

RECEIVED  
1-21-14

LANCASTER COUNTY  
SOUTH CAROLINA

APPLICATION TO AMEND OR CHANGE THE TEXT OR MAP OF THE  
LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE

Do Not Write In This Box		
Application No. <u>RZ 014-006</u>	Date Received <u>1-21-14</u>	Fee Paid <input checked="" type="checkbox"/>

1. The application is for amendment to the: (check one)

District Boundary Map (fill in all items #2,3,4,5,6,7,&9 only)

Ordinance Text (fill in items # 8 & 9 only)

2. Give either exact address or tax map reference to property for which a district boundary change is requested: 9070 Van Wyck Rd, Lancaster, SC 29720 (Parcel numbers 0022-00-007.00 & 0019-00-033.00).

3. How is this property presently designated on the map? Planned Development District (PDD).

4. How is the property presently being used? No current use.

5. What new designation or map change do you purpose for this property? R-30P using the Cluster Subdivision Overlay District.

6. What new use do you propose for the property? Single-family residential.

**EXPLAIN UNDER ITEM #9 WHY THIS AREA SHOULD BE REDESIGNATED OR CHANGED.**

7. Does the applicant own the property proposed for this change? YES  NO  If no, give the name and address of the property owner and attach written authorization to file this application: Thompson Child & Family Focus, 6800 St. Peter's Lane, Matthews, NC 28105 (See attached written authorization, deed, and survey plat).

8. If this involves a change in the Ordinance text, what section or sections will be affected? \_\_\_\_\_

9. Explanation of and reasons for proposed change: Current PDD designation requires mixed-use, specifically stating no less than 20% shall be used for commercial, office or manufacturing uses. Applicant is proposing single-family residential development and believes that commercial use it is not viable at this location. The requested designation of R-30P using the Cluster Subdivision Overlay District would allow for proposed single-family residential use without requiring commercial development, in addition to the preservation of significant open space.

(use back of form if additional space is needed)

NOTE: It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

APPLICANT'S NAME (PRINT)

Mattamy Homes  
Robert Kardos, Division President

ADDRESS:

2401 Whitehall Park Drive, Suite 700

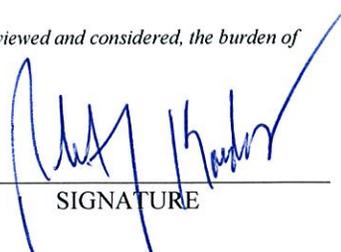
Charlotte, NC 28273

Cc: ColeJenest & Stone

200 South Tryon Street, Suite 1400

Charlotte, NC 28202

Phone: 704-926-3251

  
SIGNATURE



**SITE SUMMARY**

55' Lots	240 +/-
65' Lots	240 +/-
75' Lots	200 +/-
95' Lots	110 +/-
<b>Total</b>	<b>790 +/-</b>

**LEGEND**

- 55' Lots (65' x 110')
- 65' Lots (65' x 120')
- 75' Lots (75' x 130')
- 95' Lots (95' x 150')
- Open Space
- Pond & Stream
- Wetlands
- Approximate Tree Canopy

NOTE: This Bubble Plan is subject to change based on final survey, including but not limited to physical, topographic, and the delineation of all wetlands, floodplains, easements, streams, ponds, and other natural features.