

# Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

April 04, 2016

Telephone (803) 285-6005

Fax (803) 285-6007

Mr. Larry Long  
Forestar Group  
3330 Cumberland Blvd. Suite 375  
Atlanta, Ga. 30339

**RE: ANSLEY PARK - PRELIMINARY PLAN APPROVAL**

Mr. Long,

After a public hearing held before them on Tuesday February 16, 2016 the Lancaster County Planning Commission voted 5-2 to **APPROVE** the following preliminary subdivision plan:

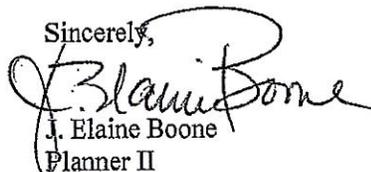
**ANSLEY PARK PRELIMINARY PLAN:** 309 single-family lots  $\pm$  155.80 acres, with a density of 1.98 dwelling units per acre. It should be noted that the associated Development Agreement, Lancaster County Ordinance 2015-1378, allows up to 309 single-family lots to be developed within this subdivision for a maximum density of 1.98 DU/AC. The subject property is zoned PDD-21, Planned Development District - Cambridge and consists of TMS # 0010-00-008.00.

At this meeting, and concurrently with approval of the Ansley Park Preliminary Plan, the Planning Commission approved the following variances within this project:

1. A variance from Chapter 13 of the Lancaster County Unified Development Ordinance, Section 13.7.9 Blocks, Section 13.7.9.1 Residential Block Length. The variance granted the standard connectivity index from 1.40 to 1:33.

Even though this application was approved by the Lancaster County Planning Commission, under Section 13.6.2.6, Appeal, of the Lancaster County Unified Development Ordinance, any person having a substantial interest in this decision can appeal this decision to Circuit Court. This appeal must be filed within 30 days after the decision of the Commission is mailed to the applicant and adjacent property owners. If an appeal were filed, this would mean the appeal would have to be submitted by the end of the day on May 05<sup>th</sup>, 2016. Please contact us at 803-285-6005 if you have any questions.

Sincerely,



J. Elaine Boone  
Planner II

cc: Mr. Tim Coey, Vice President Bayard Group  
Mr. Brandon Pridemore, R.J. Harris & Associates  
Mr. Stephen Blackwelder, Lancaster County Fire Marshal  
Mr. Jeff Catoe, Lancaster County Public Works Director  
Mr. Kenneth Cauthen, Lancaster County Chief Zoning Officer  
Mr. James Hawthorne, Lancaster County Water & Sewer District  
Ms. Patricia Hinson, Lancaster County E-911 Coordinator  
Ms. Penelope Karagounis, Lancaster County Planning Director

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*Proud to serve the citizens of Lancaster County,  
and the Towns of Heath Springs & Kershaw*

## PLANNING STAFF REPORT- SD-016-001

### I. Facts

#### General Information

##### Proposal:

The proposed Ansley Park subdivision will have 309 single family residential lots. The subdivision will consist of both 60 foot and 70 foot lots with a minimum lot size of 5,000 s.f. The 60 foot lots will be 173 total and the 70 foot lots will be a total of 136 for a total of 309 single family detached residential units. The site is a total of 155.80 acres with a density of 1.98 dwelling units per acre. The applicant will be requesting a variance on the connectivity index from 1.40 to 1.33.

##### Property Location:

The property is located off Henry Harris Road near the Marvin Road intersection in the Indian Land section of Lancaster County, South Carolina.

##### Legal Description:

Tax Map 10, Parcel 8

##### Zoning Classification:

The property is currently zoned PDD, Planned Development District (PDD-21 aka Cambridge). The property was rezoned on January 31, 2005 from R-15, Moderate Density Residential Agricultural District and B-3, General Commercial District to PDD-Planned Development District 21- Cambridge.

#### Site Information

##### Site Description:

*Site Description:* The property consists of  $\pm$  155.80 acres, which will consist of 309 traditional single-family residential lots. The residential density for this development is 1.98 dwelling units per acre.

##### Vicinity Data:

*Surrounding Conditions:* The site is surrounded by properties to the north and east zoned as R-15P, Moderate Density Residential/Agricultural Panhandle District. One large parcel to the south is zoned I-1, Light Industrial District. To the southwest the properties are zoned B-3, General Commercial District. The properties to the west are zoned PDD, Planned Development District, and MF, Multiple-Family District.

##### Exhibits:

1. Subdivision Application
2. Subdivision – Connectivity Variance Application \*(Will bring to Workshop Mtg.)
3. Location Map
4. Zoning Map
5. Overlay Map
6. Tax Inquiry Sheet
7. Comments from the January 26, 2016 DRC Meeting
8. TIA – SCDOT comments & 3<sup>rd</sup> Party Reviewer
9. PDD-21 Development Agreement

## 10. Citizens Comments

### **II. Findings**

The applicant submitted the Preliminary Plan Application electronically to the following departments to review the Ansley Park Subdivision Preliminary Plan:

- Lancaster County Building Department, Steve Yeargin
- Lancaster County Water and Sewer District, James Hawthorne
- Lancaster County Fire Marshal, Stephen Blackwelder

The Planning Department distributed paper copies of the Ansley Park Preliminary Plan to the following agencies:

- Lancaster County Public Works, Jeff Catoe
- Lancaster County Zoning Department, Kenneth Cauthen,
- Lancaster County E-911 Addressing Coordinator, Trish Hinson
- Lancaster County Planning, Planner II, Elaine Boone

The DRC met on January 26, 2016 at 9:30am to discuss the Ansley Park Preliminary Plan. Staff present at the meeting was as follows:

- Stephen Blackwelder - Lancaster County Fire Marshal
- James Hawthorne - Lancaster County Water and Sewer Staff Engineer
- Kenneth Cauthen- Lancaster County Chief Zoning Official
- Elaine Boone – Lancaster County Planner II
- Penelope Karagounis – Lancaster County Planning Director
- Jeff Catoe, Lancaster County Public Works Director

The following comments were received by January 27, 2016 by local agencies:

Lancaster County Planning Department, Director, Penelope Karagounis/Elaine Boone, Planner II  
Lancaster County Fire Service, Fire Marshal, Stephen Blackwelder  
Lancaster County Zoning Department, Zoning Official, Kenneth Cauthen  
Lancaster County Public Safety Communications, Trish Hinson  
SCDOT, District Engineer, Vic Edwards  
LCWSD, District Engineer, James Hawthorne  
Lancaster County Public Works Department, Director, Jeff Catoe

### **III. HISTORY OF THE PROJECT**

The PDD-21 was adopted on January 31, 2005 by ordinance # 650. The PDD was amended in 2007 with ordinance # 796. This was adopted on Jan 29, 2007. The amendment was specifically for Section 11.2.3 Intensity of the Development. For various reasons the property remained undeveloped and has remained generally dormant since that time. About 2.5 years ago a Developer came through the Planning Commission process for a subdivision preliminary plan

approval for only the front parcel of the PDD-21 fronting on Highway 521. At that time, the Lancaster County Planning Commission approved the Preliminary Plan for the Subdivision with the removal of the connecting bridge crossing six mile creek, and added some extra buffer requirements and limited some connectivity access points with adjoining properties.

On November 17, 2015 the Planning Commission conducted a public hearing on the proposed Development Agreement- portion of Ansley Park Development (PDD-21) by Forestar (USA) Real Estate Group Incorporation. The Planning Commission voted to recommend to County Council approval of the Development Agreement by a vote of (5-1).

#### **IV. CONCLUSION**

The Ansley Park subdivision preliminary plan has been reviewed, and comments have been received from County Departments/Local Agencies. R. Joe Harris and Associates will bring the revised plan to the workshop on February 11, 2016 along with an application for a variance on the connectivity index from 1.40 to 1.33. The Developer has agreed to pay \$ 1,000.00 per house for public safety and an additional \$ 500.00 per house for the Lancaster County School District.

#### **V. Recommendation:**

It is therefore the recommendation from the Planning Department that the subdivision application for the Forestar Group (Ansley Park) subdivision be **approved** contingent upon all comments being addressed from County staff and local agencies.

LANCASTER COUNTY  
SOUTH CAROLINA  
LAND DEVELOPMENT REGULATIONS

Exhibit 1

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

Do Not Write In This Box

Application No. SD-016-001 Date Received 1-4-16 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: Ansley Park

Project Type: Single Family Detached

Property Location:  one)  Unincorporated area of County  City of Lancaster

Town of Heath Springs  Town of Kershaw

Tax Map Number: 0010-00-008.00

Area in Acres: 155.80

Number of Lots: 309

Number of Sections/Phases: 1

Existing Land Use District Classification: \_\_\_\_\_

CONTACTS:

PROPERTY OWNER

SURVEYOR/ENGINEER

NAME

Forestar Group

R Joe Harris & Assoc

ADDRESS

3330 Cumberland Blvd Ste 275

127 Ben Casey Lane Ste 101

CITY/STATE/ZIP

Atlanta, GA 30339

Fort Mill, SC 29708

PHONE NUMBER

770-272-7760

803-802-1799

Waster Supply:

Wells

Central LCWSD

\_\_\_\_\_  
Name of Provider

Water Treatment:

Septic

Central LCWSD

\_\_\_\_\_  
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

Exhibit 1

PRELIMINARY PLAN APPLICATION CHECKLIST  
(Refer to Section 13.8)

Are the following items included with your preliminary plan application? Check yes or 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)

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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)
- Location of all central water and sewer lines within 1000 feet of the site

<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
- 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
- Construction plans for water supply, storm drainage, and sanitary sewer systems (if applicable)
- 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
- Number of proposed lots
- Total length of proposed roads
- Traffic Impact Analysis - Refer to SCDOT ARMS Manual

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
N/A	<input type="checkbox"/>
N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
N/A	<input type="checkbox"/>

If any of the above items are not included in your proposal, please explain why: \_\_\_\_\_  
Road profiles 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

Exhibit 3



Lancaster  
County  
South Carolina

SD-016-001  
Ansley Park  
Vicinity Map

Subject Property



Exhibit 4



Lancaster  
County  
South Carolina

SD-016-001  
Ansley Park  
Zoning Map

Subject Property

