

LANCASTER COUNTY PLANNING COMMISSION

April 15, 2014
6:30 PM
Lancaster Co.
Adm. Bldg., #224
(803) 285-6005

Type of meeting:		General Business Meeting		Facilitator:		Planning Staff	
Clerk:		Judy Barrineau					
Please read:		Agenda Packet					
Please bring:		Agenda Packet & UDO					
Call To Order				Chairman			
Roll Call				Chairman			
Approve Agenda				Chairman			
Citizen's Comments				Chairman			
Approval of minutes – March 06, 2014 Workshop Minutes & March 18, 2014 Regular Minutes				Chairman			
Chairman's Report				Chairman			
Director's Report				Penelope Karagounis			
Rezoning application of Mr. Dean Harrell of Bonterra Builders, LLC, to rezone 35.9 acres of property from R-15P, Moderate Density Residential/Agricultural Panhandle District to R-15P, Moderate Density Residential/Agricultural Panhandle District with a Cluster Subdivision Overlay District. RZ 014-011 {Public Hearing} pgs. 1-23 TMS# 0003-00-068.00 & 0003-00-063.01				Kathy Johnson			
UDO-TA-014-010 – Proposed text amendment to the Lancaster County Unified Development Ordinance to modify Chapter 8, Administrative Mechanisms, Section 8.7.10.12, Public Hearing Notice, Subsections 1 and 2 in order to standardize the required public notice of a district boundary map amendment for an overlay district. {Public Hearing} pgs. 24-30				Kathy Johnson			
SD-014-002 – This is the preliminary plan staff report for the Penwood Ridge Subdivision. The developer Pulte Homes, is proposing 135 single family attached townhomes on 21.30 acres. The property is located on the south side of Doby's Bridge Road. The allowable density for the site is eight dwelling units per acre; Pulte will be proposing 6.34 dwelling units per acre. This property is adjacent to property owned by the Lancaster County School District and properties occupied with single family residential units. {Public Hearing} pgs. 31-53 TM # 13, Parcel 26.00				Elaine Boone			
New Business:							
Old Business:							

Rezoning application of Mr. Dean Harrell of Bonterra Builders, LLC, to rezone 35.9 acres of property from R-15P, Moderate Density Residential/Agricultural Panhandle District to R-15P, Moderate Density Residential/Agricultural Panhandle District with a Cluster Subdivision Overlay District. RZ 014-011 {Public Hearing} pgs. 1-23

Kathy Johnson

TMS# 0003-00-068.00 & 0003-00-063.01

Conclusions:

Action items:	Person responsible:	Deadline:

PLANNING STAFF REPORT RZ-014-011

I. Facts

A. General Information

Proposal: This is the rezoning application of Mr. Dean Harrell of Bonterra Builders, LLC, to rezone 35.9 acres of property from R-15P, Moderate Density Residential/ Agricultural Panhandle District to R-15P, Moderate Density Residential/ Agricultural Panhandle District with a Cluster Subdivision Overlay District.

Property Location: The property is located along the western edge of Barberville Road approximately 500 feet south of the intersection of Pettus and Barberville Roads, in the Indian Land Community of Lancaster County, South Carolina. The property is addressed as 10449 and 10483 Barberville Road.

Legal Description: TMS # 0003-00-068.00 & 0003-00-063.01

Zoning Classification: *Current:* R-15P, Moderate Density Residential/ Agricultural Panhandle District; *Proposed:* R-15P, Moderate Density Residential/ Agricultural Panhandle District with a Cluster Subdivision Overlay District

Voting District: District 7, Brian Carnes

B. Site Information

Site Description: The property consists of two tracts totaling 35.9 acres. This land is the site of an existing home with surrounding vacant woods and farm land.

C. Vicinity Data

Surrounding Conditions: The property is surrounded mostly by R-15P, Moderate Density Residential/ Agricultural Panhandle District. It is also bordered on its northern edge by property zoned R-15S, Moderate Density Manufactured Housing/ Agricultural District. The existing Barber Rock Subdivision is located across Barberville Road and is zoned R-15, Moderate Density Residential/ Agricultural District.

D. Exhibits

1. Rezoning Application
2. Location Map
3. Tax Inquiry Sheet
4. UDO – Section: 2.1.1 Residential Districts Established
Section: 2.1.5 Overlay Districts
5. Table of Uses

II. Findings

Code Considerations:

The **R-15P, Moderate Density Residential/Agricultural Panhandle District**, is designed to accommodate single-family residential development (not including manufactured homes) in the northern part of the Panhandle. This zoning district will allow residential uses and related residential uses such as religious institutions, fire station, etc. The maximum density allowed in this zoning district is 1.5 dwelling units per acre, minimum lot size is 29,040 square feet and the minimum lot width is 130 feet. The availability of water and/or sewer shall not change: (1) the maximum density allowed; (2) the minimum lot size, and (3) the minimum lot width from what is stated above.

The **Cluster Subdivision Overlay** is a residential development designed to offer an alternative to traditional subdivision design, with the principle purpose being to encourage more open space in exchange for a reduced lot size. Cluster subdivisions concentrate buildings and structures to the most buildable areas of a site, in order to preserve the remaining area as open space for recreation and preservation of significant site features. By preserving open space, a cluster subdivision will provide another tool by which the County shall preserve its rural character. The techniques used to concentrate buildings may include, but shall not be limited to, reduction in lot area, minimum setback requirements, and minimum lot width. The maximum number of dwelling units allowed per acre for a cluster subdivision shall not exceed the maximum for the residential use district in which it is located. Cluster subdivisions are permitted in low to moderate density single-family residential districts (R-30, R-30P, R-15, and R-15P) and are subject to certain provisions. Cluster subdivisions are not permitted in any residential use district in which multiple-family developments or manufactured homes are allowed.

A minimum of thirty acres is required to establish a Cluster Subdivision Overlay District. When applying a Cluster Subdivision Overlay District to this property, the density remains the same as the underlying R-15P zone, which is 1.5 units per acre. The minimum lot area for the Cluster Subdivision Overlay District is 5,000 square feet and the minimum lot width is 50'. Individual lots in a cluster subdivision can vary in size but no more than 34 percent of the lots shall be one width. For a cluster subdivision, no less than twenty-five (25) percent of the site acreage, not including primary conservation areas, shall be set aside in perpetuity as open space. A fifty foot buffer would be required on the frontage of all existing public streets.

For this project, the developer is proposing up to 52 total lots. Thirty-four percent of the residential lots would be 70' wide, thirty-three percent of the lots would be 80' wide, and thirty-three percent of the lots would be 90' wide. The amount of required

open space for this development would be 11.68 acres, but the developer is proposing approximately 14 acres of open space.

III. Conclusions

The facts and findings of this report show that the property located 10449 and 10483 Barberville Road in Indian Land, South Carolina is designated as residential on the Lancaster County Future Land Use Map. The surrounding properties are presently being used for residential purposes.

This proposal does not change the existing density of the property which is 1.5 units per acre. Use of the Cluster Subdivision Overlay District would help preserve open space in the northern area of the County. The provision of contiguous open space as well as buffer requirements would make the subdivision visually appealing and the use of open space for recreation would promote an active lifestyle for residents and visitors.

IV. Recommendation:

It is therefore the recommendation of the Planning Department that the rezoning request for the property located at 10449 and 10483 Barberville Road in Indian Land, South Carolina be **approved**.

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>RZ014-011</u>	Date Received <u>3-3-14</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: 0003-00-068.00 & 0003-00-063.01

3. How is this property presently designated on the map? 31 ac + 4.9 ac = 35.9 acres
R-15p

4. How is the property presently being used? Vacant

5. What new designation or map change do you propose for this property? Rezone to R-15 Cluster

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 notarized letter from property owner:
See Attached -List of Owner Names/Addresses

See Attached-Owner Authorization Forms

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: Property will be purchased and developed for a new single family residential neighborhood.

(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)

R. Dean Harrell

ADDRESS:

Bonterra Builders, LLC

5615 Potter Road

Matthews, NC 28104

Phone: _____

*Please send information to:

ESP Associates, P.A.

c/o Peter Tatge

3475 Lakemont Blvd.

Fort Mill, SC 29708

980.721.0186

SIGNATURE

*with
see B. Harrell
per Peter
Tatge on
3/12/14*

Bonterra Builders, LLC

Barberville Road Site – 35.1 Acres

Property Owner Names/Addresses

1. Douglas Myrtle L
10586 Barberville Road
Indian Land, SC 29707
PIN# 0003-00-068.00
2. Bonterra Builders, LLC
5615 Potter Road
Matthews, NC 28104
PIN# 0003-00-063.01

February 17, 2014

Ms. Penelope Karagounis
Planning Director
Lancaster County Planning
Administration Building
101 North Main Street
Lancaster, SC 29720

Re: Barberville Road Site – Rezoning and Preliminary Plat applications

This letter serves to notify all interested parties that I/we consent to Bonterra Builders, LLC, request for Lancaster County to accept and consider application(s) for Rezoning and Preliminary Plat review for property we own/control located on Barberville Road located in Lancaster County, South Carolina known as Tax Parcel 0003-00-068.00. This letter serves to represent our signature(s) on both the Rezoning and Preliminary Plat applications.

Douglas Myrtle L.

By: _____

Date: _____

 print name

Owner: Myrtle L Douglas

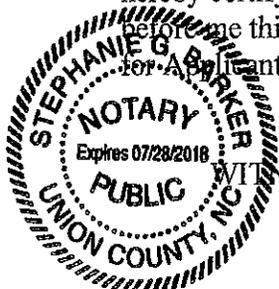
Date: 2-18-14

Myrtle L. Douglas
 print name

STATE OF ~~SOUTH CAROLINA~~ North Carolina

COUNTY OF ~~LANCASTER~~ Union

I, Stephanie G. Barker, A Notary Public for said County and State, do hereby certify that Myrtle L Douglas personally appeared before me this day and acknowledged the due execution of the foregoing Owner's Certification for Applicant to apply for Rezoning and Preliminary Plat through Lancaster County.

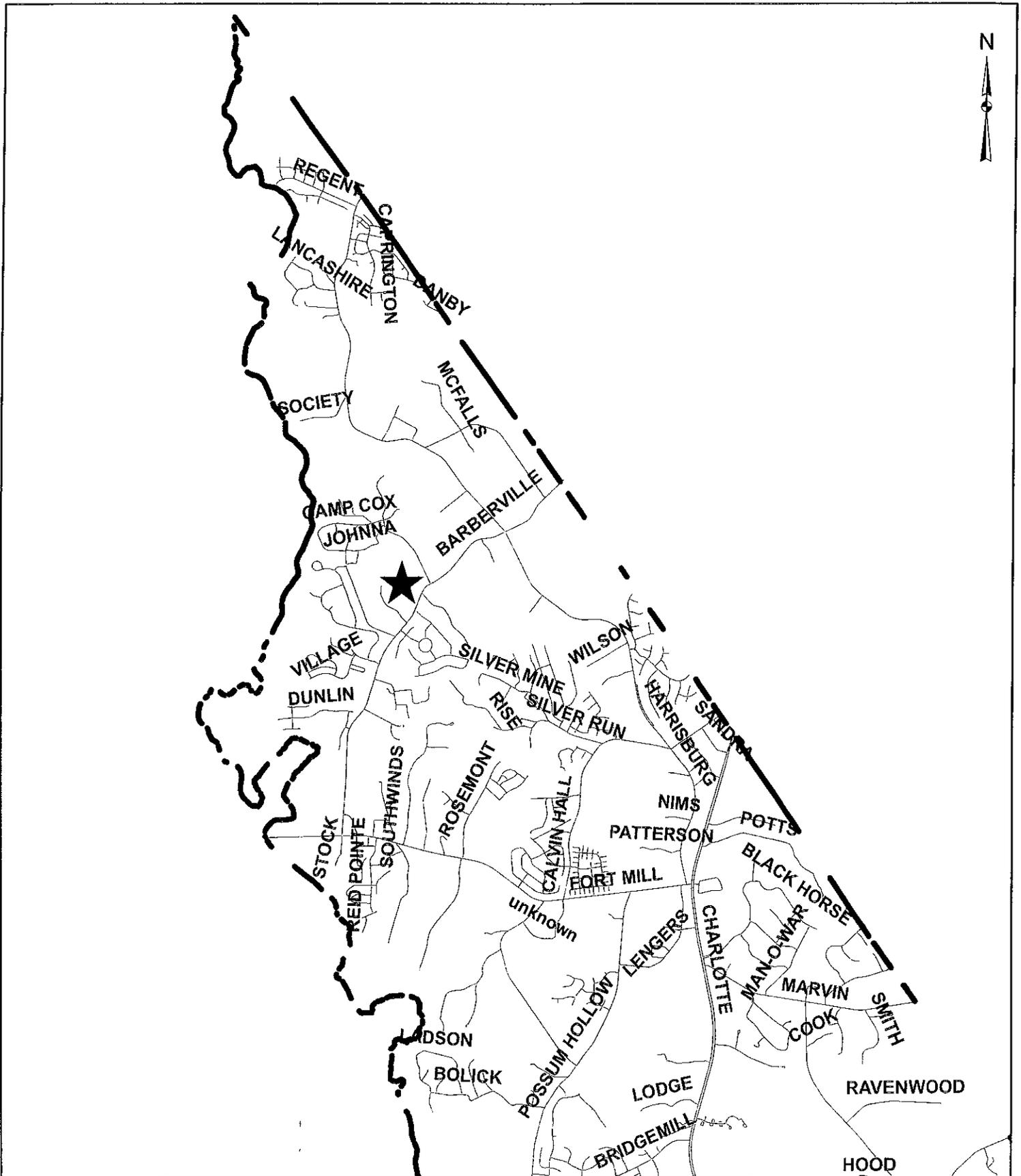


WITNESS my hand and notarial seal, this the 18th day of February, 2014.

Stephanie G. Barker
 Notary Public

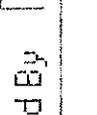
My commission Expires: 7-28-2018

RZ-014-11
TMS # 0003-00-068.00 & 0003-00-063.01
Location Map







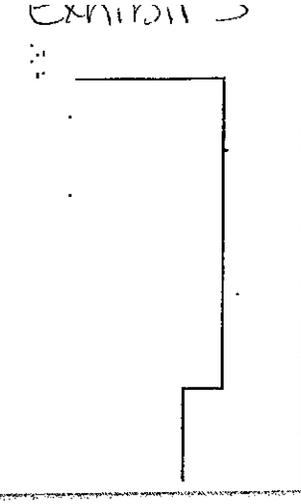





Parcel ID: 0003-00-068.00 Card: 1/1
 Account: 270 District: 01 - County
 Sticker #: Ent. Parcel Area: 31 - AC
 Location: 10483 BARBERVILLE RD Indian Land
 Land Use: NRM - NQRes Neigh: 01 - 01
 Owner #1: DOUGLAS MYRTLE L Dwn Type:

Market Adj Value	Current	Year 2013	Legal Description
Calc. Land Area:	31,000	31,000	
Full Market Value:	1,131,430	1,131,430	
Full Land Value:	1,093,730	1,093,730	
Building Value:	37,700	37,700	
Yard Items:			
Land Value:	35,660	35,660	
Total Value:	73,360	73,360	
Assessed Value:	4,328	4,328	
Capped Total:	73,360	73,360	Reval / Market 01

Sales Information
 Grantor: DOUGLAS MYRTLE L Validity: 9K
 Sale Price: 5 Sold Vacant: No
 Sale Date: 8/30/1991 Legal Ref: C010-0018
 Office Notes Notes



No Picture Available

Parcel ID: 0008-00-068.00 Card: 1 of 1 Location: 10488 BARBERVILLE RD Indian Land Cost: \$76

Prior Owner ID/Factors/Taxes

Current Ownership

Title: #1 DOUGLAS MYRTLE L
 #2
 #3
 Street #1: 10586 BARBERVILLE RD
 Street #2:
 City/Town: INDIAN LAND
 Province/State: SC Postal: 29707-0000
 Country:
 D.O.B.: MM/DD/YY
 Owner Occupied:

First Name: _____ Res ex: % Own: _____ Type: _____
 Home Phone: _____ Cell Phone: _____
 Work Phone: _____ Email: _____
 Account Type: _____ Legal Reference: _____
 Sale Date: 3/30/1991 Owner Lookup Number: 62688
 Separate Bill: Valid Owner: Private Info:

More Owners Exemptions Sales

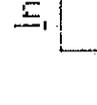
Open 3/28/2014 2:46 PM

270 QuickLis

EXHIBIT






Indexed By Parcel ID Card #

M Parcel ID: 0003-00-063.01 Card: 1/1

Account: 78066 District: 01 - County

Sticker #: Ent. Parcel Area: 4.9 - AC

Location: 10449 BARBERVILLE RD Indian Land

Land Use: NLN - LandOnly Neigh: 01 - 01

Owner #: BONTERRA BUILDERS LLC Dwn Type:

Market Adj Value	Current	Year 2013	Legal Description
Calc. Land Area:	4.900	4.900	
Full Market Value:	156,800	156,800	
Building Value:			
Yard Items:			
Land Value:	156,800	156,800	
Total Value:	156,800	156,800	
Assessed Value:	9,408	9,408	
Capped Total:	156,800	156,800	Reval / Market 01

Sales Information

Grantor: DOUGLAS, CHRIS BRICE JR Validity: 0

Sale Price: 194,775 Sold Vacant: No

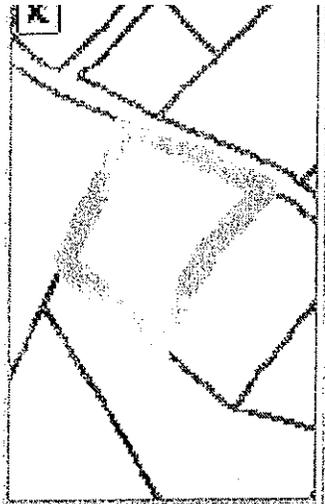
Sale Date: 10/2/2013

Legal Ref: 758-194

Narrative Description

This Parcel contains 4.9 AC of land mainly classified as LandOnly.

No Picture Available



No Sketch Available

Record: Navigate Process Utilities Tools Options Help Settings Database

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

Enter Data to Search For

Parcel ID: 0003-00-068.01 Card 1 of 1 Location: 10449 BARBERVILLE RD Indian Land Cost: \$156,800

Current Ownership

#	Title	Last Name	First Name	Res ex	% Own	Type
#1		BONTERRA BUILDERS LLC				
#2						
#3						

Street #1: 5615 POTTER RD
 Street #2: _____
 City/Town: MATTHEWS
 Province/State: NC Postal: 28104

Home Phone: _____
 Cell Phone: _____
 Work Phone: _____
 Email: _____

Account Type: _____
 Legal Reference: 753-194
 Sale Date: 10/2/2013
 Owner Lookup Number: 38155

Separate Bill:
 Valid Owner:
 Private Info:

Current Owner: _____ Prior Owner: _____ ID/Factors/Taxes: _____

Sales Exemptions Other Parties

Section 2.1.1 Residential districts established.

The following residential use districts are hereby established: R-15, R-15S, R-15D, R-30, R-30S, R-30D, R-45, R-45A, R-45B, MF, and MHP. Each of these districts is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities. Other objectives of these districts are explained in the remainder of this section.

In addition to the stated objectives of each zoning district, all districts are designed to encourage the perpetuation of general agricultural activities such as general row crop production, free-range livestock operations and pasture land, hay land, woodland and wildlife management areas. Intensive agricultural enterprises such as turkey barns, hog farms and other confined livestock operations shall only be allowed in the R-45A district.

1. The R-15, Moderate Density Residential/Agricultural District, is designed to accommodate the most dense single-family residential developments (not including manufactured homes) in areas of the county which are either experiencing urban growth or which are expected to experience urban growth in the near future. This type of development requires that both water and sewer lines be installed prior to construction beginning on the site. If water and sewer are not available to the site, the site shall be developed based on the regulations of the R-30 district (see below) The minimum lot size is 14,520 square feet and the minimum lot width is 90 feet.
2. The R-15S, Moderate Density Manufactured Housing/Agricultural District, contains the same regulations as the R-15 district except for the following:
 - a. Both single-wide and multi-wide manufactured housing units are allowed based on siting criteria (see section 4.1.12) in addition to site-built and modular homes.
 - b. This zoning district classification should be used to designate existing and future manufactured home subdivisions which do not/are not intended to consist of at least 50 percent multi-wide manufactured housing units.
 - c. This zoning district classification is appropriate adjacent to manufactured housing parks.
3. The R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District, contains the same regulations contained in the R-15 district except for the following:
 - a. Only multi-wide manufactured housing units in addition to site-built and modular homes are allowed in this district based on certain siting criteria (see section 4.1.12).
 - b. This zoning district classification should be used when designating new areas for allowing manufactured housing in areas where public water and sewer are either in place or where such utilities can be extended by the developer.
 - c. The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local resident. Such uses shall only be allowed on lots located at the intersection of two roads. One of the roads shall be part of the state highway system. No commercial uses shall be allowed on lots having frontage on any local street. The commercial uses allowed in this district are specified in the Table of Permissible Uses. All commercial buildings in this district are limited to 6,000 (gross) square feet.

4. The R-15P, Moderate Density Residential/Agricultural Panhandle District, is designed to accommodate single-family residential development (not including manufactured homes) in the northern part of the panhandle. This zoning district will allow residential uses and related residential uses such as religious institutions, fire station, etc., the maximum density allowed in this zoning district is 1.5 dwellings per acre (1.5 du/acre), minimum lot size of 29,040 square feet and the minimum lot width is 130 feet. The availability of water and/or sewer shall not change: (1) the maximum density allowed; (2) the minimum lot size, and (3) the minimum lot width from what is stated above.
5. The R-30, Low Density Residential/Agricultural District, is designed to accommodate single-family residential developments (not including manufactured housing units) in areas of the county that are appropriate for development at a slightly higher density than is permitted in the R-45, R-45A and R-45B districts. This district should serve as a transitional district between the lower density residential districts (R-45, R-45A and R-45B) and the higher density residential districts (R-15, R-15S and R-15D). The minimum lot size is 29,040 square feet and the minimum lot width is 130 feet if a septic system is used or 100 feet if on central water and sewer.
6. The R-30S, Low Density Residential/Manufactured Housing/Agricultural District, contains the same regulations contained in the R-30 district except for the following:
 - a. Both single-wide and multi-wide manufactured housing units are allowed based on siting criteria (see section 4.1.12) in addition to site-built and modular homes.
 - c.[b.] The zoning district classification is appropriate adjacent to manufactured housing parks.
7. The R-30D, Low Density Residential/Manufactured Housing/Agricultural District, contains the same regulations contained in the R-30 district except for the following:
 - a. Only multi-wide manufactured housing units in addition to site-built and modular homes are allowed in this district based on certain siting criteria (see Section 4.1.12)
 - b. This zoning district classification should be used when designating new areas for allowing manufactured housing.
8. The R-30P, Low Density Residential/Agricultural Panhandle District, is designed to accommodate single-family residential developments (not including manufactured homes) in the southern part of the panhandle. This zoning district will allow residential uses and related residential uses such as religious institutions, fire station, etc. The maximum density allowed in this zoning district is 1.5 dwellings per acre (1.5 du/acre), minimum lot size of 29,040 square feet and the minimum lot width is 130 feet. The availability of water and/or sewer shall not change: (1) the maximum density allowed; (2) the minimum lot size, and (3) the minimum lot width from what is stated above.
9. The R-45, Rural Residential/Agricultural District, is designed to encourage the perpetuation of agricultural uses and to accommodate low density residential development which does not include either single-wide or multiple-wide manufactured homes on individual lots. This district is best suited for those areas of the county which are not experiencing strong growth pressures. Additionally, this district serves to preserve existing subdivisions and to promote the development of conventional subdivisions in the most rural parts of the county. The minimum lot size allowed in this district is one acre (43,560 square feet), and the minimum lot width is 130 feet if a septic system is used or 120 feet if on central water and sewer.

The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local resident. Such uses shall only be allowed on lots located at the

the commission and service. Credit discounts can be given to projects at the discretion of the service. Examples of activities which may qualify for discounts are: pre and post construction storm water BMPs planned for and/or implemented in excess of the SCDHEC permit requirements, projects with minimal site grading, projects incorporating low impact development practices, and projects with total impervious surface of less than twenty (20) percent. This determination shall be made by the service on a case by case basis. The authority to determine activities which may qualify for credit discounts can be delegated from the service to the county's planning staff with appropriate guidance provided. The purchase of credits is intended to offset water quality and hydrologic impacts to the Carolina Heelsplitter and its habitat. These credits shall be purchased when the grading permit for the project is obtained from the SCDHEC. Proof that the required credits were purchased at the time the grading permits was issued shall be provided to Lancaster County prior to any building permits being issued from the county. This shall be done by providing the county a credit affidavit dated on or before the issuance of the grading permit. If the credits were not purchased at the time the grading permit was issued, then a twenty-percent per year penalty shall be added to the cost of the credits for the project. For example, if two (2) credits were required for a project and the cost of these original two credit was not paid to the mitigation bank at the time of the issuance of the grading permits, then the new payment to the mitigation bank would be the cost of the two original credits plus the cost of the original two (2) credits multiplied by twenty (20) percent. The penalty shall be prorated on a monthly basis; and

(g) In the discretion of the commission, and in accordance with criteria agreed to by the commission and service, review by the Service office in Charleston, South Carolina, for compliance with the Carolina Heelsplitter Conservation Bank Program.

- 3. A twenty-foot paved travel width for minor subdivision roads.
- 4. The CHOD is defined by the Six Mile Creek watershed boundary, not property (parcel) boundaries. This means a few parcels located within the overlay district could have a portion of the parcel drain within the Six Mile Creek watershed boundary and another portion of the same parcel drain outside the Six Mile Creek watershed boundary. When this happens, the portion of the parcel which drains outside the Six Mile Creek watershed shall not be subject to the terms of this overlay district.

c. The restrictions and limitations of the CHOD will not apply to the installation, maintenance, or operation of water and sewer services by Lancaster County Water and Sewer District.

6.

The CSOD, Cluster Subdivision Overlay District, is hereby established. Cluster subdivisions are residential developments which offer an alternative to traditional subdivision design, with the principle purpose being to encourage open space in exchange for a reduced lot size. Cluster subdivisions shall be designed using a site planning technique that concentrates buildings and structures to the most buildable areas of a site, in order to preserve the remaining area as open space for recreation and preservation of significant site features. Reductions below the minimums otherwise required by the UDO for lot area, lot width, and setbacks are allowed within a CSOD, and such reductions are only permissible within a CSOD. By preserving open space, a cluster subdivision will provide another tool by which the County shall preserve its rural character. Cluster subdivisions are permitted in low to moderate density single-family

residential districts, specifically, (i) R-30, Low Density Residential/Agricultural District, (ii) R-30P, Low Density Residential/Agricultural Panhandle District, (iii) R-15, Moderate Density Residential/Agricultural District, and (iv) R-15P, Moderate Density Residential/Agricultural Panhandle District. Cluster subdivisions are not permitted in any residential use district in which multiple-family developments or manufactured homes are allowed. Cluster Subdivision Overlay Districts are subject to the following general provisions:

- a. Minimum acreage: The minimum tract area for a cluster subdivision shall be thirty (30) gross acres, shall consist of contiguous parcels, and must adjoin or have direct access to at least one collector street.
- b. Minimum lot area: The minimum lot area (in square feet) per dwelling unit within a cluster subdivision shall be 5,000 square feet. This shall be the minimum lot area allowed for any lot with the minimum lot width of fifty feet (50;ft;), as defined in item (c). The minimum lot area per dwelling unit shall increase proportionately with an increase in lot width.
- c. Minimum lot width: In a cluster subdivision, where both central water and sewer services are available and adequate, the minimum lot width shall be fifty feet (50;ft;).
- d. Variety of lot sizes: Individual lots in a cluster subdivision shall vary in size and layout. No more than thirty-four percent (34%) of the lots in a cluster subdivision shall have a single designated lot width. The following shall also apply:
 1. The minimum separation between any two designated lot widths shall be ten feet (10;ft;). For example, if thirty-four (34%) of the total number of lots has a lot width of fifty feet (50;ft;), thirty-four (34%) could have a lot width of sixty feet (60;ft;), and the remaining could have a lot width of seventy feet (70;ft;) or greater.
 2. The planning commission may allow a developer to vary the width of individual lots to accommodate site restrictions (i.e., easements, corner lot widths, etc). However, such lots shall be counted with the nearest designated lot width.
- e. Setbacks: The following minimum setbacks are required for individual lots within a cluster subdivision:
 1. Front Yard: The minimum front yard setback shall be twenty feet (20;ft;). The front yard setback for a corner lot shall be as set forth in Chapter 5 of the UDO;
 2. Rear Yard: The minimum rear yard setback shall be thirty feet (30;ft;);
 3. Side Yard: The minimum side yard setback shall be seven feet (7;ft;). However, a minimum side yard setback of five feet (5;ft;) is permissible provided all of the following conditions are met:
 - i. Dwelling units shall have fire resistant siding within a side yard. These materials are to be approved by the Lancaster County Building Official (i.e. brick, masonry, stone, concrete siding). Vinyl siding is not permissible with a five foot (5;ft;) side yard;
 - ii. Vented soffits are not permissible within a five foot (5;ft;) side yard. Unvented soffits shall be permissible if no less than ten feet (10;ft;) from an adjacent dwelling unit or structure; and
 - iii. Windows of dwelling units shall be offset from the windows of adjacent units within a five foot (5;ft;) side yard.
- f. Open space requirement: For a cluster subdivision, no less than twenty-five percent (25%) of the site acreage, not including primary conservation areas as defined in subitem (3) of this item (f), shall be set aside in perpetuity as open space. Open space shall be clearly labeled as such on any preliminary or final plat (including sketch plans) submitted for review. Open space in a cluster subdivision is also subject to the following:
 1. Open space shall be defined as set forth in Chapter 19 of the UDO and as

outlined in Section 17.1 of the UDO. Open space may include, but is not limited to, passive recreation, and natural preservation of important scenic vistas, environmentally sensitive lands, habitat for wildlife, and historically or archaeologically significant areas. Structures, swimming pools, and athletic facilities shall not count as open space. However, structures are permitted in the open space when they serve an accessory function, such as a gazebo, fishing dock, playground equipment or play structures;

2. The amount of open space required to be set aside shall be determined by the following formula:

Open Space Set Aside = Total Parcel minus Primary Conservation Areas multiplied by Open Space Percentage then added to Primary Conservation Areas
 $TO = ((TP - PC) \times OSP) + PC$

TO	= Total Open Space Set Aside	(acres)
TP	= Total Parcel	(acres)
PC	= Primary Conservation Areas	(acres)
OSP	= Open Space Percentage	(% of Improvable Area)

Note: See Item 1 of this Subsection 6 for an example of how these formulas are applied;

3. Primary Conservation area includes those areas that cannot otherwise be built upon or improved and therefore would be preserved in a conventional development. Such areas specifically include wetlands, surface waters, and intermittent stream channels;
4. To fulfill the requirements of this item (f), the following shall be included in the required open space where practicable:
 - i. Wooded areas;
 - ii. Scenic vistas;
 - iii. Streams, ponds, wetlands and floodplains;
 - iv. Buffers, including landscaped, perimeter, river and stream;
 - v. Areas containing slopes in excess of twenty-five percent (25%);
 - vi. Other areas containing unusual natural site features (such as major rock formations); and
 - vii. Other environmentally, historically or archaeologically significant or unique areas;
5. Open space shall be contiguous to the extent practicable, when not restricted by topography, existing water body and other natural features;
6. Pedestrians shall have access to open space;
7. Open space shall be deed restricted and shall not be developed for use other than open space;
8. Open space shall remain under the ownership and control of the developer (or successors) or a homeowners association or similar organization that satisfies the criteria established in Section 17.4 and 17.5 of the UDO. The person or entity identified as having the right of ownership and control over such open space shall be responsible for the continuing upkeep and proper maintenance of the open space. The County shall have no responsibility for the maintenance of open

space areas. If open space location meets a need in the County comprehensive plan, the County and developer may consider conveyance of completed open space to the County, upon planning commission and Council approval; and

9. A cluster subdivision shall include provisions for the protection of trees and other natural amenities within the area or areas designated for open space. The removal of trees and natural vegetation in designated open space is strongly discouraged, though it is permitted during the development phases for the purpose of trails and other such recreational improvements as approved by planning staff. All open space shall be clearly labeled as such on any preliminary or final plat (including sketch plans) submitted for review. Trees over twenty-four inches (24") in diameter (DBH) shall be preserved and incorporated in designated open space where practicable, and upon the request of planning staff such trees existing within areas designated for trails and other such recreational improvements may also need to be shown and labeled. Upon completion of development phases, no person or entity shall remove or destroy any trees or natural vegetation from designated open space without approval from the zoning administrator. However, normal maintenance and removal of dead or fallen trees are permitted and recommended, and shall be the responsibility of the person or entity identified as having the right of ownership as outlined in subitem (8) of this item (f).
- g. Maximum density: The maximum number of dwelling units allowed per acre for a cluster subdivision shall not exceed the maximum for the residential use district in which it is located, as set forth in [Section 2.1.1](#) of the UDO, where the total number of dwelling units allowed shall be based on the gross acreage of the site. For example, when the CSOD is located within the R-30, Low Density Residential/Agricultural District, where the maximum density is two and one-half (2.5) dwelling units per acre, a one hundred (100)-acre parcel of land shall be allowed to have no more than two hundred fifty (250) dwelling units built on the site. By comparison, when the CSOD is located within the R-30P, Low Density Residential/Agricultural Panhandle District, where the maximum density is one and one-half (1.5) dwelling units per acre, a one hundred (100)-acre parcel of land shall be allowed to have no more than one hundred fifty (150) dwelling units built on the site (See Item 1 of this Subsection 6 for additional examples).
- h. Commercial requirement: There shall be no required commercial uses within a cluster subdivision.
- i. Connectivity: The proposed cluster subdivision must have a minimum connectivity index of [1.4](#) as set forth in [Section 13.7.9.1](#) of the UDO. The following shall also apply:
 1. Any cluster subdivision which will result in one hundred fifty (150) or more dwelling units dependent on a single point of access shall require the provision of a second means of ingress/egress and is subject to the requirements of [Section 13.7.8.9](#) of the UDO;
 2. One (1) stubbed out street shall be required to be provided to any adjacent undeveloped parcel or parcel used for a single-family home that contains a minimum of five (5) acres as set forth in [Section 13.7.10.3](#) of the UDO. However, the planning commission may alter this requirement if the developer demonstrates that the connection would be difficult to provide because of topographical reasons; and
 3. Where practicable, the proposed cluster subdivision is required to connect to open space (i.e. bike paths, walking/hiking trails, etc) in adjacent developments.
- j. Site planning review standards: A cluster subdivision shall follow the site plan review standards and procedures as set forth in Chapter 13 of the UDO, including but not limited

to Section 13.6. Furthermore, planning staff shall also include the following in their review:

1. Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, street patterns, and use relationships;
2. The site layout shall accommodate and preserve any features of historic, cultural, archaeological or sensitive environmental value. Individual lots, buildings, structures, streets, parking areas, utilities and infrastructure shall be designed and sited to minimize the alteration of natural features, vegetation and topography;
3. Where practicable, individual lots, buildings, structures, streets, parking areas, utilities and infrastructure should be designed and sited to be compatible with surrounding development patterns;
4. Where practicable, open space shall be located on a site in such a manner so that view sheds from existing public right-of-way are not obstructed, but are enhanced by the open space;
5. Private streets are permitted in a cluster subdivision, provided such streets meet the construction standards of Chapter 13 of the UDO and Chapter 26 of the Lancaster County Code. The following shall apply:
 - i. As required in Section 26-61 of the Lancaster County Code, the minimum right-of-way and pavement width shall be as follows:

Road Type	Right-of-Way (feet)	Pavement (feet)
Local (closed drainage)	50	20
Local (open drainage)	66	20
Collector	66	24

- ii. On-street parking is permitted in a cluster subdivision where adequate right-of-way and pavement width is provided in accordance with standards of the South Carolina Department of Transportation (SCDOT); and
 - iii. To ensure adequate clearance for emergency vehicles in a cluster subdivision, the planning commission may require signage and/or pavement markings to clearly indicate areas where on-street parking is prohibited;
6. Installing sidewalks on both sides of local streets in a cluster subdivision is encouraged. At a minimum, a sidewalk will be required on at least one side of every local street, with a sidewalk required on both sides of arterial and collector streets. Local, arterial and collector streets shall be clearly labeled as such on any preliminary or final plat submitted for review;
7. A traffic impact analysis shall be provided to the Development Review Committee (DRC) at the time of the DRC submittal for any development within a CSOD, as required in Section 13.7.10.1 (c) of the UDO. The traffic impact analysis must be conducted and sealed by a licensed South Carolina professional engineer hired by the applicant. The cost of the traffic impact analysis shall be paid by the applicant. Any road improvements, which are determined to be necessary, based on the results of the traffic impact analysis, shall be required to be incorporated into the final site plan prior to approval being given by the Development Review

Committee. The traffic impact analysis shall be reviewed by the County and in conjunction with the South Carolina Department of Transportation. If a County level traffic planner is not available to review the traffic impact analysis, the County may choose to hire a third-party consultant to assist in this review at the request of the planning department. The applicant is responsible for fees associated with this review;

8. In general, landscaping requirements for a cluster subdivision shall comply with the requirements of Chapter 12 and Chapter 22 of the UDO. However, the planning commission may vary such requirements in response to applications demonstrating alternative landscaping based on creative site planning. Existing trees and natural vegetation shall be retained wherever possible and shall count towards meeting the landscaping requirements;
9. The following buffer requirements shall apply for a cluster subdivision:
 - i. In general, buffer requirements for a cluster subdivision shall comply with the requirements of Chapter 12 of the UDO where a buffer yard may be required between adjacent zoning districts;
 - ii. Existing trees and natural vegetation shall be retained wherever possible and shall count towards meeting the buffer requirements;
 - iii. Ingress/egress to the property shall be allowed within a buffer, as well as utility easements and sidewalks;
 - iv. A fifty foot (50;ft;) buffer shall be required on the frontage of all existing public streets. Where there is insufficient natural vegetation to provide a visual buffer for principal structures, plantings shall be installed by the developer. A minimum of twenty-five percent (25%) of the trees and seventy-five percent (75%) of the shrubs shall be evergreens;
 - v. The planning commission may allow a developer to vary the buffer requirement to preserve view sheds from existing view sheds, as required in subitem (4) of this item; and
 - vi. Buffer requirements within a cluster subdivision shall count as open space where it is contiguous with other areas designated as open space; and
10. Variety in architecture and building materials shall be encouraged within a cluster subdivision. It is encouraged that buildings are constructed using quality finish materials (i.e., brick, masonry, stone, concrete siding, or stucco). Vinyl siding is permissible if in combination with other building materials.

- k. Other zoning requirements: To the extent that this subsection (6), establishing the Cluster Subdivision Overlay District, may contain zoning and development standards and requirements that are inconsistent with or conflict with zoning and development standards and requirements contained elsewhere in the UDO, the zoning and development standards and requirements contained in this subsection (6) supersede all other zoning and development standards and requirements and this subsection (6) is deemed controlling. Notwithstanding the provisions of this item (k), if a zoning and development standard and requirement contained in this subsection (6) is inconsistent with or conflicts with a zoning and development standard and requirement contained in subsections [2.1.5\(1\)](#) FP, Floodplain and FW, Floodway Overlay Districts, [2.1.5\(2\)](#) HNP, Historical and Natural Preservation Overlay District, [2.1.5\(3\)](#) ESO, Equestrian Oriented Subdivision Overlay District, [2.1.5\(4\)](#) AC, Aviation Corridor Overlay and [2.1.5\(5\)](#) CHOD, Carolina Heelsplitter Overlay District, then the zoning and development standard and requirement contained in subsections [2.1.5\(1\)](#), [2.1.5\(2\)](#), [2.1.5\(3\)](#), [2.1.5\(4\)](#) or [2.1.5\(5\)](#) supersede the zoning and development standard and requirement contained in this

subsection (6) and the provision contained in the respective subsection is deemed controlling.

- I. Examples of Applying Formulas: Below are examples of applying formulas to determine the total number of dwelling units allowed and the amount of the site acreage to be set aside as open space within a Cluster Subdivision Overlay District.

Example A. Assume that a fifty (50) acre parcel is being developed. The residential use district is R-15, Moderate Density Residential/Agricultural District, where the maximum density is two and one-half (2.5) dwelling units per acre. Assume that there are five (5) acres of Primary Conservation area. The open space percentage is twenty-five percent (25%) (or as a decimal, .25).

1. The following formula would be used to determine the total number of dwelling units allowed:

Total Dwelling Units Allowed = Total Parcel multiplied by Maximum Dwelling Units per Acre

$$TU = (TP) (DUA)$$

TU	= Total Units Allowed	(dwelling units)
TP	= Total Parcel	(acres)
DUA	= Maximum Dwelling Units per Acre	(dwelling units/acres)

$$TU = (50)(2.5)$$

TU = 125 Total Lots or Dwelling Units Allowed

2. The following formula would be used to determine the amount of the site acreage to be set aside as open space:

Total Open Space Set Aside = Total Parcel minus Primary Conservation Areas multiplied by Open Space Percentage then added to Primary Conservation Areas

$$TO = ((TP - PC) OSP) + PC$$

TO	= Total Open Space Set Aside	(acres)
TP	= Total Parcel	(acres)
PC	= Primary Conservation Areas	(acres)
OSP	= Open Space Percentage	(% of Site Acreage excluding PC)

TO = Total Open Space Set Aside

TP = 50 acres Total Parcel

PC = 5 acres Primary Conservation Areas

OSP = 25% (or .25) Open Space Percentage

$$TO = ((50 - 5) .25) + 5$$

$$TO = ((45) .25) + 5$$

$$TO = (11.25) + 5$$

TO = 16.25 acres of Total Open Space Set Aside

Example B. Assume that a five hundred (500) acre parcel is being developed. The residential use district is R-30P, Low Density Residential/Agricultural Panhandle District, where the maximum density is one and one-half (1.5) dwelling units per acre. Assume

that there are one hundred (100) acres of Primary Conservation area. The open space percentage is twenty-five percent (25%) (or as a decimal, .25).

- The following formula would be used to determine the total number of dwelling units allowed:

Total Dwelling Units Allowed = Total Parcel multiplied by Maximum Dwelling Units per Acre

$$TU = (TP)(DUA)$$

TU	= Total Units Allowed	(dwelling units)
TP	= Total Parcel	(acres)
DUA	= Maximum Dwelling Units per Acre	(dwelling units/acres)

$$TU = (500)(1.5)$$

TU = 750 Total Lots or Dwelling Units Allowed

- The following formula would be used to determine the amount of the site acreage to be set aside as open space:

Total Open Space Set Aside = Total Parcel minus Primary Conservation Areas multiplied by Open Space Percentage then added to Primary Conservation Areas

$$TO = ((TP - PC) OSP) + PC$$

TO	= Total Open Space Set Aside	(acres)
TP	= Total Parcel	(acres)
PC	= Primary Conservation Areas	(acres)
OSP	= Open Space Percentage	(% of Site Acreage excluding PC)

TO = Total Open Space Set Aside

TP = 500 acres Total Parcel

PC = 100 acres Primary Conservation Areas

OSP = 25% (or .25) Open Space Percentage

$$TO = ((500 - 100) .25) + 100$$

$$TO = ((400) .25) + 100$$

$$TO = (100) + 100$$

TO = 200 acres of Total Open Space Set Aside

Example C. Assume that a one thousand (1000) acre parcel is being developed. The residential use district is R-30, Low Density Residential/Agricultural District, where the maximum density is two and one-half (2.5) dwelling units per acre. Assume that there are one hundred (100) acres of Primary Conservation area. The open space percentage is twenty-five percent (25%) (or as a decimal, .25).

- The following formula would be used to determine the total number of dwelling units allowed:

Total Dwelling Units Allowed = Total Parcel multiplied by Maximum Dwelling Units per Acre

$$TU = (TP) (DUA)$$

TU	= Total Units Allowed	(dwelling units)
TP	= Total Parcel	(acres)
DUA	= Maximum Dwelling Units per Acre	(dwelling units/acres)

$$TU = (1000)(2.5)$$

TU = 2500 Total Lots or Dwelling Units Allowed

2. The following formula would be used to determine the amount of the site acreage to be set aside as open space:

Total Open Space Set Aside = Total Parcel minus Primary Conservation Areas multiplied by Open Space Percentage then added to Primary Conservation Areas

$$TO = ((TP - PC) \text{ OSP}) + PC$$

TO	= Total Open Space Set Aside	(acres)
TP	= Total Parcel	(acres)
PC	= Primary Conservation Areas	(acres)
OSP	= Open Space Percentage	(% of Site Acreage excluding PC)

TO = Total Open Space Set Aside

TP = 1000 acres Total Parcel

PC = 100 acres Primary Conservation Areas

OSP = 25% (or .25) Open Space Percentage

$$TO = ((1000 - 100) \text{ .25}) + 100$$

$$TO = ((900) \text{ .25}) + 100$$

$$TO = (225) + 100$$

TO = 325 acres of Total Open Space Set Aside

(Ord. No. 487, 2-28-02; Ord. No. 636, 10-25-04; Ord. No. 683, 8-1-05; Ord. No. 748, 5-1-06; Ord. No. 825, 6-4-07; Ord. No. 901, § 2, 4-28-08; Ord. No. 963 § 1, 11-24-08; Ord. No. 1003, § 1, 11-30-09; Ord. No. 1019, 3-1-10; Ord. No. 1251, § 1, 1-13-2014)

C 211011 2

RESIDENTIAL R-15 / UPDATED 1/22/07

USES PERMITTED:

1. **Site Built Single-Family Detached House**
2. **Modular Single-Family Detached House
(Meets CABO Building Code)**
3. **Telephone Communications Facilities**
4. **Park or Playground**
5. **Golf Course (public or membership)**
6. **Nature Preserve or Wildlife Sanctuary**
7. **Botanical or Zoological Garden**
8. **Cemetery/Mausoleum**
9. **Other Designated Community Open Space Area**
10. **Livestock Facility (except commercial meat production centers)**
11. **Forest Production – Including Christmas Trees**
12. **Religious Institution**
13. **General Agricultural Activities (i.e.) general row crop production, free range Livestock, etc.**

CONDITIONAL USES:

1. **Temporary Dependent Care Residences**
2. **Temporary emergency, construction, and repair residence**
3. **Home Occupation**
4. **Recycling Facilities, Convenience Centers and
Resource Recovery Facilities**
5. **Private or Commercial Horse Stables**
6. **Wireless Communication Towers (i.e. Cellular
Communications)**

USES REQUIRING REVIEW BY THE PC:

1. **Elementary or Secondary School**
2. **College, University or Professional School**
3. **Library**
4. **Police Station**
5. **Fire Station**
6. **Ambulance Service/Rescue Squad**
7. **United States Postal Service Facility**

UDO-TA-014-010 -- Proposed text amendment to the Lancaster County Unified Development Ordinance to modify Chapter 8, Administrative Mechanisms, Section 8.7.10.12, Public Hearing Notice, Subsections 1 and 2 in order to standardize the required public notice of a district boundary map amendment for an overlay district. {Public Hearing} pgs. 24-30

Kathy Johnson

Conclusions:

Action items:

Person responsible:

Deadline:

Action items:	Person responsible:	Deadline:

PLANNING STAFF REPORT TA-014-010

I. Facts

General Information

Lancaster County Planning Commission is proposing the following text amendment to the Lancaster County Unified Development Ordinance to modify Chapter 8, Administrative Mechanisms, Section 8.7.10.12, Public Hearing Notice, Subsections 1 and 2 in order to standardize the required public notice of a district boundary map amendment for an overlay district.

In Chapter 8, Administrative Mechanisms, Section 8.7.10.12 (Public Hearing Notice), **Section 1** will now be titled “**Notice of Map Amendment for Overlay Zone**”. The existing text in Subsection 1 will be omitted and Subsection 1 will be reserved for future use.

In Chapter 8, Administrative Mechanisms, Section 8.7.10.12 (Public Hearing Notice), Subsection 2 is amended and will now read:

“A district boundary map amendment initiated pursuant to the procedure set forth in Section 18.2.2, District Boundary Map Amendments, shall require public notice of the hearing, which shall be published in a newspaper of general circulation throughout the County, which must appear no earlier than thirty (30) days prior to the day of the hearing, and which must appear no later than fifteen (15) days prior to the day of the hearing. The notice in the newspaper shall contain a brief description of the matter to be heard, identify the applicant and property affected, and indicate the time and place of the hearing.

In addition to the notice in the newspaper, notice shall be posted on or adjacent to the property along each public road which the property abuts. The notice on or adjacent to the property shall contain information as to where any interested party can obtain detailed information regarding the application.

In addition, the Lancaster County Planning Department shall notify all immediately adjacent property owners. Immediately adjacent property owners shall mean all property owners whose land physically touches the affected property, or which is separated from the affected property by any type of easement, right-of-way, or water body (i.e., creek, lake, river, stream, etc.). The notice shall be by first class mail and shall contain a brief description of the matter to be heard, identify the applicant and the affected property, and indicate the time and place of the hearing. “

II. Findings

The Planning Department has been in the practice of providing public notice of all hearings related to Overlay Districts by advertising for three consecutive weeks within

a prescribed window of time. That window required that the ads had to be run no earlier than 45 days prior to the hearing, and no later than 15 days prior to the hearing. This window for public notice is what the UDO requires for Overlay Districts which are initiated by **County Council** or by the **Planning Commission**. This “45/15 day window” notice has been the practice of the Planning Department even though the Unified Development Ordinance currently allows for only a 15 day public notice for Overlay Districts which are initiated by a **property owner, his agent, lessees of the property, the lessee’s agent, or by persons who have contracted to purchase the property**. The Planning Department would like to standardize the policy for public notice required for Overlay Districts so that the policy and practice would be the same for all applications relating to Overlay Districts.

III. Recommendation

It is therefore the recommendation of the Planning Staff that the above text amendment be **approved**.

Attachments:

Exhibit 1: Application

Exhibit 2: UDO Chapter 8, Administrative Mechanisms, Section 8.7.10.12 (existing language)

Exhibit 3: Proposed Draft Ordinance

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		
UDO-TA-014-010		
Application No. _____	Date Received _____	Fee Paid <u>N/A</u>

- 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: _____
- How is this property presently designated on the map? _____
- How is the property presently being used? _____
- What new designation or map change do you purpose for this property? _____
- What new use do you propose for the property? _____

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:

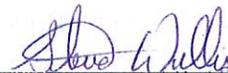
- If this involves a change in the Ordinance text, what section or sections will be affected? 8.7.10.12. SUBSECTION 1 AND 8.7.10.12. SUBSECTION 2
- Explanation of and reasons for proposed change: TO STANDARDIZE NOTICE REQUIREMENTS - DRAFT ORDINANCE ATTACHED.
(use back of form if additional space is needed)

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)
STEVE WILLS

ADDRESS:
PO Box 1809
LANCASTER, SC 29721

Phone: 416-9300


SIGNATURE

Section 8.7.10.12 Public hearing notice.

- ① A district boundary map amendment initiated pursuant to the procedure set forth in section 18.2.2, District boundary map amendments, by either of the Lancaster County Council or the Lancaster County Planning Commission, specifically for an overlay zone, as described in section 2.1.5, Overlay districts, shall require public notice of the hearing, which shall be published in a newspaper of general circulation throughout the county once a week for three (3) consecutive weeks, the first of which must appear no earlier than forty-five (45) days prior to the day of the hearing, and the last of which must appear no later than fifteen (15) days prior to the day of the hearing.

The notice in the newspaper shall contain a brief description of the matter to be heard, identify the applicant and property affected, and indicate the time and place of the hearing.

- ② A district boundary map amendment initiated pursuant to the procedure set forth in section 18.2.2, District boundary map amendments, by the property owner, by his agent (with written consent of the property owner), by lessees of the property or their agent (with written consent of the property owner), or by persons who have contracted to purchase the property contingent upon their ability to acquire the necessary permits under this ordinance or the agent of such persons (who shall make application in the name of such owners, lessees or contract vendees and with the written consent of the property owner), shall require public notice of the hearing, which shall be published in a newspaper of general circulation throughout the county, which must appear no earlier than thirty (30) days prior to the day of the hearing, and which must appear no later than fifteen (15) days prior to the day of the hearing.

The notice in the newspaper shall contain a brief description of the matter to be heard, identify the applicant and property affected, and indicate the time and place of the hearing.

In addition to the notice in the newspaper, notice shall be posted on or adjacent to the property along each public road which the property abuts.

The notice on or adjacent to the property shall contain information as to where any interested party can obtain detailed information regarding the application.

In addition, the Lancaster County Planning Department shall notify all immediately adjacent property owners.

Immediately adjacent property owners shall mean all property owners whose land physically touches the affected property, or which is separated from the affected property by any type of easement, right-of-way, or water body (i.e., creek, lake, river, stream, etc.)

The notice shall be by first class mail and shall contain a brief description of the matter to be heard, identify the applicant and the affected property, and indicate the time and place of the hearing.

3. A street name change, text amendment, or other action of the Lancaster County Planning Commission requiring a public hearing, except as otherwise provided in subsections (1—2) of this section, shall require public notice of the hearing, which shall be published in a newspaper of general circulation throughout the county, which must appear no earlier than thirty (30) days prior to the day of the hearing, and which must appear no later than fifteen (15) days prior to the day of the hearing.

The notice in the newspaper shall contain a brief description of the matter to be heard, identify the applicant and where applicable, the property or street affected, and indicate the time and place of the hearing.

(Ord. No. 363, 1-31-00; Ord. No. 1020, 3-1-10)

STATE OF SOUTH CAROLINA)

ORDINANCE NO. 2014-____

COUNTY OF LANCASTER)

~~Indicates Matter Stricken~~

Indicates New Matter

AN ORDINANCE

TO AMEND SECTION 8.7.10.12, SUBSECTION 1, OF APPENDIX B OF THE LANCASTER COUNTY CODE (UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY), RELATING TO NOTICE OF A DISTRICT BOUNDARY MAP AMENDMENT FOR AN OVERLAY DISTRICT, SO AS TO REPEAL THE SUBSECTION; TO AMEND SECTION 8.7.10.12, SUBSECTION 2, OF APPENDIX B OF THE LANCASTER COUNTY CODE (UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY), RELATING TO NOTICE OF CERTAIN DISTRICT BOUNDARY MAP AMENDMENTS, SO AS TO APPLY THE NOTICE REQUIREMENT TO ALL DISTRICT BOUNDARY MAP AMENDMENTS; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Notice of Map Amendment for Overlay Zone.

A. Section 8.7.10.12, Subsection 1, of Appendix B of the Lancaster County Code (Unified Development Ordinance of Lancaster County) is amended to read:

~~“A district boundary map amendment initiated pursuant to the procedure set forth in section 18.2.2, District boundary map amendments, by either of the Lancaster County Council or the Lancaster County Planning Commission, specifically for an overlay zone, as described in section 2.1.5, Overlay districts, shall require public notice of the hearing, which shall be published in a newspaper of general circulation throughout the county once a week for three (3) consecutive weeks, the first of which must appear no earlier than forty-five (45) days prior to the day of the hearing, and the last of which must appear no later than fifteen (15) days prior to the day of the hearing.~~

~~The notice in the newspaper shall contain a brief description of the matter to be heard, identify the applicant and property affected, and indicate the time and place of the hearing. Reserved.~~

B. Section 8.7.10.12, Subsection 2, of Appendix B of the Lancaster County Code (Unified Development Ordinance of Lancaster County) is amended to read:

~~“A district boundary map amendment initiated pursuant to the procedure set forth in section 18.2.2, District boundary map amendments, by the property owner, by his agent (with written consent of the property owner), by lessees of the property or their agent (with written consent of the property owner), or by persons who have contracted to purchase the property contingent upon their ability to acquire the necessary permits under this ordinance or the agent of such persons (who shall make application in the name of such owners, lessees or contract vendees and with the written consent of the property owner), shall require public notice of the hearing, which shall be published in a newspaper of general circulation throughout the county, which must appear no earlier than thirty (30) days prior to the day of the hearing, and which must appear no later than fifteen (15) days prior to the day of the hearing. The notice in the newspaper shall contain a brief description of the matter to be heard, identify the applicant and property affected, and indicate the time and place of the hearing.~~

In addition to the notice in the newspaper, notice shall be posted on or adjacent to the property along each public road which the property abuts. The notice on or adjacent to the property shall contain information as to where any interested party can obtain detailed information regarding the application.

In addition, the Lancaster County Planning Department shall notify all immediately adjacent property owners. Immediately adjacent property owners shall mean all property owners whose land physically touches the affected property, or which is separated from the affected property by any type of easement, right-of-way, or water body (i.e., creek, lake, river, stream, etc.). The notice shall be by first class mail and shall contain a brief description of the matter to be heard, identify the applicant and the affected property, and indicate the time and place of the hearing.”

Section 2. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 3. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained in the Lancaster County Code or other County ordinances, orders and resolutions, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 4. Effective Date.

This ordinance is effective upon third reading.

SIGNATURES FOLLOW ON NEXT PAGE.

AND IT IS SO ORDAINED, this ___ day of _____, 2014.

LANCASTER COUNTY, SOUTH CAROLINA

Larry McCullough, Chair, County Council

Jack Estridge, Secretary, County Council

ATTEST:

Debbie C. Hardin, Clerk to Council

First Reading:
Second Reading:
Third Reading:

Approved as to form:

County Attorney

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

SD-014-002 – This is the preliminary plan staff report for the Penwood Ridge Subdivision. The developer Pulte Homes, is proposing 135 single family attached townhomes on 21.30 acres. The property is located on the south side of Doby’s Bridge Road. The allowable density for the site is eight dwelling units per acre; Pulte will be proposing 6.34 dwelling units per acre. This property is adjacent to property owned by the Lancaster County School District and properties occupied with single family residential units. {Public Hearing} pgs. 31-53

Elaine Boone

TM # 13, Parcel 26.00

Conclusions:

Action items:	Person responsible:	Deadline:

Planning Staff Report to the Lancaster County Planning Commission

I. Facts

A. General Information

Proposal: This is the preliminary plan staff report for the Penwood Ridge Subdivision. The Developer Pulte Homes is proposing 135 single family attached townhomes on 21.30 acres. The property is located on the south side of Doby's Bridge Road. The allowable density for the site is eight dwelling units per acre; Pulte will be proposing 6.34 dwelling units per acre. This property is adjacent to property owned by the Lancaster County School District and properties occupied with single family residential units.

Location: 4407 Doby's Bridge Road

Legal Description: Tax Map: 13, Parcel 26.00

Zoning Classification: MF-Multi Family District

B. Site Information

Site Description: This property is a 21.30 acre piece of property with one single family unit on the property.

C. Vicinity Data

Surrounding Conditions: The site is located adjacent to property owned by Lancaster County School District and properties zoned for single family residential.

D. Findings

The applicant has been through the DRC – Development Review Committee Process on October 08, 2013 and approved on October 31, 2013. We did receive comments from the following agencies, Fire Marshal, E-911, Zoning, SCDOT and Planning no comments were received from Building and Public Works. Corrections were made and a copy for final was submitted. I have attached copies of the comments. As stated all roads will be private and will be built according to Ordinance 915 per Jeff Catoe, Public Work Director. I have enclosed a memo from Jeff dated April 04, 2014. Also, mentioned at the Planning Commission workshop was a request that the roads although private be a total of 22 foot wide pavement instead of 20 foot. Jeff Catoe and Cisco Garcia are discussing this.

I also received an e-mail from Mr. Vic Edwards, Engineer with the SCDOT that no TIA – Traffic Impact Analysis would be required. The applicant will require a variance on Section 13.7.9 Blocks. , Section 13.7.9.1 Residential Block Length, the applicant can only meet a 1.33 connectivity index therefore the applicant is requesting a variance from the 1.40 that is required. The applicant would have been able to meet the connectivity index if they could have connected to the school property, but it is from my understanding that the school district doesn't want the connection.

II. Exhibits

1. Application
2. Location Map
3. Tax Map Inquiry Sheet/Assess Pro.
4. Comments from reviewing Agencies
5. Memo dated April 4, 2014 – Jeff Catoe, Lancaster County Public Works Director
6. Email sent to Kenneth Cauthen, Zoning Administrator – Parking Requirements
7. Enclosed plan

III. Conclusions

The facts and findings of this report show that the preliminary plan for the Penwood Ridge Subdivision complies with the intent of the Lancaster County Land Development Regulations.

IV. Recommendation

It is therefore the recommendation of the planning staff that the preliminary plan for Penwood Ridge Subdivision should be **approved** provided the variance on the connectivity index is granted from 1.40 to 1.33 and subject to any and all conditions required by the reviewing agencies being met.

LANCASTER COUNTY
SOUTH CAROLINA
LAND DEVELOPMENT REGULATIONS

RECEIVED
2-18-14

PRELIMINARY PLAN APPLICATION
(Refer to Article 5, Section 5.1)

Do Not Write In This Box
SD-014-002
Application No. _____ Date Received 2/18/14 Fee Paid

INSTRUCTIONS:

PLEASE COMPLETE THIS APPLICATION AND THE ATTACHED CHECKLIST. RETURN THESE TWO FORMS, YOUR SITE PLAN DRAWING, AND SUPPORTING INFORMATION TO THE LANCASTER COUNTY PLANNING DEPARTMENT. INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE PLANNING DEPARTMENT AT (803) 285-6005.

Subdivision Name: Penwood Ridge

Project Type: Single Family Attached Townhomes

Property Location: (one) Unincorporated area of County City of Lancaster
 Town of Heath Springs Town of Kershaw

Tax Map Number: 0013-00-026.00

Area in Acres: 21.30 Acres

Number of Lots: 135 Units

Number of Sections/Phases: Anticipate 2 Phases

Existing Land Use District Classification: _____

Applicant		SURVEYOR/ENGINEER	
PROPERTY OWNER			
NAME	<u>Pulte Homes</u>	<u>ESP Associates, PA c/o Danis Simmons, P.E.</u>	
ADDRESS	<u>11121 Carmel Commons Blvd.#450</u>	<u>3475 Lakemont Blvd</u>	
CITY/STATE/ZIP	<u>Charlotte, NC 28226</u>	<u>Fort Mill, SC 29708</u>	
PHONE NUMBER	<u>704.543.4922</u>	<u>803.802.2440</u>	

Water Supply: Wells Central Lancaster County Water/Sewer District
Name of Provider

Water Treatment: Septic Central Lancaster County Water/Sewer District
Name of Provider

Are you requesting a variance to any provision of the land development regulations? Yes No
If yes, attach a statement identifying which regulation section(s) is affect and explain.

LANCASTER COUNTY
SOUTH CAROLINA
LAND DEVELOPMENT REGULATIONS

PRELIMINARY PLAN APPLICATION CHECKLIST
(Refer to Section 13.8)

Are the following items included with your preliminary plan application? Check yes or no.

	YES	NO
1- General Information:		
Vicinity map and aerial photograph	✓	___
Graphic scale, north arrow and date	✓	___
Total acreage of land to be subdivided	✓	___
Boundaries of tract to be subdivided with all bearings & distances indicated	✓	___
Existing and proposed use of all lots	✓	___
Fifteen (15) digital copies of the preliminary plan and Six (6) hard copies (see contact list)	✓	___
2- Existing Conditions:		
Zoning classification of proposed subdivision and adjacent areas	✓	___
Deed record names of adjoining property owners	✓	___
Location of streams, lakes, and land subject to 100 year flood	✓	___
Location of adjoining property lines	✓	___
Location of existing buildings on the site	✓	___
Location of right-of-ways for existing roads, railroads, and utility lines on or adjacent to the site	✓	___
Size and location of existing sewers, water mains, drains, culverts, or other underground facilities within any road right-of-way on or adjacent to the site	✓	___
Acreage of each drainage area affecting the proposed subdivision	✓	___
Topography at intervals of not more than ten (10) feet (Topography may be included on a separate map)	✓	___
Location of city & county boundary lines (if applicable)	N/A	___
Location of all central water and sewer lines within 1000 feet of the site	✓	___
3- Proposed Conditions:		
Proposed road layout (road right-of-ways) and public crosswalk locations	✓	___
Proposed road names	✓	___
Road cross-sections	✓	___
Profile of proposed roads showing natural and finished grades	N/A	___
Layout of all lots, including: area, setback lines, scaled dimensions, lot and block numbers, and utility easements with width and use	✓	___
Preliminary letter of approval for septic waste disposal from DHEC	N/A	___
Construction plans for water supply, storm drainage, and sanitary sewer systems (if applicable)	N/A	___
Designation of all land to be reserved for public use	✓	___
Proposed major contour changes in areas where substantial cut and/or fill is to be done	N/A	___
Number of proposed lots	✓	___
Total length of proposed roads	✓	___
Traffic Impact Analysis – Refer to SCDOT ARMS Manual	N/A	___

If any of the above items are not included in your proposal, please explain why: _____
TIA not required per DRC meeting. Road profiles and grading plans to be provided at construction document submittal.

(use back of form if additional space is needed)

NOTE: Submission of this application does not constitute the granting of preliminary plan approval. All applicable requirements must be met before the proposal is presented to the planning commission. Lancaster County reserves the right to request additional information other than that specified in this checklist when deemed necessary for the complete review of the proposal

Lancaster County – Residential Development Review Committee Submittal

Petitioner Joinder Agreement

The undersigned, as the owner of the parcel of land located at 4407 Doby's Bridge Road in Lancaster County, South Carolina that is designated as Parcel Identification Number 0013-00-026.00, on the Lancaster County Tax Map and which is the subject of the attached Residential Development Review Committee Submittal, hereby join and give permission to Pulte Homes to request and file this application and consent to the review of this property by the Residential Development Review Committee of Lancaster County.

This 10th day of September 2013

By: Judy G. Etal Stegall

Name: Judy G. Etal Stegall

1495 Maloa Way

Rock Hill, SC 29732

South Carolina
County of Lancaster

Judy G. Stegall, appearing before the undersigned
Name of Property Owner (printed)

- Notary and being duly sworn, says that:
1. I am the owner of the property described above.
 2. All statements above are true and correct.

Property Owner's Signature

Sworn to (or affirmed) and subscribed before me this the 10th day of September, 20 13.

(Official Seal)

Farah S. Lister
Official Signature of Notary

Farah S. Lister, Notary Public
Notary's printed or typed name

My commission expires: 7/28/2021

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Farah S. Lister
Official Signature of Notary

Farah S. Lister, Notary Public
Notary's printed or typed name

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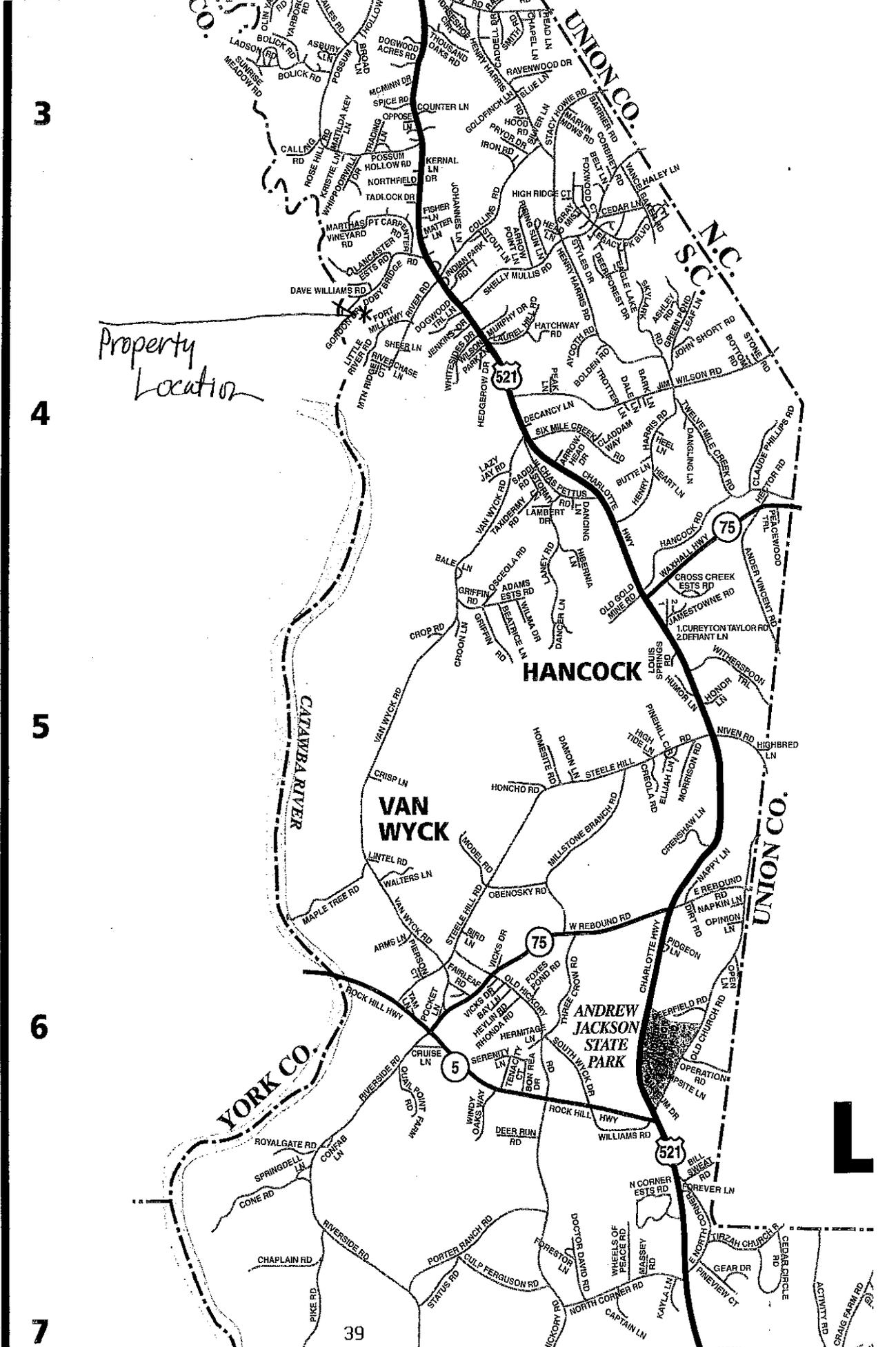
Sworn to (or affirmed) and subscribed before me this the 10th day of September, 2013.

(Official Seal)

Farah S. Lister
Official Signature of Notary

Farah S. Lister, Notary Public
Notary’s printed or typed name

My commission expires: 7/28/2021



3

4

5

6

7

Property Location



Add Mod Del Save Cancel

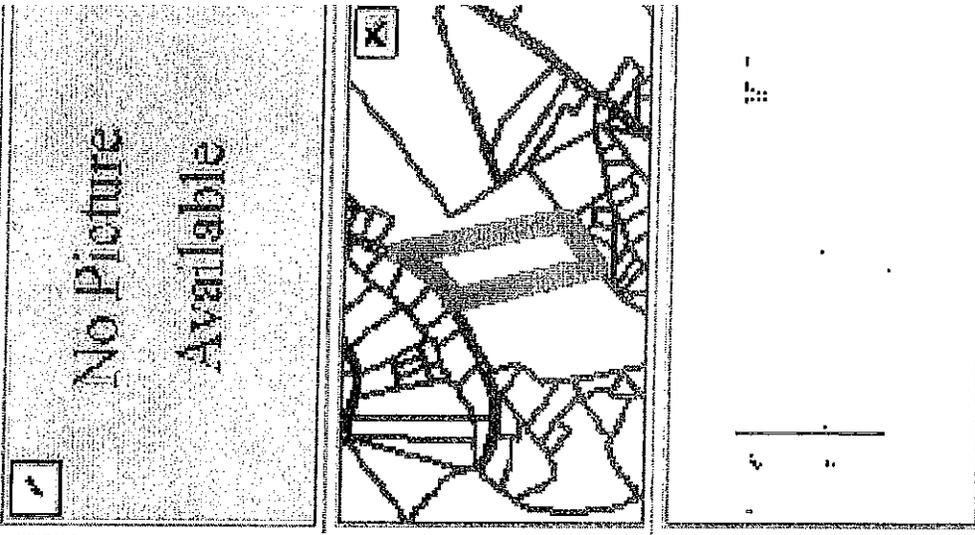
Indexed By

Parcel ID: 0013-00-026-00 Card: 171
 Account: 1523 District: 01 - County
 Sticker #: Ent. Parcel Area: 24.3 - AC
 Location: 4407 DOBYS BRIDGE RD Lancaster
 Land Use: NRM - NQRes Neigh: 01 - 01
 Owner #1: STEGALL JUDY G ETAL Own Type:

Market Adj Value	Current	Year 2013	Legal Description
Calc. Land Area:	24.300	24.300	
Full Market Value:	803,887	803,887	
Full Land Value:	729,587	729,587	
Building Value:	74,300	74,300	
Yard Items:			
Land Value:	30,043	30,043	
Total Value:	104,343	104,343	
Assessed Value:	6,204	6,204	
Capped Total:	104,343	104,343	Reval / Market 01

Sales Information
 Grantor: STEGALL JUDY G ETAL Validity:
 Sale Price: 0 Sold Vacant: No
 Sale Date: 8/29/1961 Legal Ref: W015-00063

Office Notes Notes



No Picture Available

JUDY E BOONE

From: Matt Levesque [mlevesque@espassociates.com]
Sent: Wednesday, October 30, 2013 3:13 PM
To: JUDY E BOONE
Subject: RE: Preliminary Plat submittal

Follow Up Flag: Follow up
Flag Status: Flagged

Elaine,
Since this is a townhome preliminary Plat will we still get an idea of the submittal fee by multiplying the amount by the number of units rather than lots. The checklist for preliminary plat quantifies the fees as \$300 dollars plus and extra \$10 dollars a lot. We don't have lots on the multifamily townhome plan so would we just quantify this as \$300 dollars plus \$10 dollars a unit.

Also, I assume we can provide TIA, grading, and road profiles when we submit construction documents, just like we did for Audubon? Is this correct?

Thanks for all of your time and help with this.

Thanks,
Matt

From: JUDY E BOONE [mailto:eboone@lancastercountysc.net]
Sent: Wednesday, October 30, 2013 10:20 AM
To: Matt Levesque
Subject: RE: Preliminary Plat submittal
Importance: High

Matt,

The deadline for getting the preliminary plan in is November 06, 2013 for the December 12, 2013 Planning Commission meeting. This is a 30 day ad submittal must be in our hands on November 06, 2013. The meeting dates are shifted in November and December because of the holidays. Hope this works out.

Thanks,
J. Elaine Boone
Planner II
Lancaster County
(803) 416-9396 Direct

From: Matt Levesque [mailto:mlevesque@espassociates.com]
Sent: Tuesday, October 29, 2013 2:58 PM
To: JUDY E BOONE
Subject: Preliminary Plat submittal

Elaine,
Good afternoon. I hope you are doing well.

I have a quick question for you. When is the submittal deadline for Preliminary plat in order to make the December planning Commission meeting? I am referring to the Stegall Property. Now that we have DRC comments we are going to start that preliminary plat.

I have November 15th as the deadline for the December 17th Planning Commission and I wanted to just double-check that date.

Thanks for your help,

Matt Levesque, RLA

ESP Associates, P.A.

engineering · surveying · planning

Office: 803.802.2440

Direct: 803.835.0908

Mobile: 704.634.2056

mlevesque@espassociates.com

www.espassociates.com

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JUDY E BOONE

From: JUDY E BOONE
Sent: Tuesday, October 29, 2013 9:42 AM
To: 'Danis Simmons'
Subject: RE: Stegall DRC Comments

Danis,

The only comments I had was about the stub out at lot 14 and connection beyond lot 145 to adjacent property. These roads are remaining private right?

Thanks,
J. Elaine Boone
Planner II
Lancaster County
(803) 416-9396 Direct

From: Danis Simmons [mailto:dsimmons@espassociates.com]
Sent: Monday, October 28, 2013 9:57 AM
To: JUDY E BOONE
Cc: Matt Levesque
Subject: Stegall DRC Comments

Elaine: Hope all is well.

I am following up on the DRC comments for Stegall. You were going to put them together and email them after the meeting (Oct. 8). I have not received them - can you send? We are preparing to submit in November for Preliminary Plan.

Thanks.

Danis Simmons, PE
ESP Associates, P.A.
Office: 803-835-0943
Mobile: 704-622-5520
Email: dsimmons@espassociates.com

Mail:
P.O. Box 7030
Charlotte, NC 28241
Location:
3475 Lakemont Blvd.
Fort Mill, SC 29708

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JUDY E BOONE

From: Danis Simmons [dsimmons@espassociates.com]
Sent: Tuesday, October 08, 2013 4:20 PM
To: JUDY E BOONE
Cc: Brett Manery; Stephen Blackwelder; Penelope Karagounis
Subject: RE: Stegall Townhome Site

Thanks Elaine and Stephen. We'll take a look at this. We appreciated the time from all this morning.

Danis Simmons, PE
ESP Associates, P.A.
Office: 803-835-0943
Mobile: 704-622-5520
Email: dsimmons@espassociates.com

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From: JUDY E BOONE [mailto:eboone@lancastercountysc.net]
Sent: Tuesday, October 08, 2013 3:33 PM
To: Danis Simmons
Cc: Brett Manery; Stephen Blackwelder; Penelope Karagounis
Subject: FW: Stegall Townhome Site
Importance: High

See below

From: Stephen Blackwelder
Sent: Tuesday, October 08, 2013 2:16 PM
To: JUDY E BOONE
Cc: STEPHEN C YEARGIN; Penelope Karagounis; MORRIS L RUSSELL; Darren Player
Subject: Stegall Townhome Site
Importance: High

Elaine,

After the DRC meeting this morning, I had a conversation with Steve Yeargin, the Interim Building Official, about the question regarding sprinkler protection for the proposed townhomes in this project. As I stated in the meeting it is ultimately Steve's call as to the requirements for any new construction project. He read from the 2012 International Residential Code (IRC) Section 313.1 which states an automatic sprinkler system shall be required for townhomes. He is unaware of any State modifications to this section and checked the website as we were talking to make sure. I know the state has modified sprinkler requirements for single family dwellings, but apparently did not modify it for multi-family and townhomes.

Please forward this information to all involved in the project. They seemed surprised at the meeting this morning that sprinkler protection was even a possible requirement. This is the first set of proposed townhomes we have had under the new 2012 code series. If they can point out a code reference supporting their stance that no sprinkler protection is needed, we need to see it and discuss it before this project moves forward.

Thanks,

Stephen Blackwelder

Lancaster County Fire Marshal

(803) 313-8056

Fax (803) 283-6333

sblackwelder@lancastercountysc.net

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JUDY E BOONE

From: Stephen Blackwelder
Sent: Tuesday, October 08, 2013 4:13 PM
To: JUDY E BOONE
Subject: Stegall

Follow Up Flag: Follow up
Flag Status: Completed

Elaine,

Here are my comments from this morning's meeting:

- Any mid-block hydrants will need to have 26 feet of width pavement section for 20 feet prior to and 20 feet after the hydrant- there are currently three mid-block hydrants proposed. They may eliminate these hydrants altogether.
- I suggested moving the hydrant proposed between units 110 and 111. To the corner at unit 106. This eliminates the need to have extra width pavement at the hydrant. It also makes hose pulls easier for the Fire Departments.
- I requested that the hydrant just after Unit 74 be moved to just prior to Unit 72. This will allow the fire engine to lay hose on the way into a fire at either of these buildings.
- I assumed that these units would be sprinkler protected with NFPA 13-D fire sprinkler systems. They stated they had never had that required before. Because this is the first set of townhouses built under the new code series (2012) and with Steve Yeargin not present, I did not argue the point. I told them I would check with Steve on this requirement. I have spoken with Steve since the meeting and he agrees that the code requires townhomes to be sprinkler protected. At his request I sent an email to Elaine and copied him informing all the principles involved of this situation. As of this writing, I have not heard back from any of them.

Thanks,
Stephen

JUDY E BOONE

From: Stephen Blackwelder
Sent: Tuesday, October 08, 2013 2:16 PM
To: JUDY E BOONE
Cc: STEPHEN C YEARGIN; Penelope Karagounis; MORRIS L RUSSELL; Darren Player
Subject: Stegall Townhome Site

Importance: High

Elaine,

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Thanks,

Stephen Blackwelder
Lancaster County Fire Marshal
(803) 313-8056
Fax (803) 283-6333
sblackwelder@lancastercountysc.net

FILE

JUDY E BOONE

From: Patricia T. Hinson
Sent: Monday, September 23, 2013 8:19 AM
To: JUDY E BOONE; Matt Levesque
Cc: Chris Nunnery
Subject: STEGALL TOWNHOME SITE (PREL) & ESTATES AT AUDUBON LAKE (PREL)

Follow Up Flag: Follow up
Flag Status: Flagged

Elaine,

Please see my comments below in reference to Stegall Townhome and Estates Audubon Lake:

STEGALL TOWNHOME

- Amenity Area will need its own 911 Address
- Road name choices will need to be submitted for review/approval (cross reference road names throughout our county as well as our neighboring county, York)
- Will developer provide road signs? If so, there will not be a character limit with the street names; if not, there is a 17 character limit including spaces (See section 14.1.3 Road Name Standards)
- See section of 14.1.3 in reference to suffix choices based on road lengths
- The subdivision name "STEGALL" will have to be cross referenced with others in the county as well as our neighboring county York for use.

ESTATES AT AUDUBON LAKE

- Same comments as listed above

Please call me or email me with ANY questions/concerns.

Thanks,

Trish Hinson
E-911 Addresser
Lancaster County Public Safety Communications
1941 Pageland Hwy
Lancaster SC 29720
Phone 803-416-9325

Stegall

KENNETH C CAUTHEN

From: JUDY E BOONE
Sent: Thursday, September 19, 2013 11:19 AM
To: STEPHEN C YEARGIN; Stephen Blackwelder; KENNETH C CAUTHEN; CLAYTON L CATOE; keith.Tunnell@lancasterscworks.com; sethrogers@comporium.net; James Hawthorne; Jeffery D. Catoe; Hal Hiott; Gene.Moore@lcsdmail.net; David.Small@lcsdmail.net; Bryan.Vaughn@lcsdmail.net; BARRY S FAILE; Patricia T. Hinson; MckayJD@dot.state.sc.us; JoynerJW@dot.state.sc.us; Hopkins, Daniel M.; bagleyMR@dot.state.sc.us
Cc: Penelope Karagounis
Subject: DRC - Meeting October 08, 2013
Importance: High

Hey,

Just wanted to let everyone know the following will be on the October 08, 2013 DRC meeting:

- 1) Estates at Audubon Lake 10:00 a.m. — 3 phases of Brethorne
- 2) Stegall Site 10:30 a.m. — Ansley Park
- 3) Transformation Church 11:00 a.m. — Hwy 521

Any comments please send them to the appropriate engineering company and also the planner in charge.

Thanks,
 J. Elaine Boone
 Planner II
 Lancaster County
 (803) 416-9396 Direct
eboone@lancastercountysc.net

Audubon Estates - Flood plain line does not appear to encroach into lots - what is elev. difference from pads to Flood line?

Stegall - stream has small drainage area - stream should have no impact at all -
 on Doby Br. Rd!

Transformation - O.K

JUDY E BOONE

From: Hopkins, Daniel M. [HopkinsDM@scdot.org]
Sent: Tuesday, October 08, 2013 3:59 PM
To: JUDY E BOONE; Penelope Karagounis
Subject: FW: Audubon Lake and Stegall Tracts - Lancaster County Properties

Below is Vic's preliminary comments on the Audubon and Stegall projects.

Thank you,

Dan Hopkins
South Carolina Department of Transportation
338 Robertson Road West
Rock Hill, South Carolina 29730
Office (803) 327-6186
Cell (803) 517-2757 (Voicemail only)
Fax (803) 327-6184
HopkinsDM@scdot.org

From: Edwards, Victor M
Sent: Friday, September 06, 2013 9:28 AM
To: Scott Childers
Cc: Hopkins, Daniel M.; Joyner, James W.; PKaragounis@lancastrcountysc.net
Subject: RE: Audubon Lake and Stegall Tracts - Lancaster County Properties

Scott, good morning.

TIA:

If you have less than 100 trips in the peak hour SCDOT doesn't generally require a TIA except on high volume or high speed roadways. A lot of if a TIAs is necessary or not can't be determined until I can look at each site. Most end up being required whenever there are impacts anywhere besides in front of the development (volume), or the developer feels our conceptual input (geometry) is more than they can stomach or want to build and a 3rd party independent opinion is necessary.

ANY TIA must allow at least 30 days from day of receipt for SCDOT to review it.

Please in the future separate concepts as it gets confusing knowing where to file what when multiple sites are in 1 email.

Barberville Rd. :

Nasty road, lot of volume at high speeds. I think even at this small size a minimal left turn lane will be necessary, especially given the curve to the south. Don't like the median. We are having more and more issues with medians obscuring sight distances and folks getting confused about which what is in and which way is out. **If you concur with the LTL, SCDOT would not require a TIA.**

Doby's Bridge:

This road is growing to be as much of a nightmare as Mt. Gallant. With many similar problems.

This is road is only going to get worse over time especially when the by-pass opens. Again, I think I LTL is a necessity here. Maybe not when it gets started but by build-out, it will be essential.

However, from the **SCDOT perspective**, I don't think traffic impacts will extend beyond the development itself, and a **TIA will not be necessary for the DOT.**

I hope this helps to clarify the SCDOTs opinion on these 2 sites and our general requirements for TIAs. Our review is conceptual only given we are being provided only a conceptual plan. It may become necessary later in the review and permit process to do more than what is explained above, and this should be explained clearly to your developer. That will only become clear once a full set of engineering plans is prepared or further information is provided from the developer or his/her engineer.

Vic

Victor Edwards, PE

SCDOT, DISTRICT 4

Asst. District Traffic Engineer

Office 803-377-4155

Office 803-802-0537

JUDY E BOONE

From: Jeffery D. Catoe
Sent: Friday, April 04, 2014 3:48 PM
To: JUDY E BOONE
Subject: Pinwood Ridge

Elaine,

Please review the following comment for the multi family proposal of Pinwood Ridge:

Roads are to be private. Please follow private road design standards in Ordinance 915. These are the most current standards for private roads. However, Public Works will comment only to have interior road widths at 22' minimum as opposed to 20', though no change to minimum standard has been incorporated at this time.

If the project party has any questions, please have them contact me. Thanks Elaine.

Jeff Catoe
Public Works Director
803-416-9692

JUDY E BOONE

From: JUDY E BOONE
Sent: Tuesday, April 08, 2014 3:06 PM
To: KENNETH C CAUTHEN
Cc: Penelope Karagounis; Kathy Johnson; 'Matt Levesque'
Subject: Penwood Ridge Subdivision

Importance: High

Kenneth,

Last week at the Planning Commission workshop Mr. Pappas asked about the parking requirements for Townhomes. About the possibility of adding additional parking spaces to the Amenity Center or adding additional parking spaces for the entire development. Chapter 11, Parking, Section 11.2 (5) Table of Parking Requirements, allows 1.5 spaces for each dwelling unit, Penwood Ridge will have 135 single family attached units according this the calculation s/b 203 parking spaces. I talked with Matt Levesque with ESP Associates this afternoon on the phone he stated his calculations are as follows, Amenity Area – 13 parking spaces he says that this is calculated based on the size of the pool and deck. The total driveway spaces are 196, for a total of 209 spaces. Do you see a need for additional parking spaces/parking areas? If you really think about this they have 49 large units that have a two car garage and 87 smaller units that have a one car garage. So you could add those as parking spaces for a total of 185 additional spaces. Hoping you could help me on this.

J. Elaine Boone
Planner II
Lancaster County
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Lancaster, SC 29721
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