Please provide the following **applicant** information as completely and accurately as possible.

Date of Application: May 13, 2024

Name: Myra C Reece, SCDHEC Address: 2600 Bull St

City, State, Zip Code: Columbia, SC 29201

Telephone (H): _____ Telephone (W) or (Cell): (803) 898-4102

Please provide the following **new road name** information as completely and accurately as possible.

Location of new road: N/A

Road name as it exists now (if applicable): DHEC Road

Proposed new road name (1st choice): Environmental Way

Proposed new road name (2nd choice): _____

Will this be a private road? Yes _____ NO X

If applicable, do you plan on deeding this new road to the county in the future?

Yes _____ NO _____

Please attach the following items to this application:

*A map to approximate scale depicting the location of the new road.

*A petition signed by at least 75% of the property owners with parcels having **frontage** on the affected road.

Signature of Applicant: Myra C Reece



PETITION FOR ROAD NAME CHANGE

Date: April 29, 2024

I, Myra C. Reece, hereby request to rename the following road, DHEC Rd.
 The subject road is located off of Grace Avenue in Lancaster, SC. Just 0.2 miles south of the
intersection of Grace Avenue and Chester Highway (state highway 9) just near the railroad tracks.


The proposed new road name is Environmental Way. Please find below the required percentage
 (75%) of signatures representing the landowners having frontage on the road to be named.

Sincerely,

Myra C. Reece

Signature of Property Owner Tax Map Number or Existing Address Phone Number

1) TMS ID: 0083-00-006.02, LANCASTER HOLDINGS, 119 Grace Av, Lancaster, SC 29720

2) William Troutman, (704) 847-8282, wbt@graphicsinternational.com 

3) _____

4) _____

5) _____

6) _____

7) _____

8) _____

9) _____

10) _____

11) _____

12) _____

****All signatures will be verified****



PETITION FOR ROAD NAME CHANGE

Date: April 29, 2024

I, Myra C. Reece, hereby request to rename the following road, DHEC Rd.

The subject road is located off of Grace Avenue in Lancaster, SC. Just 0.2 miles south of the intersection of Grace Avenue and Chester Highway (state highway 9) just near the railroad tracks.

The proposed new road name is Environmental Way. Please find below the required percentage (75%) of signatures representing the landowners having frontage on the road to be named.

Sincerely,

Myra C. Reece

Signature of Property Owner Tax Map Number or Existing Address Phone Number

- 1) TMS ID: 0083-00-018.00, DUKE POWER, STATION 22M, DHEC Rd, Lancaster, SC 29720
- 2) Michael P. Callahan, (864) 370-5200, michael.callahan@duke-energy.com
- 3) *Michael Callahan*
- 4) _____
- 5) _____
- 6) _____
- 7) _____
- 8) _____
- 9) _____
- 10) _____
- 11) _____
- 12) _____

All signatures will be verified



PETITION FOR ROAD NAME CHANGE

Date: April 29, 2024

I, Myra C. Reece, hereby request to rename the following road, DHEC Rd.

The subject road is located off of Grace Avenue in Lancaster, SC. Just 0.2 miles south of the intersection of Grace Avenue and Chester Highway (state highway 9) just near the railroad tracks.

The proposed new road name is Environmental Way. Please find below the required percentage (75%) of signatures representing the landowners having frontage on the road to be named.

Sincerely,

Myra C. Reece

	Signature of Property Owner	Tax Map Number or Existing Address	Phone Number
1)	<u>TMS ID: 0083-00-003.00, SCADMIN, 2471 DHEC Rd, Lancaster, SC 29720</u>		
2)	<u>Ashlie Lancaster, SC ADMIN, (803) 737-9822, ashlie.lancaster@admin.sc.gov</u>		
3)	<u>Ashlie Lancaster</u>		
4)			
5)			
6)			
7)			
8)			
9)			
10)			
11)			
12)			

From: [Sandra Burton](#)
To: [Miller, Paul M.](#)
Cc: [Jennifer Bryan](#)
Subject: RE: Road Name Change
Date: Thursday, April 25, 2024 1:36:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[Road Name Change Form.pdf](#)

Hi Paul,

Environmental Way will work for the road name change for DHEC Rd. I've attached the application and petition for you. I couldn't remember if I previously sent this. Fill this out and send to Jennifer in the Planning Dept. I've tagged her in this email. The road name change will have to be posted on site and ran in the newspaper. Lancaster County will handle this. We will then have to go before the Planning Commission to have them approve it. Jennifer will let us know when this can be held and how to send in payment. Our Public Works will take care of the road sign once it is approved by the Planning Commission.

Jennifer, this application is for a road name change for DHEC Rd. DHEC is going away and will be split with two other state agencies and they don't want there to be any confusion.

Let me know if either of you have any questions.

Thank you,

Sandra Burton
E-911 Addresser
803-416-9325
addresser@lanc911.com



From: Miller, Paul M. <MILLERPM@dhec.sc.gov>
Sent: Thursday, April 25, 2024 11:19 AM
To: Sandra Burton <SBurton@lanc911.com>
Subject: Re: Road Name Change

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancastersc.supportsystem.com

Good morning, Ms. Burton! We would like to proceed with Environmental Way for the DHEC Rd

name change.

Paul M. Miller

Quality Assurance Manager, Environmental Affairs

S.C. Dept. of Health & Environmental Control

Office: (803) 898-4272

Mobile: (803) 626-7125

Connect: www.scdhec.gov [Facebook](#) [LinkedIn](#)



From: Sandra Burton <SBurton@lanc911.com>

Sent: Wednesday, April 24, 2024 8:58 AM

To: Miller, Paul M. <MILLERPM@dhec.sc.gov>

Subject: RE: Road Name Change

***** Caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email.*****

Yes, either will work. Let me know what you choose.

Thank you,

Sandra Burton

E-911 Addresser

803-416-9325

addresser@lanc911.com



From: Miller, Paul M. <MILLERPM@dhec.sc.gov>

Sent: Wednesday, April 24, 2024 8:57 AM

To: Sandra Burton <SBurton@lanc911.com>

Subject: Re: Road Name Change

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancastersc.supportsystem.com

Would these two be available?

Environmental Way (Wy)
Osprey Trail (Trl)

I think we will go with one of these, if they are. I'll just need the final approval from management to move forward with the application.

Paul M. Miller

Quality Assurance Manager, Environmental Affairs

S.C. Dept. of Health & Environmental Control

Office: (803) 898-4272

Mobile: (803) 626-7125

Connect: www.scdhec.gov [Facebook](#) [LinkedIn](#)



From: Sandra Burton <SBurton@lanc911.com>

Sent: Wednesday, April 24, 2024 8:48 AM

To: Miller, Paul M. <MILLERPM@dhec.sc.gov>

Subject: RE: Road Name Change

***** Caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

My apologies, I don't know why it didn't attach. Let me know if this one doesn't come through! Choose from the ones under 1,000 feet.

Thanks!

Sandra Burton
E-911 Addresser
803-416-9325

addresser@lanc911.com



From: Miller, Paul M. <MILLERPM@dhec.sc.gov>
Sent: Wednesday, April 24, 2024 8:43 AM
To: Sandra Burton <SBurton@lanc911.com>
Subject: Re: Road Name Change

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancastersc.supportsystem.com

Good morning! Which suffixes would be available? I didn't see an attachment.

Paul M. Miller

Quality Assurance Manager, Environmental Affairs

S.C. Dept. of Health & Environmental Control

Office: (803) 898-4272

Mobile: (803) 626-7125

Connect: www.scdhec.gov [Facebook](#) [LinkedIn](#)



From: Sandra Burton <SBurton@lanc911.com>
Sent: Wednesday, April 24, 2024 8:01 AM
To: Miller, Paul M. <MILLERPM@dhec.sc.gov>
Subject: RE: Road Name Change

***** Caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Good afternoon,

Here are my findings in either green or red:

Environmental Junction (because we are beside the railroad tracks) –We have 15-16 spaces on the sign, Junction is not a suffix, so this one is too long.

Environmental Drive—This one will work except we would have to change the suffix.

Osprey Rd: There are many in this area due to our proximity to the river. This one will work except we would have to change the suffix.

Jessamine Rd: Yellow Jessamine is the state flower. No, we already have Jessamine Grove Dr, Carolina Jessamine Ct, and Jessamine Way

The road is under 1,000 feet so the suffixes available are listed in the attachment. Let me know what you would like and then we can proceed with the application.

Thank you,

Sandra Burton
E-911 Addresser
803-416-9325
addresser@lanc911.com



From: Miller, Paul M. <MILLERPM@dhec.sc.gov>
Sent: Tuesday, April 23, 2024 2:04 PM
To: Sandra Burton <SBurton@lanc911.com>
Subject: Re: Road Name Change

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancastersc.supportsystem.com

Good afternoon, Ms. Burton! We've finally narrowed our replacement names for DHEC Rd to the

following:

Environmental Junction (because we are beside the railroad tracks)

Environmental Drive

Osprey Rd: There are many in this area due to our proximity to the river.

Jessamine Rd: Yellow Jessamine is the state flower.

Could you let us know if these four options are available in Lancaster County? Once we get your approval, we'll narrow it down to two options to submit with our application and petitions.

Paul M. Miller

Quality Assurance Manager, Environmental Affairs

S.C. Dept. of Health & Environmental Control

Office: (803) 898-4272

Mobile: (803) 626-7125

Connect: www.scdhec.gov [Facebook](#) [LinkedIn](#)



From: Sandra Burton <SBurton@lanc911.com>

Sent: Friday, April 12, 2024 1:05 PM

To: Miller, Paul M. <MILLERPM@dhec.sc.gov>

Subject: Road Name Change

*** Caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Test email

Sandra Burton

E-911 Addresser

803-416-9325

addresser@lanc911.com



Agenda Item Summary

Ordinance # / Resolution #: NRN-2024-0830 Coyote Trail

Contact Person / Sponsor: J. Bryan

Department: Planning

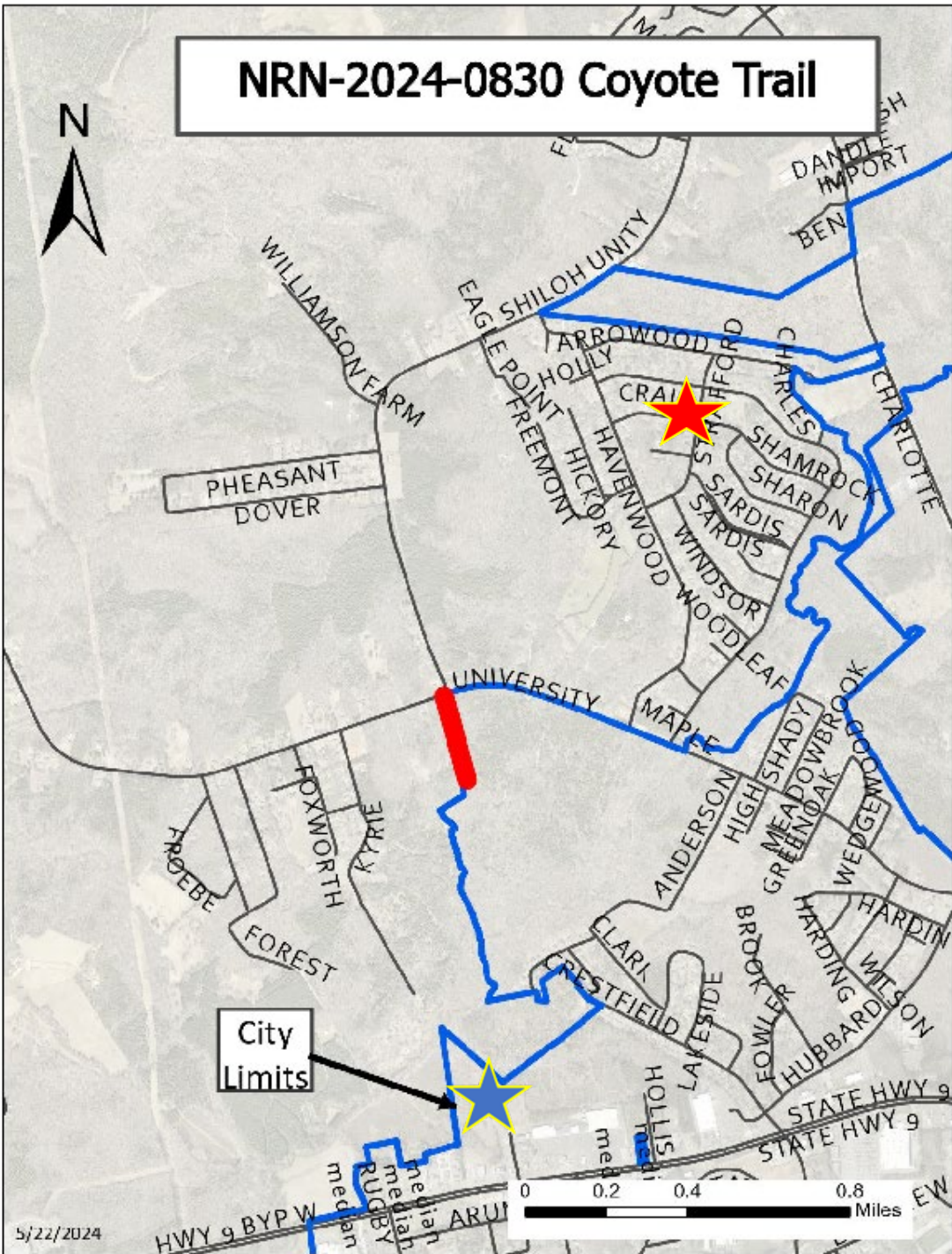
Date Requested to be on Agenda: 6/6/2024

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Location Map	6/4/2024	Exhibit
Application	6/4/2024	Exhibit

NRN-2024-0830 Coyote Trail



Proposal:
Naming Private Drive

Subject Location



Arrowwood Subdivision



Lancaster City Limits (blue boundary)



PLANNING COMMISSION
PO BOX 1809
Lancaster, SC 29721
Phone: (803) 285-6005
Fax: (803) 285-6007

Received
4/29/2024
JWB

****NEW ROAD NAME/CHANGE APPLICATION****

Please note: A fee of \$250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The \$250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the \$250.00 fee plus \$50.00 for each additional sign.

Please provide the following **applicant** information as completely and accurately as possible.

Date of Application: April 29, 2024

Name: Michael B. Hayes Address: 2389 University Dr.

City, State, Zip Code: Lancaster, SC 29720

Telephone (H): _____ Telephone (W) or (Cell): 803-246-4048

Please provide the following **new road name** information as completely and accurately as possible.

Location of new road: Directly across the street from W. Shiloh
Unity Rd at the University Dr. junction.
(Proposed name was West Glenn Dr.)

Road name as it exists now (if applicable): N/A dmlangley85@gmail

Proposed new road name (1st choice): Coyote Trail

Proposed new road name (2nd choice): Coyote Creek Trail

Will this be a private road? Yes _____ NO

If applicable, do you plan on deeding this new road to the county in the future?
Yes _____ NO _____

Please attach the following items to this application:

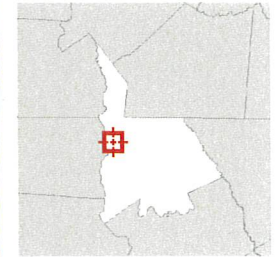
- *A map to approximate scale depicting the location of the new road.
- *A petition signed by at least 75% of the property owners with parcels having **frontage** on the affected road.

Signature of Applicant: Michael B. Hayes

Experiencing Lancaster County, SC through GIS Technology



Overview



Legend

- Parcels
- Roads
- Flood Plain
 - A,
 - AE,
 - AE, FLOODWAY

Parcel ID	Class Code	Taxing District	Land Size	FRONT FEET	Owner	Physical Address	Assessed Value	Last 2 Sales	Date	Price	Reason	Qual
0062J-0A-048.00	Land Only	LANCASTER	100.0		HAYES MICHAEL BRUCE	WESTGLENN DRIVE			11/5/2007	\$1	GIFT	Q
									3/2/2007	\$28000	SOLD DOES NOT MATCH APPRAISAL RECORD	Q

(Note: Not to be used on legal documents)

Date created: 4/23/2024
Last Data Uploaded: 4/23/2024 3:17:28 AM

Developed by Schneider GEOSPATIAL



PETITION FOR ROAD NAME CHANGE

Date: 4/29/24

I, Michael Hayes, hereby request to rename the following road, _____.

The subject road is located directly across from W. Shiloh Unity Rd at the University Dr. junction. Proposed name was West Glenn Dr.

The proposed new road name is Coyote Trail. Please find below the required percentage (75%) of signatures representing the landowners having frontage on the road to be named.

Sincerely,

Michael B. Hayes

Signature of Property Owner Tax Map Number or Existing Address Phone Number

- 1) Jacob Holt 62J-A-39.00 864-344-0239
- 2) [Signature] 62J-B-1.00 703-804-2282
- 3) Michael B. Hayes 62J-A-48.00 + 47.00 803-~~8~~²⁴⁶-4048
- 4) _____
- 5) _____
- 6) _____
- 7) _____
- 8) _____
- 9) _____
- 10) _____
- 11) _____
- 12) _____

All signatures will be verified*

Agenda Item Summary

Ordinance # / Resolution #: NRN-2024-0924 New Road Names: Group Submittal June

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 6/6/2024

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	6/4/2024	Exhibit
UDO Ch. 6 Road Name regulations	6/5/2024	Exhibit



PLANNING DEPARTMENT
PO BOX 1809
Lancaster, SC 29721
Phone: (803) 285-6005

******NEW ROAD NAME/CHANGE APPLICATION******

Please note: A fee of \$250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The \$250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the \$250.00 fee plus \$50.00 for each additional sign.

Please provide the following **applicant** information as completely and accurately as possible.

Date of Application: 5/1/2024 (for 6/18/2024 Agenda)

Name: LC Planning Department Address: 101 N. Main St

City, State, Zip Code: Lancaster SC 29720

Telephone (H): 803-285-6005 Telephone (W) or (Cell): _____

Please provide the following **new road name** information as completely and accurately as possible.

Location of new road: see attached list of roads submitted to E911 addressing

Road name as it exists now (if applicable): n/a

Proposed new road name (1st choice): see attached list

Proposed new road name (2nd choice): _____

Will this be a private road? Yes NO

If applicable, do you plan on deeding this new road to the county in the future?

Yes NO

Please attach the following items to this application:

*A map to approximate scale depicting the location of the new road.

*A petition signed by at least 75% of the property owners with parcels having **frontage** on the affected road.

Signature of Applicant: 

Riverchase Section 2: Road Names Submitted

1. Pitch Pine Place
2. Mossy Oak Drive
3. Crested Iris Street
4. Blackgum Drive
5. River Birch Drive
6. Wild Indigo Way
7. Catalpa Court
8. Garden Grove Way
9. Alder Street
10. Acer Alley
11. Aspen Drive
12. Canopy Road

Approved by Sandra Burton/ E911 Addressing

6.11.2 CONDITIONS OF ACCEPTANCE

No new road shall be platted by the County until such road has been named as herein provided.

- A. A master list of the names, including suffixes of all roads and streets, within Lancaster County shall be maintained by the E-911 Coordinator and kept on file in the Planning Department.
- B. Road names on all plats must be first approved by the Planning Department/E-911 coordinator before the plat may be recorded in the Register of Deeds office.

6.11.3 ROAD NAME STANDARDS

- A. The following shall specify the designation of road names. The road related definitions listed below shall apply to the development of street names, house or building numbers, and other addressing purposes. (Ord. No. 2019-1601, 9.23.19)
 - 1. Any road in excess of 1,000 feet in length shall be designated as:
 - a. Avenue (Ave): Avenues are often broad streets or roads; usually running perpendicular to streets. They serve as connectors between neighborhoods and area centers. As such, they are used both in residential and commercial areas. Avenues may also circulate around squares or neighborhood parks.
 - b. Boulevard (Blvd): A broad, often landscaped, thoroughfare; usually a main artery. A median is usually in the middle. They provide multi-lane access to commercial and mixed-use developments and carry regional traffic throughout the County.
 - c. Circle (Cir): A curving side street; usually a small residential street whose shape is circular.
 - d. Drive (Dr): A long, winding road that has its route shaped by its environment, like a nearby lake or mountain.
 - e. Highway (Hwy): A public way; a main direct road that joins cities or towns together.
 - f. Road (Rd): A thoroughfare that runs in any direction.
 - g. Street (St): A thoroughfare, especially in a city, town, or village, which is wider than an alley or lane and usually includes sidewalks. Usually runs perpendicular to avenues.
 - 2. Any road less than 1,000 feet in length or any road that is cul-de-sac or any road that begins and ends on the same road shall be designated as:
 - a. Alley (Aly): A narrow street; a thoroughfare through the middle of a block giving access to the rear of lots or buildings which are intended to provide indirect, limited access, but not accommodate through traffic. Utilities, either above ground or underground, and services such as garages, service doors, dumpsters, etc. may be located in alleyways to provide service connections to rear elevations.
 - b. Court (Ct): A wide alley with only one opening onto a street; a road or street that ends in a circle or loop usually referred to as a cul-de-sac.
 - c. Lane (Ln): Lanes are small traveled ways intended to provide direct access to the front of a limited number of single-family structures. Lanes are limited in the number of lots served. Generally, they are very short; often less than 400 feet. Items including, but not limited to, traffic carrying

capacity, topography, and connectivity, shall be a consideration when permitting a lane in lieu of a street.

- d. Place (Pl): A small street or court; usually a small residential street or a narrow street in a commercial district.
 - e. Terrace (Ter): A type of shorter, narrower road that follows the top of a slope.
 - f. Trail (Trl): A winding thoroughfare.
 - g. Way (Wy): A small side street off of a road.
- B.** Any previously unnamed road or new road with center line offsets at intersections of less than 100 feet shall be given the same name, except in a subdivision. The roads will be allowed 2 separate road names under the discretion of the approval of the Lancaster County Addressing Coordinator. Excluding roads within an approved subdivision or PDD.
- C.** Any continuous road shall have the same name over its entire length even though its direction may change.
- D.** No road name hereafter established, regardless of suffixes or directionals, shall duplicate either phonetically or by spelling, another road name in the unincorporated area of Lancaster County or a neighboring county. This is to ensure emergency personnel are directed to the proper location in the correct jurisdiction.
- E.** No road name hereafter established shall exceed 15 characters, including spaces and suffix abbreviations. If the subdivision provides their own signage, the character limit does not apply.
- F.** No special characters, such as hyphens, apostrophes, periods, or decimals, shall be used.
- G.** Areas of surrounding counties, which share Postal Service zip codes or multi-jurisdictional emergency services agreements with areas of Lancaster County, shall be considered when determining duplicates.
- H.** The E-911 addressing department will not allow use of words which in its opinion are overused, either in the immediate area or county-wide, as such overuse is likely to cause confusion.
- I.** Directional names (N, S, E, W or combination thereof) shall not be allowed.
- J.** Proposed road names, which are intentionally misspelled, obscene, derogatory or other offensive words shall not be permitted.

6.11.4 PROCEDURE FOR NAMING A NEW ROAD

- A.** Any person, firm, corporation, developer or right-of-way owner shall submit an application obtained from the Planning Department when requesting to name a new road. Such request shall include any descriptive/locational information required by the Planning Department; designate a spokesperson by name, address, and telephone number; provide first and second road name choices; and be accompanied by a petition, signed by 75 percent of the property owners with parcels having frontage on the affected road.
- B.** If the request is consistent with standards included the section entitled "Road Name Standards," above, the Planning Department shall approve said request giving written notice of that action within 60 days of the date of such request.
- C.** If the request is denied by the Planning Department, written notice including reasons for that action shall be provided within 60 days of the date of such request.
- D.** Decisions of the Planning Department, whether affirmative or negative, shall be final subject to written appeal to Lancaster County Planning Commission filed with the clerk to the commission within 15 calendar days of the notice date of the Planning Department's decision. Such appeal shall set out the specific grounds upon which the Planning Department's decision is questioned. The fifteen-day appeal period shall commence on the date of the Planning Department's written notice of decision, which shall be sent to the person signing the affected road name request.
- E.** A person laying out a street is guilty of a misdemeanor if he shows an unapproved street name on a plat, street marker or deed. If convicted, the court decides the punishment.
- F.** Naming a previously unnamed road or driveway does not change the maintenance responsibility; if it was privately maintained prior to its naming, it will remain privately maintained.
- G.** Any road or driveway, whether publicly or privately maintained that serves as the sole access for three (3) or more permanent residential or business structures must be named. (Ord. No. 2017-1485, 1.8.18)