

LANCASTER COUNTY

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

Do Not Write In This Box		
Application#	Date	Paid
<u>RZ-015-005</u>	<u>3-2-15</u>	<input checked="" type="checkbox"/>

- 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)
- Give either exact address or tax map reference to property for which a district boundary change is requested: 0004-00-002.00, 0004-00-001.00, 0003-00-040.06, 0003-00-040.04, 0003-00-040.02, 0003-00-040.09, and portion of 0003-00-040.00
- How is this property presently designated on the map? R15P
- How is the property presently being used? Vacant & Single Family
- What new designation or map change do you purpose for this property? Rezone to R-15P CSOD
- What new use do you propose for the property? Single-Family Residential & Amenity Center

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

- 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 notarized letter from property owner:
see attached - Property Owner Names & Addresses
see attached - Petitioner Joinder Agreements (7)
- If this involves a change in the Ordinance text, what section or sections will be affected? n/a
- Explanation of and reasons for proposed change: property to be developed as a master planned single-family residential community
(attach another page if additional space is needed)
- Applicant's can request a 5 minute PowerPoint presentation at County Council to be given during the ordinance reading time and at 1st reading only. You will be allowed 5 slides or less. This information must be given to the Clerk to Council by the Friday prior to the Monday Council meeting. Please check the appropriate box to indicate whether or not you will be giving a PowerPoint presentation. YES NO

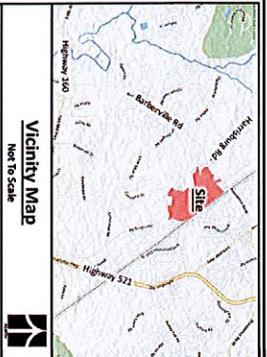
NOTE: It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

APPLICANT'S NAME (PRINT)
Russ Sinacori / Sinacori Builders

ADDRESS:
P.O. Box 471785
Charlotte, NC 28247

Phone:


SIGNATURE



Vicinity Map
Not To Scale

Site Data:
 Tax Parcel: 0004-00-00-20, 0004-00-00-10, 0003-00-00-05, 0003-00-00-04, 0003-00-00-02, 0003-00-00-09, and portion of 0003-00-00-00
 Total Acreage: 4/-164.74 Acres
 Location: Lancaster County, SC
 Zoning: R15P - CSO
 Proposed: R15P - CSO

Parcel	Area	Use
65' Lot	4/-33.03 (8.3%)	Active Adult
65' Lot	4/-37.12 (9.3%)	Traditional
65' Lot	4/-56.12 (14.3%)	Traditional
90' Lot	4/-19.09 (4.9%)	Traditional
Potential Density: 4/-2 DU/AC		
R15P CSO Lot Standards:		
Minimum Lot Area	5000 SF	
Minimum Lot Width	50'	
Minimum Lot Depth	30'	
Front	30'	
Side	30'	
Back	30'	

Total Open Space Set Aside: 4/-59.25 Acres (8.8%)
Required: 4/-24.16 Acres
Provided: 4/-59.25 Acres (8.8%)
Primary Conservation Area: 4/-24.16 Acres
Conservation Area: 4/-24.16 Acres
Open Space Set Aside (Acres): 4/-59.25 Acres (8.8%)
Open Space Percentage: 14.9%
OS% (164.74 - 24.16) / 164.74 = 8.5%

General Notes:
 1. All information provided by Lancaster County GIS Data and should be verified for accuracy. The user is responsible for any errors or omissions in the data.
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ADJACENT PROPERTY OWNERS:

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- 0003-00-00-05, C. W. W.
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- 0004-00-00-98, C. W. W.
- 0004-00-00-99, C. W. W.
- 0004-00-00-100, C. W. W.

PROJECT INFORMATION:

PROJECT NUMBER: DATE: 1007

DRAWING NAME: DATE: 02/20/2015

DRAWN BY: GW

CHECKED BY: AM

AGENCY / SUBMITTAL REVISION:

NO. DATE BY REVISION:

GRAPHIC SCALE

2000 0 500 200 400

1 INCH = 200 FT

PROJECT LOCATION: Lancaster County, SC

Case #2015 - XXX

Cluster Subdivision Overlay District Rezoning Plan

Covington

SINACORI LANDS

Sharon Homes

Moreau, North Carolina 29247

ESP Associates, P.A.

P.O. Box 7090 3475 Lakeshore Blvd.
 Charlotte, NC 28241 Fort Mill, SC 29708
 NC - 704.555.4949 SC - 803.802.2440
 www.espassociates.com

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