

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

March 19, 2024

6:00 PM

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

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

AGENDA

- 1. Call to Order Regular Meeting and Roll Call Vote**
- 2. Approval of the Agenda**
- 3. Citizen's Comments**

*[Lancaster County Council welcomes comments and input from citizens who may not be able to attend Council meetings in person. Written comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, by email to Sherrie Simpson at ssimpson@lancastersc.net or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at <https://www.mylancastersc.org/>. Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings. *Please note that any handouts presented to Council or Council Boards and Commissions become an official part of the record and a copy is attached to the legal minutes for the meeting.]*

4. Approve Minutes

- a. February 15, 2024 Special Meeting: Comprehensive Plan
- b. February 20, 2024 Regular Minutes
- c. March 7, 2024 Workshop Minutes

5. Public Items

- a. TA-2024-0162 Non-Metallic Mineral Manufacture-Conditional Use
Application at direction of Council, to change the newly approved Use at UDO 5.9.17 "Non-metallic Mineral Manufacture" from a "Permitted with Review" use per Use Table 2.5, to a Conditional Use.

b. TA-2024-0344 Sec 7.2.4.D Satellite Parking

Application the request of Council to amend the Unified Development Ordinance at Sec. 7.2 Parking and Driveways, to refine regulations for satellite Parking.

c. RZ-2023-2099 Lynwood Subdivision

Application by Franklin Craig on behalf of Upstate Palmetto Holdings LLC and B&C Land Holdings LLC, to rezone 124.2 acres comprising two parcels at and adjacent to # 2417 & #2421 Lynwood Drive, Lancaster (TM#s 0102-00-017.03 & p/o 0102-00-017.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District, in order to develop a single-family residential subdivision of 303 lots. The total project acreage is 129.5 acres.

d. RZ-2024-0236 Wellspring

Application by Mark Boyce on behalf of Wellspring Carolina Investments to rezone 53.72 acres on South Potter Road (TM # 0088-00-017.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) district, to allow development as a single family residential subdivision.

e. RZ-2024-0269 Anderson

Application by Judy Anderson to rezone a parcel of .50 acres located at 126 Dogwood Trail Lane, Indian Land (TM#0013-00-080.02) from Medium Density Residential (MDR) to Neighborhood Business (NB) district, to allow property to be conjoined with existing business at 8143 Charlotte Highway.

6. New Business

a. NRN-2023-2146 Colonel's Way fka Elite Avenue

Application by Ashley Page for KFC and G. Kesineni for Building Bricks LLC to name a private driveway located off Lenger's Way behind KFC at 9615 Charlotte Highway (0008-00-026.00), adjacent to the parcel owned by Building Bricks LLC (0008-00-061.03), to allow E911 addresses to be assigned to proposed buildings on the Building Bricks property.

b. NRN-2024-0405 Group Submittal: Civil Plans & Preliminary Plats

Group submittal of road names submitted as part of Preliminary Plat and Site Plan process.

c. Overview of next month's Agenda

d. Other

7. Adjourn

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

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

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Planning Commission agendas are posted at the Lancaster County Administration Building and are available on the Website: www.mylancastersc.org

Meetings are live streamed and can be found by using the following link:
https://mylancastersc.org/boards___commissions/planning_commission/planning_commission_meetings.php

Agenda Item Summary

Ordinance # / Resolution #: February 15, 2024 Special Meeting: Comprehensive Plan

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 3/19/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
February 15, 2024 Special Meeting: Comprehensive Plan	2/21/2024	Exhibit



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 5, VICE-CHAIRMAN
T. YOKIMA CURETON, DISTRICT 2
JUDIANNA TINKLENBERG, DISTRICT 4
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
February 15, 2024, 6:00 p.m.

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

1. ROLL CALL: Quorum is present (5 Commissioners)

Commissioners Present:

Sheila Hinson Charles Keith Deese Alan Patterson
Judianna Tinklenberg T. Yokima Cureton* *arrived 6:45 and was present for
discussion and vote*

Absent: James Barnett

Staff Present:

Allison Hardin, Interim Director Clerk: Jennifer Bryan
Matthew Blaszyk, Planner

Also Present: Ben Levine, Stakeholder Committee (Comp Plan)

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building for the required length of time and was published on the County website.

THE FOLLOWING IS A SUMMARY OF PROCEEDINGS. IT IS NOT A VERBATIM TRANSCRIPT.

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.
Motion to Approve by Alan Patterson; 2nd by Sheila Hinson.
Called vote: 4:0. (Y. Cureton not present) **Motion approved unanimously.**

3. CITIZEN'S COMMENTS [see Sign-In sheet attached]

Chairman Deese opened the floor to comments from the public. None signed in.
Citizens' Comments closed.

4. PUBLIC ITEMS

a. Comprehensive Plan 2040

Presentation and public hearing for the new Lancaster County Comprehensive Plan.

Stakeholder Committee Report: Ben Levine

Benchmark Consultants Presentation: Jason Epley, Vagn Hansen, Bridget Callea.
[see attached copy of slide presentation].

Additional comments: Allison Hardin, Development Services Director.

- Katawba Valley Land Trust (KVLTL) has just provided us with an updated map of conservation properties in Lancaster County. [see attached map]. This can be incorporated in the LC Natural Resources section.
- As we proceed with discussion, will compile a list of changes that can be used when we are ready to consider conditions attached to a motion.

Comments and Questions to Staff & Consultants:

[See attachment: SUMMARY OF SUBSTANTIVE CHANGES. Page numbers refer to “February Presentation Draft” version provided to Commissioners, updated on the Lancaster 2040 website under “January 2024 Public Review Draft” as of 2/13/2024]

Alan Patterson: What items are still “in process” and not represented in this draft?

J. Epley, V. Hansen: Two recommendations by Development Services Director:

1. Incorporation of other agency reports and plans by reference e.g. SCDOT, RFATS, COG and other entities affecting development in the County; and
2. At LC 4, incorporation of Hazard Mitigation plan.

Judianna Tinklenberg: 1. The use of “Consider” in implementation strategies is too weak, the language of the goal needs to convey action. 2. The description of school capacity at page 48 is in error, as previously pointed out. It does not match the data represented in maps and does not match what has been reported by school officials.

Alan Patterson: Who “owns” the Comprehensive Plan? Who will be responsible for reporting to Council?

Hardin: In the sense of “who is it for,” or “who benefits,” it is owned by the citizens of Lancaster County. In the sense of who has reporting responsibility, Planning staff will present reports to Planning Commission, which will then be presented to County Council. The State mandates a 5-year review; best practice would be annual review/reports.

Yokima Cureton: What is the source for the Cultural Resource information on page 62? It does not appear to contain some sites of local interest, for instance the Mt. Carmel AME Campground.

Vagn Hansen, Allison Hardin: The source is the SC report on National Register sites. We can incorporate other sources.

Alan Patterson: the Land Use map on page 55 is illegible. Can we get a clearer copy?

Hardin: we will provide that to Benchmark.

Judianna Tinklenberg/ Alan Patterson: Per Mr. Levine's comments, the Future Land Use map designations for "Growth" in Indian Land do not seem feasible. The Bailes Ridge area designation might remain, but the other two "Growth" areas on Possum Hollow Road should be a less intensive designation.

Hardin: We can recommend changing the southwest and east areas designated "Growth" to "Neighborhood."

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Deese closed Public Hearing. A straw poll was conducted to indicate the Commissioners' concurrence regarding the list of 9 amendments.

Chairman Deese called for a motion on item COMPREHENSIVE PLAN.

Motion A: Motion to Approve by Y. Cureton; 2nd by Judianna Tinklenberg.

Motion B: Motion to Amend, adding list of 9 Additions/Conditions: by A. Patterson; 2nd by Judianna Tinklenberg.

List of Amendments/Conditions:

1. Throughout document, language for Implementation Strategies should replace "consider" with an active action.
2. Change language on page 48 regarding school capacity to match map data and School District information regarding schools presently at capacity.
3. Include a reporting mechanism and schedule for annual reports by Planning staff to Planning Commission and County Council.
4. The following regional agency or entity plans shall be incorporated by reference:
 - 2040 Statewide Multimodal Transportation Plan and subplans - <https://www.scdot.org/Multimodal/>
 - SC Strategic Corridors Plan – references road project needs for Lancaster County (https://www.scdot.org/Multimodal/pdf/SC_MTP_Strategic_Corridors_Plan_FIN_AL.pdf)
 - RFATS Collector Street Plan – shows desired connections in the network (<https://www.rfats.org/collector-street-network-plan/>) (also – presentation from SCAPA: <https://scapa.org/wp-content/uploads/Rock-Hill-Fort-Mill-Area-Transportation-Study.pdf>)

- RFATS 2050 Long Range Transportation Plan - <https://www.rfats.org/wp-content/uploads/RFATS-2050-Long-Range-Transportation-Plan.pdf>
 - RFATS Bicycle-Pedestrian Connectivity Plan - <https://www.rfats.org/wp-content/uploads/RFATS-Bicycle-Pedestrian-Connectivity-Plan.pdf>
 - Regional Transit & Coordination Plan, Catawba Region - https://www.scdot.org/Multimodal/pdf/SC_MTP_Regional_Transit_Plan_Catawba_FINAL.pdf
 - Rural Transportation Improvement Program, Catawba Region - <http://catawbacog.org/wp-content/uploads/2023/10/TIP-2024-2033-Draft-10.25.2023.pdf>
 - Rural Transportation Long-Range Transportation Plan - <http://catawbacog.org/wp-content/uploads/2020/01/CRCOG-LRTP-DRAFT-11.07.2019-w-Appendix.pdf>
 - Carolina Thread Trail Master Plan – https://www.carolinathreadtrail.org/wp-content/uploads/2018/05/Lancaster_County_Master_Plan.pdf
 - SC Statewide Comprehensive Outdoor Recreation Plan (2019) - <https://www.scprrt.com/recreation/statewide-comprehensive-outdoor-recreation-plan>
 - SC State Trails Plan (2002) - <https://acrobat.adobe.com/link/review?uri=urn%3Aaid%3Aascds%3AUS%3A5ee2935f-3d20-36ef-9fb2-3e237fdfe37c>
 - SC Green Infrastructure Plan, Catawba Region - <https://www.scfc.gov/wp-content/uploads/2023/04/COG-Cat-web-spreads.pdf>
 - Local Plans:
 - Town of Van Wyck Comprehensive Plan
 - City of Lancaster Comprehensive Plan
 - City of Lancaster Downtown Revitalization Plan
5. At LC 4.8, add a new Implementation Strategy: to support and ensure that the provisions of the Lancaster County Hazard Mitigation plan are met.
 6. The updated KVLTL conservation area map shall be incorporated in the Natural Resource Plan Element section, (before p. 124 Key Observations).
 7. Cultural Resource information on page 62 will include Mt. Carmel AME Campground as item # 18, and the location will be added to the map.
 8. Small Area Plan map at page 55 will be upgraded for clarity.
 9. Two areas designated “Growth” in the Future Land Use map for Indian Land area (east and southwest Possum Hollow Road, excluding the Old Bailes Growth area) shall be changed to ‘Neighborhood’ designation.

Discussion: No additional comments.

Vote called for Motion B: Nine Proposed Amendments: **5:0.**
Motion is approved unanimously.

Vote called for Motion A, as amended: **5:0**
Motion is approved unanimously.

Chairman Deese stated the item will go to County Council for first reading and Public Hearing on Monday, March 25, 2024, with a recommendation for Approval with stated amendments.

5. NEW BUSINESS
a. No Discussion

6. ADJOURN
Motion to adjourn by A. Patterson; 2nd by Y. Cureton. Motion approved by unanimous consent. The meeting was adjourned at **7:16 p.m.**

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

For comments on specific agenda items under discussion, please sign in on the appropriate sheet.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Thursday, February 15, 2024, 2024

Citizens are allowed 3 minutes per person to speak. Everyone speaking before The Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

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SIGN IN ONLY IF YOU WISH TO SPEAK



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 4a: Lancaster 2040 Comprehensive Plan

Presentation of the new Comprehensive Plan for public hearing and Planning Commission consideration

Council Chambers
101 N. Main Street, Lancaster South Carolina
Thursday, February 15, 2024

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

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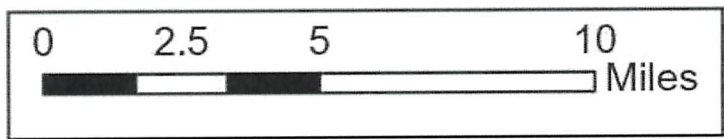
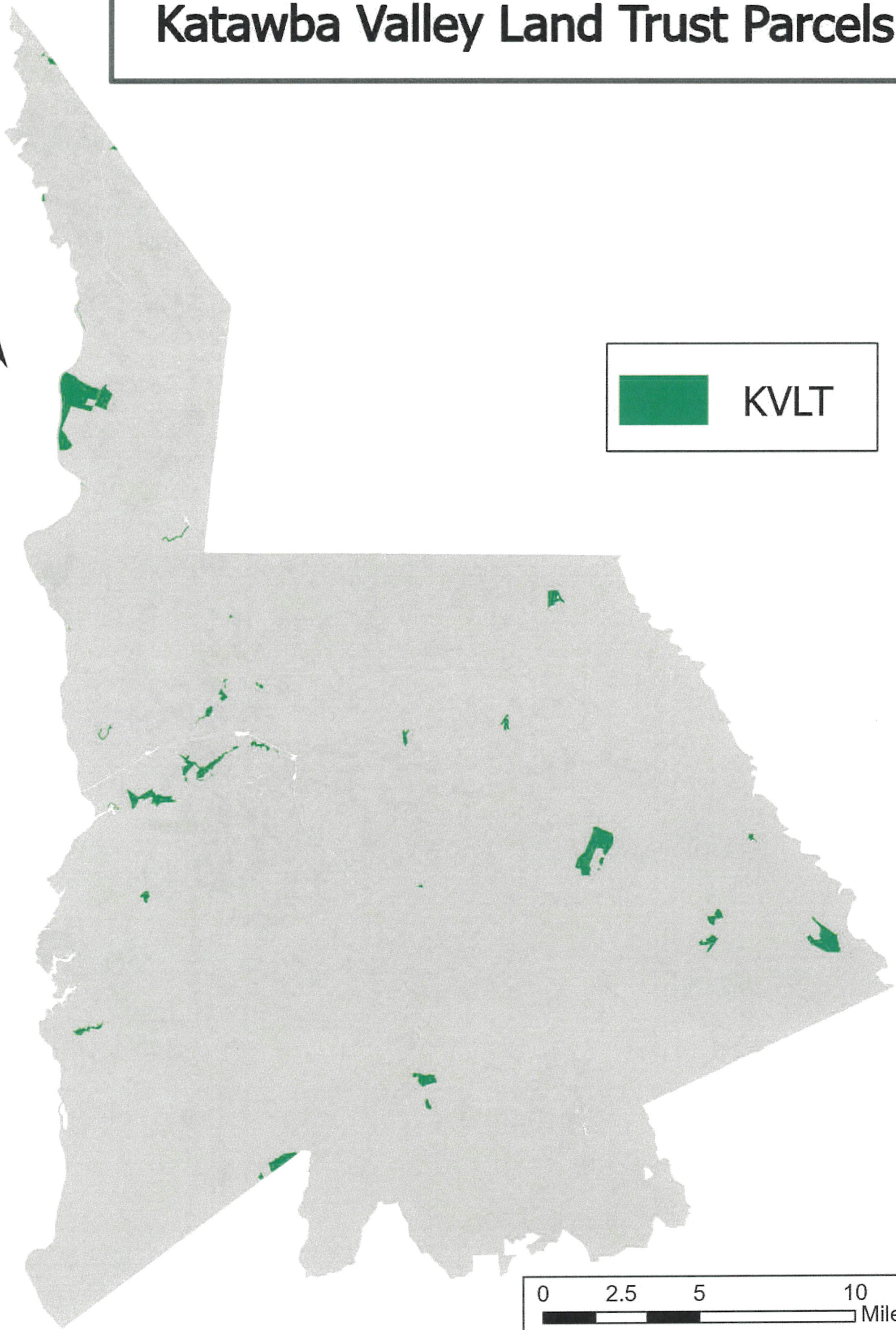
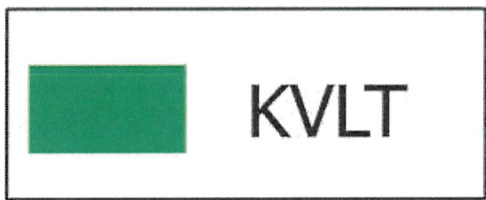
SUMMARY OF SUBSTANTIVE CHANGES:

Derived from Feedback at 1/16/2024 Joint Meeting, and subsequent Public Input meetings.

Note: Feedback that was too specific for the broad scope of the Comprehensive Plan has been compiled for use in drafting regulations and more detailed implementation tools.

- p. 32 1. LC 1.4- Housing Needs Committee and TDR program (see 14 and 24 below)
- p. 33 2. LC 2.6 – Reworded broadband access paragraph.
- p. 34 3. LC 3.2 Carolina Thread Trail: new text and expansion of prior text.
- p. 35 4. LC 4.1 Flexible Work Option
- p. 35 5. LC 4.2 Resource Coordination
- p. 36 6. LC 4.7 Housing Needs Assessment
- p. 37 7. LC 5.2 KVLTP partnership
- p. 37 8. LC 6.1 Catawba River protection
- p. 38-39 9. LC 7 Community Building public/private partners
- p. 40 10. LC 8.4 Native plants and trees
- p. 40 11. LC 8.5 Community Appearance Board
- p. 51 12. PA 1.1 expand definition of infrastructure
- p. 51 13. PA 1.2 Committee monitoring Growth Management implementation
- X 14. [PA 1.4 TDR program removed to LC]
- p. 52 15. PA 1.4 Neighborhood meetings for all rezonings
- p. 53 16. PA 2.6 Catawba River protection
- p. 53 17. PA 3.3 Public safety- reworded
- p. 53 18. PA 3.4 emergency response times }
- X 19. PA 3.5 incorporation- DELETED
- p. 65 20. GL 1.4 renovation and redevelopment of existing housing
- p. 65 21. GL 1.5 Grant Writer new position to Development Services
- p. 65 22. GL 1.6 encourage non traditional housing
- p. 67 23. GL 4.4 Highway corridor plan
- X 24. [SL 2.4 housing needs assessment removed from SL to LC]
- p. 81 25. SL 3.3 Regular check ins with municipalities

Katawba Valley Land Trust Parcels



2/15/2024

Lancaster 2040

COMPREHENSIVE PLAN



Planning Commission Meeting
February 15, 2024

Agenda

1. Welcome
2. Project Updates
3. Review Public Comment Received
4. Significant Changes to the Draft Plan
5. Next Steps
6. Adjourn

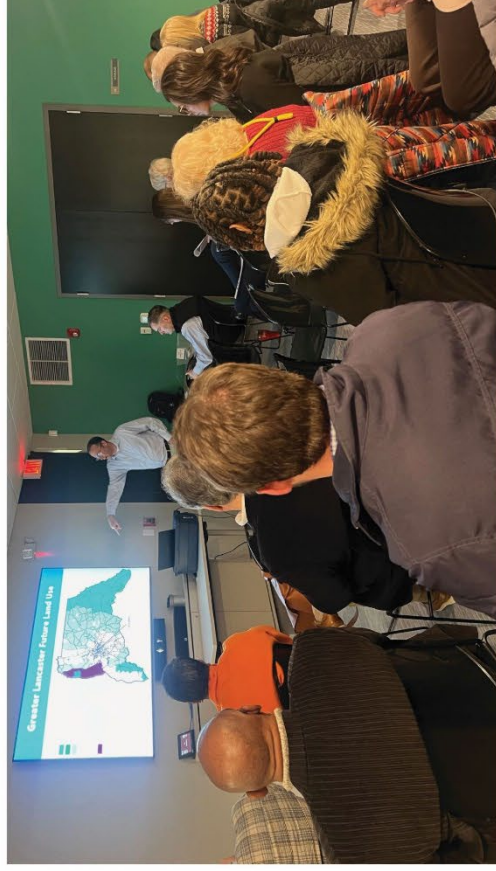
Project Updates

- Planning Commission and Council Workshop to Review Draft (January)
- Public Input Meetings throughout County (January)
- Solicited Feedback from Public Online (January – February 7)
- Changes Made to Draft Plan (ongoing)

Public Meetings

Kershaw

~15 attendees



Lancaster

~60 attendees



Indian Land

~200+ attendees



Public Meeting Attendee Comments

Southern Lancaster

- Discussion around public housing, homelessness, and needed public health and social services in the rural portions of the County

Greater Lancaster

- Discussion around infrastructure impacts (particularly related to Edgewater), the need for downtown revitalization, and public health / childcare services needed in rural portions of the County

Panhandle

- Discussion around growth management, schools, infrastructure, traffic, services / EMS, a moratorium, and similar growth-related concerns

Online Public Comments Received

28 total comments:

- Several comments about the Future Land Use Map
- Comments both for and against dense development
- Questions about implementation and monitoring the plan
- Concerns over schools, infrastructure, water services, traffic, and EMS
- Concerns about the City of Lancaster
- Specific comments about miscellaneous topics (post office, recreation, etc.)

Changes from Initial Public Review Draft

Total Changes

117

Content

45 Replacements

43 Insertions

29 Deletions

General Changes

- Made improvements to appearance / layout of strategies
- Relabeled County-wide strategies from “CW” to “LC”
- Fixed minor spelling and grammatical errors throughout
- Minor modifications throughout (changes to text which did not alter intent of strategy or section of Plan

Changes to Draft Plan – County Strategies

- **Added LC 1.4:** create a housing committee to study and better define affordable housing, promote housing options, and increase options
- **Added LC 1.5:** consider the development of a Transfer of Development Rights (TDR) program to help protect agricultural lands
- **Edited LC 2.3 – 2.6:** re-organized and clarified these recommendations but general intent remained the same
- **Changed LC 2.4:** to be more specific
- **Changed LC 3.3:** to be more broadly about alternative transportation
- **Changed LC 3.8:** to be more specific about funding sources for priority projects

Changes to Draft Plan – County Strategies

- **Added to LC 4.1:** and explore flexible work options that will help to attract and retain employees
- **Edited LC 4.6:** to include mental health issues
- **Added LC 4.7:** consider developing a County-wide housing needs assessment, with a particular focus on determining any unmet residential needs in rural portions of the County
- **Added to LC 5.2:** to partner with Katawba Valley Land Trust
- **Edited LC 6.4:** expand to identifying more County park sites
- **Expanded LC 7.4:** to assisting with the implementation of the Downtown Revitalization Plan

Changes to Draft Plan – County Strategies

- **Added to LC 8.4:** emphasizing the use of native plants and trees
- **Added LC 8.5:** investigate the feasibility of creating a Community Appearance Board to review highway corridor overlay district projects
- **Added LC 8.6:** develop a neighborhood garden assistance program where County staff help neighborhoods identify property options for gardens. Create policies that enable neighborhoods to install gardens

Changes to Draft – Panhandle Strategies

- **Added to PA 1.1:** this will include transportation infrastructure, utilities, emergency services, and schools
- **Added to PA 1.2:** create a standing committee to monitor the effectiveness of growth management implementation and study additional implementation options
- **Changed PA 1.4:** removed TDR program and added “Commit to holding neighborhood meetings to discuss potential changes in land use patterns prior to considering rezonings”
- **Edited PA 2.5:** to focus on connection to Ballantyne
- **Added PA 2.6:** to provide recreation along the Catawba River

Changes to Draft – Panhandle Strategies

- **Combined PA 3.3 and 3.4:** to improving staffing, training, and availability of all emergency response service agencies in the Panhandle
- **Removed PA 3.5:** consider developing a measured and intentional plan to help facilitate the incorporation of the urban area of the Panhandle into a municipality

Changes to Draft – Gr. Lancaster Strategies

- **Added GL 1.4:** encourage renovations/redevelopment of existing housing and neighborhoods, where infrastructure already exists and housing stock needs to be improved or made code compliant. Seek out grants
- **Added GL 1.5:** add a grant writing position to Development Services or Admin staff and secure grants to improve housing conditions
- **Added GL 1.6:** investigate how to attract non-traditional housing developers to improve housing stock in Greater Lancaster area
- **Added GL 1.7:** create small area plans for areas between Lancaster and Highway 5 to capture residents' vision for their growth areas
- **Added GL 4.4:** develop corridor plan for SC Highway 5 and SC Highway 9

Changes to Draft – So. Lancaster Strategies

- **Edited SL 1.2:** to include educating property owners of benefits of agricultural preservation, agritourism, and outdoor recreation
- **Edited SL 2.4:** removed County-wide housing needs assessment and replaced with “Dedicate resources from EDC to identifying and developing employment generating industrial projects that are easily accessible to residents in Southern Lancaster”

Pending Changes

Development Services Request:

- Incorporate a list of outside plans by reference. Examples include:
 - Lancaster County local government comprehensive plans
 - RFATS transportation plans
 - SCDOT plans
 - Thread Trail Master Plan
- Add a new supporting action under LC-4 Resilient Services to support the implementation of the recommendations of the Lancaster County Hazard Mitigation Plan.

Next Steps

- Planning Commission Recommendation (February 15)
- County Council Public Hearing (March 25)
- County Council Adoption (April)

Lancaster 2040

COMPREHENSIVE PLAN



Planning Commission Meeting
February 15, 2024

Agenda Item Summary

Ordinance # / Resolution #: February 20, 2024 Regular Minutes

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 3/19/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
February 20, 2024 Regular Minutes	3/11/2024	Exhibit



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 5, VICE-CHAIRMAN
T. YOKIMA CURETON, DISTRICT 2
JUDIANNA TINKLENBERG, DISTRICT 4
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
February 20, 2024 6:00 p.m.

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

1. ROLL CALL: Quorum is present (6 Commissioners)

Commissioners Present:

T. Yokima Cureton	James Barnett	Sheila Hinson
Charles Keith Deese	Alan Patterson	Judianna Tinklenberg

Staff Present:

Allison Hardin, Development Services Director
Matthew Blaszyk, Planner

Clerk: Jennifer Bryan

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building for the required length of time and was published on the County website.

THE FOLLOWING IS A SUMMARY OF PROCEEDINGS. IT IS NOT A VERBATIM TRANSCRIPT.

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the agenda.

- Motion to Approve by Alan Patterson; 2nd by James Barnett.
- Motion to Amend, removing **item 5f: Comprehensive Plan Discussion**, by James Barnett; 2nd by Alan Patterson.

Vote on Amendment: 6:0. **Motion to amend is approved unanimously.**

Called vote to Approve, as amended: 6:0. **Motion approved unanimously.**

3. CITIZEN'S COMMENTS [see Sign-In sheet attached]

Chairman Deese opened the floor to comments from the public.

1. **Kevin Garon**: spoke in opposition to uncontrolled growth in Indian land.

4. APPROVE MINUTES

a. January 16, 2024, Regular Minutes

Chairman Deese called for a motion to approve January 16, 2024 Regular Minutes as written. **Motion to Approve** by Yokima Cureton; 2nd by Judianna Tinklenberg.
Called vote: 6:0. **Motion approved denied unanimously.**

b. February 1, 2024, Workshop Minutes

Chairman Deese called for a motion to approve February 1, 2024 Workshop Minutes as written. Commissioner Patterson was absent and will abstain. **Motion to Approve** by Sheila Hinson; 2nd by James Barnett.
Called vote: 5:0, 1 abstention. **Motion approved.**

5. PUBLIC ITEMS

- a. TA-2024-0162 “Non-Metallic Mineral Manufacture” Conditional Use Application at the request of Council, to amend the Unified Development Ordinance at Sec. 2.5 Uses Permitted and Sec. 5.9 Industry/Wholesale/Storage Uses, to establish the newly adopted use “Non-Metallic Mineral Manufacture” as a Conditional Use.

Staff Presentation: Allison Hardin, Development Services Director, presented the applications consistent with the staff report.

Staff Recommendations: Council will meet on March 13, 2024 to add conditions to the use. Item will return to Planning Commission on March 19, 2024 agenda. Recommend opening Public Hearing for those present today, and continuing item until March 19, 2024.

Public Hearing: (See attachments: Sign-in Sheets)

1. Trutner Email comment: see attachment. Against the Asphalt plant, supports greater restriction on use.
2. Peskin Email comment: see attachment. Against the Asphalt plant, supports greater restriction on use.
3. Doyle Email comment: see attachment. Against the Asphalt plant, supports greater restriction on use.
4. Jim Balik: Spoke in opposition to the asphalt plant, asked for consideration of restrictions on particulate emissions/toxins.
5. Lee Olvera: Spoke in opposition to the asphalt plant.

[See end of minutes for Motion to continue hearing, defer item to March 19, 2024]

b. RZ-2023-2125 Thompson

Application by John Thompson to rezone approximately 3.82 acres at 1348 N. Rocky River Road (TM# 0058-00-064.00) from Rural Business (RUB) to General Business (GB), in order to allow development of a self-service storage facility.

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. Staff Recommendations:

Questions to staff:

Clarification of spot zoning under SC law, and discussion of relevant case law/interpretation

Comment from applicant(s): None.

Public Hearing: (See attachments: Sign-in Sheets) None signed in. Chairman Deese closed Public hearing and called for a motion on item RZ-2023-2125. Motion to approve by Sheila Hinson; 2nd by James Barnett.

Discussion:

Applicant must submit minor subdivision plat so as not to create a non-conformity with the car wash business.

Called vote: 6:0. **Motion is approved unanimously.**

Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

c. SD-2023-1136 Asbury Site

Application by Landworks Design and Empire Communities for a Preliminary plat for approximately 91.18 acres located at Asbury Lane in Indian Land (TM#s 0007-00-022.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-022.05 & 0007-00-022.06) for a subdivision of 78 single-family lots.

Staff Presentation: Allison Hardin, Development Services Director, presented the application consistent with the staff report.

Staff Recommendations: Approval with conditions: resolution of TRC comments

Questions to Staff:

Traffic capacity on Old Bailes Road; sidewalk connections; cumulative traffic impact with other new developments; timeline of Hwy 521 improvements

Comment from applicant(s): [see attached powerpoint presentation]

Matt Langston, Landworks Design; **Dan Robertson**, Empire Communities. Applicant would be happy to add sidewalks at property boundaries on Possum Hollow and Old Bailes.

Questions/Comments from Commissioners:

Recommend removing tulip trees and hackberry from street tree plan.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Deese closed Public hearing and called for a motion on item SD-2023-1136.

- **Motion to approve** by Yokima Cureton; 2nd by Sheila Hinson
- **Motion to Amend** by Alan Patterson; 2nd by Judianna Tinklenberg, to add the following conditions:
 - Resolution of all outstanding TRC comments that do not devolve to Civil Plan Approval
 - [LCWSD capability & capacity letter
 - Submission of new road names for approval
 - Submission of a CAD file
 - BMP/common area access points removed from private property;
 - Street tree changes: remove tulip poplars and hackberry.
 - Sidewalks on property frontage on Possum Hollow & Old Bailes

Discussion: no additional

Vote on Amendment: 6:0. **Motion to amend is approved unanimously.**

Called vote to Approve, as amended: 6:0. **Motion approved unanimously.**

Chairman Deese noted that this item does not require approval by Council; conditions for approval must be resolved within 60 days.

d. SD-2023-0325 Jasmine Hills

Application by Mohamed Altwaairgi/Rass Investments LLC for a Preliminary Plat for 34.14 acres straddling Pettus Road northwest of the intersection with Barberville Road (TM# 0003-00-058.00) for a subdivision of 75 single-family lots.

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report.

Staff Recommendations: **Denial:** Lack of water/sewer access; TRC comments unresolved; Lack of negotiated cooperation for road upgrades; TIA not approved by consultant.

Questions to staff:

Lack of connectivity through project to school site adjacent; sidewalks on Barberville Road; capacity on Barberville Road.

Comment from applicant(s): **Gerald Lee**, Chao & Associates, Columbia.

Applicant has observed due diligence negotiating with LCWSD for water/sewer infrastructure contributions, and with SCDOT regarding road upgrades. They have submitted additional data to remedy the sight line criticism raised by the TIA consultant.

Public Hearing: (See attachments: Sign-in Sheets)

1. **Kevin Garon**, Indian Land resident: opposed to rampant development in Indian Land, and to this plan due to concerns of traffic, safety, and damage to water quality.
2. **Melinda Martin** (Pettus Road resident) opposed to this project, asks for a 6-foot wall on property line to protect her horses; concerned about traffic safety on Barberville blind curve.

Chairman Deese closed Public hearing and called for a motion on item SD-2023-0325.

Motion to approve by Alan Patterson; 2nd by Yokima Cureton.

Discussion:

Barberville Road does not have sufficient capacity; schools in IL are past capacity; the project lacks sufficient connectivity.

Called vote: **0:6. Motion is denied unanimously.**

e. SD-2022-2205 The Sands, Kershaw aka Little Dude

Application by Earl Coulston/Coulston Enterprises, for a Preliminary Plat for 38.02 acres located at the southeast corner of Fork Hill Road and Little Dude Avenue in Kershaw (TM #0141-00-024.00) for a single-family residential development of 71 lots.

Staff Presentation: Allison Hardin, Development Services Director, presented the application consistent with the staff report.

Staff Recommendations: Conditional Approval: Street names submitted within 60 days.

Questions to staff:

No TRC comments remain to be resolved.

Comment from applicant(s): no further comments.

Public Hearing: (See attachments: Sign-in Sheets)

1. **Jerome Watts**: (Little Dude Ave): Opposed to development, due to road capacity and character of neighborhood.

Chairman Deese closed Public hearing and called for a motion on item SD-2023-1136.
Motion to approve with stated staff conditions by Sheila Hinson; 2nd by James Barnett.

Discussion:

Need for housing in Kershaw; concern over possible traffic impact.

Called vote: 6:0. **Motion is approved unanimously.**

[**AGENDA WAS AMENDED TO REMOVE 5 f**

- f. [Comprehensive Plan Discussion: reserved for discussion continued from 2/15/2024. No further discussion required.]**

6. NEW BUSINESS

- a. **NRN-2024-0155** New Road Names, pursuant to Section 9.2.17.A.2 of the Unified Development Ordinance. Group submittal from Preliminary Plats and Civil Site Plans.

Staff Presentation: Jennifer Bryan

No public hearing required.

Motion to Approve by James Barnett; 2nd by Yokima Cureton.

Vote: 6:0 **Motion is approved unanimously.**

- b. Update on Conditional Approvals:

- Pinnacle at Sunset Pointe (Edgewater) conditions not met within 60 days
- Cane Mill (Sienna Lane) conditions not met within 60 days

- c. Overview of Next Month's Agenda

- TA- Asphalt Conditional Use (Council Conditions)
- TA- Satellite Parking
- RZ- Wellspring 50 + acres RN to MDR
- RZ Lynwood Subdivision 124 ac LDR to MDR (formerly Ken Goulet)
- RZ Anderson .5 acres MDR to NB

- d. Other: **returned to item 5a:** Motion by James Barnett to continue the Pubic Hearing on item 5a to March 19, 2024 meeting; 2nd by Alan Patterson.

Vote: 6:0. **Motion approved unanimously.**

7. ADJOURN

Motion to adjourn by Alan Patterson; 2nd by Yokima Cureton. Motion approved by unanimous consent. Meeting adjourned at **8:04** p.m.

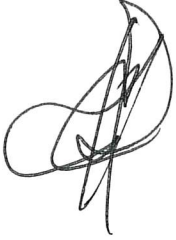
ATTACHMENT 1:
SIGN- IN SHEETS 2/20/2024

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County



South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

For comments on specific agenda items under discussion, please sign in on the appropriate sheet.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 20, 2024

Citizens are allowed 3 minutes per person to speak. Everyone speaking before The Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

✓ 1.	Kevin Geron
2.	
3.	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County



South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: TA-2024-0162 Conditional Use status for Asphalt Plants

Application at direction of Council, to change the newly approved Use at UDO 5.9.17 "Non-metallic Mineral Manufacture" from a "Permitted with Review" use per Use Table 2.5, to a Conditional Use.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 20, 2024

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PLEASE PRINT

✓ 1.	EMAIL SUBMITTED: (see copy) <i>Opposed</i> GLENN TRUTNER <i>Asphalt Plant</i> <i>in favor of Conditional</i>
✓ 2.	EMAIL SUBMITTED: (see copy) <i>Opposed</i> RON PESKIN <i>asphalt Plant</i> <i>in favor of Conditional</i>
✓ 3.	EMAIL SUBMITTED: (see copy) <i>Opposed</i> JEAN DOYLE <i>in favor of Conditional</i>
✓ 4.	JIM BALIK

✓ 5. *See Oliver*

*OLVERA (confirmed via
Tax Assessor's data)*

Remain open

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: RZ-2023-2125 Thompson (RUB to GB)

Application by John Thompson to rezone approximately 3.82 acres at 1348 N. Rocky River Road (TM# 0058-00-064.00) from Rural Business (RUB) to General Business (GB), in order to allow development of a self-service storage facility.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 20, 2024

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SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County



South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: SD-2023-1136 Asbury Site

Application by Landworks Design and Empire Communities for a Preliminary plat for approximately 90.7 acres located at Asbury Lane in Indian Land (TM#s 0007-00-022.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-022.05 & 0007-00-022.06) for a subdivision of 78 single-family lots.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 20, 2024

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

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Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5d: SD-2023-0325 Jasmine Hills

Application by Mohamed Altwaigi/Rass Investments LLC for a Preliminary Plat for 34.14 acres straddling Pettus Road northwest of the intersection with Barberville Road (TM# 0003-00-058.00) for a subdivision of 75 single-family lots.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 20, 2024

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

✓ 1.	Kevin Garon
✓ 2.	Melinda Martin
3.	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: SD-2022-2205 The Sands – Kershaw

Application by Earl Coulston/Coulston Enterprises, for a Preliminary Plat for 38.02 acres located at the southeast corner of Fork Hill Road and Little Dude Avenue in Kershaw (TM #0141-00-024.00) for a single-family residential development of 71 lots.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 20, 2024

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

✓ 1.	Jerome WATTS
2.	
3.	
4.	

ATTACHMENT 2: EMAIL COMMENTS

5a

From: [Sherrie Simpson](#)
To: [Jennifer Bryan](#)
Subject: FW: TA-2024-0162 Asphalt Conditional Use
Date: Monday, February 19, 2024 11:24:43 AM
Attachments: [LCLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)
Importance: High

Can you take care of the below request?

Thanks,
Sherrie



Sherrie Simpson, Clerk to Council
County Council

Lancaster County Government
PO Box 1809
101 N Main St
Lancaster, SC 29720

P: (803) 416-9307 F: (877) 241-5430
SSimpson@lancastersc.net

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From: Glenn Trutner <gtrutner@icloud.com>
Sent: Monday, February 19, 2024 11:22 AM
To: Sherrie Simpson <SSimpson@lancastersc.net>
Subject: TA-2024-0162 Asphalt Conditional Use
Importance: High

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

Please distribute to: Lancaster County Planning Commission and Planning Department,

I am writing in favor of developing the STRONGEST POSSIBLE restrictions on asphalt plants and other "Nonmetallic Mineral Product Manufacturing" industries such as:

- clay product and refractory manufacturing
- glass and glass production manufacturing
- cement and concrete product manufacturing
- lime and gypsum product manufacturing
- other nonmetallic mineral product manufacturing
- recycling, storage, processing, resale, or reuse of recovered materials

Truly a devil's brew of toxin releasers, IMHO!

The Planning Department and Commission correctly recommended against ordinance Ordinance 2023-1879, which unfortunately passed and dramatically weakened the protections against such industries which had been in place for all HI-zoned parcels. This is your chance to not only undo the damage already done, but to recommend EVEN STRONGER restrictions on these emissions-heavy industries!

Among the weakened conditions were:

- a) required parcel size by 40%, from 10 acres to 6 acres
- b) separation requirements from other-zoned parcels by 81%, from 2,640 ft to 500 ft
- c) setback requirements from other property lines, roads, etc. by 75% from 300 ft to 75 ft
- d) required buffer (trees etc) by 50%, from 100 ft to 50 ft

Given the characteristics of these industries, I suggest a MINIMUM:

- parcel size of 30 acres
- separation from other-zoned parcels of 2 miles
- setback requirements of 1,000 feet
- required buffer of 250 feet
- distance from Catawba river or any other waterway or lake of 5 miles

While these and any other changes need to have a stated good reason, there would seem to be an abundance to choose from in the areas of resident health and safety, environmental protection, property values for both residential and commercial neighbors, and other areas.

Following are links to a few authoritative discussions on the emission dangers (for air, groundwater, and waterways) of asphalt plants - there are lots of others as well:

<https://sustainablemadison.org/files/FBP-FactSheet.pdf>

<https://chej.org/wp-content/uploads/Asphalt-Plants-PUB-131.pdf>

<http://www.calvacpaving.com/wp-content/uploads/2018/09/Vulcan-Hot-Mix-Asphalt.pdf> (posted on site of a paving company!)

<https://www3.epa.gov/ttnchie1/ap42/ch11/bgdocs/b11s01.pdf>

<https://chej.org/a-bad-place-for-an-asphalt-plant-an-african-american-community-fights-back>

I have not researched the other “Nonmetallic Mineral Product Manufacturing” industries, but I am certain there are at least as many dangers associated with them as well.

Thank you!

Glenn Trutner

3079 Oliver Stanley Trail

TreeTops Community

Lancaster, SC 29720

gtrutner@icloud.com

516-375-6262

From: [Sherrie Simpson](#)
To: [Jennifer Bryan](#)
Subject: FW: Asphalt Plant
Date: Monday, February 19, 2024 12:56:13 PM
Attachments: [LCLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

Jennifer:

Can you please add the below comments to packet for distribution to the Planning Commission members?

Thanks,
Sherrie



Sherrie Simpson, Clerk to Council
County Council

Lancaster County Government
PO Box 1809
101 N Main St
Lancaster, SC 29720

P: (803) 416-9307 F: (877) 241-5430
SSimpson@lancastersc.net

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From: ron peskin <pkron123@gmail.com>
Sent: Monday, February 19, 2024 12:53 PM
To: Sherrie Simpson <SSimpson@lancastersc.net>
Subject: Re: Asphalt Plant

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

Yes
Sent from my iPhone

On Feb 19, 2024, at 12:47 PM, Sherrie Simpson
<SSimpson@lancastersc.net> wrote:

Mr. Peskin:

Would you like your comments distributed to the Planning Commission? They will be the next ones to consider the asphalt plant item.

Thank you for reaching out to Lancaster County.

With kind regards,

Sherrie Simpson

<LCLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png>

www.mylancastersc.org

Sherrie Simpson, *Clerk to Council*
County Council

Lancaster County Government
PO Box 1809
101 N Main St
Lancaster, SC 29720

P: (803) 416-9307 F: (877) 241-5430
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-----Original Message-----

From: ron peskin <pkrond123@gmail.com>
Sent: Sunday, February 18, 2024 1:32 PM
To: Sherrie Simpson <SSimpson@lancastersc.net>
Subject: Asphalt Plant

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.

—IT Helpdesk, lancastersc.supportsystem.com<<https://lancastersc.supportsystem.com>>

There are less environmental hazard business that the city should consider than having an

asphalt plant near residential properties. Ask yourself, would you want one built near you. I don't think so, then why support one. We moved to this community to enjoy the beauty and serenity of our community so please don't ruin that by having an asphalt plant built.

Concerned citizen.

Ron Peskin

Tree Tops

Sent from my iPhone

From: [Sherrie Simpson](#)
To: [Jennifer Bryan](#)
Subject: FW: 2023-1879
Date: Tuesday, February 20, 2024 8:44:56 AM
Attachments: [LCLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

Jennifer:

Is it to late to add this one to the packet that you provide to the Planning Commission members?

Thanks,
Sherrie



Sherrie Simpson, Clerk to Council
County Council

Lancaster County Government
PO Box 1809
101 N Main St
Lancaster, SC 29720

P: (803) 416-9307 F: (877) 241-5430
SSimpson@lancastersc.net

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From: Jean Doyle <jdoyle150@att.net>
Sent: Monday, February 19, 2024 4:18 PM
To: Sherrie Simpson <SSimpson@lancastersc.net>
Subject: 2023-1879

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

I strongly object to to any of the weakening of the restrictions on HI zoned parcels. Actually, the reexisting estrictions that are being weakened, aren't strong enough. While I would like the restrictions strengthened. I would like to see them strengthened to:

- Parcel sizs of at least 30 acres
- 2 mile separation from other zoned parcels by 2 miles

1000 ft. set back requirement

- Required buffer of 250 ft
- 5 miles from the Catawba River

The Planning Commission voted against 2023-1979, but I guess you don't respect their thoughtful consideration. There is plenty of articles written on the dangers of emissions from Asphalt Plant.

These restrictions need to apply to all non-metallic mineral product manufacturing.

Thank You,

Jean Doyle

Jdoyle150@att.net

6030 Kings Canyon Way

Tree Tops

ATTACHMENT 3:
Item 5e
LCWSD Service Letter

5e



**Lancaster County
Water & Sewer District**

"Serving Lancaster County For Over 40 Years"

February 19, 2024

Coulston Enterprises, Inc.
Attn: Andy Coulston
8332 Regent Parkway
Fort Mill, SC 29715

Re: Parcel ID # 0141-00-024.00

Dear Mr. Coulston:

This letter is to address water supply and distribution for parcel ID # 0141-00-024.00 located at the intersection of Little Dude Avenue and Fork Hill Road in Lancaster County.

Upon completion, acceptance, and payment of all fees necessary for water mains, Lancaster County Water and Sewer District (LCWSD) agrees to furnish water to this property in an amount consistent with the flow associated with the capacity fees paid. The water quality of the subject project is regulated by SCDHEC Bureau of Water. Sewer service will be provided to the subject site by The Town of Kershaw through an agreement with LCWSD.

This is not a willingness and capability to serve commitment. Willingness and capability to serve is contingent upon payment of the required capacity fees as determined by the District in response to letter of intent as outlined in the District's Developer's Policy.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Erin Evans". The signature is written in a cursive, flowing style.

Erin Evans
Staff Engineer
Lancaster County Water & Sewer District

*P.O. Box 1009 Lancaster, South Carolina 29721
Phone 803-285-6919 - Fax 803-285-9574*

ATTACHMENT 4:

Conditional Approval Status

STATUS OF CONDITIONAL APPROVAL: As of 2/19/2024Cane Mill/Sienna Lane

Chairman Deese called for a motion on item SD-2023-0765

Motion to approve with conditions, by Alan Patterson; 2nd by Sheila Hinson.

1. Resolution of outstanding TRC comments;
2. Public Works approval of relocating Cattail Road intersection.

Called vote: 6:0. **Motion is Conditionally approved.**

Planning Commission makes the final decision on Preliminary Plats. Conditions must be resolved within 60 days, or the Plat must return to Planning Commission for reconsideration.

Revised Plat submitted 12/20/2024. New TRC comments issued 1/19/2024.

1. 12/20/2024 Plat:
 - County Engineer comments: **resolved**
 - LCWSD Approval: **Not resolved**
 - Planning Conditional Comments: **Not resolved**
 - SCDOT Comments: **Not resolved.**
2. Public Works Approval: **Not resolved.**

*email
Sent via
Evoque on
2/21/2024*

STATUS OF CONDITIONAL APPROVAL: As of 2/19/2024

Pinnacle At Sunset Pointe (Edgewater)

Chairman Deese closed Public hearing and called for a motion on **item SD-2023-1409**
Motion to approve with Conditions, by James Barnett; 2nd by Yokima Cureton .

Called vote: 6:0. **Motion for Conditional Approval is approved unanimously.**
Planning Commission makes the final decision on Preliminary Plats. Conditions must be resolved within 60 days, or the Plat must return to Planning Commission for reconsideration. CONDITIONAL APPROVAL 12/19/2024, 60 days deadline 2/19/2024.

Revised Plat submitted 1/16/2024

Conditions:

1. Resolution of TRC comments (LCWSD approval and sidewalks comment unresolved)
2. Street names approved **(in group submittal on 2/20 agenda)**
3. LCWSD review & approval **unresolved**. Plan submitted to Evolve project for Sunset Pointe on 1/16/2024; no communication from LCWSD if it has been submitted to their process, or where they are with approval.
4. Hydrants included on plan **on 1/16/2024 revision**
5. Sidewalks included on plan **unresolved**
6. Lighting plan submitted and approved **submitted 1/16/2024 with Landscaping Plan**

60b

email sent
via Evolve

on
2/21/2024

ATTACHMENT 5:

Asbury Site Presentation

ASBURY SUBDIVISION PUBLIC HEARING FEBRUARY 20, 2024, 6:00PM

SD-2023-1136

THE TEAM

DEVELOPER/BUILDER: EMPIRE COMMUNITIES

MIKE SHEA

DAN ROBERTSON

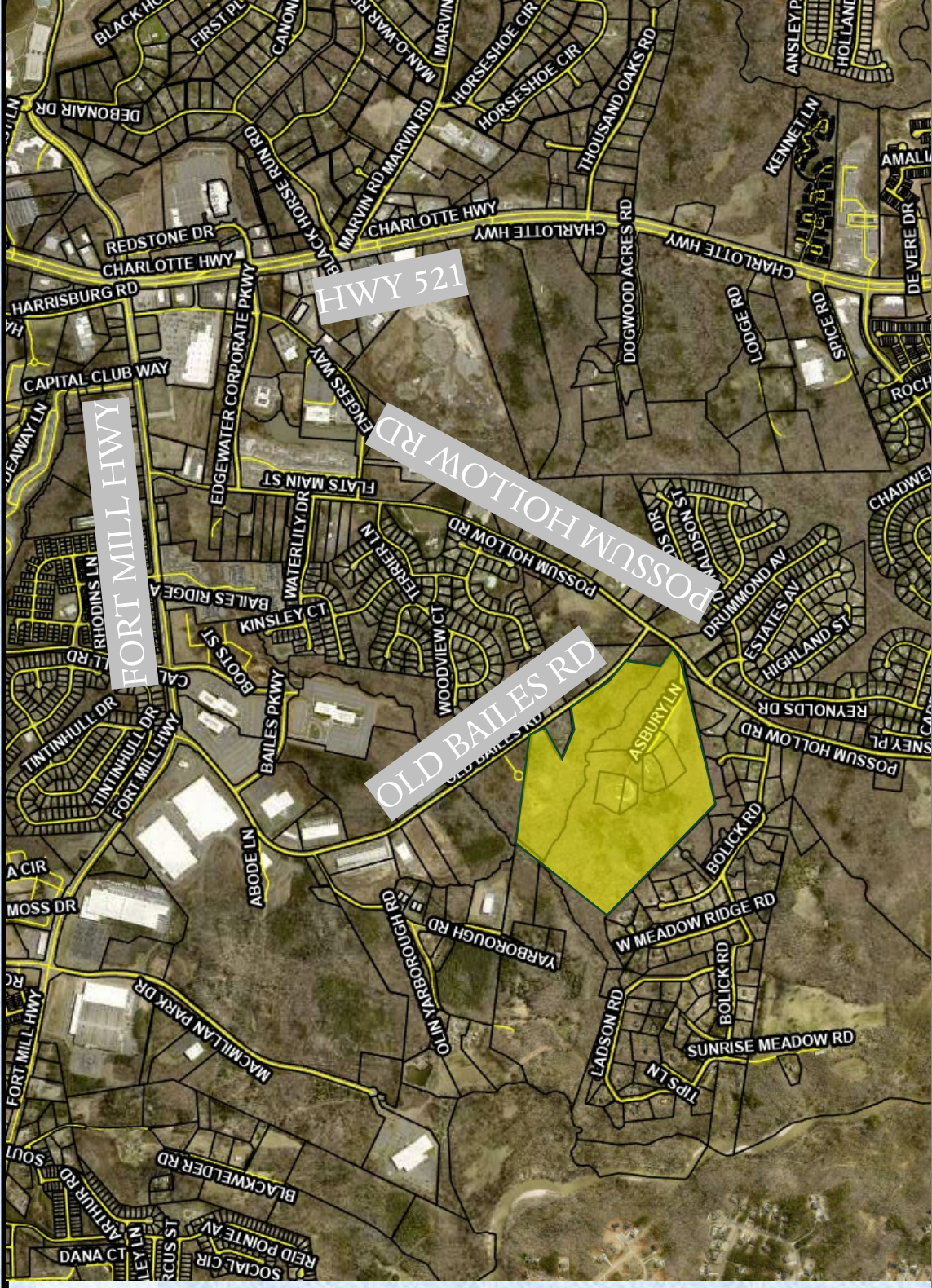
AQIL MOHAMMED

ERIC HOOPER

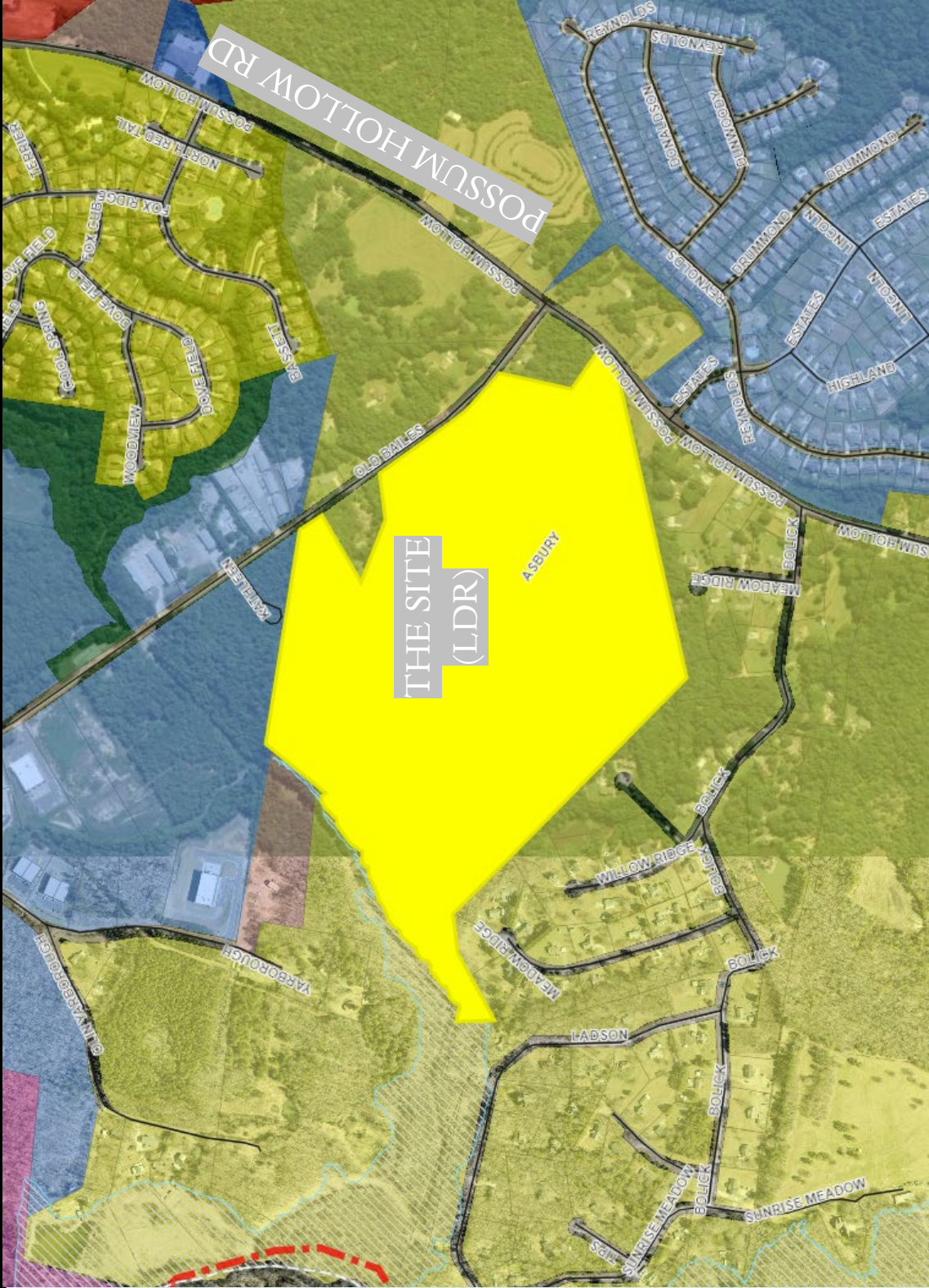
SITE DESIGN: LANDWORKS DESIGN GROUP, PA

MATT LANGSTON, PLA, FASLA

LOCATION

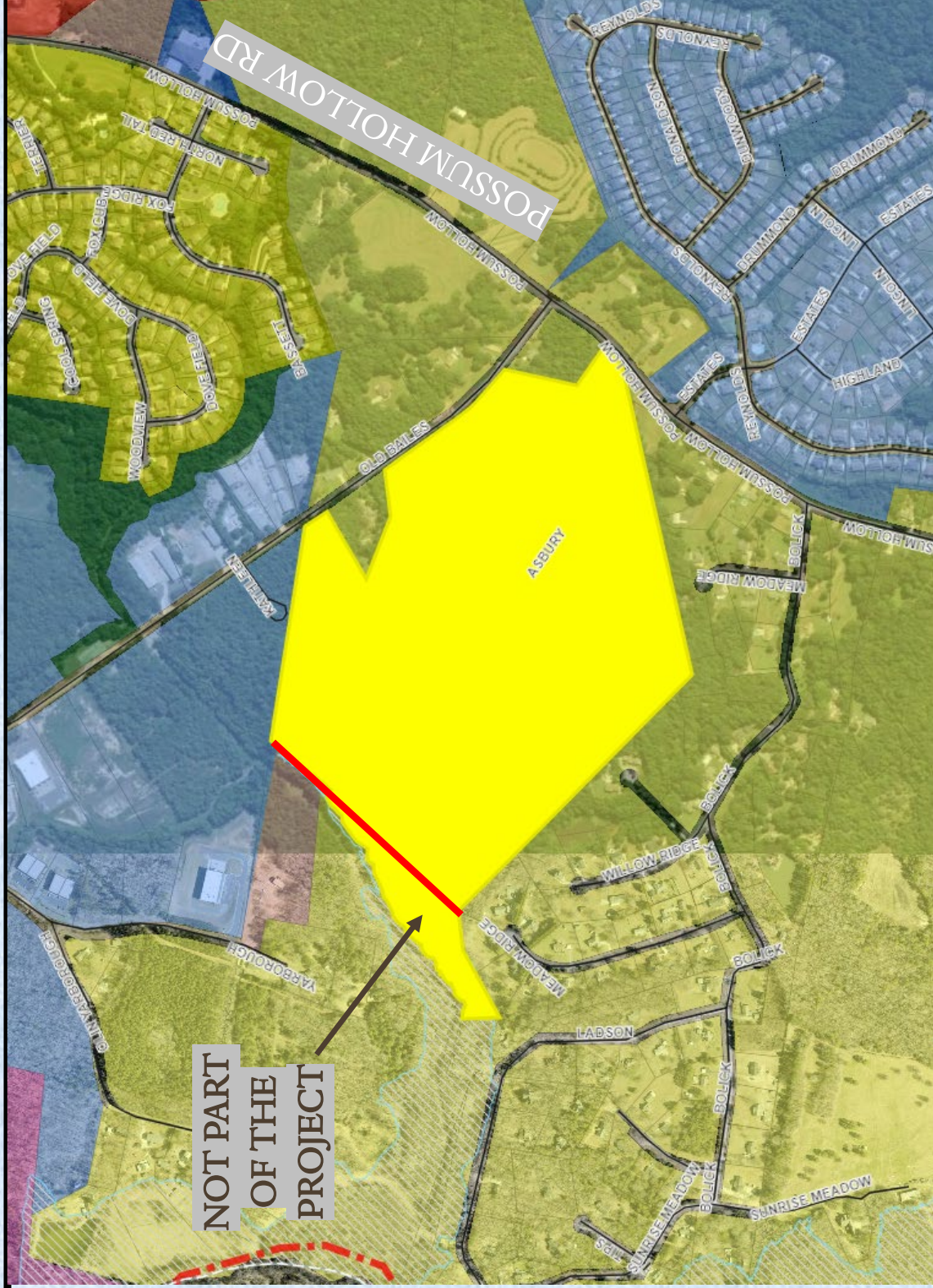


ZONING



LC_Zoning	MDR	PDD	AR	RR	LDR	RN	UR	GB	INS	MH	HDR	LI	NB

GIS DISCREPANCY



NOT PART
OF THE
PROJECT

PROJECT PROPOSAL

- Not a rezoning
- ±91.18 AC
- Keep LDR zoning
- Single-family detached
- 78 lots proposed





REPRESENTATIVE
ARCHITECTURE

EMPIRE30 YEARS OF
DREAMING
BOLDLY



REPRESENTATIVE
ARCHITECTURE

EMPIRE30
YEARS OF
DREAMING
BOLDLY

QUESTIONS?

Agenda Item Summary

Ordinance # / Resolution #: March 7, 2024 Workshop Minutes

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 3/19/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
March 7, 2024 Workshop Minutes	3/11/2024	Exhibit



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 5, VICE-CHAIRMAN
YOKIMA CURETON, DISTRICT 2
JUDIANNA TINKLENBERG, DISTRICT 4
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
, DISTRICT 7
CLERK: JENNIFER BRYAN

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

**March 7, 2024 5:00 P.M.
MINUTES**

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

1. Roll Call:

Members Present:

Jim Barnett	Charles Deese	Sheila Hinson
Ben Levine	Yokima Cureton	Alan Patterson

Absent: Judianna Tinklenberg

Others Present:

Allison Hardin, Development Services Dir.	Clerk: Jennifer Bryan
Matthew Blaszyk, Planner;	

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel.

2. New Business

a. TA-2024-0162 Non-Metallic Mineral Manufacture- Conditional Use

Application at direction of Council, to change the newly approved Use at UDO 5.9.17 "Non-metallic Mineral Manufacture" from a "Permitted with Review" use per Use Table 2.5, to a Conditional Use.

Staff Presentation: Allison Hardin

Discussion:

- There are 6 existing conditions that must be met
- Allison will present to COW on 3/13, including research from other jurisdictions
- Mr. Balik's comment is being researched
- 500 ft vs ¼ mile separation
- Request list/map of HI parcels > < 5 acres

b. TD-2024-0344 Sec 7.2.4.D Satellite Parking

Application the request of Council to amend the Unified Development Ordinance at Sec. 7.2 Parking and Driveways, to refine regulations for satellite Parking.

Staff Presentation: Allison Hardin

Discussion:

- No additional comments/questions

c. RZ-2023-2099 Lynwood Subdivision

Application by Franklin Craig on behalf of Upstate Palmetto Holdings LLC and B&C Land Holdings LLC, to rezone 124.2 acres comprising two parcels at and adjacent to # 2417 & #2421 Lynwood Drive, Lancaster (TM#s 0102-00-017.03 & p/o 0102-00-017.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District, in order to develop a single-family residential subdivision of 303 lots. The total project acreage is 129.5 acres

Staff Presentation: Matthew Blaszyk

Discussion:

- Process for requesting DA for this project?
- Traffic impact on roads and neighborhood

d. RZ-2024-0236 Wellspring/Potter Rd.

Application by Mark Boyce on behalf of Wellspring Carolina Investments to rezone 53.72 acres on South Potter Road (TM # 0088-00-017.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) district, to allow development as a single family residential subdivision.

Staff Presentation: Matthew Blaszyk

Discussion:

- Sketch Plan submitted today calls for 59 lots, review not yet completed
- >50 lots will need second access
- Concerns about location across from dam
- Potential TIA requirement

e. RZ-2024-0269: Anderson

Application by Judy Anderson to rezone a parcel of .50 acres located at 126 Dogwood Trail Lane, Indian Land (TM#0013-00-080.02) from Medium Density Residential (MDR) to Neighborhood Business (NB) district, to allow property to be conjoined with existing business at 8143 Charlotte Highway.

Staff Presentation: Matthew Blaszyk

Discussion:

- One call from neighbor opposed to rezoning.
- Condition of Dogwood Lane

f. NRN-2023-2146 Elite Avenue

Application by G. Kesineni for Building Bricks LLC to name a private driveway located off Lenger's Way behind KFC at 9615 Charlotte Highway (0008-00-026.00), adjacent to the parcel owned by Building Bricks LLC (0008-00-061.03), to allow E911 addresses to be assigned to proposed buildings on the Building Bricks property.

Staff Presentation: Jennifer Bryan, Clerk

Discussion:

Sandra has reviewed, no objections.

Returning to Planning Commission because of required notification to property owner, and need for application signed by KFC.

g. NRN-2024-0405 Group Submittal: Civil Plans & Preliminary Plats

Group submittal of road names submitted as part of Preliminary Plat and Site Plan process.

Staff Presentation: Jennifer Bryan, Clerk

Discussion:

- Sandra has reviewed, no objections.
- All private roads.

3. Other:

- a. Plat reading class April 10, 2024 sponsored by Stormwater/Engineering. Open to staff and Planning Commissioners.

4. Adjourn

Meeting was adjourned at **6:05 PM.**

7.2.4 OFF-STREET PARKING AND LOADING REQUIREMENTS

If required, permanent off-street parking (including on-street parking and bicycle parking in accordance with the requirements below) shall be provided at the time of erection, alteration, enlargement, establishment, or change of use of any building or open use of land which requires additional off-street parking.

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D. SATELLITE PARKING

1. Proximity to Use: If the off-street parking spaces required by this section cannot be reasonably provided on the same lot as the principal use, such spaces may be provided in a satellite parking area on any land within 600 feet of any public entrance to the principal use. Spaces may be provided in satellite parking areas on any land further than 600 feet, but within 1600 feet, of any public entrance to the principal use, if provided in conjunction with regular shuttle services. Satellite parking areas provided and operated in conjunction with shuttle services are allowed only upon approval of the Administrator after the applicant provides proof of a contract to utilize the satellite parking area.
2. Shared Satellite Parking: Upon approval by the Administrator, satellite parking facilities may be shared by two or more uses which do not share normal operating hours.
3. Parking for Permitted Uses Only: If a satellite parking area is utilized to fulfill parking requirements, the owner or authorized agent for the land upon which such remote parking is located shall restrict the use of such parking area for parking only in connection with the use or structure for which such remote parking is provided. Such restriction shall be recorded by a declaration of restrictions properly filed with the Register of Deeds of Lancaster County, which may be released only by written consent of the County. Remote parking for a particular use shall not be established in any district that does not allow that use.

Jennifer Bryan

From: Sandra Burton <SBurton@lanc911.com>
Sent: Wednesday, March 6, 2024 2:54 PM
To: Jennifer Bryan
Subject: New Road Names - Edgewater Ph 11

Hi Jennifer,

I have two more road names. If it is too late, we can put them on next month.

Silent Meadows Ln
Canopy Bluff Ln

These are both in Ph 11 of Edgewater, project 20230161

Thanks!

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



Agenda Item Summary

Ordinance # / Resolution #: TA-2024-0162 Asphalt Conditional Use

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 3/19/2024

Issue for Consideration:

Points to Consider:

Council will discuss the Text Amendment again at the March 13 C.O.W., and will develop additional conditions. The amendment with new conditions will return to Planning Commission on the March 19 agenda.

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/12/2024	Exhibit
Application	2/5/2024	Exhibit
Exhibit 2: Proposed Change 2/20/2024	2/13/2024	Exhibit
Research: Other Jurisdictions	3/12/2024	Exhibit

PROPOSAL: Amend Unified Development Ordinance (UDO) to change Non-metallic Mineral Manufacture: from “Permitted with Review” to “Conditional Use” status.

APPLICABLE CHAPTER(S): Use Table 2.5 and Section 5.9.17

APPLICANT: Planning Department on behalf of County Council

BACKGROUND:

In October 2023, KCH Real Estate (Kim Lineberger) petitioned for a text amendment to the UDO, and in January 2024, County Council approved Ordinance 2023-1879 that added ‘Non-metallic Mineral Manufacture’ as a “permitted with review” use under HI (Heavy Industrial) zoning, and adopted a set of requirements for the review. As a result of public input on the topic, Council discussed and eventually directed staff to prepare a second ordinance that would change the use from “permitted with review” to “conditional use.”

REQUEST: To change the use status of the defined use “Non-metallic Mineral Manufacture” from “Permitted with Review” to “Conditional Use” status. This would require future applicants to submit a Conditional Use Application for review and referral by Planning Commission, and final approval by Council upon issuing a Resolution allowing the use.

RELEVANT CODE CITATIONS:

The purpose of the Conditional Use application is described in the UDO:

9.2.16 CONDITIONAL USE

The County Council may from time to time approve Conditional Use permits.

A. APPLICATION PROCEDURES

1. **Process Type:** Legislative.
2. **Applicants:** Conditional Use permits may be submitted by any of the following:
 - Any owner of property within the land use jurisdiction of the County.
3. **Pre-Application Procedure:** Before filing a petition for a Conditional Use, an applicant shall meet with the Administrator to discuss the proposed Conditional Use request and to become more familiar with the applicable requirements and approval procedures of the County.
4. **Content of Application:** A petition for a Conditional Use shall be filed on a form provided by the Administrator. Such a petition shall contain all the information

required on the form and must be determined to be complete by the Administrator prior to advancing it through the review process.

5. **Determination of Completeness:** Staff shall review an application for a Conditional Use to determine if it is complete. If an application is complete, the Administrator shall schedule the matter for consideration at a meeting of the Planning Commission. The Administrator shall prepare a staff report and recommendation on the matter.

B. REVIEW BY PLANNING COMMISSION

1. **Public Notification (Prior to Planning Commission):** Levels 1, 2, and 3 are required for Conditional Use applications. **Neighborhood Meeting:** Optional.
2. **Consideration by Planning Commission:** The Planning Commission shall conduct a public hearing and receive public input on the proposed use and shall provide a written recommendation to the County Council regarding whether to approve or deny the proposed use within 35 days of its first consideration on the matter. The recommendation shall address consistency with Chapter 5 and the surrounding neighborhood and other matters deemed appropriate by the Commission. A recommendation for denial of the petition shall not preclude consideration or approval of the proposed use by the County Council.

C. CONSIDERATION BY COUNTY COUNCIL

1. **Public Notification (Prior to Planning Commission):** Level 1 and 2 are required for all conditional uses to the UDO. Level 3 is required for all amendments to the UDO that involve a specific parcel of land. Such actions include, but are not limited to Conditional Use.
2. **Consideration by the County Council:** Following receipt of a recommendation of a proposed amendment, the County Council may:
 - a. Approve the proposed use.
 - b. Approve the proposed use with restrictions.
 - c. Reject the proposed use.
 - d. Refer the proposed use back to the Planning Commission for further consideration.

(Ord. No. 2018-1521, 7.16.18)

D. WAITING PERIOD FOR SUBSEQUENT APPLICATIONS

When an application for a use has been approved or denied by the County Council, no application shall be considered on the same issue within the next 12 months after approval or denial.

The code adopted for Nonmetallic Mineral Manufacturing operations was adopted as follows:

CHAPTER 10.3 DEFINITIONS, USE TYPE

Nonmetallic Mineral Product Manufacturing: Uses as described in the North American Industry Classification System (NAICS) group 3200.

CHAPTER 5 USE REGULATIONS, SECTION 5.9 INDUSTRY/WHOLESALE/STORAGE USES

5.9.17 Nonmetallic Mineral Product Manufacturing [HI]

- A. Permitted Industrial and Manufacturing Activities: Nonmetallic Mineral Product Manufacturing as described in the North American Industry Classification System (NAICS) group 3200. This land use activity includes facilities that engage in the recycling, storage, processing, resale, or reuse of recovered materials and are not classified as a Class III Landfill.
- B. Permitted Location and Size
 - 1. Such uses shall be exclusively located in the HI zoning district.
 - 2. Such uses shall be sited on a parcel(s) of not less than 6 acres.
- C. Separation Requirements
 - 1. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from: Any lots located in the LDR, MDR, HDR, MH, RMX, MX, IMX, BP, and INS zoning districts; and
 - 2. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from any lots containing residential dwelling units, schools, day care centers, religious facilities, public parks, and designated historic districts and landmarks, whether or not such lots are located in the incorporated or unincorporated area of Lancaster County.
- D. Required Setbacks

All elements of the nonmetallic mineral product manufacturing facility, including structures, buildings, equipment, parking areas, and access roads, shall be located at least 75 feet from all property lines; except that access roads may cross the 75-foot setback area and utilities may be located within the 75-foot setback area.
- E. Screening

A minimum 8ft. tall opaque buffer of no less than 50ft in width consisting of 18

trees and 36 shrubs per 100 linear feet will be placed between adjoining properties. Buffer can be placed within required setbacks.

F. Vehicular Access

Vehicular access to the site of all nonmetallic mineral product manufacturing uses shall be located on an arterial or major collector road, or on a road improved to necessary industrial capacity as determined by the Administrator.

G. Dust Reduction Measures

Nonmetallic mineral product manufacturing facilities shall employ dust reduction measures to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include but are not limited to: (A) Utilization of stabilized roadways within the site; (B) On-site speed limits to minimize disturbance; and (C) Application of water and other dust palliatives.

H. Outdoor Storage

1. All materials stored outdoors must follow the separation requirements in 5.9.17.C.
2. All materials must be contained within a defined area or structure and shall not be allowed to spill out into adjacent areas or the separation buffers.
3. All materials shall be stored and maintained so as to not create environmental hazards that may pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.

CHAPTER 2, SECTION 2.5.3.D USE TABLE - INDUSTRY/WHOLESALE/STORAGE – add “Nonmetallic Mineral Product Manufacturing” as a Use Permitted with Review (PR) in HI zones.

COUNCIL ACTION TO DATE

County Council will discuss the options for additional conditions for the use on Wednesday, March 13, 2024. Staff will evaluate the options and return them to the Planning Commission in an updated staff report on Thursday, March 14, 2024.

Attached to this report is the background information provided to the Council for their Committee of the Whole (COW) meeting on Wednesday.

STAFF RECOMMENDATION:

Deliberate any additional conditions brought forward by County Council and make a recommendation for approval, denial, or recommend an alternative / amended list of conditions for Council consideration.

STAFF CONTACT:

Allison Hardin, Development Services Director

ahardin@lanastercountysc.net

ATTACHMENTS:

- Ordinance 2024-1893
- Map of HI Zones in Lancaster County
- Notes for March 13, 2024 COW

Proposed changes highlighted and underlined.

CHAPTER 2, SECTION 2.5.3.H USE TABLE –

H. INDUSTRY/WHOLESALE/STORAGE	HI	REF
Non-metallic Mineral Manufacture	PR CU	5.9.17



Planning Department

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

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended UDO Sec 2.5 & Sec. 5.9

Current Text _____

See attached text "Exhibit 1"

Proposed Text _____

See attached text "Exhibit 2"

Description of Need for Proposed Text _____

At direction of County Council, to establish newly adopted HI use

"Non-Metallic Mineral Manufactuer" as a Conditional Use

☒ Additional pages attached for more information

CONTACT INFORMATION

Applicant 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, or 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.
- Text Amendment Application Fee - \$435.00

2. Planning Commission

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

3. County Council

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

PROPOSED AMENDMENT

CHAPTER 5 USE REGULATIONS, SECTION 5.9 INDUSTRY/WHOLESALE/STORAGE USES

[Text of 5.9.17 approved in Ordinance 2023-1879]

5.9.17 Nonmetallic Mineral Product Manufacturing [HI]

- A. Permitted Industrial and Manufacturing Activities: Nonmetallic Mineral Product Manufacturing as described in the North American Industry Classification System (NAICS) group 3200. This land use activity includes facilities that engage in the recycling, storage, processing, resale, or reuse of recovered materials and are not classified as a Class III Landfill.
- B. Permitted Location and Size
 - 1. Such uses shall be exclusively located in the HI zoning district.
 - 2. Such uses shall be sited on a parcel(s) of not less than 6 acres.
- C. Separation Requirements
 - 1. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from: Any lots located in the LDR, MDR, HDR, MH, RMX, MX, IMX, BP, and INS zoning districts; and
 - 2. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from any lots containing residential dwelling units, schools, day care centers, religious facilities, public parks, and designated historic districts and landmarks, whether or not such lots are located in the incorporated or unincorporated area of Lancaster County.
- D. Required Setbacks

All elements of the nonmetallic mineral product manufacturing facility, including structures, buildings, equipment, parking areas, and access roads, shall be located at least 75 feet from all property lines; except that access roads may cross the 75- foot setback area and utilities may be located within the 75-foot setback area.
- E. Screening

A minimum 8ft. tall opaque buffer of no less than 50ft in width consisting of 18 trees and 36 shrubs per 100 linear feet will be placed between adjoining properties. Buffer can be placed within required setbacks.
- F. Vehicular Access

Vehicular access to the site of all nonmetallic mineral product manufacturing uses shall be located on an arterial or major collector road, or on a road improved to necessary industrial capacity as determined by the Administrator.

G. Dust Reduction Measures

Nonmetallic mineral product manufacturing facilities shall employ dust reduction measures to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include but are not limited to: (A) Utilization of stabilized roadways within the site; (B) On-site speed limits to minimize disturbance; and (C) Application of water and other dust palliatives.

H. Outdoor Storage

1. All materials stored outdoors must follow the separation requirements in Section C of this ordinance.
2. All materials must be contained within a defined area or structure and shall not be allowed to spill out into adjacent areas or the separation buffers.
3. All materials shall be stored and maintained so as to not create environmental hazards that may pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.

CHAPTER 2, SECTION 2.5.3.D H USE TABLE - ~~COMMERCIAL/ENTERTAIN~~ INDUSTRY/WHOLESALE/STORAGE –
change “Nonmetallic Mineral Product Manufacturing” from a Use Permitted with Review (PR) in HI zones, to a **Conditional Use** permitted in HI zones.

LANCASTER COUNTY

CURRENT CONDITIONS ON NONMETALLIC MINERAL PRODUCT MANUFACTURING SECTION 5.9.17

B. Permitted Location and Size

1. Such uses shall be exclusively located in the HI zoning district.
2. Such uses shall be sited on a parcel(s) of not less than 6 acres.

C. Separation Requirements

1. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from: Any lots located in the LDR, MDR, HDR, MH, RMX, MX, IMX, BP, and INS zoning districts; and
2. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from any lots containing residential dwelling units, schools, day care centers, religious facilities, public parks, and designated historic districts and landmarks, whether or not such lots are located in the incorporated or unincorporated area of Lancaster County.

D. Required Setbacks

All elements of the nonmetallic mineral product manufacturing facility, including structures, buildings, equipment, parking areas, and access roads, shall be located at least 75 feet from all property lines; except that access roads may cross the 75-foot setback area and utilities may be located within the 75-foot setback area.

E. Screening

A minimum 8ft. tall opaque buffer of no less than 50ft in width consisting of 18 trees and 36 shrubs per 100 linear feet will be placed between adjoining properties. Buffer can be placed within required setbacks.

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Nonmetallic mineral product manufacturing facilities shall employ dust reduction measures to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include but are not limited to: (A) Utilization of stabilized roadways within the site; (B) On-site speed limits to minimize disturbance; and (C) Application of water and other dust palliatives.

H. Outdoor Storage

1. All materials stored outdoors must follow the separation requirements in 5.9.17.C.

2. All materials must be contained within a defined area or structure and shall not be allowed to spill out into adjacent areas or the separation buffers.
3. All materials shall be stored and maintained so as to not create environmental hazards that may pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.

OTHER JURISDICTION REGULATIONS

See attached:

Chester County, SC
Horry County, SC
Kershaw County, SC
York County, SC

Zoning Ordinance

Chapter 4

Chester County

§ 4-119

Chapter 4 DISTRICT REGULATIONS

§ 4-119 ID-1- Restricted Industrial District Uses.

ID-1 PERMITTED USES (continued)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
3. Manufacturing, limited to NAICS codes listed	3112, 3113, 3114, 3115, 3118, 3119, 312, 315, 3162, 3169, 321214, 321219, 3219, 3222, 323, 32513, 3252, 3254, 3256, 3259, 3261, 3262, 327111, 327112, 327113, 3272, 327992, 327993, 327999, 3312,	Grain milling (except 311225-fats, oils); Sugar & confectionery; Fruit & vegetable; Dairy products; Bakeries & tortilla; Other Misc. food; Beverage, tobacco products; Apparel; Footwear; Leather products & allied products; Truss Mfg.; Reconstituted wood products; Other wood products; Converted paper products (except 322299); Printing, related support; Dye & pigment; Resin, plastic, synthetic fibers; Pharmaceutical, medicine; Soap, cleaners; Other chemicals (except 32592- explosives); Plastics; Rubber products (except 32621 - tires); Vitreous plumbing fixtures; China & pottery; Porcelain electrical supply; Glass & glass products; Mineral & earth; Mineral wool; Misc. nonmetallic mineral; Steel products;	1 per employee for maximum shift plus 1 per office and 1 per 200 square feet of sales area

Zoning Ordinance
Chester County
South Carolina

Chapter 4
§ 4-120

Chapter 4 DISTRICT REGULATIONS

§ 4-120 ID-1 - Restricted Industrial District Regulations.

The following regulations apply to all uses in ID-1 districts:

Minimum lot area	<u>Utility substations and water towers</u> : 10,000 square feet. <u>Other</u> : As specified in conditions, or none.
Minimum street frontage	100 feet, or access as specified in conditions.
Minimum front yard depth:	30 feet from road right-of-way; except gasoline island may be 20 feet from road right-of-way.
Minimum setback from second street frontage:	Side street on corner lot - 10 feet. Rear street on double frontage lot - 30 feet.
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 15 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from any commercial or industrial district	50 feet
Minimum setback from any rural, residential or agricultural district	150 feet, <u>or</u> 75 feet with a 50-foot-wide densely planted buffer maintained at least 6 feet high along the rural, residential or agricultural district line, <u>or</u> as specified in conditions
Maximum structure height:	50 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]. Manufacturing, processing and assembly plants may exceed 50 feet in height provided setbacks from residential districts shall be increased by four additional feet for every two feet in height over 50 feet.
Outdoor storage:	Wrecked or junk vehicles prohibited. Outdoor storage of materials used in assembly, fabrication or processing is permitted; provided, junk or salvage is limited to 25% of floor area of buildings on same lot. Outdoor storage shall be screened from view from a public road.



HORRY COUNTY, SC

SECTION 903 - ASPHALT, CONCRETE AND AGGREGATE PROCESSING FACILITIES

Section 903 - Facilities engaged in the processing of aggregates used in the production, demolition or recycling of asphalt and/or concrete products shall be subject to the following conditions.

A. HOURS OF OPERATION

Hours of operation shall be governed by the Horry County Noise Ordinance.

B. SEPARATION FROM RESIDENTIAL.

1. All proposed batch production facilities shall be located a minimum of five hundred (500) feet from any residentially used or zoned lot, whether said lot is located within the unincorporated county or a municipal jurisdiction. The distance shall be measured from the parcel line of the proposed site to the residential zoning line or residentially used lot line. The separation distance shall be reduced to three hundred (300) feet if the facility is separated from the residential by an active railroad right-of-way or highway with at least two hundred fifty (250) feet of right-of-way.
2. All proposed outdoor aggregate processing (i.e., crushing, sorting and recycling) facilities are required to be separated by one thousand (1,000) feet from any residentially used or zoned lot, whether said lot is located within the unincorporated county or a municipal jurisdiction. The distance shall be measured from the parcel line of the proposed site to the residential zoning line or residentially used lot line. The separation distance shall be reduced to five hundred (500) feet if the facility is separated from the residential by an active railroad right-of-way or highway with at least two hundred fifty (250) feet of right-of-way.

C. MINIMUM LOT AREA

2.5 acres.

D. MINIMUM SETBACKS

Mixing, batching, crushing and processing equipment shall be a minimum of fifty (50) feet from all property lines. Setbacks may be greater if required by the zoning district in which the facility is being constructed. Setbacks for all other buildings or uses on the property are required to meet the minimums for that zoning district.

E. ENCLOSURE REQUIREMENTS

All asphalt and concrete batch plants under this section shall be located in fully enclosed structures. Aggregate processing (i.e., crushing, sorting and recycling) facilities are not required to be fully enclosed as long as they meet all other requirements of this ordinance.

F. VEHICLE AREAS

All internal vehicle use areas shall be maintained in a dust free condition. All aggregate processing facilities must submit a dust control plan prior to receiving approval.

G. LANDSCAPING/BUFFERING.

1. Roadway Screening.

The site shall be screened from adjacent roadways to a minimum height of ten (10) feet. This can be accomplished from any combination of walls, berms and/or vegetation whether planted or existing. If screening is composed solely of vegetation the buffer width from the roadway must be a minimum of twenty-five (25) feet and no less than eighty (80) percent opacity in the winter season. Buffers shall contain landscape materials equal to twice that of the standard supplemental planting requirements of Article V. If the screen contains walls and/or berms a minimum of ten (10) feet in height or the roadway only services adjacent industrial uses then the site only has to meet the landscaping requirements of Article V.

2. Side and rear property lines. All side and rear property lines must be screened according to the requirements of Article V, unless subject to (c) below.

3. Enhanced buffers. Asphalt and concrete batch facilities within one thousand (1,000) feet of a residentially used or zoned property shall be screened through enhanced buffers. The enhanced buffer shall be around the entire work area with openings provided for approved entrances. The site should be designed so that structures and or walls are designed to provide interior site screening in front of the openings provided for access. The enhanced buffer shall consist of one of the following options:

- a) Buffer one hundred (100) feet in width with twice the landscaping material as required by the supplemental planting in buffer areas. Existing vegetation may be supplemented using a combination of evergreen trees and shrubs to reach eighty (80) percent winter season opacity within three (3) years; or
 - b) A ten-foot wall, berm or combination in addition to the landscape buffer requirements of Article V..
-

H. TRUCK ROUTES.

1. All such facilities shall submit to the County for approval a map showing a pre-designated route for all transport trucks traveling north, east, south, and west between the facility and the nearest arterial/collector street. The intent of this section is to control the route between the nearest arterial/collector street and the facility, taking into consideration that the routes may be different depending on the travel direction.

2. The route maps shall restrict to the greatest extent possible the routing of transport trucks so as to minimize routes that traverse residential neighborhoods, that unreasonably and adversely impact residential dwelling units, or that damage or degrade public streets from repetitive heavy weights or the spillage of materials from transport trucks. No facility operations shall commence until the county has approved the truck route map as conforming to the requirements of this section. Once the route map is approved by the county, all transport trucks shall travel the approved routes as shown on the route map unless a temporary diversion is necessary to avoid emergency or hazardous conditions along the approved route. The owner or operator shall promptly contact the county in the event of any circumstance necessitating a diversion from the route map.
-

I. MAINTENANCE OF PUBLIC STREETS.

1. Facilities shall employ measures to limit the tracking, carrying, or depositing of aggregates, fillers, dirt, dust, mud, sludge, or other materials associated with the facility upon any public street or thoroughfare.
 2. All transport trucks and equipment leaving a facility shall be completely rinsed of asphalt, concrete, aggregates, fillers, dirt, dust, mud, sludge, or other facility materials prior to leaving the site.
 3. All facilities shall provide paved aprons from any paved public or private right-of-ways onto the site for a distance of at least one hundred (100) feet.
 4. If, on paved public roadways, there are visible tracks or deposits of aggregates, fillers, dirt, dust, mud, sludge, or an other material associate with the operation of a concrete or asphalt facility along the travel path of vehicles exiting the facility site, all such paved public road(s) shall be swept by the owner or operator at least once each day of operation or more often as reasonably required by the county to remedy and remove the tracking and deposit. All sweeping shall be done by a commercial grade mechanical, vacuum or regenerative air sweeper that uses water for controlling dust. The owner or operator shall keep a daily written log of sweeping activities. The log shall be kept for one month.
 5. If accessing off an unpaved road the facility operator will be required to maintain said road to Horry County standards. This will involve, at a minimum, the provision of a water truck and motor grader for all plant locations.
-

J. STORMWATER.

1. All sites regardless of size will be required to obtain a Horry County stormwater permit.
2. All liquid residues resulting from the cleaning of transport trucks and equipment shall be directed to impervious process holding basins approved by the county.
 - a) Basins shall be designed to hydraulically separate from the stormwater detention/water quality control facilities.
 - b) All liquids from such basins shall be either recycled through the facility or discharged to the sanitary sewer system.
 - c) All residual material from the basins shall be collected and disposed of or recycled, in

accordance with applicable laws and regulations.

- d) After issuance of approval by the county, records evidencing proper disposition of residue materials must be maintained on site.
- e) The stormwater detention pond and liquid and the holding basins may be combined into a single facility where it can be demonstrated that the facility will meet the discharge and water quality requirements.

KERSHAW COUNTY

3:3.18 Manufacturing Facilities

The following performance standards shall be used to ensure that all conditionally permitted manufacturing uses shall produce no injurious or obnoxious conditions related to the operation of such uses sufficient to create a nuisance beyond the premises. The Planning and Zoning Commission or the Planning Official, as applicable, may require additional restrictions based on proximity to schools, churches, residential areas, etc. Furthermore, the Planning and Zoning Commission may require that an engineer certify that the proposed project will not violate the restrictions listed herein.

3:3.18-1 Vibration

No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at any point beyond the lot line; nor shall any vibration produced exceed the following velocity levels, measured with a vibration monitor in inches per second at the nearest:

- A. Residential property line: 0.02
- B. Non-residential property line: 0.10

3:3.18-2 Fire and Explosives

All activities and all storage of flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion, including adequate fire fighting and fire suppression equipment, as prescribed in the applicable building codes.

3:3.18-3 Noise

All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency, or shrillness. In no event shall the sound pressure level of noise radiated continuously from a facility exceed at the lot line the values given in the night time and day time schedules below in any octave band or frequency. Sound pressure level shall be measured with a sound level meter and an octave band analyzer that conforms to American National Standards Institute (ANSI) type 2 standards.

A. Night Time Schedule

Maximum permissible sound pressure levels at the lot line for noise radiated continuously from a facility between the hours of 9 p.m. and 7 a.m.:

Table 3-7 MAXIMUM CONTINUOUS SOUND PRESSURE LEVELS - NIGHT TIME		
Frequency Band (In Cycles per Second)	Sound Pressure Levels (In Decibels)	
	At Non-Residential Lot Line	At Residential Lot Line
20-75	69	65
76-150	60	50
151-300	56	43
301-600	51	38
601-1,200	42	33
1,201-2,400	40	30
2,401-4,800	38	28
4,801-10,000	35	20

B. Day Time Schedule

Maximum permissible sound pressure levels at the lot line for noise radiated from a facility between the hours of 7 a.m. and 9 p.m. shall not exceed the limits of the preceding table except as specified and corrected below:

Table 3-8 MAXIMUM SOUND PRESSURE LEVEL EXCEPTIONS - DAY TIME	
Type of Operation in Character of Noise	Correction in Decibel*
Day time operation only	plus 5
Noise source operates less than 20% of any one-hour period	plus 5
Noise source operates less than 5% of any one-hour period	plus 10
Noise source operates less than 1% of any one-hour period	plus 15
Noise of impulsive character (hammering, etc.)	minus 5
Noise of periodic character (hum, speech, etc.)	minus 5
* Applicable only if these corrections may be applied to the preceding table.	

Noises emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these requirements. Vibration emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these regulations.

3:3.18-4 Air Pollution

The emission of visible smoke, dust, dirt, fly ash, particulate matter from any pipes, vents, or other openings, or from any other source into the air, shall comply with the regulations of the South Carolina Department of Health and Environmental Control (SCDHEC) and the SCDHEC Air Operating Permit. Air pollution emanating from construction activities shall be governed by the SCDHEC Air Construction Permit.

3:3.18-5 Odor

There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at the property line. Any process which may involve the creation or emission of any such odor shall be provided with both a primary and a secondary safeguard system so that control may be maintained in the event of failure of the primary safeguard system.

3:3.18-6 Glare

There shall be no direct or sky reflected glare, whether from floodlights, high temperature processing, combustion, welding, or otherwise, so as to be visible in any residence.

3:3.18-7 Fumes and Vapors

There shall be no emission of any fumes or vapors of a noxious, toxic, or corrosive nature which can cause damage or irritation to health, animals, vegetation, or to any form of property.

3:3.18-8 Heat, Cold, Dampness, or Movement of Air

Activities which could produce any adverse effect on the temperature, motion, or humidity of the atmosphere beyond the lot line shall not be permitted.

3:3.18-9 Toxic Matter

The measurement of toxic matter shall be at ground level or habitable elevation, and shall be the average of any twenty-four (24) hour sampling period. The release of any airborne toxic matter shall not exceed the quantities permitted for those toxic materials currently listed in *Threshold*

3:3.18-10 Exterior Illumination

All operations, activities, and uses shall be conducted so as to comply with the performance standards governing exterior illumination prescribed below.

In general, the pattern of light pooling from each light source shall be carefully considered to avoid throwing light onto adjacent properties. Light sources visible in residential or medical areas shall comply with light intensities indicated in Column A, below. Light sources visible in commercial or industrial areas shall comply with light intensities indicated in Column B below.

Table 3-9 MAXIMUM INTENSITY FOR EXTERIOR LIGHTING		
	Column A	Column B
Bare Incandescent Bulbs	5 watts	40 watts
Illuminated Buildings	15 ft. candles	30 ft. candles
Internally Illuminated Signs	150 ft. lamberts	250 ft. lamberts
Externally Illuminated Signs	25 ft. candles	110 ft. candles
Any Other Unshielded Sources, Intrinsic Brightness	50 candela per square centimeter	50 candela per square centimeter

Illumination shall be measured from any point outside the property. Measurements are to be conducted by Illumination Engineering Society of North America (IESNA) standards.

3:3.18-11 Compliance Guarantee

The applicant of a permit for a manufacturing or processing plant which would produce any of the above "objectionable elements" shall acknowledge in writing his understanding of the performance standards applicable to the proposed use, and shall submit with the permit application, an agreement to conform with such standards at all times. Any violation of the agreement shall constitute a violation of this Ordinance and shall be treated accordingly.

YORK COUNTY, SC

AN ORDINANCE

TO AMEND THE YORK COUNTY CODE OF ORDINANCES, CHAPTER 155, ZONING CODE, SO AS TO PROVIDE FOR "NONMETALLIC MINERAL PRODUCT MANUFACTURING"("NMPM"); TO PROVIDE FOR REGULATORY PROVISIONS RELATED THERETO; TO AMEND THE DEFINITION AND USE TABLE IN ORDER TO ESTABLISH THE USES AND PROVIDE FOR THE DISTRICTS IN WHICH THEY ARE ALLOWED OR REMOVED; TO CHANGE FROM A PERMITTED USE TO A SPECIAL EXCEPTION USE IN ID; AND TO REMOVE AS A PERMITTED USE IN UD; TO AMEND INDIVIDUAL DISTRICT USE REGULATIONS IN ID BY ADDING SUPPLEMENTAL REGULATIONS IN ORDER TO ADDRESS ITEMS SUCH AS MINIMUM LOT SIZE; ACCESS AND ROUTING PLANS; SEPARATION, SCREENING, DUST REGULATION; PERFORMANCE STANDARDS AGREEMENTS; AND PROOF OF OTHER GOVERNMENTAL REGULATORY COMPLIANCE REQUIREMENTS/PERMITS; TO REMOVE NMPM AS AN ALLOWABLE USE IN UD; TO INVOKE THE PENDING ORDINANCE DOCTRINE; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

BE IT ORDAINED AND ENACTED BY THE COUNTY COUNCIL OF YORK COUNTY, SOUTH CAROLINA:

SECTION 1. Legislative findings.

As an incident to the adoption of this ordinance, the York County Council, as the governing body of York County, South Carolina, has made the following legislative findings:

I.I The Code of Ordinances of York County, South Carolina, should be amended by amending through amendments to Chapter 155, Zoning Code, in order to clarify the ordinance governing uses which are not set out sufficiently in the Code or which are developing to such a degree or with such impact that additional regulation is needed to safeguard our citizenry and promote orderly prospective treatment of the uses in order to guide development with regard to existing and future zoning needs and promote the public health, safety, convenience, order, appearance, prosperity and general welfare of York County and its citizens.

1.2 Council is empowered to enact ordinances for the implementation and enforcement of powers granted to Council pursuant to Sections 4-9-30 (9), (14), and (17), S.C. Code Ann., as amended, and to exercise such other powers as may be authorized for counties under S.C. Code Ann. Section 6-29-710, as amended.

1.3 Council finds that the amendment and clarification will, inter alia, guide development and provide for the orderly and subsequent growth in the County; facilitate the creation of a convenient, attractive, and harmonious community; regulate the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, public activities, and other purposes; and further the public welfare.

1.4 Specifically, Council finds that regulation of nonmetallic mineral product manufacturing will expound upon a zoning use not sufficiently regulated within the existing code of ordinances and will thereby provide a regulation process specific for the NMPM (concrete) industry within York County while safeguarding the interests of the York County citizens and the integrity of the County.

SECTION 2. Code of York County Amended.

Chapter 155, ZONING CODE, is hereby amended **in** the particulars established in Exhibit A, attached and incorporated herewith by reference.

SECTION 3. Public Hearing Required.

The York County Council shall conduct a public hearing after publishing a notice of the date, time and place of such hearing at least fifteen (15) days in advance of such hearing before final legislative action is taken for the adoption of this ordinance.

Additionally, the York County Council hereby invokes the application of the Pending Ordinance Doctrine to this Ordinance.

EXHIBIT A

York County Code of Ordinances, Section 155.009, DEFINITIONS is hereby amended by adding the following terms {in alphabetical order within the Code) and definitions, as follows:

NONMETALLIC MINERAL PRODUCT MANUFACTURING {NA/CS CODE 32J: An industrial facility used for the manufacturing and production of Clay Product and Refractory Manufacturing (NAICS 3271); Glass and Glass Product Manufacturing (NAICS 3272); Cement and Concrete Product Manufacturing (NAICS 3273); Lime and Gypsum Product Manufacturing (NAICS 3274); and Other Nonmetallic Mineral Product Manufacturing (NAICS 3279).

York County Code of Ordinances, Section 155.010, TABLE OF PERMITTED USES AND SPECIAL EXCEPTIONS, Paragraph {F} is hereby amended, to remove uses "Asphalt Manufacturing, Clay Product Manufacturing, Concrete Manufacturing and Production, Enamel Manufacturing and Production, Glass and Glass Production Manufacturing, Stone and Masonry Manufacturing and Production," and Add "Nonmetallic Mineral Product Manufacturing" as follows:

<i>Table of Permitted Uses and Special Exceptions</i>													
<i>Uses</i>	<i>Supplemental Regulations?</i>												
MANUFACTURING													
Nonmetallic mineral product manufacturing	Yes											SE	

The York County Code of Ordinances, Section 155.161, INDUSTRIAL DEVELOPMENT DISTRICT {ID} PERMITTED USES is hereby amended by deleting paragraphs (L) (3), (6), (9), (12), (18), (32), and renumbering subsequent paragraphs:

The York County Code of Ordinances, Section 155.162, INDUSTRIAL DEVELOPMENT DISTRICT (ID) SPECIAL EXCEPTIONS is hereby amended by adding new paragraph {B} (B), as follows:

"(B) (8) Nonmetallic mineral product manufacturing, provided:

- (a) *Minimum lot size.* Minimum lot size is 5 acres.
- (b) *Access and routing plan.*
 - 1. The purpose of the access and routing plan is to avoid unreasonable impacts on residential land uses and to maintain the safe conditions of public roads in the vicinity of the proposed use, which may deteriorate or be damaged by heavy truck traffic associated with industrial uses.
 - 2. The access and routing plan shall include:
 - (i) All public roads within two (2) miles of any property boundary of the proposed site;
 - (ii) Access ways to the site, including public rights-of-way, intersections, existing and proposed paving and drainage improvements;
 - (iii) State- and federally-designated truck routes; and
 - (iv) County roadway classifications for each public road.
 - 3. The access and routing plan shall demonstrate compliance with the following criteria:
 - (i) Reasonable steps have been taken to avoid regular hauling and transport routes and points of access in residential areas;

- (ii) All means of access for heavy trucks must be onto a major road, as defined by York County Zoning Code Section 155.009, unless the Zoning Board of Appeals determines that:
 - a. The minor road is sufficient to accommodate safe turning movements into and out of the site;
 - b. The minor road is built to conditions sufficient to withstand the impacts of heavy truck ingress and egress to the site or the applicant commits to necessary upgrades or to repairs, if needed, through a liability agreement;
 - c. Ingress and egress by heavy truck traffic at the proposed access points will not unreasonably impact residential land uses and areas; and
 - d. Measures have been included at all intersections where access drives connect with a public right-of-way to limit dirt, rocks, and other debris from collecting on the road surface.
 - (iii) No minor roads will be used for regular hauling and transport within the 2-mile plan area, unless the ZBA determines that:
 - a. Regular hauling and transport routes will not unreasonably impact residential land uses or lands zoned for residential uses; and
 - b. Minor roads in the plan area are built to conditions sufficient to withstand the impacts of heavy truck traffic, based on projected trips to and from the site, or the applicant commits to necessary upgrades to the minor roads or to any repairs attributable to the use, through a liability agreement.
 - (iv) The applicant has instituted procedures for ensuring drivers of heavy trucks associated with the site are provided with maps indicating the roads within the 2-mile plan area approved for regular hauling and transport.
 - (v) If the Director of Public Works determines that any road designated for regular hauling and transport is not adequately constructed to meet the weight and volume of heavy truck traffic associated with the proposed use, a special exception must include as a condition the execution of a liability agreement with the County prior to final site plan approval.
- (c) *Separation Requirements.*
- 1. Nonmetallic mineral product manufacturing uses shall be located at least 500 feet from:
 - (i) Any existing or approved residence, school, day care center, church or similar religious land use, hospital, or public park.
 - (ii) The following zoning districts: RC-I, RC-II, RD-I, RD-II, PD, and TND; and
 - (iii) The following overlay zoning districts: Lake Wylie and Catawba River Buffers and AGC and RUD Significant Historical and Architectural Sites Overlay.
 - 2. Separation distances shall be measured from the property line of the manufacturing facility to the nearest property line of the existing land use or the nearest zoning district boundary, as applicable.

3. *Setbacks.* All elements of the facility, including structures/buildings, equipment, parking areas, and access roads, shall be located at least 125 feet from all property lines; except that access roads may cross the 125-foot setback area and utilities may be located within the 125-foot setback area.
- (d) *Screening.*
1. A Type D bufferyard shall be required along all property lines regardless of the adjacent land use.
 2. Access roads may cross the bufferyard.
 3. Utilities may be located within the bufferyard. Where utilities are located within the required buffer, only the minimum amount of disturbance necessary shall be allowed for installation of the utility. The Zoning Board of Appeals may require supplemental buffering including, but not limited to, additional buffer width, supplemental plantings in other areas of the buffer, or a privacy fence, if the ZBA determines the placement of the utilities in the buffer negatively impacts adjacent property owners.
 4. All existing trees within the buffer area shall be preserved, except for reasonable allowances for construction of necessary road crossings and utilities.
 5. When located within 1,000 feet of a residential use, the ZBA may require additional screening measures in order to protect nearby residential areas from noise and visual blight.
- (e) *Dust reduction measures.* Dust reduction measures shall be employed to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include, but are not limited to:
1. Utilization of stabilized roadways within the site;
 2. On-site speed limits to minimize disturbance; and
 3. Application of water and other dust palliatives.
- (f) *Performance Standards Agreement.* All nonmetallic mineral product manufacturing uses shall comply with the provisions of the Performance Standards Agreement in Appendix D, Exhibit 1. A signed copy of the agreement shall be submitted with the special exception application.
- (g) *Proof of other required permit approvals.*
1. In conjunction with the special exception application, the applicant shall submit one complete digital (PDF) copy of all final approvals to operate from other required local, state, and/or federal permitting agencies. All approvals must be demonstrated to be up-to-date and in effect.
 2. In cases where final permitting agency approval is not issued without evidence of all necessary local zoning approvals, the applicant shall provide one complete digital (PDF) copy of the application submitted to the permitting agency. Once final approval is received, the applicant shall provide one complete digital (PDF) copy of the permit to County staff prior to the start of manufacturing operations."

Agenda Item Summary

Ordinance # / Resolution #: TA-2024-0344 Sec 7.2.4.D Satellite Parking

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 3/19/2024

Issue for Consideration:

Points to Consider:

Revised text will be attached to the 3/19/2024 agenda published 3/12/2024

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/12/2024	Exhibit
Application	3/6/2024	Exhibit
Attachment 1 Existing Text	3/6/2024	Exhibit
Attachment 2 Proposed Text	3/12/2024	Exhibit

PROPOSAL: Amend Unified Development Ordinance (UDO) to allow for off-site parking when a shuttle is used.

APPLICABLE CHAPTER(S): Section 7.2.4

APPLICANT: Lancaster County

BACKGROUND:

During the months when COVID-19 restrictions were in place regarding business operations, many restaurants pivoted to serving customers outdoors. These informal and temporary outdoor seating arrangements were not intended to become permanent, but the UDO allows outdoor seating where adequate parking spaces are provided on-site, so inquiries were made. For businesses who wish to retain the outdoor seating options but don't have the requisite parking available on-site, the UDO provides options to meet parking requirements using satellite parking on lots within 600 feet of the use. This provision did not envision customers who would park across a major highway and jaywalk after dark, but they did, which led to concerns about safety and how the parking allowances were applied. While trying to resolve an issue with a specific business, it was discovered that parking was available but not within the 600 feet limits currently provided in the code.

REQUEST: To amend the UDO parking requirements, allowing remote parking in an area beyond the initial 600 feet when safe conveyance is employed.

RELEVANT CODE CITATIONS:

7.2.4 OFF-STREET PARKING AND LOADING REQUIREMENTS

If required, permanent off-street parking (including on-street parking and bicycle parking in accordance with the requirements below) shall be provided at the time of erection, alteration, enlargement, establishment, or change of use of any building or open use of land which requires additional off-street parking.

A. PARKING REQUIREMENTS BY USE TABLE

...

B. MAXIMUM PARKING

...

C. EXEMPTIONS AND ADJUSTMENTS

...

D. SATELLITE PARKING

1. Proximity to Use: If the off-street parking spaces required by this section cannot be reasonably provided on the same lot as the principal use, such spaces may be provided in a satellite parking area on any land within 600 feet of any public entrance to the principal use.
2. Shared Satellite Parking: Upon approval by the Administrator, satellite parking facilities may be shared by two or more uses which do not share normal operating hours.
3. Parking for Permitted Uses Only: If a satellite parking area is utilized to fulfill parking requirements, the owner or authorized agent for the land upon which such remote parking is located shall restrict the use of such parking area for parking only in connection with the use or structure for which such remote parking is provided. Such restriction shall be recorded by a declaration of restrictions properly filed with the Register of Deeds of Lancaster County, which may be released only by written consent of the County. Remote parking for a particular use shall not be established in any district that does not allow that use.

PROPOSED CODE AMENDMENT:

D. SATELLITE PARKING

1. Proximity to Use: If the off-street parking spaces required by this section cannot be reasonably provided on the same lot as the principal use, such spaces may be provided in a satellite parking area on any land within 600 feet of any public entrance to the principal use. Spaces may be provided in satellite parking areas on any land further than 600 feet, but within 1600 feet, of any public entrance to the principal use, if provided in conjunction with regular shuttle services. Satellite parking areas provided and operated in conjunction with shuttle services are allowed only upon approval of the Administrator after the applicant provides proof of a contract to utilize the satellite parking area.

STAFF RECOMMENDATION:

Staff recommends approval.

STAFF CONTACT:

Allison Hardin, Development Services Director
ahardin@lanastercountysc.net

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended Sec 7.2.4.D Satellite Parking

Current Text _____

See attachment 1

Proposed Text See attachment 2

Description of Need for Proposed Text _____

At the request of County Council to resolve
issues raised by local businesses.

☒ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name Allison Hardin / LC Planning Department

Address 101 N. Main Street

City Lancaster State SC Zip 29720 Phone 803-285-6005

Fax _____ Email ahardin@lanastersc.net

APPLICATION CERTIFICATIONS

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



Albin Hall

Applicant

3/6/24

Date

Lancaster County Administration

Property Owner(s)

Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS

1. Submit Application

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

2. Planning Commission

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

3. County Council

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

D. SATELLITE PARKING

- 1. Proximity to Use:** If the off-street parking spaces required by this section cannot be reasonably provided on the same lot as the principal use, such spaces may be provided in a satellite parking area on any land within 600 feet of any public entrance to the principal use.
- 2. Shared Satellite Parking:** Upon approval by the Administrator, satellite parking facilities may be shared by two or more uses which do not share normal operating hours.
- 3. Parking for Permitted Uses Only:** If a satellite parking area is utilized to fulfill parking requirements, the owner or authorized agent for the land upon which such remote parking is located shall restrict the use of such parking area for parking only in connection with the use or structure for which such remote parking is provided. Such restriction shall be recorded by a declaration of restrictions properly filed with the Register of Deeds of Lancaster County, which may be released only by written consent of the County. Remote parking for a particular use shall not be established in any district that does not allow that use.

7.2.4 OFF-STREET PARKING AND LOADING REQUIREMENTS

If required, permanent off-street parking (including on-street parking and bicycle parking in accordance with the requirements below) shall be provided at the time of erection, alteration, enlargement, establishment, or change of use of any building or open use of land which requires additional off-street parking.

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D. SATELLITE PARKING

1. Proximity to Use: If the off-street parking spaces required by this section cannot be reasonably provided on the same lot as the principal use, such spaces may be provided in a satellite parking area on any land within 600 feet of any public entrance to the principal use. Spaces may be provided in satellite parking areas on any land further than 600 feet, but within 1600 feet, of any public entrance to the principal use, if provided in conjunction with regular shuttle services. Satellite parking areas provided and operated in conjunction with shuttle services are allowed only upon approval of the Administrator after the applicant provides proof of a contract to utilize the satellite parking area.
2. Shared Satellite Parking: Upon approval by the Administrator, satellite parking facilities may be shared by two or more uses which do not share normal operating hours.
3. Parking for Permitted Uses Only: If a satellite parking area is utilized to fulfill parking requirements, the owner or authorized agent for the land upon which such remote parking is located shall restrict the use of such parking area for parking only in connection with the use or structure for which such remote parking is provided. Such restriction shall be recorded by a declaration of restrictions properly filed with the Register of Deeds of Lancaster County, which may be released only by written consent of the County. Remote parking for a particular use shall not be established in any district that does not allow that use.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2023-2099 Lynwood Subdivision

Contact Person / Sponsor: M. Blaszyk

Department: Planning

Date Requested to be on Agenda: 3/19/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/12/2024	Exhibit
Application	3/6/2024	Exhibit
Location Map	3/6/2024	Exhibit
Sketch Plan	3/6/2024	Exhibit
Sketch Plan Review Comments TRC	3/6/2024	Exhibit
Recorded plat 97/3232 (2 parcels)	3/12/2024	Exhibit
Recorded Deed (3 parcels)	3/12/2024	Exhibit

PROPOSAL: Request to rezone 124.2 acres of property (total project acreage 129.5 acres).

PROPERTY LOCATION: At and adjacent to # 2417 & #2421 Lynwood Drive, Lancaster (TM#s 0102-00-017.03 & TM# 0102-00-017.00)

CURRENT ZONING DISTRICT: Low Density Residential (LDR)

PROPOSED ZONING DISTRICT: Medium Density Residential (MDR)

APPLICANT: Franklin Craig on behalf of Upstate Palmetto Holdings LLC and B&C Land Holdings LLC

COUNCIL DISTRICT: District 5, Steve Harper

STATUTORY NOTICES: Sign posted 03/04/2024
Hearing notice published 03/02/2024 in The Lancaster News
Mailed notices 03/04/2024
Posted agenda in lobby 03/12/2024

OVERVIEW:

Proposal

The applicant has requested to rezone two parcels totaling 124.2 acres in size. The intent is to develop a subdivision of 303 single family lots following the rezoning. A portion of TM # 0102-00-017.00 is already zoned MDR and is not included in this rezoning.

Site Information

The subject parcel is currently zoned Low Density Residential and located at, and adjacent to, # 2417 & #2421 Lynwood Drive, south of the city of Lancaster. The proposed site is located opposite a small subdivision named Rum Valley platted in 1983. A Sketch Plan for the proposed development has been submitted for review; Technical Review Committee comments are attached to this report.

Summary of Adjacent Zoning and Uses

The subject parcel is surrounded by residential and agricultural properties which are outlined in the table below.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR; MDR	Residential; Agricultural
South	Lancaster County	LDR; MDR	Residential; Agricultural
East	Lancaster County	LDR; MDR	Residential; Agricultural
West	Lancaster County	MDR	Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the Low Density Residential district. Pursuant to UDO Chapter 2.3, the LDR district “...is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.”

Requested MDR

UDO Chapter 2.3 describes the requested MDR District as “...established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.”

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the Medium Density Residential, Low Density Residential, and Manufactured Housing Zoning Districts. The surrounding uses are primarily residential and agricultural in nature.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is a Transitional which corresponds to the Community Type of Suburban SF/MF Residential & Commercial. The adopted Comprehensive Plan states that the Suburban SF/MF Residential & Commercial “are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.” The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The requested MDR District is consistent with the Future Land Use Category and the Comprehensive Plan.

Suburban Single-Family Neighborhood: Land Use Considerations		
Mobile / Modular Homes	Church	Community Center
Single-Family Detached Home	School	Pool and Recreational Amenities
Single-Family Attached Home (Town Home / Duplex)	Community Park	Natural Area



Facing Subject Parcel off Flat Creek Road



Existing Development Across from subject parcel

STAFF RECOMMENDATION:

Staff recommends [] of the request to rezone 124.2 acres (TM# 0102-00-017.03 & TM # 0102-00-017.00)) from Low Density Residential (LDR) District to Medium Density Residential (MDR) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcels: (TM# 0102-00-017.03 & TM# 0102-00-017.00.05;
2. That the subject property is currently zoned LDR District and proposed to be rezoned MDR District;
3. That the only connection to a public road is through Lynwood Drive;

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Sketch Plan
4. TRC Comments
5. Recorded Plat(s)
6. Deed(s)

STAFF CONTACT:

Matthew Blaszyk, Planner
mblaszyk@lancastersc.net | 803-416-938



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

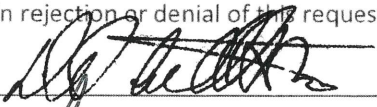
Property Address 2424 Lynwood Drive
City Lancaster State SC Zip 29720 Tax Parcel ID 0102-00-017.00 (PORTION OF)
Current Zoning LDR Current Use Vacant
Proposed Zoning MDR Total Acres 124.20 AC
Project Description 303 Lots Single Family Homes, Roads, Open Space

Surrounding Property Description Single family Homes

CONTACT INFORMATION

Applicant Name Upstate Palmetto Holdings LLC
Address 2627 Brekonridge Centre Drive
City Monroe State NC Zip 28110 Phone 704-363-9760
Fax _____ Email gwilliams@ccwdevelopment.com
Property Owner Name B&C Land Holdings LLC
Address 2627 Brekonridge Centre Drive
City Monroe State NC Zip 28110 Phone 704-774-1964
Fax _____ Email jmccall@carolina-development.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.



Applicant

1/22/24

Date



Property Owner(s)

1/22/24

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.

LETTER OF AUTHORIZATION

To: Lancaster County SC
From: B&C Land Holdings LLC – Johnathan M McCall
Re: Lancaster 130_2424 Lynwood Drive

Dear Sir or Madame:

This letter shall constitute authorization from Johnathan M McCall, Manager for B&C Land Holdings LLC for Upstate Palmetto Holdings LLC to act as Owner's Agent.

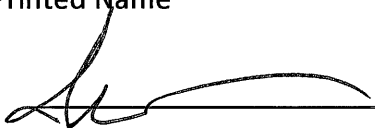
The authorization is created for the purpose of signing and filing applications to the appropriate governmental entities to obtain necessary approvals and permits for the proposed Lancaster 130 properties located at 2424 Lynwood Drive. This shall include any government agency having authority in the approval process.

Respectfully,

B&C Land Holdings LLC, Johnathan M McCall, Manager

Johnathan M McCall

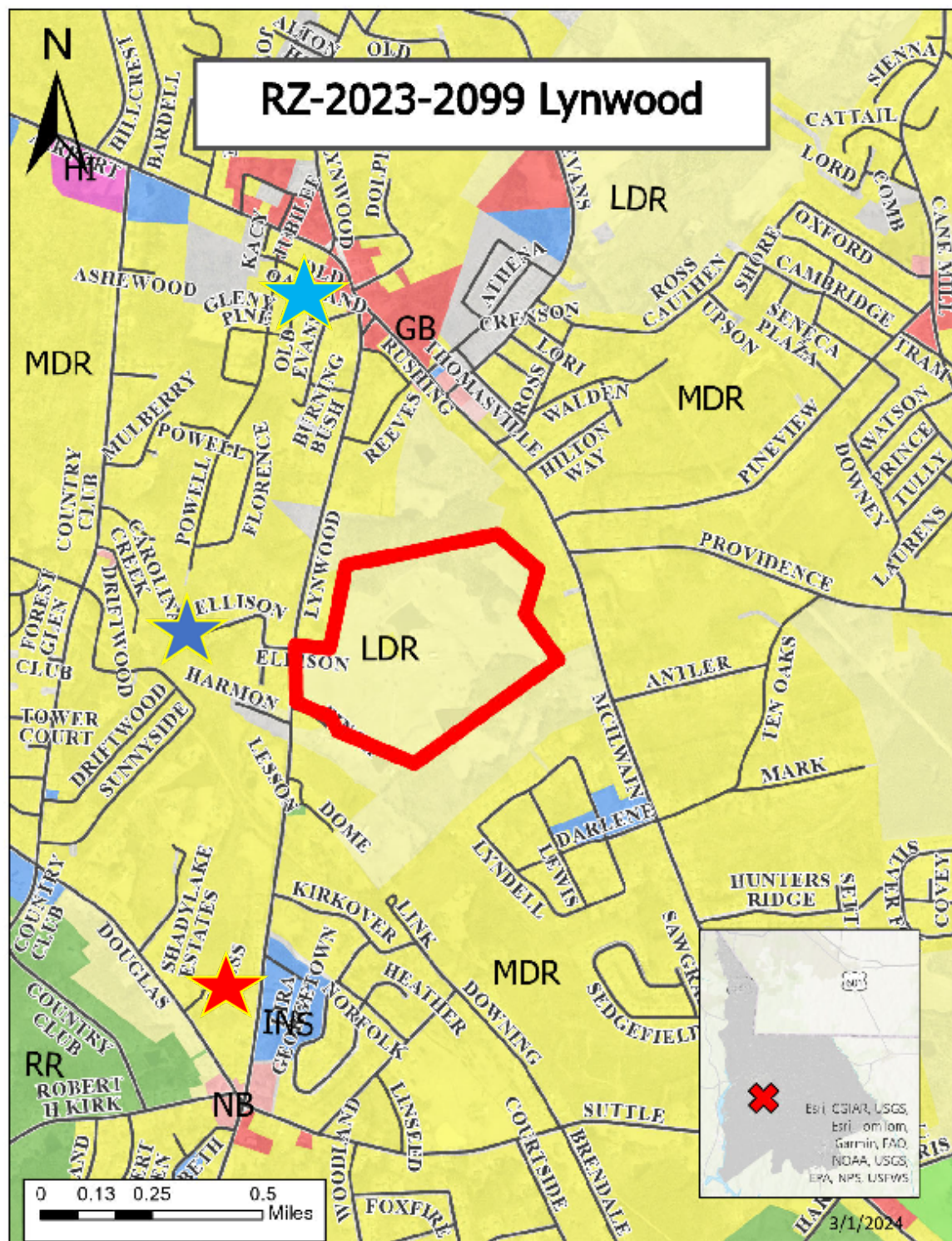
Printed Name



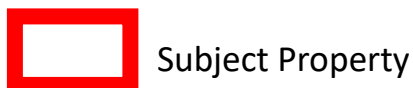
Signature

1/22/24

Date



Lancaster
County
South Carolina



Proposal:
Rezoning LDR to MDR

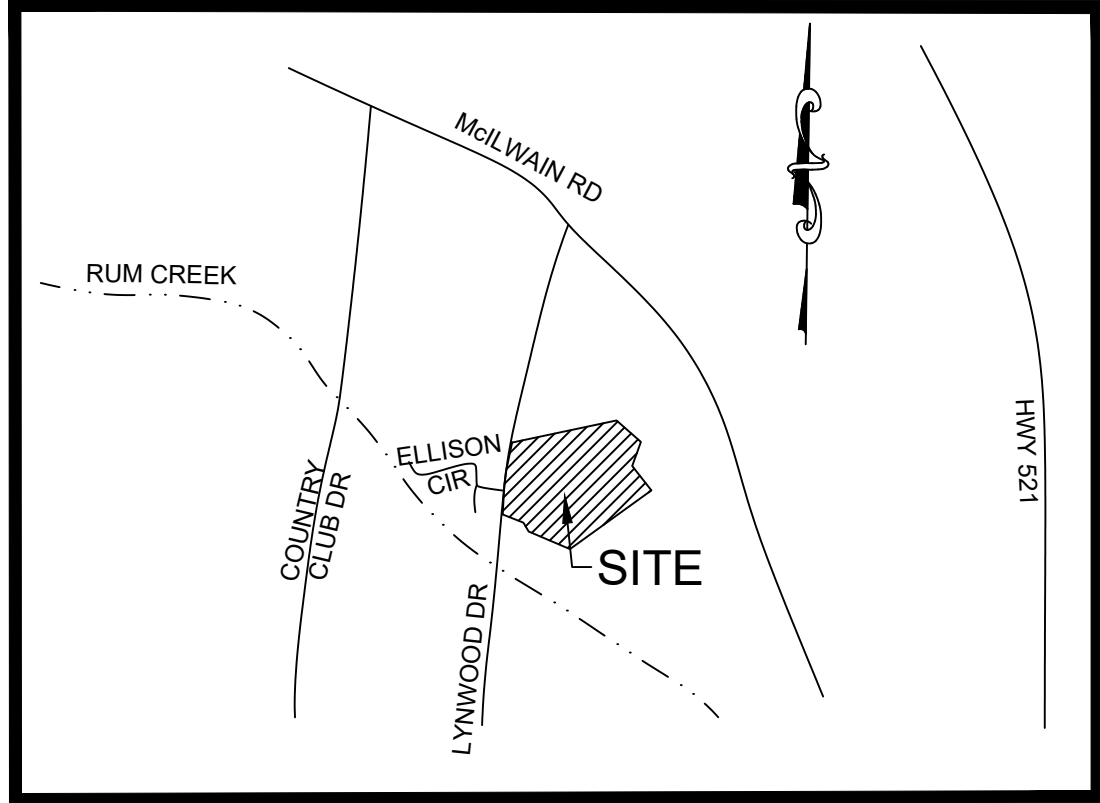
Airport Rd/McIlwain Rd

McDonald Green Elementary

Rum Valley Subdivision

3/1/2024

ALL DESIGNS, DRAWINGS & SPECIFICATIONS DEPICTED ON THIS SHEET ARE PROPERTY OF FRANKLIN S. CRAIG P.E. CONSULTING ENGINEER. ANY UNAUTHORIZED USE OR REPRODUCTION IS SUBJECT TO LEGAL PROSECUTION. POSSESSION IN ANY FORM CONSTITUTES ACCEPTANCE OF THESE CONDITIONS.



VICINITY MAP
NOT TO SCALE



SITE SUMMARY:
OWNER: B & C LAND HOLDING, LLC
2627 BREKONRIDGE CENTRE DRIVE
MONROE, NC 28130
DEVELOPER: CC&W DEVELOPMENT GROUP, LLC
2005 WALKUP AVENUE
MONROE, NC 28110
SUBJECT: LYNWOOD ROAD SUBDIVISION
NEW 303 LOT SUBDIVISION ON LYNWOOD RD, LANCASTER, SC
SITE ADDRESS: 2424 LYNWOOD DRIVE, LANCASTER, SC
PROPOSED USE: RESIDENTIAL
PARCEL ID #: 0102-00-017.03, 0102-00-017.01, 0102-00-017.00
DEED BOOK-PG: 1719-139
CURRENT ZONING: LDR - LOW RESIDENTIAL DEVELOPMENT
PROPOSED ZONING: MDR - MEDIUM RESIDENTIAL DEVELOPMENT
LAND USES-DENSITY: 2.5 UNIT PER ACRE
TOTAL SITE AREA: 129.85 ACRES TOTAL

SETBACKS
MIN. FRONT SETBACK: 30'
MIN. SIDE SETBACK: 10'
MIN. REAR SETBACK: 25'
MIN. SIDE SETBACK SIDE STREET: 15'

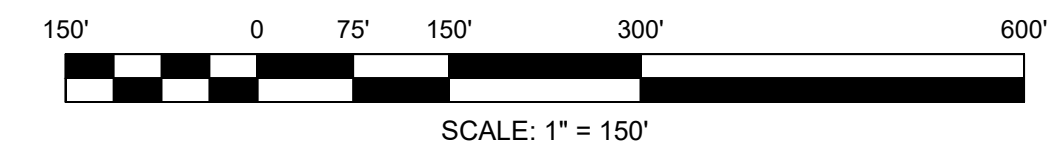
SITE SPECIFICS
MIN. LOT SIZE: 10,000 SF
LOT WIDTH: 70'
BUILDING HEIGHT: 35' (2 STORIES)
ACCESSORY STRUCTURES = SIDE SETBACK: 5'
REAR SETBACK: 5'
COOKOUT AREAS, 8' WALKING TRAIL, OPEN SPACE, DOG PARK
MAILBOX CLUSTER AREA
(2) DRIVEWAYS W/ ACCESS TO LYNWOOD ROAD WITH ROADS INTERCONNECTED. STREETS 50' R/W WITH 27' WIDE STREETS, 2.5' CURB & GUTTER, 5' SIDEWALKS

FLOOD PLAIN INFORMATION
ZONE X, MINIMAL FLOOD RISK
TRIBUTARY: RUM CREEK, CATAWBA RIVER WATERSHED
PANEL #: 2791
MAP #: 3710279100J
DATE: SEPTEMBER 5, 2007
LONGITUDE: 80.763548 LATITUDE: -34.666047

SOILS: Hb2

- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - SITE INFORMATION TAKEN FROM THE LANCASTER COUNTY GIS DATA WEBSITE DATED OCTOBER 2023.
 - CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WATER LINES, STORM DRAINAGE, LIGHT POLES, POWER POLES, ET. WITH APPROPRIATE UTILITY COMPANIES.
 - CONTRACTOR TO COORDINATE WITH OWNER AND PROJECT ENGINEER FOR EXISTING BUILDING DEMOLISHING AND ANY OTHER STRUCTURES WHICH MAY BE ON PROJECT SITE.
 - CONTRACTOR TO COORDINATE ALL CONSTRUCTION IN RW'S WITH SCDOT & LANCASTER COUNTY, SC.
 - ALL TRAFFIC SIGNS, STRIP PAINTINGS ETC. TO CONFORM TO THE PRINCIPLES OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL CONSTRUCTION TO CONFORM TO LANCASTER COUNTY, SC ZONING ORDINANCES & SCODOT STANDARDS.
 - ALL DRIVEWAYS SHALL COMPLY WITH LANCASTER COUNTY, SC & SCODOT STANDARDS. ALL CUL-DE-SAC TURN-AROUND AREAS SHALL COMPLY WITH LANCASTER COUNTY, SC & SCODOT SPECIFICATIONS. ALL ROAD CONNECTIONS TO LYNWOOD DRIVE WILL BE APPROVED BY SCODOT.
 - ALL BUILDINGS, HOUSES & DRIVEWAY DIMENSIONS TO BE PER ARCHITECTURAL BUILDING PLANS.
 - A TRAFFIC IMPACT STUDY (TIA) WILL BE COMPLETED FOR THIS PROJECT & WILL BE REVIEWED BY THE LANCASTER COUNTY TRAFFIC ENGINEER CONSULTANT. FINAL TIA WILL BE INCLUDED IN THE FINAL CIVIL DOCUMENTS.
 - HANDICAP RAMPS ARE LOCATED AT EACH INTERSECTION, HC RAMPS TO BE PER SCODOT STANDARDS & ADA STANDARDS.
 - 10' X 70' SIGHT TRIANGLE PER SCODOT STANDARDS REQUIRED AT ALL STREET INTERSECTIONS.
 - ALL BUFFERS WILL BE ESTABLISHED THROUGHOUT THE PERIMETER OF THE SITE THRU THE LANCASTER COUNTY, SC ZONING PROCESS.
 - SETBACKS FOR THE DEVELOPMENT ARE ESTABLISHED & NOTED AS PART OF THE DEVELOPMENT AS: FRONT - 30', SIDE - 10', REAR - 25', STREET SIDE - 15'.
 - THE PROPERTY IS LOCATED WITHIN THE WS-IV PROTECTED AREA OF THE SOUTH FORK CATAWBA RIVER.
 - ALL LOCKED GATES USED AS AN EMERGENCY ENTRANCES SHALL BE EQUIPPED WITH A "X" MARK PADLOCK.
 - STREET SECTIONS WILL BE A 26' SECTION WITH 22' ASPHALT 2'-0" CURB & GUTTER & A 50' R/W. PER LANCASTER COUNTY, SC & SCODOT STDs.
 - STREET TREES WILL BE SPACED 40' O.C. ON ALL INTERNAL STREETS.
 - THE PROJECT WILL BE SERVED WITH NEW WATER LINES, 2" 8" & 8" LOOPED I. INTERNALLY WITH FIRE HYDRANTS SPACED 1,000' APART. ALL STRUCTURES MUST BE 500' WITHIN A FIRE HYDRANT. TWO WATER LINE CONNECTIONS AT EACH ENTRANCE ON LYNWOOD DRIVE WILL BE REQUIRED.
 - A 50' COMMON OPEN SPACE WITH A 100' BUFFER WILL BE IN THE MIDDLE SECTION OF THE PROPERTY & WILL BE ON THE EXISTING UN-NAMED TRIBUTARY. OPEN SPACE = 4.22 AC (14.30%)
 - STREET LIGHTS WILL BE PROVIDED. STREET LIGHT LOCATIONS & PHOTOMETRIC WILL BE COMPLETED DURING THE CONSTRUCTION DOCUMENTS PHASE.
 - ALL EROSION CONTROL DESIGNS TO BE PER THE LANCASTER COUNTY, SC & SCDHCC EROSION CONTROL DESIGN STANDARDS.
 - ALL PROPOSED WATER LINES TO MEET LANCASTER COUNTY, SC WATER & SEWER DISTRICT (LCWSD) DESIGN STANDARDS & SPECIFICATIONS. WATER-SEWER PLANS WILL BE COMPLETED UNDER SEPARATE SUBMITTED PER LCWSD REQUIREMENTS.
 - STREET TREES PLANTINGS TO MEET LANCASTER COUNTY & SCODOT GUIDELINES FOR PLANTINGS WITHIN HIGHWAY RIGHT-OF-WAY.
 - AN AMENITY AREA WITH A CLUB HOUSE, POOL, PLAYGROUND & COOK-OUT AREAS WILL BE PART OF THE DEVELOPMENT.
 - AN 8" GRAVITY SEWER & A SEWER LIFT STATION WILL SERVE THE PROJECT & WILL TIE INTO THE EXISTING LCWSD SANITARY SEWER SYSTEM.
 - ALL STREET ACCESSSES MUST MEET ARMS REQUIREMENTS FOR SEPARATION, SIGHT DISTANCE - VERTICAL & HORIZONTAL.
 - ALL STORMWATER BMPs WILL BE PROVIDED STRATEGICALLY THROUGHOUT THE SITE LOWER AREAS ALL BMP. ALL STORMWATER PERMITTING WILL BE THROUGH SCDHCC. ALL STORMWATER PIPING WILL BE A MINIMUM OF 18" NO WATER METERS OR SEWER CLEAN-OUTS WILL BE PLACED IN CONCRETE DRIVEWAYS.
 - EACH ROAD CONNECTION TO LYNWOOD DRIVE & ALL INTERNAL STREETS WILL HAVE ROAD SIGNS TO IDENTIFY THE DEVELOPMENT & STREET ADDRESSING.
 - EACH SINGLE FAMILY HOME WILL HAVE INDIVIDUAL "ROLL-OUT" TRASH CANS.

PRELIMINARY PLANS
FOR REVIEW & COORDINATION



ISSUE DATE: JAN 2024		
NO.	DATE	REVISION

FRANKLIN S. CRAIG, P.E.
CONSULTING ENGINEER
2543 Glen Eagles Drive
Gastonia, NC 28606
PH: (704) 815-9764

Franklin S. Craig
NORTH CAROLINA
PROFESSIONAL
ENGINEER
FRANKLIN S. CRAIG
JAN 03, 2024

LYNWOOD SUBDIVISION
LYNWOOD DRIVE
LANCASTER COUNTY, SC

MASTER SITE PLAN

C-1



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

February 22, 2024

Franklin Craig

2543 Glen Eagle Drive
Gastonia, NC 28056

Project Number	20232099
Project Name	Lynwood Subdivision
Location	2424 Lynwood Drive, Lancaster SC
Stage	Sketch Plan
Parcel(s)	0102-00-017.00, 0102-00-017.01
Status	Not Approved

Dear: Franklin Craig

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,

A handwritten signature in black ink that reads "Chanda Kirkland".

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

Conditional

Review Comments:

- Changes made to now eliminate such defined open Amenity area (by resubmittal 1/18/24).
- Required information/details to be provided for any elements/structures inclusive of existing Pond (such as pier, docks, landings), for which might require Accessibility (including accessible parking, accessible route, and related)
- More detailed review upon next stage Civil review submittal

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

Conditional

Review Comments:

General Comments:

1. The provided Sketch plan does not provide adequate detail to formally comment, but the following are items of note from the information given.
2. This project is within the SCDHEC storm sewer permitting area of Lancaster County.
 - a. Please coordinate with DHEC concerning Sediment and Erosion Control approval and provide a copy of approval prior to grading activities.
3. Most of our comments and questions will be at the Construction Document review of the civil plans. Below are some general observations from the sketch plan submitted.
4. There appear to be several stream crossing and wetland crossings. These will require permitting from US Army Corp of Engineers and potentially a LOMR for the floodplain fill added.
 - a. It is our suggestion that the wetland area be excluded from this development such that about 20 +/- lots would be removed and the wetland impacts avoided.
5. SCDOT will need to approve encroachment permits for all driveways accessing Lynwood Drive.
6. A traffic impact analysis (TIA) will be required for this project. Scoping Documents need to be uploaded as a separate project. The TIA will be reviewed by our traffic consultant at the cost of the developer. Once any issues are resolved, any improvement called for in the final TIA will need to be included in the civil plans.
7. The stub road at Lots 73 and 74 will need an approved turnaround.

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

Approved

Review Comments:

1. This is a sketch plan review only. A more detailed review will be completed at civil submission.
2. All buildings must be within 500 feet of a fire hydrant

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

Not Approved

Review Comments:

When submitting for final plan review, we will look for the following:

A minimum 8ft. tall opaque buffer of no less than 50ft in width consisting of 18 trees and 36 shrubs per 100 linear feet will be placed between adjoining properties. Buffer can be placed within required setbacks.

Vehicular access to the site of all nonmetallic mineral product manufacturing uses shall be located ...on a road improved to necessary industrial capacity as determined by the Administrator.

Nonmetallic mineral product manufacturing facilities shall employ dust reduction measures to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include but are not limited to: (A) Utilization of stabilized roadways within the site; (B) On-site speed limits to minimize disturbance; and (C) Application of water and other dust palliatives.

All materials stored outdoors must follow the separation requirements in Section C of this ordinance.

All materials must be contained within a defined area or structure and shall not be allowed to spill out into adjacent areas or the separation buffers.

All materials shall be stored and maintained so as to not create environmental hazards that may pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.

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

Conditional

Review Comments:

1. A CAD file, in the State Plane Coordinate System of 1983, needs to be submitted to parcelmaps@lancastersc.net and addresser@lanc911.com. 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. Upon approval of the Civil Plans, the subdivision name can not be changed.
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.
4. Please have the lot numbers flowing in order. Lot #9 is out of sequence and there are 2 lot #86.

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

Not Approved

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.

* There is a downstream sewer constraint that needs to be discussed with LCWSD.

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

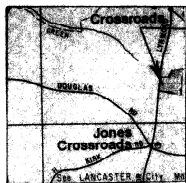
Conditional

Review Comments:

The Department agrees in concept. Driveway locations will be accessed during the permitting process.

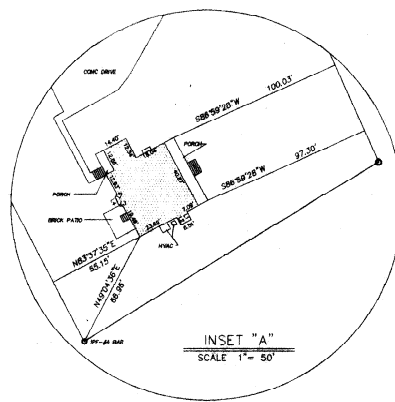
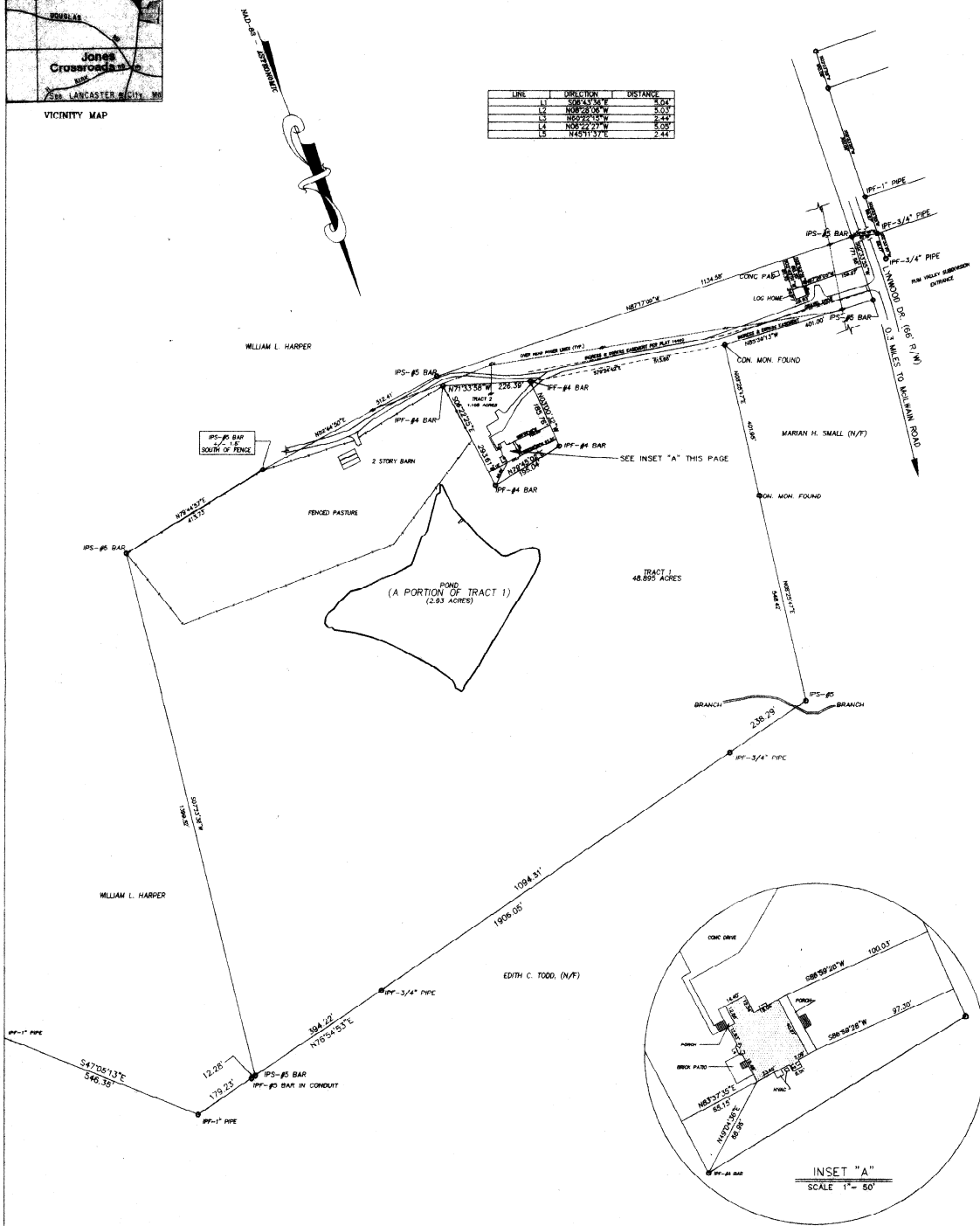
Mar 28 9 56 AM '97
CLERK OF COURT
LANCASTER COUNTY, S.C.

FILED
OFFICE OF CLERK
OF COURT
Mar 28 9 56 AM '97
CLERK OF COURT
LANCASTER COUNTY, S.C.



VICINITY MAP

LINE	DIRECTION	DISTANCE
1	S 88° 45' 30" W	8.04
2	N 88° 45' 30" E	8.04
3	N 88° 45' 30" W	2.40
4	N 88° 45' 30" E	2.40
5	N 45° 11' 17" E	2.44



DATE: MARCH 17, 1997
PRECISION: 1/22042

PLAT

THE SAME BEING OF CERTAIN PROPERTY SHOWN ON PLAT 7547 & 14460 AS RECORDED IN DEED BK 114, PAGE 191
IN THE OFFICE OF THE CLERK OF COURT FOR LANCASTER COUNTY. CURRENT TAX MAP NUMBERS ARE 102-17 & 102-17.01.
ALL PROPERTY BEING CONVEYED IS FROM PLAT 14460 AND A PORTION OF PLAT 7547 AS TRACT 2 & TRACT 1 RESPECTIVELY.

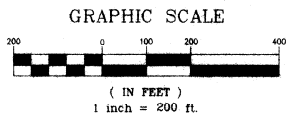
SURVEYED FOR
MELVIN SNIPES, Jr.

SURVEYED BY
PRECISION SURVEYING, INC.

COUNTY OF LANCASTER
STATE OF SOUTH CAROLINA

PRECISION SURVEYING INCORPORATED
No. - C01244

NOTE: THIS PROPERTY DOES NOT
LIE WITHIN A DESIGNATED
FLOOD PRONE AREA.



APPROVED FOR RECORDING
Becky Higgins 3-26-97
Lancaster County Planning Commission

DATE: 03/17/97	BY: JES
CHECKED BY: CSB	DATE: 03/17/97
FILE NO: 97-7035	FILED: JES

RECORDED THIS 18th DAY
OF OCTOBER, 2023
IN BOOK 00 PAGE 00

LANCASTER COUNTY ASSESSOR

Tax Map:
0102 00 017 01
0102 00 017 00
0102 00 017 03

Angela C. Murphy

Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2023013073	DEED
RECORDING FEES	\$15.00
STATE TAX	\$3315.00
COUNTY TAX	\$1402.50
PRESENTED & RECORDED	
10-17-2023	09:31:43 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1719 PG:139-141	

PREPARED BY TRIMNAL & MYERS, LLC

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Kenneth Goulet** (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of ONE MILLION TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$1,275,000.00) Dollars, to him paid by **B & C Land Holdings, LLC a North Carolina Limited Liability Company** (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), ***SUBJECT to Lease Agreement recorded in Book 1718 Page 82**, have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

B & C Land Holdings, LLC a North Carolina Limited Liability Company,
its successors and/or Assigns Forever:

All that certain piece, parcel or tract of land, with buildings and improvements thereon, lying, being and situate in Lancaster County, South Carolina, lying to the east of Lynwood Drive containing one and one hundred five thousandths (1.105) acres, more or less and being shown, described and designated as Tract Number Two (2) on plat of survey made by Precision Surveying, Inc. dated March 17, 1997 entitled 'SURVEYED FOR MELVIN SNIPES JR. and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, as Plat Number 97-232, TOGETHER with a perpetual, non-exclusive easement and right of way for pedestrian and vehicular ingress and egress from Lynwood Drive on the west of to the western boundary of said Tract Number Two (2) having & width of twenty-five (25') feet and being shown, described and designated as INGRESS & EGRESS PER PLAT #14460' and INGRESS & EGRESS EASEMENT and GRAVEL DRIVE on the above identified plat. Reference is also made to plat of survey recorded as Plat Number 14460, Reference to said plat is craved for a more minute description.

TMS# 102-00-017.01

ALSO: All that certain piece, parcel or tract of land, lying, being and situate with any and all improvements thereon, lying, being and situate in Lancaster County, South Caroling, about three (3) miles Southwest of the City of Lancaster; near Jones Crossroads, lying on the East side of South Carolina road Number S-29-19 (known as Coil Road) containing 134.3 acres, more or less, being bounded now of formerly as follows: On the North by lands of Neil Todd, lands of Edith Todd and lands of K.S. Balkcum, et al; on the East by lands of K.S. Balkcum, et al, lands of Arthur W. Wright; on the South by lands of Arthur W. Wright, lands of Hazel Lucas, et al and lands of Phillip; and on the West by South Carolina Road Number S-29-19, and lands of Marion Sowell, LESS AND EXCEPT HOWEVER; the following properties: (1) containing 48.895 acres, more or less conveyed to Melvin Snipes, Jr. by the deed of William L, Harper dated March 27, 1997 and recorded March 28, 1997 in Deed Book W-14 at Page 235 (2) containing 1.105 acres, more or less

conveyed to Melvin Snipes, Jr. by deed book of William L. Harper dated March 27, 1997 and recorded March 28, 1997 in Deed Book W-14 at Page 231, both recorded in the Office of the Clerk of Court for Lancaster County, South Carolina.

LESS AND EXCEPT: all that certain piece, parcel or lot of land, lying, being and situate in Lancaster County, South Carolina, west of McIlwain Road approximately four miles south of Lancaster containing 0.882 acres, more or less and being shown, described on plat of survey entitled 'Plat of Survey for Carl Wright' dated March 14, 2001 made by Jack Smith, RLS, recorded as Plat No. 2001-216 in the Office of the Clerk of Court for Lancaster County, South Carolina, being the identical property conveyed from the decedent to J. Carl Wright and Shelby D. Wright by deed dated April 18, 2001 and recorded in the Office of the Clerk of Court for Lancaster County, SC in deed book 115 at Page 212.)

LESS AND EXCEPT: All that certain piece, parcel or tract of land, lying, being and situate about three (3) miles Southwest of the City of Lancaster, near Jones Crossroads being irregular in shape and containing 0.672 acres, more or less as is more particularly shown, on plat of property of Liston C. and Lois L. Lyles by J.C. Crumpler, RLS dated August 13, 2004 and recorded as Plat No. 2004-351 in the Office of the Register of Deed for Lancaster County, Reference to said plat is made for a more accurate description.

TMS# 102-00-017.00

ALSO: All that certain piece, parcel or tract of land, with building and improvements thereon, lying, being and situate in Lancaster County, South Carolina, on the east side of Lynwood Drive containing forty eight and eight hundred ninety-five thousandths (48.895) acres, more or less and being shown, described and designated as Tract Number One (1) on plat of survey made by Precision Surveying Inc. dated March 17, 1997 entitled 'SURVEYED FOR MELVIN SNIPES JR.' and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat Number 97-232, Reference to said plats is made for a more minute description.

TMS# 102-00-017.03

Being the property conveyed to Kenneth Goulet by Deed recorded February 8, 2021 in Deed Book 1405 Page 177 in the Register of Deeds Office for Lancaster County, South Carolina.

Grantee's Address: 2027 Brekonridge Centre Drive, Monroe NC 28110

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments.

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/S**, Their Heirs and/or Assigns forever.

AND the said **GRANTOR/S** do hereby bind themselves and their heirs and/or assigns to warrant and forever defend all and singular the said premises unto the said **GRANTEE/S**, Their Heirs and/or Assigns, against Themselves and Their Heirs and/or Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hand(s) and Seal(s) this 16 day of October in the year of our Lord 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness #1

[Signature]
Kenneth Goulet

[Signature]
Witness #2

STATE OF SC)
COUNTY OF Lancaster) ACKNOWLEDGEMENT

I, Brian Triunani, Notary Public for the State of SC,

do hereby certify that **GRANTOR/S** personally appeared before me this day and acknowledged the due execution of the foregoing deed.

Sworn before me this 16 day of October, 2023

[Signature]
Notary Public for the State of SC
My Commission Expires: 9/25/2030

Agenda Item Summary

Ordinance # / Resolution #: RZ-2024-0236 Wellspring

Contact Person / Sponsor: M. Blaszyk

Department: Planning

Date Requested to be on Agenda: 3/19/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/12/2024	Exhibit
Application	3/6/2024	Exhibit
Location Map	3/6/2024	Exhibit
Sketch Plan (not reviewed)	3/12/2024	Exhibit
Deed	3/6/2024	Exhibit
Plat	3/6/2024	Exhibit
Debruhl Plat (spillway)	3/6/2024	Exhibit
Debruhl Deed (easement)	3/6/2024	Exhibit

PROPOSAL: Request to rezone 53.72 acres of property

PROPERTY LOCATION: South Potter Road (TM # 0088-00-017.00) facing Bear Creek Dam

CURRENT ZONING DISTRICT: Rural Neighborhood (RN)

PROPOSED ZONING DISTRICT: Medium Density Residential (MDR)

APPLICANT: Mark Boyce on behalf of Wellspring Carolinas Investments LLC

COUNCIL DISTRICT: District 5, Steve Harper

STATUTORY NOTICES: Sign posted 03/04/2024
 Hearing notice published 03/02/2024 in The Lancaster News
 Mailed notices 03/04/2024
 Posted agenda in lobby 03/12/2024

OVERVIEW:

Proposal

The applicant has requested to rezone a parcel 53.72 acres in size. The intent is to develop a single-family residential subdivision. The applicant has submitted a sketch plan of their design for technical review.

Site Information

The subject parcel is currently zoned Rural Neighborhood and located approximately one mile south of the intersection of South Potter Road and Flat Creek Road, opposite the Beaver Creek earthen dam, near Kirk Air Base. A Sketch Plan of the proposed subdivision has been submitted for review under this rezoning.

Summary of Adjacent Zoning and Uses

The subject parcel is surrounded by residential and agricultural properties which are outlined in the table below. The closest Medium Density Residential Zoning District is located .71 miles away from the subject parcel.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RN	Agricultural; Residential
South	Lancaster County	RN	Agricultural; Residential
East	Lancaster County	RN; OSP	Agricultural/Residential; Bear Creek Park and dam
West	Lancaster County	RN	Agricultural; Residential

ANALYSIS & FINDINGS:

Beaver Creek Dam

During staff review, we were contacted by a representative of the Cane Creek & Little Lynches Watershed Board, who provided us with recorded easements and documents indicating that a large portion of the subject property lies in the spillway easement for the dam. The applicant was advised for all of the proposed lots to be constructed north of the spillway easement. The southern portion of the parcel is also located within zone "A" of the floodplain. The applicant has reflected on their sketch plan that all proposed lots will be above the floodplain and spillway easement.

Zoning Districts

As previously noted, the subject property is currently in the Rural Neighborhood District. Pursuant to UDO Chapter 2.3, the Rural Neighborhood District *"...is established to protect the residential character of communities and neighborhoods in the rural area at a density of 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain the low density residential."*

Requested MDR

UDO Chapter 2.3 describes the requested MDR District as *"...established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district."*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the Rural Neighborhood, Residential, Open Space Zoning Districts, and Medium Density Residential, Districts. The closest Medium Density Residential zoned parcel is located roughly .71 miles away on Flat Creek Road. This parcel is the existing Whitehall subdivision. The surrounding uses are primarily rural neighborhood and agricultural in nature. The proposed 2.5 dwelling units an acre does not keep in character with the immediately surrounding 1 dwelling unit per acre.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is a Transitional which corresponds to the Community Type of Suburban SF/MF Residential & Commercial. The adopted Comprehensive Plan states that the Suburban SF/MF Residential & Commercial *"are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers."* The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category

which are depicted in the table below. The requested MDR District is consistent with the Future Land Use Category and the Comprehensive Plan.

Suburban Single-Family Neighborhood: Land Use Considerations		
Mobile / Modular Homes	Church	Community Center
Single-Family Detached Home	School	Pool and Recreational Area
Single-Family Attached Home (Town Home / Duplex)	Community Park	Natural Area

INFRASTRUCTURE CONSIDERATIONS

Transportation

The proposed development to follow the rezoning will take access off South Potter Road. South Potter Road is classified as a “Rural Major Collector” by SCDOT. The current traffic count on South Potter Road reported by SCDOT is 650 trips per day. Four percent of this traffic is truck traffic.

Public Utilities

There is water and sewer available in the area provided by the Lancaster County Water and Sewer District.

Public Schools

The Lancaster County School District has not provided any direct feedback regarding this rezoning at this time. The schools that would be affected by this rezoning include Clinton and Brooklyn Springs Elementary, AR Rucker and South Middle, and Lancaster High School. According to information provided in 2023, the projections for the effected schools are the following:

- The capacity for Clinton Elementary School is 527 students and the current projected enrollment is 401 students.
- The capacity for Brooklyn Springs Elementary School is 618 students and the current projected enrollment is 400 students.
- The capacity for AR Rucker Middle School is 994 students and the current projected enrollment is 541 students.
- The capacity for South Middle School is 921 students and the current projected enrollment is 527 students.
- The capacity for Lancaster High School is 2569 students and the current projected enrollment is 1498 students.

PHOTOS OF PROJECT AREA:



Ariel View of Subject Parcel



Facing subject parcel on subject property off South Potter Road



Facing East on South Potter Road toward Beaver Creek Dam

STAFF RECOMMENDATION:

Staff recommends **Denial** of the request to rezone 53.72 acres (TM # 0088-00-017.00) from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: TM # 0088-00-017.00;
2. That the subject property is currently zoned RN District and proposed to be rezoned MDR District;
3. That the only connection to a public road is South Potter Road;
4. That a portion subject parcel is located within Floodplain Zone "A" and within the spillway easement for the Beaver Creek Dam;
5. The existing surrounding parcels consist of residential housing of 1 dwelling unit per acre;
6. The nearest existing MDR zoned parcel is the existing Whitehall development located off Flat Creek Road, roughly .71 miles away;

ATTACHMENTS:

- | | |
|-----------------------------|-------------------|
| 1. Rezoning Application | 5. Recorded Plat |
| 2. Location Map/ Zoning Map | 6. Watershed deed |
| 3. Sketch Plan | 7. Watershed Plat |
| 4. Recorded Deed | |

STAFF CONTACT:

Matthew Blaszyk, Planner
mblaszyk@lancastersc.net | 803-416-938



Planning Department

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address S. Potter Road

City Lancaster State SC Zip 29720 Tax Parcel ID 0088-00-017.00

Current Zoning RN Current Use Agriculture (Crop/Timber)

Proposed Zoning MDR Total Acres 53.72 Acres

Project Description The purpose of this rezoning request is to allow for the medium density development of the subject parcel. Currently this parcel is used for agricultural purposes, primarily for pasture/crops and timber. The rezoning of this parcel to medium density will be consistent with the future zoning plans for the area.

Surrounding Property Description The surrounding properties are currently in a similar land use with mostly agricultural areas and some low to medium density residential areas.

CONTACT INFORMATION

Applicant Name Mark Boyce, Manager, Wellspring Carolina Investments, LLC

Address 116 College Street

City Matthews State NC Zip 28105 Phone 704-238-1229

Fax _____ Email mboyce@truehomesusa.com

Property Owner Name Wellspring Carolina Investments, LLC

Address 116 College Street

City Matthews State NC Zip 28105 Phone 704-238-1229

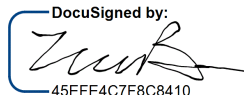
Fax _____ Email mboyce@truehomesusa.com

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.

Wellspring Carolina Investments, LLC
Mark Boyce, Manager

2/2/2024

Applicant

DocuSigned by:

45EFFE4C7F8C8410

Date

2/2/2024

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 _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

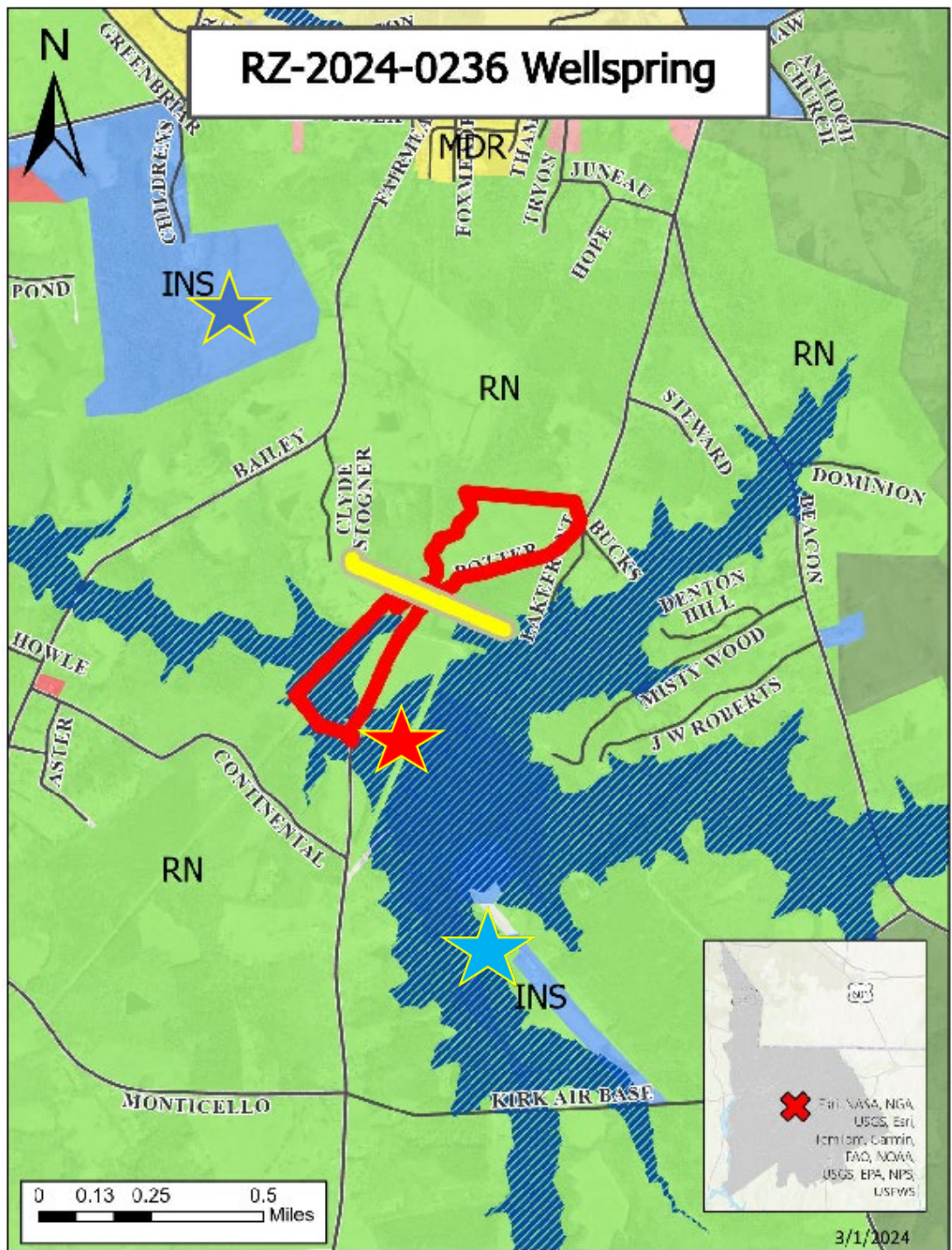
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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



Lancaster
County
South Carolina

 Subject Property

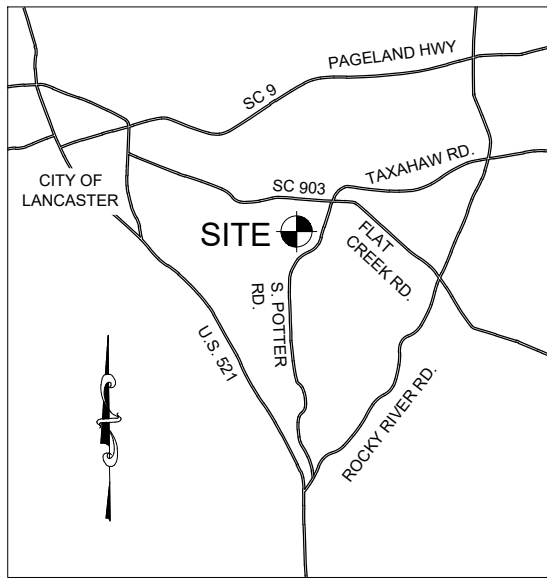


Proposal:
Rezoning RN to MDR

Kirk Air Base

Bear Creek Dam & Spillway

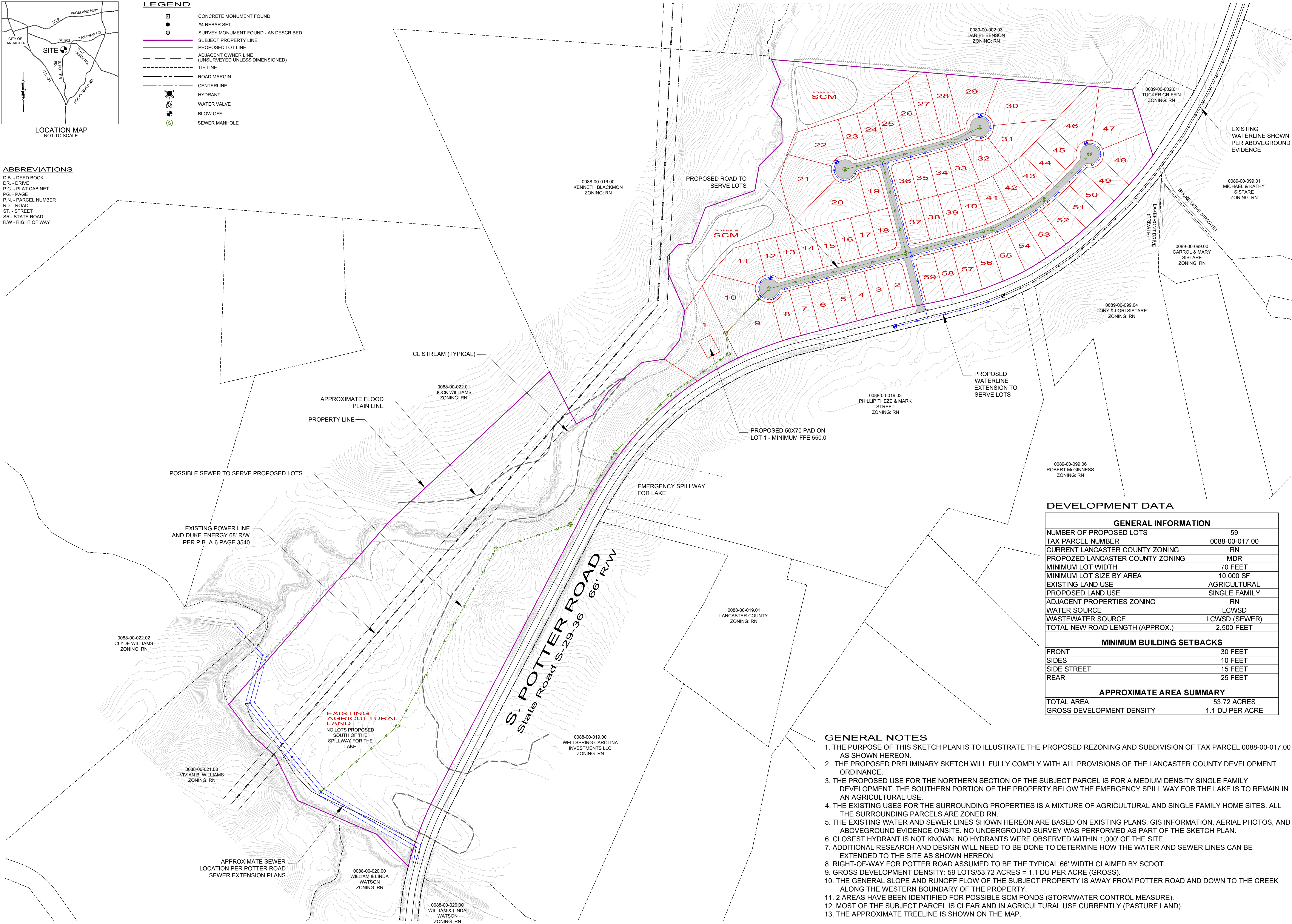
Lancaster Childrens' Home



- LEGEND**
- CONCRETE MONUMENT FOUND
 - #4 REBAR SET
 - SURVEY MONUMENT FOUND - AS DESCRIBED
 - SUBJECT PROPERTY LINE
 - PROPOSED LOT LINE
 - ADJACENT OWNER LINE (UNSURVEYED UNLESS DIMENSIONED)
 - TIE LINE
 - ROAD MARGIN
 - CENTERLINE
 - HYDRANT
 - WATER VALVE
 - BLOW OFF
 - SEWER MANHOLE

ABBREVIATIONS

D.B. - DEED BOOK
DR. - DRIVE
P.C. - PLAT CABINET
PG. - PAGE
P.N. - PARCEL NUMBER
RD. - ROAD
ST. - STREET
SR. - STATE ROAD
RW - RIGHT OF WAY



DEVELOPMENT DATA

GENERAL INFORMATION	
NUMBER OF PROPOSED LOTS	59
TAX PARCEL NUMBER	0088-00-017.00
CURRENT LANCASTER COUNTY ZONING	RN
PROPOSED LANCASTER COUNTY ZONING	MDR
MINIMUM LOT WIDTH	70 FEET
MINIMUM LOT SIZE BY AREA	10,000 SF
EXISTING LAND USE	AGRICULTURAL
PROPOSED LAND USE	SINGLE FAMILY
ADJACENT PROPERTIES ZONING	RN
WATER SOURCE	LCWSD
WASTEWATER SOURCE	LCWSD (SEWER)
TOTAL NEW ROAD LENGTH (APPROX.)	2,500 FEET
MINIMUM BUILDING SETBACKS	
FRONT	30 FEET
SIDES	10 FEET
SIDE STREET	15 FEET
REAR	25 FEET
APPROXIMATE AREA SUMMARY	
TOTAL AREA	53.72 ACRES
GROSS DEVELOPMENT DENSITY	1.1 DU PER ACRE

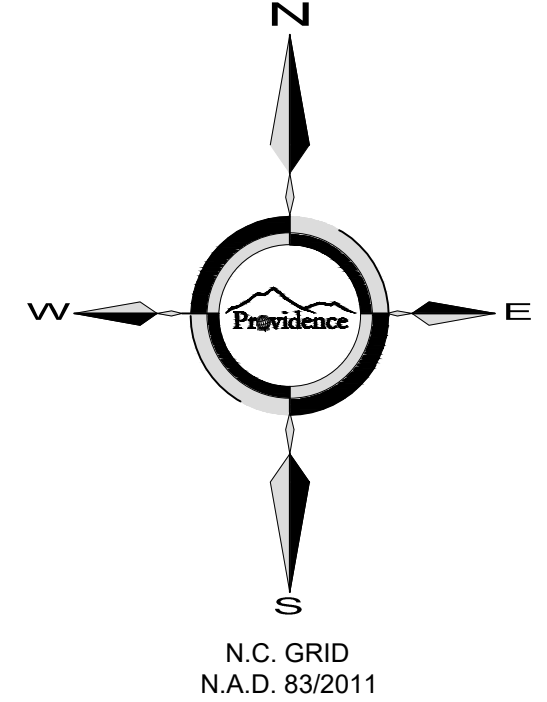
GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH PLAN IS TO ILLUSTRATE THE PROPOSED REZONING AND SUBDIVISION OF TAX PARCEL 0088-00-017.00 AS SHOWN HEREON.
2. THE PROPOSED PRELIMINARY SKETCH WILL FULLY COMPLY WITH ALL PROVISIONS OF THE LANCASTER COUNTY DEVELOPMENT ORDINANCE.
3. THE PROPOSED USE FOR THE NORTHERN SECTION OF THE SUBJECT PARCEL IS FOR A MEDIUM DENSITY SINGLE FAMILY DEVELOPMENT. THE SOUTHERN PORTION OF THE PROPERTY BELOW THE EMERGENCY SPILL WAY FOR THE LAKE IS TO REMAIN IN AN AGRICULTURAL USE.
4. THE EXISTING USES FOR THE SURROUNDING PROPERTIES IS A MIXTURE OF AGRICULTURAL AND SINGLE FAMILY HOME SITES. ALL THE SURROUNDING PARCELS ARE ZONED RN.
5. THE EXISTING WATER AND SEWER LINES SHOWN HEREON ARE BASED ON EXISTING PLANS, GIS INFORMATION, AERIAL PHOTOS, AND ABOVEGROUND EVIDENCE ONSITE. NO UNDERGROUND SURVEY WAS PERFORMED AS PART OF THE SKETCH PLAN.
6. CLOSEST HYDRANT IS NOT KNOWN. NO HYDRANTS WERE OBSERVED WITHIN 1,000' OF THE SITE.
7. ADDITIONAL RESEARCH AND DESIGN WILL NEED TO BE DONE TO DETERMINE HOW THE WATER AND SEWER LINES CAN BE EXTENDED TO THE SITE AS SHOWN HEREON.
8. RIGHT-OF-WAY FOR POTTER ROAD ASSUMED TO BE THE TYPICAL 66' WIDTH CLAIMED BY SCDOT.
9. GROSS DEVELOPMENT DENSITY: 59 LOTS/53.72 ACRES = 1.1 DU PER ACRE (GROSS).
10. THE GENERAL SLOPE AND RUNOFF FLOW OF THE SUBJECT PROPERTY IS AWAY FROM POTTER ROAD AND DOWN TO THE CREEK ALONG THE WESTERN BOUNDARY OF THE PROPERTY.
11. 2 AREAS HAVE BEEN IDENTIFIED FOR POSSIBLE SCM PONDS (STORMWATER CONTROL MEASURE).
12. MOST OF THE SUBJECT PARCEL IS CLEAR AND IN AGRICULTURAL USE CURRENTLY (PASTURE LAND).
13. THE APPROXIMATE TREELINE IS SHOWN ON THE MAP.

SURVEYOR:

Providence
Providence Land Group, PLLC
3716 Providence Road South
Waxhaw, North Carolina 28173
(704) 400 - 0117
NC Firm #P-0910 ~ SC COA #4356

NORTH ORIENTATION:



SCALE:



SKETCH PLAN PREPARED FOR:

**Wellspring
Carolina
Investments, LLC**

PROJECT:

**South Potter
Road Project**

GILLS CREEK TOWNSHIP
LANCASTER COUNTY
SOUTH CAROLINA

PARCEL NO. 0088-00-017.00
DEED REFERENCE
D.B. 807, PG. 177

CURRENT PROPERTY OWNER:

WELLSPRING CAROLINA
INVESTMENTS LLC
116 COLLEGE STREET
MATTHEWS NC 28105

SHEET TITLE:

**SKETCH
PLAN**

REVISIONS:

DATE	ISSUED FOR	REV
3/4/23	FIRST SUBMITTAL	0

DATE:

March 3, 2024

DRAWN BY:

J.K.

PROJ. NUMBER:

23015

DRAWING FILE:
23015-Sketch
Plan.dwg

CHECKED BY:

J.S.

SHEET NUMBER:

SK-1

TITLE NOT EXAMINED
DEED DRAWN BY TRIMNAL & MYERS, LLC

Return to:
Hinson Faulk, P.A.
300 Post Office Drive
Indian Trail, NC 28079
File No. 2014073891
State of SOUTH CAROLINA)
County of LANCASTER)

LANCASTER COUNTY ASSESSOR
Tax Map:
0088 00 017 00

TITLE TO REAL ES

2014008871

DEED
RECORDING FEES \$10.00
STATE TAX \$234.00
COUNTY TAX \$99.00
PRESENTED & RECORDED:
07-16-2014 10:53 AM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK: DEED 807
PG: 177-178

Know All Men by These Presents, That William McCullough Ardrey and Melissa Ardrey

hereinafter referred to as grantor for and in consideration of the sum of **Eighty Nine Thousand Seven Hundred Twelve and 40/100ths (\$89,712.40) Dollars**-----

to grantor paid by **Wellspring Carolina Investments, LLC**
1119 Delacourt Lane
Matthews, NC 28104

**RECORDED THIS 18th DAY
OF JULY, 2014
IN BOOK 2014 PAGE A-1**

Cheryl Morgan

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 tract of land lying, being and situate in Lancaster County, South Carolina, fronting on Potter Road, being shown and described as Tract No. 1 containing 53.72 acres, more or less, as shown on plat of survey entitled 'BOUNDARY SURVEY FOR McCULLOUGH & MELISSA ARDREY' made by Kennith A. Johnson, RLS, dated June 26, 2013 and recorded as Plat No. 2013-370 in the Register of Deeds Office for Lancaster County, South Carolina, which plat is by reference made a part hereof.

Being a portion of the property conveyed to William McCullough Ardrey and Melissa Ardrey by Deed recorded July 12, 2013 in Deed Book 741 Page 230 in the Register of Deeds Office for Lancaster County, South Carolina.

For reference only: TAM# 0088-00-017.00

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 14 day of July, 2014,
and in the two hundred and thirty ninth of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

[Signature]
Witness

[Signature] (SEAL)
William McCullough Ardrey

[Signature] (SEAL)
Melissa Ardrey

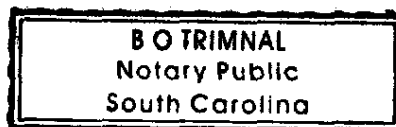
STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

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.

[Signature]
Witness

SWORN to before me this 14
day of July, 2014

[Signature]
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: Sept 20, 2020



2013010220

PLAT MEDIUM
RECORDING FEES

\$10.00

PRESENTED & RECORDED:
07-12-2013 02:37 PMJOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: SHANA HIGGINS RSI
BK: PLAT 2013
PG: 370-370

LOCATION MAP

NIF PEGGY
HARMON
P.B. 16-176JEFFERY ALLEN
STEEN
PLATS 13640 & 10968SAMUEL R.
ALLEN
PLAT 6517KENNETH D. BLACKMON
PLAT 7785TRACT NO. 1
53.72 ACRESTRACT NO. 2
11.23 ACRESFRED W.
ELLIOTT
O.B. C-5-428IRA WILLIAMS
O.B. 0-2-201Part of Trms #
0088-00-019.00
to be combined with
Trms # 0088-00-017.00

LINE TABLE

L-1	538° 36' 47" W	83.11
L-2	541° 20' 47" W	99.26
L-3	544° 25' 56" W	99.58
L-4	548° 32' 01" W	101.52
L-5	552° 20' 28" W	102.58
L-6	556° 42' 55" W	99.90
L-7	562° 14' 29" W	101.57
L-8	567° 42' 49" W	99.34
L-9	573° 02' 06" W	103.08
L-10	575° 52' 52" W	143.55
L-11	576° 40' 59" W	300.02
L-12	576° 05' 08" W	117.53
L-13	573° 59' 13" W	116.27
L-14	579° 31' 45" W	116.38
L-15	558° 55' 07" W	319.78
L-16	547° 50' 17" W	115.63
L-17	542° 09' 16" W	110.96
L-18	537° 17' 36" W	106.55
L-19	532° 33' 09" W	106.54
L-20	525° 15' 59" W	112.48
L-21	527° 05' 53" W	1071.78
L-22	526° 22' 12" W	142.99
L-23	521° 43' 58" W	105.77
L-24	515° 24' 37" W	96.22

APPROVED FOR RECORDING
7/2/2013
Recording Official
This plat must be recorded by the
9/2/2013

64.95 TOTAL ACRES

& BRANCH LINE C. TO D.

N 10° 21' 19" E	92.89
N 45° 05' 26" E	117.61
N 0° 43' 52" W	84.34
N 38° 46' 48" W	59.75
N 18° 23' 22" E	43.91
N 22° 27' 46" E	52.07
N 22° 05' 56" W	87.52

& BRANCH LINE C. TO E.

S 71° 13' 48" W	188.68
S 21° 16' 18" W	138.69
S 83° 39' 03" W	48.80
S 42° 39' 19" W	59.36
S 3° 39' 48" E	63.43
S 23° 23' 11" E	147.05
S 10° 08' 26" W	107.53
S 39° 07' 16" W	88.09
S 81° 52' 26" W	80.88
S 50° 01' 23" W	157.45
S 33° 43' 46" W	107.60
S 61° 29' 50" W	68.13

BOUNDARY SURVEY

FOR

MCCULLOUGH & MELISSA ARDREY

STATE OF SOUTH CAROLINA, LANCASTER COUNTY

LOCATED 5 MILES ± S.E. OF LANCASTER

DATE: JUNE 26 2013 SCALE: 1/4" = 300 FEET

BY: KENNETH A. JOHNSON R.L.S. No. 7879

P.O. Box 57 JEFFERSON S.C. 29718

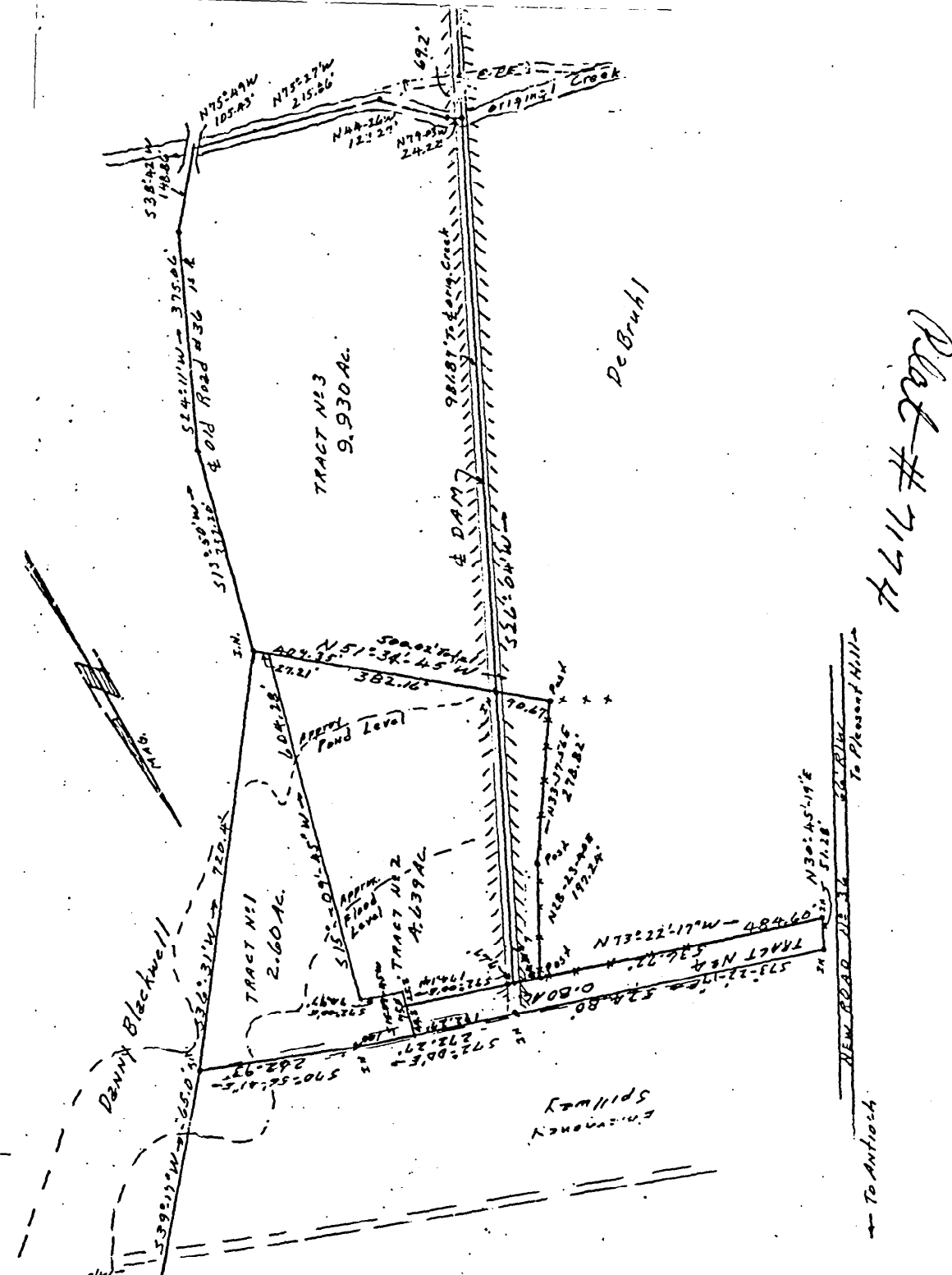
843-658-3622

a. Johnson

NOTE:

TAX MAPS 88-17
& 88-19PLAT REF.
P.B. 20-1I 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.

300 150 0 300 600

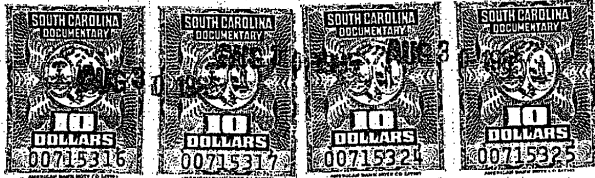


\$22.00

State of South Carolina, }
County of Lancaster

TITLE TO REAL ESTATE

Know All Men by These Presents, That J. C. DeBruhl,



hereinafter referred to as grantor for and in consideration of the sum of Twenty Thousand and No/100ths (\$20,000.00) -----Dollars

to grantor paid by Lancaster County, a body politic of the State of South Carolina

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 those certain lots or tracts of land, together with any and all improvements thereon, lying, being and situate in Lancaster County, South Carolina, east of Highway 36 approximately one mile north of South Carolina Highway 903 at Bear Creek Reservoir, being shown, described and designated as Tract No. 2 (4.639 acres) and Tract No. 4 (0.80 acre) on plat of survey entitled, 'Plat Showing Property of Jesse C. DeBruhl' dated October 10, 1984, revised April 24, 1985, made by Jack Smith, RLS, recorded as Plat No. 7174 in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is by reference incorporated and made a part hereof."

Being a portion of that property conveyed to J. C. DeBruhl by Deeds of F. Wayne Cannon and W. J. Barker recorded January 8, 1963, in Deed Book D-5 page 466 and recorded September 24, 1970 in Deed Book A-6 pages 1306 and 1307, Office of the Clerk of Court for Lancaster County, South Carolina.

Tract No. 4 (0.80 acre) hereinabove described is conveyed expressly subject to an easement reserved in the Grantor for purposes of a means of access to and from other property of the Grantor in the vicinity which could reasonably be served thereby.

ASSESSOR'S OFFICE

Received 8-30-85
Tax Map Code 88 @ 1901
Or Portion Of _____

FILED
CLERK OF COURT
1985 AUG 28 PM 4:07

CLERK OF COURT
LANCASTER COUNTY, S.C.

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 28th. day of July, 19 85,
and in the two hundred and tenth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

Jesse C. DeBruhl (Seal)
J. C. DeBruhl

Deanda I. Larkhan
Witness

____ (Seal)

Jack Larkhan
Witness

____ (Seal)

STATE OF SOUTH CAROLINA, }
County of Lancaster.

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he saw the 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 above, witnessed the execution thereof.

SWORN to before me, this

28 day of July, 19 85.
Jack Larkhan (Seal)
Notary Public of South Carolina

Deanda I. Larkhan
Witness

My Commission Expires:

NOTICE OF LIMITATION OF USE

This property has been acquired with state financial assistance provided by the Recreation Land Trust Fund. This property may not be converted to other than public outdoor recreation uses (whether by transfer, sale, or in any other manner) without the express written approval of the South Carolina Department of Parks, Recreation and Tourism Commission. The SCPRT Commission shall approve such conversion only if it finds such conversion to be in accord with the then existing comprehensive statewide outdoor recreation plan and only upon such conditions as it deems necessary to assure the substitution of other recreation properties of at least equal fair market value and of reasonably equivalent usefulness and location.

J. H. Bull (SEAL)
J. H. Bull, Director
Lancaster County Recreation Commission

Date: July 28, 1985

RKF
State of South Carolina,
County of Lancaster

J. C. DeBRUHL

TO
LANCASTER COUNTY, a body
politic of the State of
South Carolina

TITLE TO REAL ESTATE

I hereby certify that the within Deed was filed
for record in my office at
on the 28th day of August
19 85, and was immediately entered upon
the proper indexes and duly recorded in Book
7-6 of Deeds, page 2564
J. H. Bull
Clerk of Court of Common Pleas and General
Sessions or Register Mesne Conveyance for the
State and County aforesaid.

I hereby certify that the within Deed has been
this day of
A.D. 19 , Recorded in Book
of Deeds, page

Auditor

of the State and County aforesaid.

COPIED BY
JANUARY 1980
LANCASTER, S.C.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2024-0269 Anderson

Contact Person / Sponsor: M. Blaszyk

Department: Planning

Date Requested to be on Agenda: 3/19/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/12/2024	Exhibit
Application	3/6/2024	Exhibit
Location Map	3/6/2024	Exhibit
Deed	3/6/2024	Exhibit
Plat	3/6/2024	Exhibit

PROPOSAL: Request to rezone .50 acres

PROPERTY LOCATION: 126 Dogwood Trail Lane, Indian Land (TM# 0013-00-080.02)

CURRENT ZONING DISTRICT: Medium Density Residential (MDR) District

PROPOSED ZONING DISTRICT: Neighborhood Business (NB)

APPLICANT: Judy Anderson

COUNCIL DISTRICT: District 1 Terry Graham

STATUTORY NOTICES: Sign posted 03/04/2024
Hearing notice published 03/02/2024 in The Lancaster News
Mailed notices 03/04/2024
Posted agenda in lobby 03/12/2024

OVERVIEW:

Proposal

The applicant has requested to rezone a 0.50-acre property at 126 Dogwood Trail Lane, Indian Land. The intent is to combine the property with her adjacent business property 8143 Charlotte Highway.

Site Information

The 0.50-acre parcel was formerly residential property. The residence has been demolished. The adjacent property houses "Shield Roofing and Custom Doors" which currently accesses Charlotte Highway with a secondary driveway off Dogwood Trail.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by Neighborhood Business, Medium Density Residential and PDD zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	PDD-7 Food Lion	Mixed commercial and residential Catawba Shopping Center/Cobblestone subdivision & townhomes
South	Lancaster County	NB	Small businesses
East	Lancaster County	RB	Widewaters development
West	Lancaster County	MDR	Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the MDR District. Pursuant to UDO Chapter 2.3, the MDR District is *"...established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district."*

Requested NB

Pursuant to UDO Chapter 2.3, *"the requested NB District is generally located on thoroughfares and provides opportunities for the provision of neighborhood services that serve as an acceptable transition to generally auto-dependent neighborhoods."*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the Neighborhood Business, Medium Density Residential and PDD zoning districts. The surrounding uses are primarily residential and commercial in nature.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is Neighborhood Mixed Use. which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Walkable Neighborhood *"is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development."* The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below. The requested NB district is compatible with the Comprehensive Plan.

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

Public Concern

Staff received one phone call in opposition to the proposed rezoning. Concerns stated included the current condition of the road, property owners, and tenants at adjacent existing business.

INFRASTRUCTURE CONSIDERATIONS

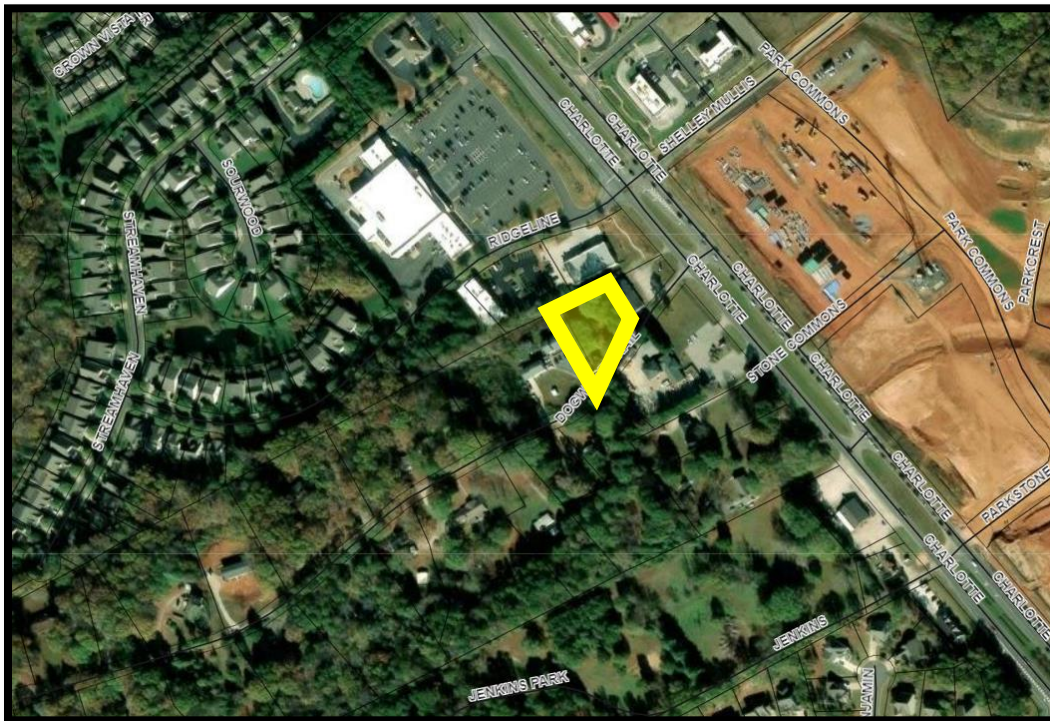
Public Utilities

The parcel has access to water on site, sewer lines are located nearby.

Access

The parcel currently has access to Dogwood Trail which is a county road. The parcel is located directly across from the access for the adjacent existing Unit Paving Incorporated business which is zoned Neighborhood Business. The property owner's intent is to combine Tax Map Number 0013-00-080.02 with the adjacent Neighborhood Business zoned Tax Map Number 0013-00-080.00. Tax Map Number 0013-00-080.00 has an existing roofing business which intended to be expanded onto the parcel when combined.

PHOTOS OF PROJECT AREA:



Aerial View of the Subject Property



Facing Subject Parcel on Dogwood Trail



Facing out from Subject Parcel on Dogwood Trail

STAFF RECOMMENDATION:

Staff recommends **Approval** of the request to rezone .50 acres at 126 Dogwood Trail Lane, Indian Land (TM# 0013-00-080.02) from Medium Density Residential (MDR) District to Neighborhood Business (NB) District, pursuant to the following conditions:

1. That the subject project consists of the following parcel: TM# 0013-00-080.02;
2. That the subject property is currently zoned MDR District and proposed to be rezoned NB District;
3. The nearby uses are commercial in nature;
4. That the subject property has a Future Land Use designation of Neighborhood Mixed Use; and
5. That the proposed NB District is consistent with the Comprehensive Plan;

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Recorded Plat
4. Deed

STAFF CONTACT:

Matthew Blaszyk, Planner
mblaszyk@lancastersc.net | 803-416-9380



Planning Department

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address ⁺¹³⁶ 126 Dogwood Trail lane
City Indian land State SC Zip 29707 Tax Parcel ID 0013-00-080.02
Current Zoning MDR Current Use vacant land
Proposed Zoning NB Total Acres .5 ac
Project Description to change zoning from MDR to NB to
combine 8143 Charlotte Hwy w/ .5ac adjoining
on Dogwood Trail lane
Surrounding Property Description Commercial, Food Lion, O'Reilly
Auto Parts, Any Time Fitness, Small Restaurants

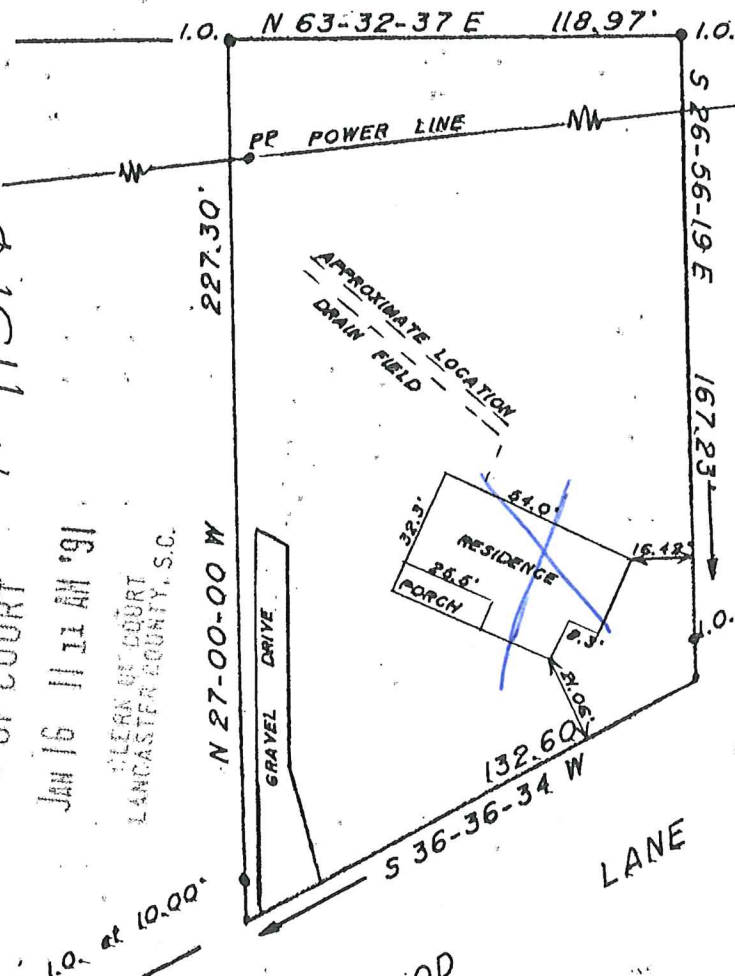
CONTACT INFORMATION

Applicant Name Judy P. Anderson
Address 602 Fairway Dr
City Ft. Mill State SC Zip 29715 Phone 803-517-0745
Fax _____ Email jphawkins@compuserve.net
Property Owner Name Judy P. Anderson
Address _____
City Same State _____ Zip _____ Phone _____
Fax _____ Email _____

FILED
OFFICE OF CLERK
OF COURT

JAN 16 11 11 AM '91

CLERK OF COURT
LANCASTER COUNTY, S.C.



TRACT 1

DOGWOOD LANE

PROPERTY OF

DARWIN LEWIS ROSSI

LOCATED IN INDIAN LAND TOWNSHIP

LANCASTER COUNTY, S.C.

JANUARY 3, 1991

Lancaster County Planning Commission

APPROVED FOR RECORDING

THIS PROPERTY IS DESIGNATED AS TRACT 2 ON PLAT OF ROBERT E. LEE
PREPARED BY RICHARD D. WOOTEN ON AUGUST 12, 1987.

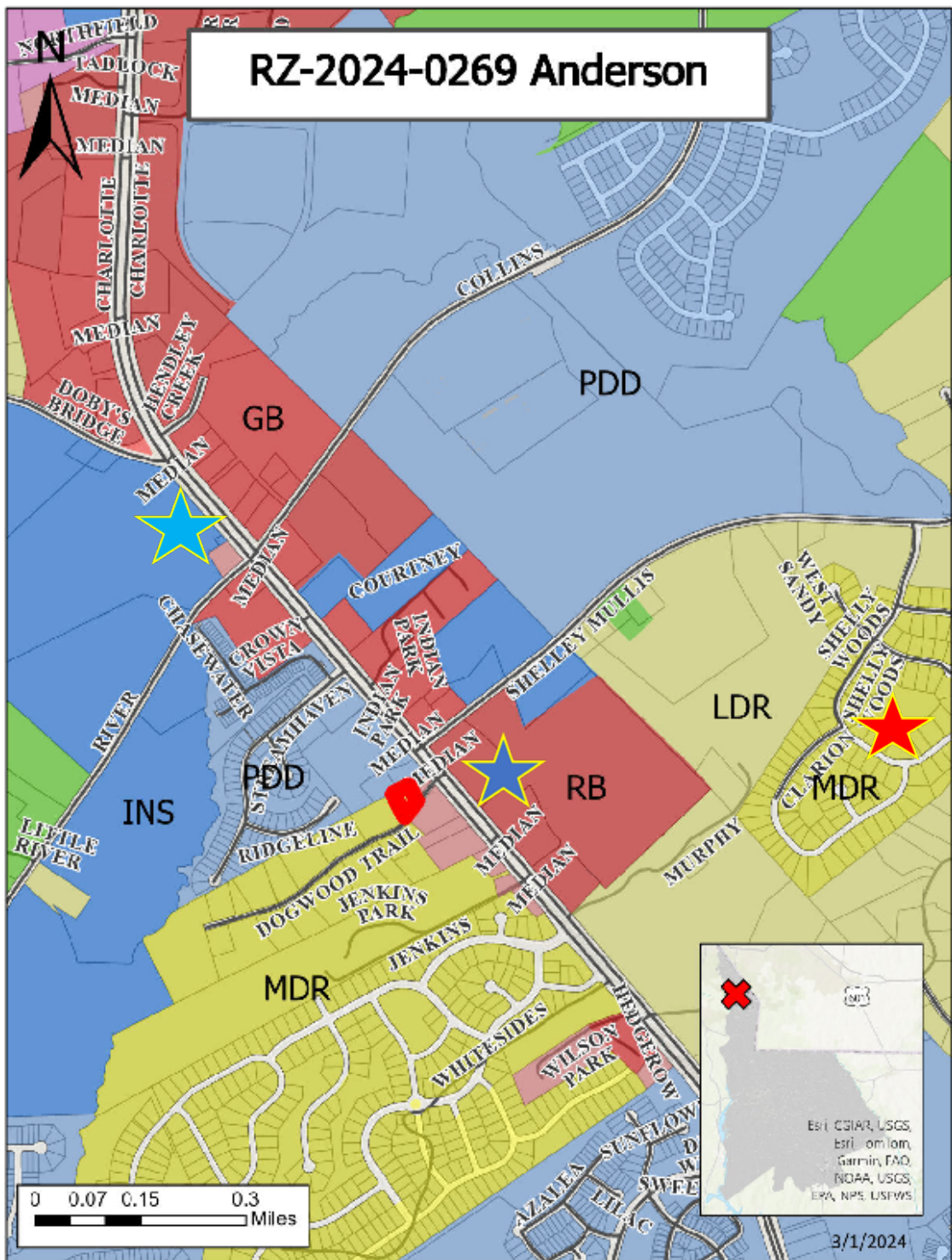
SCALE: 1" = 50'



On this date a survey was made of the property shown hereon. No encroachments or projections onto the property were found except as shown. The ratio of precision of the field survey is 1/ 10,000. This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that the above described IS NOT located in a special flood hazard area.

J. B. Fisher

S.C.R.L.S. 4179
1470 Ebenezer Road
Rock Hill, S.C. 29730



Lancaster
County
South Carolina

Proposal:
Rezoning MDR to NB

 Subject Property

 IL Intermediate School

 Shelly Woods Subdivision

 Parkstone Development

2019002923

DEED
RECORDING FEES \$10.00
STATE TAX \$130.00
COUNTY TAX \$55.00
PRESENTED & RECORDED:
03-04-2019 11:07 AM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:DEED 1214
PG:35-36

Auditor, Lancaster County, SC

Jessie D. Hunter Wallace

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

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT on March 1, 2019, **Ella J. Rossi** ("GRANTOR") in the State and County aforesaid, for and in consideration of the sum of **Fifty Thousand and 00/DOLLARS (U.S.) (\$50,000.00)** to it in hand paid at and before the sealing of these presents by **Judy P. Anderson, in fee simple**, ("GRANTEE"), of 602 Fairway Dr., Fort Mill, S.C. 29715 in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said GRANTEE, his heirs and assigns, forever, in fee simple, the following described real property, to wit:

All that certain piece, parcel or lot of land, lying and being situate in the State of South Carolina, County of Lancaster, Indian Land Township on Dogwood Lane and being designated as Tract 2 of the Robert E. Lee property and according to a survey thereof prepared by J.B. Fisher, R.L.S. dated January 3, 1991 and recorded as Plat No. 11316 having the following courses and distances, to wit:

BEGINNING at an iron pin at edge of right of way of Dogwood Lane; which iron pin is located approximately 197.97 feet from the right of way of U.S. Highway 521; thence along edge of right of way of Dogwood Lane S36-36-34W 132.60 feet thence N27-00-00W 227.30 feet to an iron pin; thence N63-32-37E 118.97 feet to an iron pin; thence S26-56-19E 167.23 feet to the point of beginning.

DERIVATION: This being the identical property conveyed to Ella J. Rossi by the Estate of Darwin Lewis Rossi, Case # 2016ES2900292, dated February 21, 2019 and recorded February 25, 2019 in Deed Book 1212 at Page 189 in the Office of the Clerk of Court for Lancaster County, South Carolina.

Property Address: 126 Dogwood Trail Lane, Indian Land, SC 29707

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

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said GRANTEE his heirs and assigns, forever, in fee simple.

AND, the GRANTOR does hereby bind itself and its Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said GRANTEE, his heirs and assigns, forever, in fee simple, against its Successors and Assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's hand and Seal this 27th day of February, 2019.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESSES:

Sharon Brown

Signature 1st Witness

Sarah Wheaton

Signature 2nd Witness &/or Notary Public

GRANTOR:

Ella J. Rossi

Ella J. Rossi

STATE OF Pennsylvania)

COUNTY OF Susquehanna)

ACKNOWLEDGMENT

I, the undersigned Notary Public do certify Ella J. Rossi personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my official seal this the 27th day of February, 2019.

Sharon Brown

1st Witness – same as above

Sarah Wheaton

Notary Signature

Notary Public for State of Pennsylvania

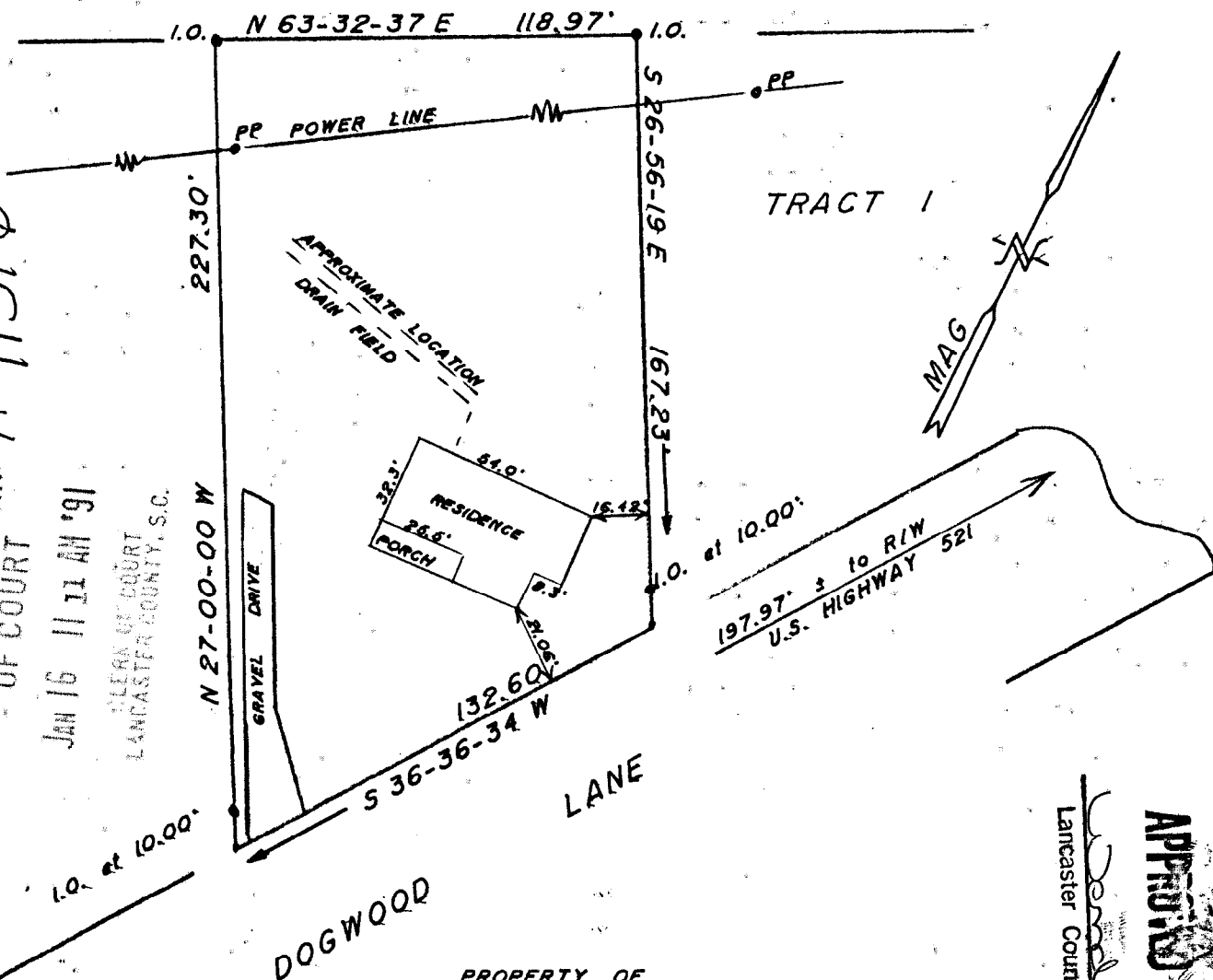
My Commission Expires: Dec 29, 2022

Commonwealth of Pennsylvania - Notary Seal
SARAH WHEATON - Notary Public
Susquehanna County
My Commission Expires Dec 29, 2022
Commission Number 1259622

FILED
OFFICE OF CLERK # 11316
OF COURT

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CLERK OF COURT
LANCASTER COUNTY, S.C.



DOGWOOD

PROPERTY OF

DARWIN LEWIS ROSSI

LOCATED IN INDIAN LAND TOWNSHIP

LANCASTER COUNTY, S.C.

JANUARY 3, 1991

Lancaster County Planning Commission

APPROVED FOR RECORDING

THIS PROPERTY IS DESIGNATED AS TRACT 2 ON PLAT OF ROBERT E. LEE
PREPARED BY RICHARD D. WOOTEN ON AUGUST 12, 1987.

SCALE: 1" = 50'



On this date a survey was made of the property shown hereon. No encroachments or projections onto the property were found except as shown. The ratio of precision of the field survey is 1/ 10,000. This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that the above described IS NOT located in a special flood hazard area.

J B Miles

S.C.R.L.S. 4179
1470 Ebenezer Road
Rock Hill, S.C. 29730

Agenda Item Summary

Ordinance # / Resolution #: NRN-2023-2146 Colonel's Way fka Elite Avenue

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 3/19/2024

Issue for Consideration:

Points to Consider:

Revised application with signature of KFC property owner. Submitted 3/11/2024 with the name "Colonel's Way."

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/12/2024	Exhibit
Location Map	3/6/2024	Exhibit
Original Application	3/12/2024	Exhibit
Revised Application	3/12/2024	Exhibit
G. Kesineni Email	3/12/2024	Exhibit
S. Burton Acknowledgement	3/12/2024	Exhibit

PROPOSAL:	Request to name private driveway (previously unnamed) Colonels Way
PROPERTY LOCATION:	Off Lengers Way behind TM#s 0008-00-026.04 & 0008-00-026.00.
APPLICANT:	Gopalakrishna Kesineni for Building Bricks LLC and Ashley Page for KFC
COUNCIL DISTRICT:	District 4, Jose Luis
STATUTORY NOTICES:	No sign postings required (posted on 3/4/2024) No public hearing required (public meeting only) Mailed notices 3/4/2024 Posted agenda online 03/12/2024 Posted agenda in lobby 03/12/2024

OVERVIEW:

Project Summary & Proposal

Building Bricks / Gopalikrishna Kesineni submitted a Sketch Plan and Civil Plan for a shopping center with 3 buildings on parcel 0008-00-061.03. The creation of three addresses prompts the need to name an access road in County records and 911 Addressing, per UDO 6.11.4.G.

No parcels other than Mr. Kesineni's are addressed via this driveway, although some have delivery access to their loading docks via this driveway. All other adjacent properties have access to and can be addressed from existing public roads.

Applicant originally requested the name Elite Avenue; however, the owner of the portion of the driveway to be named has requested the name Colonels Way, and Mr. Kesineni has agreed. E911 addressing has reviewed the name and found it to be acceptable, having no conflicts with existing names.

Naming the access will not confer approval of the Civil Plan itself; Civil Plan approval is the purview of staff via Technical Review Committee.

Although the statutory requirements for this case required only notification to the property owners of the private drive, staff notified all adjacent property owners of the pending request, issuing 7 mailed notices. Per the UDO no sign posting was required, but respecting the need for due diligence staff posted a sign at the corner of Lenger's Way. No public hearing is required, however staff did publish notice of public meeting with the relevant case information.



GIS Aerial view



View south along driveway toward subject property

ANALYSIS & FINDINGS:

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)

STAFF RECOMMENDATION:

Staff recommends **approval** of this new road name.

ATTACHMENTS:

1. Revised Road Name Change Application
2. Location Map

STAFF CONTACT:

Jennifer Bryan, Clerk

jbryan@lancastersc.net | 803-416-9398

Sandra Burton, 911 Addressing

sburton@lanc911.com | 803-416-9325



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

****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: 12/06/2023

Name: Gopalakrishna Kesineni Address: 197 Barclay Dr

City, State, Zip Code: Waxhaw, NC, 28173

Telephone (H): 916-293-1590 Telephone (W) or (Cell): 916-293-1590

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

Location of new road: A private road from Lengers Way and it is back of KFC and QT

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

Proposed new road name (1st choice): Elite Avenue

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: 



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

****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: 3/11/2024
Name: Ashley Page for KFC Address: 9615 Charlotte Hwy
City, State, Zip Code: Camden SC 29020
Telephone (H): 803 7134150 Telephone (W) or (Cell): Same

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

Location of new road: Colonels Way
Private road behind KFC

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

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

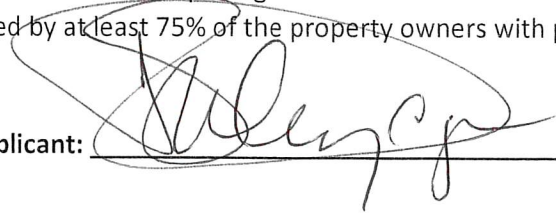
Proposed new road name (2nd choice): _____

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: 

From: [Gopalakrishna Kesineni](#)
To: [Jennifer Bryan](#)
Cc: [Sandra Burton](#)
Subject: Re: Road Name Application 20232146
Date: Monday, March 11, 2024 3:35:42 PM
Attachments: [LLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)

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

Hi Jannifer,

As discussed, I agree with the name that the KFC owner suggested. Please let us know if you have any other questions.

Thanks
Gopl Kesineni
916-293-1590

On Mon, Mar 11, 2024 at 2:17 PM Jennifer Bryan <lbryan@lancastersc.net> wrote:

The owner of the KFC stopped by and submitted a revised application with the name he says was agreed upon for this road name (fka Elite Avenue on the original application).

Sandra:

Let me know if this name meets requirements

Mr. Kesineni,

Let me know if you do in fact agree to this name and we will change the report and case file to reflect this decision.



Jennifer Bryan, *Planning Technician*
Planning

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P:(803) 285-6005 F: (877) 636-7963
lbryan@lancastersc.net

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From: [Sandra Burton](#)
To: [Jennifer Bryan](#); [Gopalakrishna Kesineni](#)
Subject: RE: Road Name Application 20232146
Date: Monday, March 11, 2024 3:47:58 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon,

I have reviewed the road name, Colonels Way, and that is acceptable. Please note that there is no apostrophe in our road name. Also the suffix will work as the road way will be under 1,000 feet.

Thank you,

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



From: Jennifer Bryan <jbryan@lancastersc.net>
Sent: Monday, March 11, 2024 2:17 PM
To: Gopalakrishna Kesineni <gopikesineni@gmail.com>; Sandra Burton <SBurton@lanc911.com>
Subject: Road Name Application 20232146

The owner of the KFC stopped by and submitted a revised application with the name he says was agreed upon for this road name (fka Elite Avenue on the original application).

Sandra:
Let me know if this name meets requirements

Mr. Kesineni,
Let me know if you do in fact agree to this name and we will change the report and case file to reflect this decision.



Jennifer Bryan, Planning Technician

Planning

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Agenda Item Summary

Ordinance # / Resolution #: NRN-2024-0405 Group Submittal: Civil Plans & Preliminary Plats

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 3/19/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/11/2024	Exhibit
Application & List	3/6/2024	Exhibit
UDO Ch. 6 re New Road NAmes	3/11/2024	Exhibit



20240405
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: 2/22/2024

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

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
via Civil Plans and Preliminary Plats

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

Proposed new road name (1st choice): see 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.

X Signature of Applicant: Alli Hall for Lancaster County

ROAD NAME APPROVALS

Road Name	Subdivision Name	Evolve Project
Tar Kiln Court	Woodland Pointe	20232224
Whispering Fern Rd	Woodland Pointe	20232224
Tranquil Terrace	Woodland Pointe	20232224
Hidden Hollow Drive	Woodland Pointe	20232224
Calm Creek Lane	Woodland Pointe	20232224
Oak Farm Drive	The Sands at Kershaw	20222205
Carpenter Lane	The Sands at Kershaw	20222205
Jacobs Lane	The Sands at Kershaw	20222205
Digger Lane	The Sands at Kershaw	20222205
Hill Trace Lane	The Sands at Kershaw	20222205
Ladybug Place	Boone Village/ aka Cane Mill Subdivision	20230765
Silent Meadows Ln	Edgewater Ph 11	20230161
Canopy Bluff Ln	Edgewater Ph 11	20230161



20240405
PLANNING DEPARTMENT
PO BOX 1809
Lancaster, SC 29721
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Digger Lane	The Sands at Kershaw	20222205
Hill Trace Lane	The Sands at Kershaw	20222205
Ladybug Place	Boone Village/ aka Cane Mill Subdivision	20230765

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)