

# LANCASTER COUNTY PLANNING COMMISSION

May 17, 2016  
6:30 PM  
Lancaster Co.  
Adm. Bldg.,  
Room 224  
(803) 285-6005

<b>Type of meeting:</b>		<b>General Business Meeting</b>	<b>Facilitator:</b>	<b>Planning Staff</b>
<b>Clerk:</b>		<b>Judy Barrineau</b>		
<b>Please read:</b>		<b>Agenda Packet</b>		
<b>Please bring:</b>		<b>Agenda Packet &amp; UDO</b>		
Call To Order		Chairman		
Roll Call		Chairman		
Approve Agenda		Chairman		
Citizen's Comments		Chairman		
Approval of Minutes – Workshop Minutes – April 07, 2016, Regular Minutes – April 19, 2016		Chairman		
Chairman's Report		Chairman		
Director's Report		Penelope Karagounis		
<b>UDO Update</b>		Kara Drane		
<p><b>SD-016-001 – Ansley Park</b> – The proposed Ansley Park subdivision will have 309 single family residential lots. The property is located off Henry Harris Rd. near the Marvin Rd. intersection in the Indian Land section of Lancaster County, SC. pgs. 1-9                                      <b>Tax Map 10, Parcel 8</b></p>		Penelope Karagounis & Elaine Boone		
<p><b>SD-016-003 – Two Capital Partners, Indian Land</b> – This preliminary plan application proposes 313 multifamily units. {Public Hearing} pgs. 10-66 <b>TMS# 0005-00-090.01, 0008-00-005.01, 0008-00-006.02, 0008-00-006.01 &amp; 0008-00-006.00</b></p>		Alex Moore		



**Memo**

**To:** Lancaster County Planning Commission Members  
**From:** Penelope G. Karagounis, Lancaster County Planning Director  
**Date:** May 12, 2016  
**Re:** Director's Report for the May 17, 2016 Planning Commission meeting

**Message:**

For the month of May we have three Development Review Committee cases. One case was reviewed on Tuesday, May 10, 2016 and it was another outparcel for the Red Stone commercial development in Indian Land. We have two more DRC cases on May 24<sup>th</sup>. Both of these new developments are located in Indian Land and the projects are NTB Tire and Service Center and Rosemont Park.

We continue to work on the drafts of the chapters for the Unified Development Ordinance rewrite. At this time the draft chapters are being reviewed by County staff throughout various County Departments. I want to wish everyone a Happy Memorial Day weekend!

Thank you.

# Lancaster County Planning Department

101 N. Main St., Ste. 108

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

*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 ± 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	<u>Forestar Group</u>	<u>R Joe Harris &amp; Assoc</u>
ADDRESS	<u>3330 Cumberland Blvd Ste 275</u>	<u>127 Ben Casey Lane Ste 101</u>
CITY/STATE/ZIP	<u>Atlanta, GA 30339</u>	<u>Fort Mill, SC 29708</u>
PHONE NUMBER	<u>770-272-7760</u>	<u>803-802-1799</u>

Water 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 1,000 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

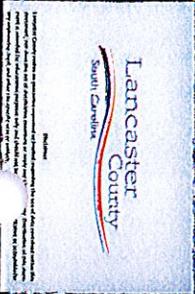
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<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
N/A	<input type="checkbox"/>

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



SD-016-001  
Ansley Park  
Vicinity Map

Subject Property

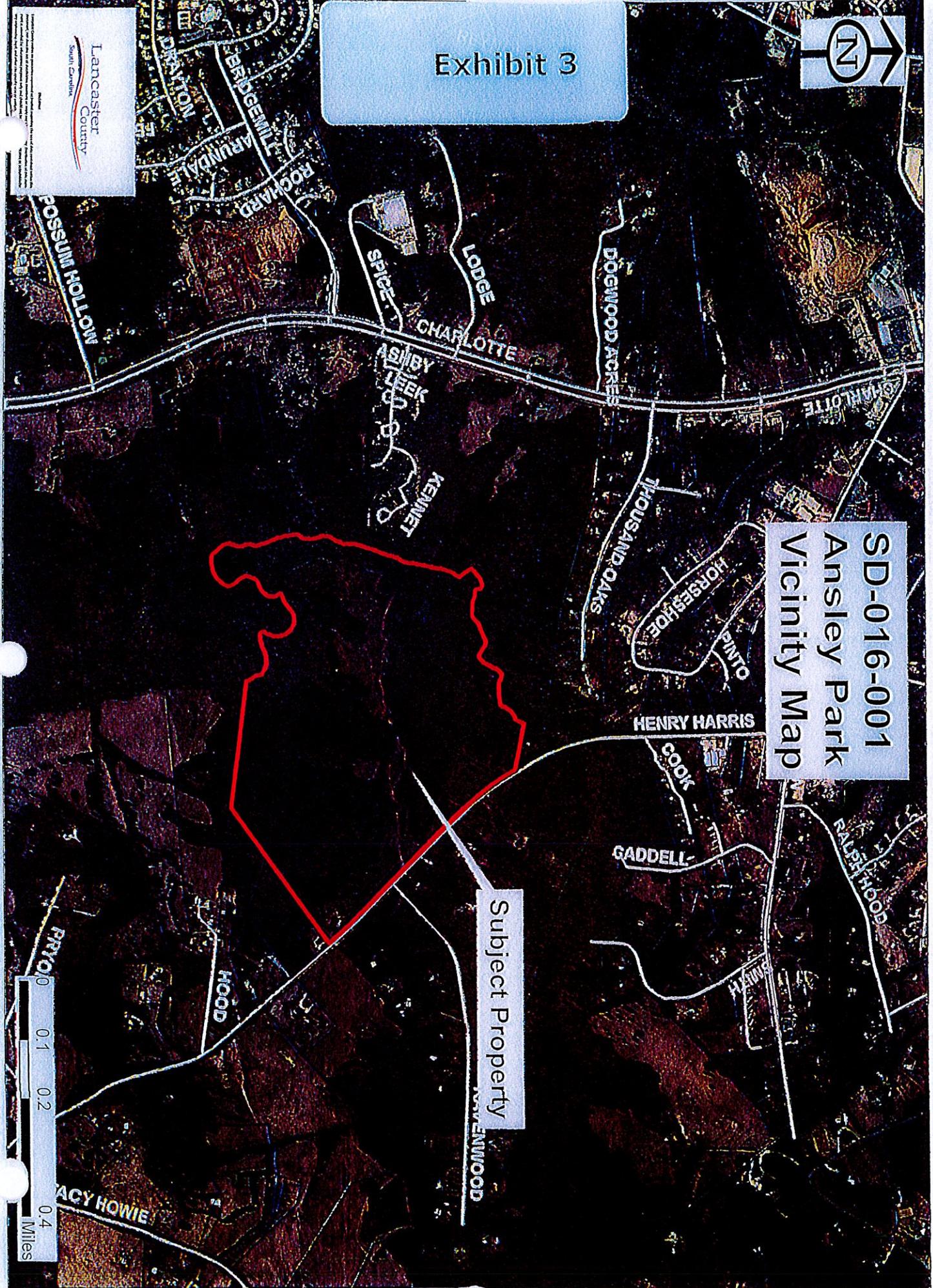
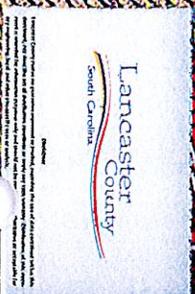
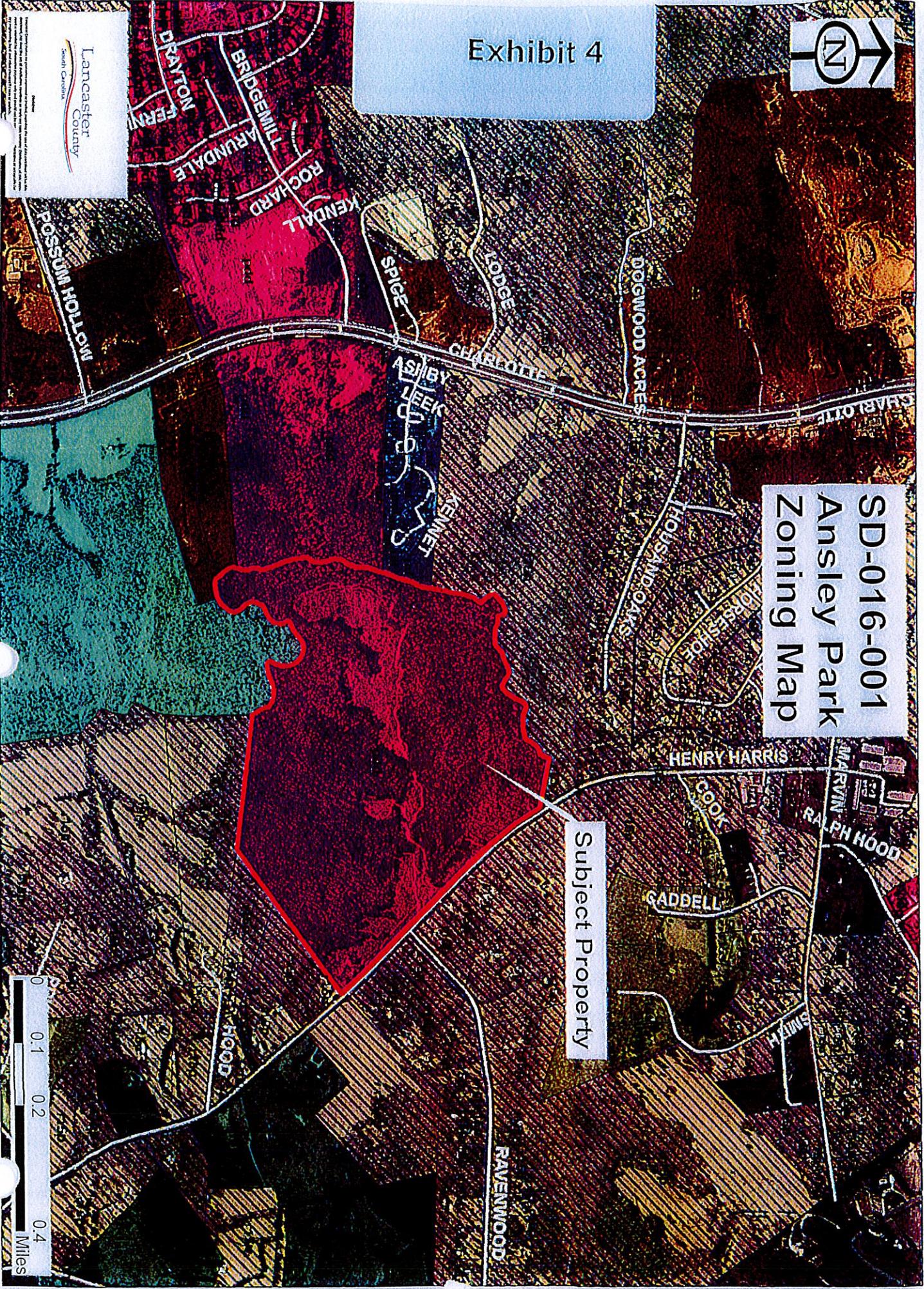


Exhibit 4



SD-016-001  
Ansley Park  
Zoning Map

Subject Property

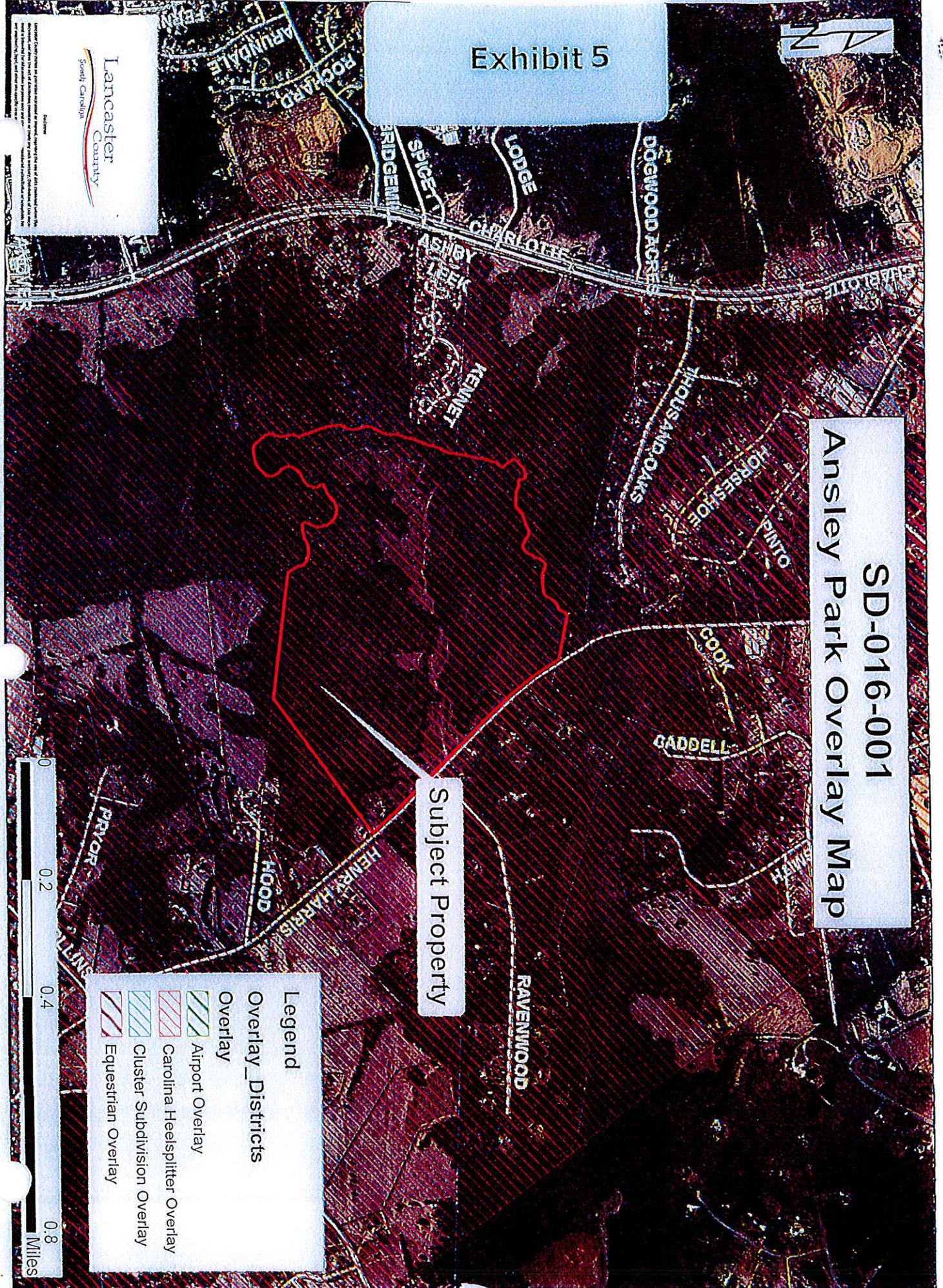


# Exhibit 5

## SD-016-001 Ansley Park Overlay Map

Subject Property

- Legend**
- Overlay\_Districts
  - Overlay
  - Airport Overlay
  - Carolina Heelsplitter Overlay
  - Cluster Subdivision Overlay
  - Equestrian Overlay



**PLANNING DEPARTMENT STAFF REPORT**  
**SD-016-003—TWO CAPITAL PARTNERS INDIAN LAND**  
**APPLICANT: SCOTT KIGER OF DESIGN RESOURCE GROUP**

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**I. FACTS**

**A. GENERAL INFORMATION**

***Proposal:*** Scott Kiger of Design Resource Group has submitted a preliminary plan application on behalf of Wes Taubel of Two Capital Partners [\(Exhibit 1\)](#).

This preliminary plan application proposes 313 multifamily units to be developed on TMS 0005-00-090.01 (39.24 Acres). This respective parcel was rezoned from B-3, General Commercial District to MF, Multiple-Family/Agricultural District at third reading of County Council on July 27<sup>th</sup>, 2015. Please note Ordinance 2015-1359 [\(Exhibit 2\)](#). The maximum density for Multiple-Family zoned parcels under the current UDO is eight dwelling units per acre. This project proposes 7.97 dwelling units per acre (313 DU/39.24 AC)

***Property Location:*** The properties which are proposed to be rezoned are located north of SC HWY 160 and east of Calvin Hall Road in the Indian Land section of Lancaster County [\(Exhibit 3\)](#).

***Legal Description:*** TMS No: 0005-00-090.01, 0008-00-005.01, 0008-00-006.02, 0008-00-006.01 and 0008-00-006.00.

***Zoning Classification:*** The subject properties are currently zoned MF, Multiple Family/Agricultural District and B-2, Community Business District.

***Voting District:*** Brian Carnes, District 7

**B. SURROUNDING CONDITIONS**

Below is surrounding condition information based on both the current zoning designations and the proposed zoning designations which would be in place under the new UDO. It should be noted that the proposed future designation of MX would permit multifamily uses. The principal parcel that is the subject of this preliminary plan submittal is proposed to be zoned MX:

***Surrounding Conditions (CURRENT ZONING DESIGNATIONS):*** The parcels that are included within this preliminary plan application are surrounded by the following immediately adjacent zoning districts: Adjacent parcels to the **SOUTH** are zoned R-15P, Moderate Density Residential/Agricultural Panhandle District, B-2 Community Business District and B-3 General Commercial District. Adjacent parcels to the **NORTH** are zoned R-15P, Moderate Density Residential/Agricultural Panhandle District and PDD-5 (Bailes Ridge), Planned Development District. Adjacent parcels to the **WEST** are zoned PDD-5 (Bailes Ridge), Planned Development District. Adjacent parcels to the **EAST** are zoned R-15P, Moderate Density Residential/Agricultural Panhandle District and I-1, Light Industrial District [\(Exhibit 4\)](#).

***Surrounding Conditions (PROPOSED NEW UDO ZONING DESIGNATIONS):***

The parcels that are included within this preliminary plan application are surrounded by the following immediately adjacent, *proposed* zoning districts: Adjacent parcels to the **SOUTH** are *proposed* to be zoned MX, Mixed-Use District, and RB, Regional Business District. Adjacent parcels to the **NORTH** are *proposed* to be zoned PDD-5 (Bailes Ridge), Planned Development District and MDR, Medium Density Residential District. Adjacent parcels to the **WEST** are *proposed* to be zoned PDD-5 (Bailes Ridge), Planned Development District. Adjacent parcels to the **EAST** are *proposed* to be zoned MX, Mixed-Use District ([Exhibit 5](#)).

**C. EXHIBIT LIST**

1. SD-016-003 Preliminary Plan Application ([Exhibit 1](#)).
2. Lancaster County Ordinance 2015-1359, an ordinance to rezone Tax Map No. 0005-00-090.01 ([Exhibit 2](#)).
3. Project Location Map ([Exhibit 3](#)).
4. Surrounding Conditions—Existing Zoning Districts ([Exhibit 4](#)).
5. Surrounding Conditions—Proposed Zoning Districts ([Exhibit 5](#)).
6. TIA Executive Summary ([Exhibit 6](#)).
7. TIA Response Letter from SCDOT ([Exhibit 7](#)).
8. DRC Information/Applicant Response ([Exhibit 8](#)).
9. Large, Resubmitted Plan-Set ([Exhibit 9](#)).
10. Emails from Concerned Citizens ([Exhibit 10](#)).
11. Information on SC HWY 160 Project ([Exhibit 11](#)).

**II. FINDINGS**

On May 19<sup>th</sup>, 2015 the Lancaster County Planning Commission held a public hearing on a proposed district boundary map amendment (rezoning) for TMS 0005-00-090.01 (the current Multiple-Family parcel within this Preliminary Plan Application). This proposed map amendment was a request to rezone from B-3, General Commercial to MF, Multiple-Family/Agricultural District. At this meeting the Lancaster County Planning Commission recommended by a vote of 7-0 that this proposed map amendment be adopted.

This recommendation and all supporting information was submitted to Lancaster County Council. The County Council acted on the recommendation by the Planning Commission. Three readings must be held by County Council for adoption of a district boundary map amendment. At third reading on July 27<sup>th</sup>, 2015 Lancaster County Council voted 5-1 to rezone the subject property from B-3, General Commercial to MF, Multiple-Family/Agricultural District.

Rezoning of this property was supported by the facts and findings of information provided to Planning Commission and to County Council. The property is designated as “Neighborhood Mixed Use” on the Future Land Use Map and it is within the “Pedestrian Center Node.” This Pedestrian Center Node is intended to support uses such as multifamily. Additionally this site is in very close proximity to the Employment Center Node which contains uses such as Keer America and Movement Mortgage.

Such suburban office centers found within this Employment Center Node provide the opportunity for a concentration of employers. These uses typically include both larger, stand-alone buildings as well as areas which contain multiple office buildings that may support and serve one another (e.g. Red Ventures). Multifamily uses can often be found in close proximity to suburban office centers.

Concurrent with the project entitlement process, Two Capital Partners (the Developer) engaged the services of Design Resource Group to prepare a Traffic Impact Analysis (TIA) for this site. This TIA was submitted to SCDOT in January 2016. The executive summary and supporting "Area of Influence Map" is included as [\(Exhibit 6\)](#).

SCDOT responded to this TIA on February 17, 2016 [\(Exhibit 7\)](#). In this response letter the SCDOT District Engineering Administrator notes that they agreed in principle with the findings of the TIA. However, SCDOT also noted several changes that needed to be made to the proposed project. These changes are enumerated within [Exhibit 7](#).

On April 4<sup>th</sup>, 2016 the applicant submitted a preliminary plan application for a multifamily residential project consisting of 313 dwelling units. Public hearings for preliminary plan review are held by the Planning Commission. No additional meetings at County Council are required for preliminary plan review.

Prior to public hearings by the Planning Commission, a preliminary plan is submitted to the Lancaster County Development Review Committee (DRC) for review. This project went before the DRC on April 26<sup>th</sup>, 2016 [\(Exhibit 8\)](#). The DRC comments were provided to the applicant as soon as they were available after this meeting.

Planning Commission held its regular monthly workshop regarding this project at which time Commission members had an opportunity to ask questions of the applicant and Planning Staff. Applicants are typically advised to hold off on making revisions to the preliminary plan per the DRC comments until after the Planning Commission workshop in case any additional information is presented. In this instance a concern held by both Planning Staff and Planning Commission members included the proposed building elevation for the "Carriage" units within this project.

The applicant resubmitted the preliminary plan on Wednesday May 11<sup>th</sup>, 2016 [\(Exhibit 9\)](#). The resubmittal has addressed the comments from the Lancaster County DRC. Staff will provide an update on these DRC comments at the Planning Commission Meeting on Tuesday May 17<sup>th</sup>.

Staff would like to note that the applicant has upgraded the building elevations for the proposed "Carriage" units. These new elevations include more articulation of the façade, an additional roof gable, the addition of brick to both ends of each building along with improved outdoor lighting fixtures. This updated elevation can be found on the last sheet of the large plan-set within the Planning Commissioners packet.

In addition to TMS 0005-00-090.01 this proposed project will consist of TMS 0008-00-006.02, 0008-00-006.01 and 0008-00-006.00. It should be noted that all multifamily structures will be (and must be) constructed on TMS 0005-00-090.01 which is the parcel that was rezoned to MF in 2015 as noted at the beginning of this section. Again, the

density of the project can only be calculated using the multi-family parcel which consists of 39.24 acres. The additional parcels are zoned B-2. The parcels which are zoned B-2 will include a private road which will connect with SC HWY 160. The total project acreage including the B-2 parcels is  $\pm$  43.01 acres.

Staff would like to bring to the attention of the Planning Commission the emails we have received from concerned community members regarding this proposed multifamily project ([Exhibit 10](#)). The concerns expressed within these emails cannot be diminished. Increased traffic, student population and pressure on existing infrastructure affect all of us. The current system does not provide for complete concurrency with respect to development Vis a Vis expansion of infrastructure.

However, there are plans in place for the improvement of infrastructure which should ameliorate a portion of the stress within Indian Land. Specifically South Carolina Highway 160 within Lancaster County will be widened from the York County Line to Possum Hollow Road. Moreover a traffic signal design has been added to this project and will be installed at the intersection of SC Highway 160 and Calvin Hall Road within the construction time frame. Construction on this widening is projected to begin in December 2016. Staff has included the project time-line along with the traffic signal design as an exhibit ([Exhibit 11](#)).

Additionally, the recent school bond referendum should also substantially assist the Indian Land area. A new k-4 elementary school for 970 students will be built on land the school district owns on SC Highway 521 below SC Highway 75 and Rebound Road. A new Indian Land High School which can facilitate up to 1,800 students will be built along with needed athletic facilities. The bond referendum included money to purchase land for this high school. Additional playground equipment will be installed along with needed maintenance at all of the elementary schools except for Harrisburg Elementary.

### III. CONCLUSION

The density proposed for the Two Capital multifamily project at 7.97 dwelling units per acre (313 DU/39.24 AC) is in keeping with similar projects in the immediate vicinity. Specifically the adjacent Arlington subdivision has a density of 6.63 dwelling units per acre (356 DU/53.685 AC). The Enclave at Bailes Ridge, which is the existing multifamily project on the south side of SC Highway 160, has a density of 11.9 dwelling units per acre (246 DU/20.64 AC).

While no panacea to pressures on the road system within Indian Land, the SC Highway 160 widening along with the addition of a traffic signal at Calvin Hall Road should provide substantial assistance to both existing and future residents.

Indian Land is growing because it is a desirable place to be. Large businesses such as Red Ventures and Movement Mortgage have constructed campuses within the panhandle of Lancaster County for both economic and locational advantages. With regard to the later, these operations are attracting a younger demographic to their payrolls. With more housing options these individuals may choose to live closer to work rather than commute from Charlotte and beyond which in turn can generate less traffic when walking or biking options are considered.

The Two Capital Partners multifamily proposal now before Planning Commission is a high-end project with ample amenities and open space. It includes features that will allow residents to recreate without leaving the property. The developer has previously presented information indicating that future renters within the community will have a very positive economic impact and at least comparable spending power to existing Indian Land residents.

As noted above, perfect concurrency with regard to infrastructure improvements is not possible. Conversely crucial components of our County's infrastructure *will* be improved in relatively short order. These improvements will directly benefit existing residents of Indian Land impacted by proposals such as the Two Capital multifamily project.

Planning Staff recommends that Planning Commission APPROVE this Preliminary Plan.

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. <u>SD-016-003</u>	Date Received <u>4-4-16</u>	Fee Paid <input checked="" type="checkbox"/>

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: TWO Capital Indian Land

Project Type: 313 Multi-family Units

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

Tax Map Number: 0005-00-090.01, 0008-00-005.01, 0008-00-006.02, 0008-00-006.01 and 0008-00-006.00

Area in Acres: 43.01 acres

Number of Lots: 5 existing parcels to be combined into a single lot for 313 multi-family units

Number of Sections/Phases: 1 phase

Existing Land Use District Classification: vacant and sales

CONTACTS:	PROPERTY OWNER	SURVEYOR/ENGINEER
NAME	<u>Wes Taubel with TWO Capital Partners</u>	<u>Scott Kiger with Design Resource Group</u>
ADDRESS	<u>3445 Peachtree Road, Suite 465</u>	<u>2459 Wilkinson Blvd, Suite 200</u>
CITY/STATE/ZIP	<u>Atlanta, GA 30326</u>	<u>Charlotte, NC 28208</u>
PHONE NUMBER	<u>404-262-2661</u>	<u>704-343-0608</u>

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

Water Treatment:  Septic  Central Lancaster County Water and 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.

1- General Information:	YES	NO
Vicinity map and aerial photograph	_X_	___
Graphic scale, north arrow and date	_X_	___
Total acreage of land to be subdivided 43.01 acres	_X_	___
Boundaries of tract to be subdivided with all bearings & distances indicated	_X_	___
Existing and proposed use of all lots	_X_	___
Fifteen (15) digital copies of the preliminary plan and Six (6) hard copies (see contact list)	_X_	___
<b>2- Existing Conditions:</b>		
Zoning classification of proposed subdivision and adjacent areas	_X_	___
Deed record names of adjoining property owners	_X_	___
Location of streams, lakes, and land subject to 100 year flood	_X_	___
Location of adjoining property lines	_X_	___
Location of existing buildings on the site	_X_	___
Location of right-of-ways for existing roads, railroads, and utility lines on or adjacent to the site	_X_	___
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	_X_	___
Acreage of each drainage area affecting the proposed subdivision	_X_	___
Topography at intervals of not more than ten (10) feet (Topography may be included on a separate map)	existing topography shown, proposed grading was not required per email	
Location of city & county boundary lines (if applicable)	___	na
Location of all central water and sewer lines within 1000 feet of the site	___	_X_
<b>3- Proposed Conditions:</b>		
Proposed road layout (road right-of-ways) and public crosswalk locations	_X_	___
Proposed road names	___	_X_
Road cross-sections	___	_X_
Profile of proposed roads showing natural and finished grades	___	_X_
Layout of all lots, including: area, setback lines, scaled dimensions, lot and block numbers, and utility easements with width and use	_X_	___
Preliminary letter of approval for septic waste disposal from DHEC	___	na
Construction plans for water supply, storm drainage, and sanitary sewer systems (if applicable)	preliminary water and sewer layout	
Designation of all land to be reserved for public use	na	___
Proposed major contour changes in areas where substantial cut and/or fill is to be done	existing topography shown, proposed grading was not required per email we have identified proposed FFE and retaining wall location	
Number of proposed lots	___	na
Total length of proposed roads	___	___
Traffic Impact Analysis - Refer to SCDOT ARMS Manual	_X_	___

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

Existing central water and sewer lines located within 100' has been requested from survey but not received yet. Once final streets are identified/ determined and approved we will submit proposed street names. Per email from Lancaster County it said the Road Cross Section / Profiles, Grading Plans and Fully Engineered water / sewer construction plans were not required with the preliminary submittal. We have included proposed Building Finish Floor Elevations and existing topography to see how they correspond. Project will not be on Septic System

**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

The following is a list of the contact persons/agency for the DRC:

Steve Yeargin, Interim Building Official - <a href="mailto:syeargin@lancastrcountysc.net">syeargin@lancastrcountysc.net</a>	(803) 285-1969
Kenneth Cauthen, Zoning - <a href="mailto:kcauthen@lancastrcountysc.net">kcauthen@lancastrcountysc.net</a>	Paper Copy (803) 416-9777
Clay Catoe, EMS - <a href="mailto:ccatoe@lancastrcountysc.net">ccatoe@lancastrcountysc.net</a>	(803) 283-4134
Keith Tunnell, LCEDC - <a href="mailto:keith.Tunnell@lancasterscworks.com">keith.Tunnell@lancasterscworks.com</a>	(803) 285-9471
Seth Rodgers, LCNGA - <a href="mailto:sethrogers@comporium.net">sethrogers@comporium.net</a>	(803) 285-2045
James Hawthorne, LCWSD - <a href="mailto:james.hawthorne@lcwasd.org">james.hawthorne@lcwasd.org</a>	(803) 285-6919
Jeff Catoe, Public Works - <a href="mailto:jcatoe@lancastrcountysc.net">jcatoe@lancastrcountysc.net</a>	Paper Copy (803) 283-2101
Hal Hiott, Recreation - <a href="mailto:hhiott@lancastrcountysc.net">hhiott@lancastrcountysc.net</a>	(803) 285-5545
Gene Moore, School District - <a href="mailto:Gene.Moore@lcsdmail.net">Gene.Moore@lcsdmail.net</a>	(803) 286-6972
David Small, School District - <a href="mailto:David.Small@lcsdmail.net">David.Small@lcsdmail.net</a>	(803) 286-6972
Bryan Vaughn, School District - <a href="mailto:Bryan.Vaughn@lcsdmail.net">Bryan.Vaughn@lcsdmail.net</a>	(803) 286-6972
Barry Faile, Sheriff - <a href="mailto:bfaile@lancastrcountysc.net">bfaile@lancastrcountysc.net</a>	(803) 283-3388
Trish Hinson, E-911 Addressing - <a href="mailto:phinson@lanc911.com">phinson@lanc911.com</a>	*Paper (803) 416-9325
DHEC - Erosion Control <a href="http://www.scdhec.com">www.scdhec.com</a>	(803) 898-3432
John McKay - SCDOT - <a href="mailto:McKayJD@dot.state.sc.us">McKayJD@dot.state.sc.us</a>	(803) 283-3397
Wayne Joyner - SCDOT - <a href="mailto:JoynerJW@dot.state.sc.us">JoynerJW@dot.state.sc.us</a>	Projects South of Highway 75 (803) 283-3397
Daniel Hopkins - SCDOT - <a href="mailto:HopkinsDM@scdot.org">HopkinsDM@scdot.org</a>	Projects North of Highway 75 (803) 327-6186
Mike Bagley - SCDOT - <a href="mailto:BagletMR@dot.state.sc.us">BagletMR@dot.state.sc.us</a>	Projects North of Highway 75 (803) 327-6186
Stephen Blackwelder - Fire Marshal - <a href="mailto:sblackwelder@lancastrcountysc.net">sblackwelder@lancastrcountysc.net</a>	(803) 283-8888
Planning Department - Three Paper Copies and a Digital Copy (Call the Planning Department to see which planner will need the digital copy).	(803) 285-6005

**\*Note:** For the E-911 Coordinator she needs a one page document that shows lot configuration, ingress egress, road names and length of roads.

Rev: 01-13-15



April 21, 2016

To: Scott Kiger, DRG

From: Wes Taubel

Re: Indian Land Culp Development

---

Scott,

We have all the properties noted in our Preliminary Plan under binding agreement to Purchase. The land owners are well aware of our plans to develop an apartment project, and our needs to secure preliminary plan approval. Should Lancaster County need anything else in this regard please advise.

Thanks

Wes

**(Exhibit 2)**

---

STATE OF SOUTH CAROLINA                    )  
  )  
COUNTY OF LANCASTER                    )                    ORDINANCE NO. 2015-1359

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE PROPERTY OWNED BY THOMAS W. CULP AND JANE G. REVOCAB, REPRESENTED BY WESLEY G. TAUBEL, LOCATED EAST OF THE INTERSECTION OF ELVEN DRIVE AND CALVIN HALL ROAD FROM B-3, GENERAL COMMERCIAL DISTRICT TO MF, MULTIPLE FAMILY/AGRICULTURAL DISTRICT; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

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

**Section 1.       Findings and Determinations.**

The Council finds and determines that:

(a) Wesley G. Taubel applied to rezone property located east of the intersection of Elven Drive and Calvin Hall Road from B-3, General Commercial District to MF, Multiple-Family/Agricultural District.

(b) On May 19, 2015, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (7-0), recommended approval of the rezoning.

**Section 2.       Rezoning.**

The Official Zoning Map is amended by changing the zoning district classification from B-3, General Commercial District to MF, Multiple-Family/Agricultural District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0005-00-090.01

**Section 3.       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 4.       Conflicting Provisions.**

FILED  
OFFICE OF CLERK  
OF COUNTY  
2015 JUL 30 PM 2:25  
CLERK OF COURT  
LANCASTER, SC

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

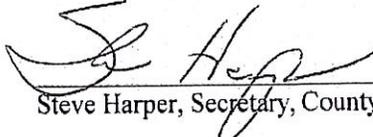
**Section 5. Effective Date.**

This ordinance is effective upon third reading.

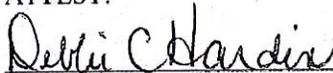
And it is so ordained, this 27<sup>th</sup> day of July, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

  
\_\_\_\_\_  
Bob Bundy, Chair, County Council

  
\_\_\_\_\_  
Steve Harper, Secretary, County Council

ATTEST:

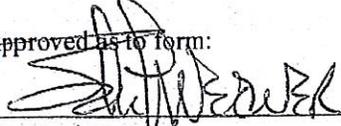
  
\_\_\_\_\_  
Debbie C. Hardin, Clerk to Council

First Reading: 6-22-15

Second Reading: 7-13-15

Third Reading: 7-27-15

Approved as to form:

  
\_\_\_\_\_  
County Attorney

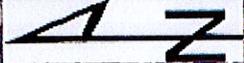
THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

**(Exhibit 3)**

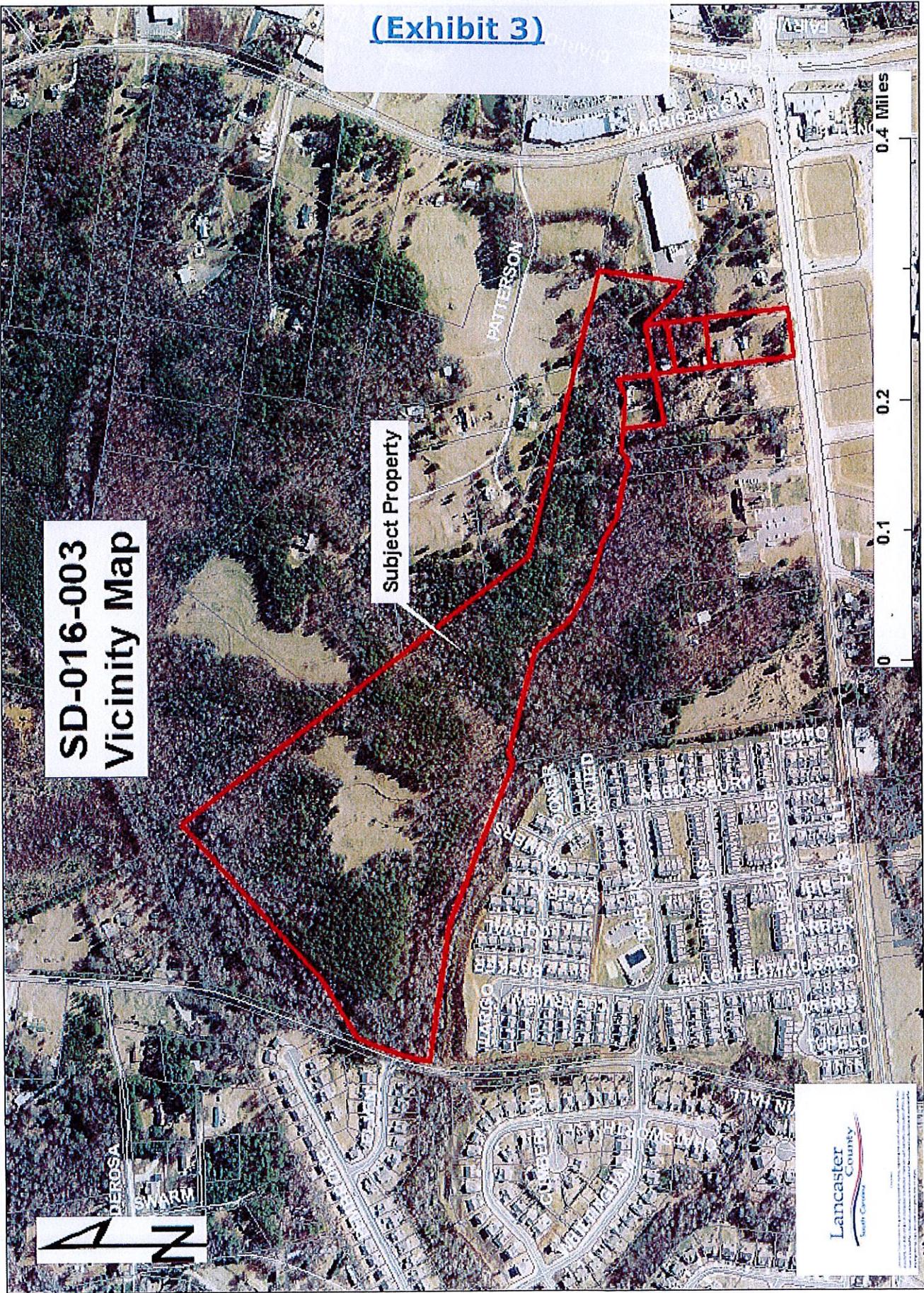
**SD-016-003  
Vicinity Map**

Subject Property

0 0.1 0.2 0.4 Miles

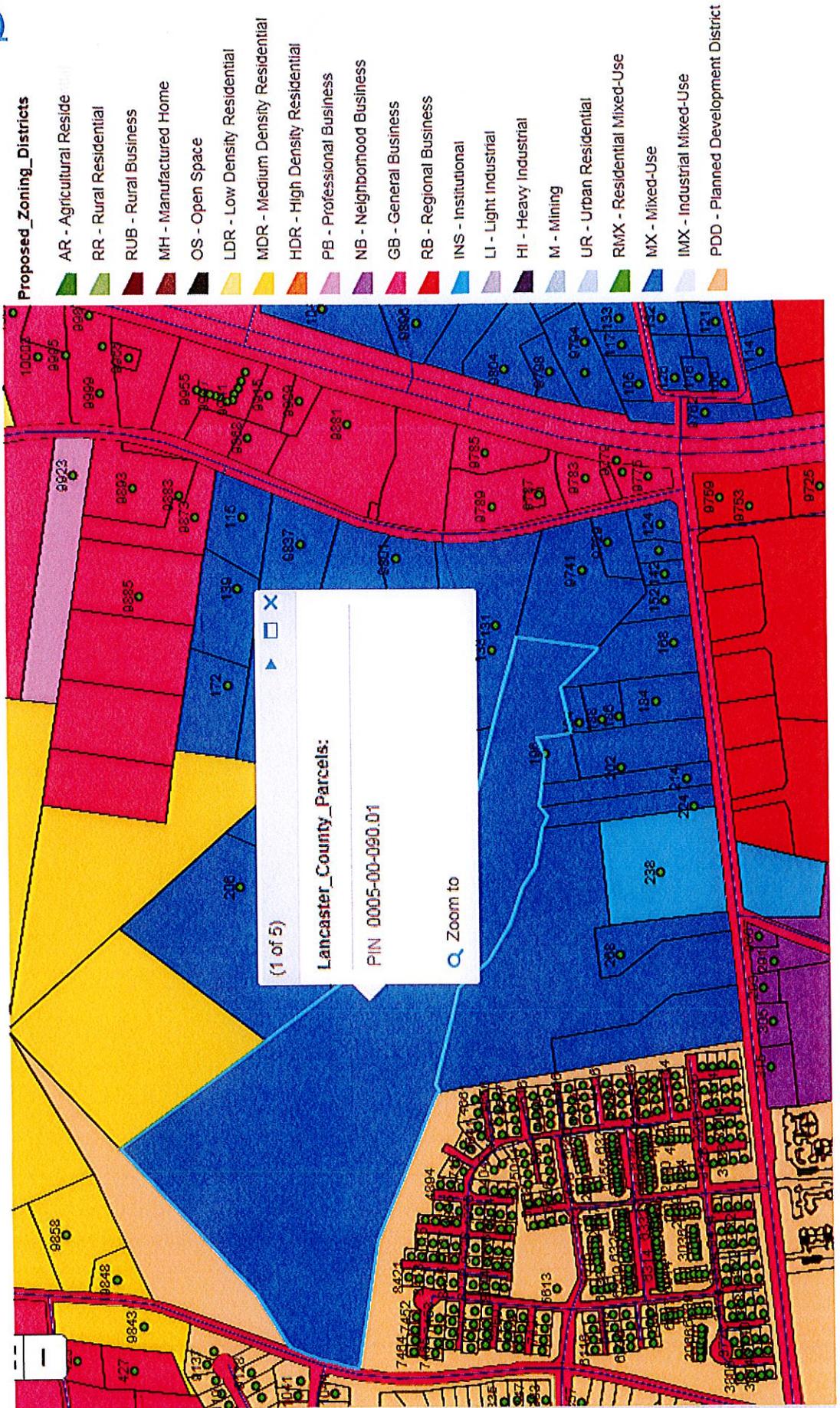


Lancaster  
County  
South Carolina





**(Exhibit 5)**



## (Exhibit 6)

### EXECUTIVE SUMMARY

Two Capital Partners is proposing to rezone approximately 39.2-Acres to construct a 313-unit multi-family project on the east side of Calvin Hall Road north of SC Hwy. 160 in Lancaster County, SC. The existing zoning is B3; the proposed zoning is MF (a maximum of 8 units/acre). For this study, the development is assumed to be fully constructed in 2017.



SC Hwy. 160 Facing West  
Along Site

This report provides analysis of the traffic operations within the area of influence, according to the standards set by the South Carolina Department of Transportation's (SCDOT) "Access and Roadside Management Standards" (ARMS) document dated April 27, 2015 and Lancaster County's requirements. It provides recommended access management for the site and intersection improvements needed for mitigating traffic impacts. This study evaluates the following scenarios:

- 2015 AM & PM Peak existing traffic conditions
- 2017 AM & PM Peak traffic conditions under the No Build scenario
- 2017 AM & PM Peak traffic conditions under the Build scenario

The area of influence of the study site as indicated by SCDOT and Lancaster County staff includes four existing intersections and one proposed intersection:

1. US Hwy. 521 & SC Hwy. 160 (signalized)
2. SC Hwy. 160 & Calvin Hall Road (unsignalized)
3. Calvin Hall Road & Elvin Drive/Proposed Access "A" (unsignalized)
4. Calvin Hall Road/Elmsbrook Ln. & Harrisburg Road (unsignalized)
5. SC Hwy. 160 & Proposed Access "B" (unsignalized)

The trip generation results indicate that the site is expected to generate 157 AM peak hour trips and 190 PM peak hour trips.

According to the site plan, access to the Culp Property development will be via two full movement unsignalized locations:

- Access "A" – located on Calvin Hall Road opposite Elvin Drive (forming the 4<sup>th</sup> leg of the intersection)
- Access "B" – located on SC Hwy. 160 approximately 1,150 feet west of US Hwy. 521

Currently, the signalized intersection of Highway 521 and SC 160/Overhill Drive operates with a HCM LOS "C" in the AM peak hour and an HCM LOS "E" in the PM peak hour. The unsignalized intersection of SC 160 & Calvin Hall Road operates with an ICU LOS of "E" in the AM peak hour and an ICU LOS "G" in the PM peak hour; the other two remaining unsignalized intersections operate with an ICU LOS "D" or better during both peak hours. Typically, an intersection is said to be acceptable at a LOS "D" or better.



The intersections within the area of influence were then analyzed under the 2017 No Build and Build scenarios, with the growth in the background traffic and the addition of site development traffic.

With the results of our analyses (specifics are described in the Traffic Analysis section of this report) we recommend the following improvements/modifications at the study intersections and proposed accesses:

### **3. Calvin Hall Road & Elvin Drive/Proposed Access "A" (unsignalized)**

- Proposed Access "A" should include one entering lane and two exit lanes (separate combined left-thru lane and a right turn lane with 100 feet of storage). Based on the minimal number of vehicles anticipated with this development we do not recommend left or right turn lanes on Calvin Hall Road at this street.
- Trim back or remove the trees along the site frontage in order to ensure compliance with the sight distance requirements of SCDOT and Lancaster County. In addition, if sidewalk is required along the site frontage on the east side of Calvin Hall Road this will further lengthen the sight distance.

### **5. SC Hwy. 160 & Proposed Access "B" (unsignalized)**

- Proposed Access "B" should include one entering lane and two exit lanes (a lane that terminates as a left turn lane and a right turn lane with 75 feet of storage).
- Re-mark the existing painted median island on SC Hwy. 160 for an eastbound left turn lane with 100 feet of storage, followed by a two-way left-turn lane to the existing commercial driveway located to the west on the south side of SC Hwy. 160.

**In summary, even though the proposed Culp Property multi-family development will slightly increase the amount of traffic on the adjacent roadways the additional trips generated by the project are not expected to significantly impact the area roadway network above and beyond the current conditions (especially with the recommended intersection configurations/improvements at the two access locations).**



## PROPOSED DEVELOPMENT

Two Capital Partners is proposing to rezone approximately 39.2-Acres to construct a 313-unit multi-family project on the east side of Calvin Hall Road north of SC Hwy. 160 in Lancaster County, SC (see Figure 1). The existing zoning is B3; the proposed zoning is MF (a maximum of 8 units/acre). For this study, the development is assumed to be fully constructed in 2017.

According to the site plan (see Preliminary Site Concept), access to the Culp Property development will be via two full movement unsignalized locations:

- Access "A" – located on Calvin Hall Road opposite Elvin Drive (forming the 4<sup>th</sup> leg of the intersection)
- Access "B" – located on SC Hwy. 160 approximately 1,150 feet west of US Hwy. 521



SC Hwy. 160 Facing East  
Along Site

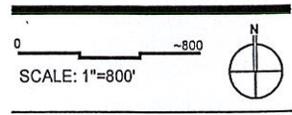
# DRG

## DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

2459 Wilkinson Blvd., Suite 200 Charlotte, NC 28208  
704.343.0608  
www.drgp.com

### CULP PROPERTY INDIAN LAND, SC



PROJECT #: 507-005  
DRAWN BY: MWW  
CHECKED BY: REG

### AREA of INFLUENCE MAP

NOVEMBER 2015

REVISIONS:

Figure 1



South Carolina  
Department of Transportation

Cherokee County  
Chester County  
Chesterfield County  
Fairfield County  
Lancaster County  
Union County  
York County

4-4-16

February 17, 2016

Mr. Randy Goddard, P.E.  
Design Resource Group  
2459 Wilkinson Boulevard, Suite 200  
Charlotte, North Carolina 28208

**(Exhibit 7)**

RE: Traffic Impact Analysis (TIA) – Two Capital Partners  
SC 160 - Lancaster County

Dear Mr. Goddard:

Thank you for your recent TIA regarding the 313 multi-family project on the Culp Property being considered by Two Capital Partners. This property is located off of SC 160. We concur in principle with the findings of your study; however we have the following brief comments:

2/23/16  
DURING DESIGN  
CONSIDER

- 75' is minimal storage at Access B. Therefore, we recommend a maximum drive width of only 30 feet, with a 15 foot ingress and a 15 foot egress. While not evident from the TIA, it is possible that a waiver for drive separation will be necessary for this access.
- The Department is currently in the process of developing a project along SC 160 in the vicinity of this encroachment. Therefore, the marking shown in this plan should not be implemented, but should stay a two-way-left-turn-lane (TWLTL). The SCDOT project will mark the drive appropriately during construction.
- During the encroachment permit process all intersection sight distances will need to be shown. Should there be any sight distance issues, it may be necessary to build opposing left turn lanes to both developments at the proposed access on S-29-336 (Calvin Hall Road).

Thank you once again for allowing us to review this TIA. Any further review, as well as review of all geometrical features, turn lane lengths, pavement designs, etc. will occur during the encroachment permit process. If you have any additional questions or concerns, please contact the District 4 Permit Office at (803) 377-4155.

Sincerely,

John M. McCarter, P.E.  
District Engineering Administrator

JMM/spm

cc: Penelope Karagounis, Lancaster County Planning Director  
ec: John D. McKay, Resident Maintenance Engineer, Lancaster County  
Darlene Broughton, Assistant Program Manager

File: D4/PO/VME



South Carolina  
Department of Transportation

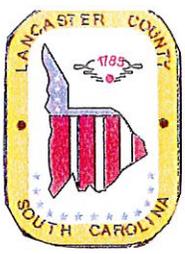
2016 FEB 17 10:00 AM  
FEB 17 2016

2016 FEB 17 10:00 AM  
FEB 17 2016

(Exhibit 8)

ATTACHED IS A LIST OF ATTENDEES AT THE DRC MEETING ON 4/26/16  
ALONG WITH THEIR COMMENTS IN EMAIL FORMAT

ALSO ATTACHED IS THE RESPONSE LETTER FROM THE APPLICANT TO  
EACH RESPECTIVE COMMENT. THIS IS THE LAST SHEET OF THIS EXHIBIT.  
THE APPLICANT'S RESPONSES ARE IN RED.



SIGN IN SHEET

Date: April 26, 2016

Meeting Time: 9:00 a.m.

DRC: Two Capital Partners - Multi-Family Project  
off of Highway 160 of  
Calvin Hall Rd.

Please list name and email address:

Name

E-Mail Address

Amy Bowers

amybowers@lanastercountysc.net

Kenneth Cauthen

kcauthen@lanastercountysc.net

STEPHEN BLACKWELDER

sblackwelder@lanastercountysc.net

Wes Carter

wcarter@lwisd.org

SCOTT KIGER (Applicant)

SCOTT@DRGRP.COM

Darin Robinson

drobinson@lanastercountysc.net

Penelope G. Karagounis

pkaragounis@lanastercountysc.net

JAMES HAWTHORNE

JAMES.HAWTHORNE@LWASD.ORG

DAN PERRY (Citizen)

DPERRY@ACTIVEWASTESOLUTIONS.COM

## Alex J. Moore

---

**From:** Patricia T. Hinson  
**Sent:** Wednesday, April 06, 2016 10:39 AM  
**To:** Alex J. Moore  
**Subject:** FW: TWO CAPITAL-INDIAN LAND  
**Attachments:** Section 14.2.3 Location of Numbers.docx; Section 14.1.3 Road Name Standards.docx; DOC040616-04062016093730.pdf

I left off the attachment...sorry!

**From:** Patricia T. Hinson  
**Sent:** Wednesday, April 06, 2016 10:38 AM  
**To:** Alex J. Moore <[amoore@lancastercountysc.net](mailto:amoore@lancastercountysc.net)>  
**Cc:** Chris Nunnery <[CNunnery@lanc911.com](mailto:CNunnery@lanc911.com)>  
**Subject:** TWO CAPITAL-INDIAN LAND

Hello Alex,

I received the site plan for the above referenced. Below are my comments from the site plan I received:

- I will need street names submitted so I can begin the process of cross referencing the names for use
- I will need a subdivision name as well so I can begin the process of cross referencing the name for use
- Keep in mind, I will need a copy of the CAD files along with the hard copy of the final recorded plat, for each phase that is recorded, **before addresses can be issued**
- I've attached important information from Chapter 14 of the LCUDO that will be helpful when submitting street name and suffix choices.
- Will the developer provide the street signs for the community, or will they be provided by our Public Works Department, (standard signs)?
- Any structure, (trash compactor, etc), which requires electrical will need a 911 address issued
- See attached drawing/notes

If you have any questions/concerns, please do not hesitate to contact me.

Trish Hinson  
E-911 Addresser  
Lancaster County Public Safety Communications  
1941 Pageland Highway  
Lancaster SC 29720  
803.416.9325 (phone)  
803.313.2152 (fax)

CONFIDENTIALITY NOTICE: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain private, restricted and/or legally privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of Lancaster

**Section 14.2.3 Location of number.**

1.

When each house or building has been assigned its respective number or numbers, the owner, occupant, or agent shall place or cause to be placed upon each house or building controlled by him the number or numbers assigned under the uniform system as provided in this chapter.

2.

Such numbers shall be placed on existing buildings on or before the effective date of this article, and within thirty (30) days after the assigning of the proper number in the case of numbers assigned after the effective date of this article. The cost of the numbers shall be paid for by the property owner. Residential numbers shall not be less than three (3) inches in height, and business numbers shall not be less than four (4) inches in height. These numbers shall be made of durable and clearly visible material and shall be in a contrasting color from the building.

3.

The numbers shall be conspicuously placed immediately above, on, or at the side of the proper door of each building so that the number is clearly legible from the nearest public travel way. Should the structure be too far from the public travel way for reasonably sized numerals to be seen, the property owner shall also erect where the main driveway to the building intersects the public travel way an additional set of numerals which are to be legible from vehicles traveling at the speed limit on the roadway.

*(Ord. No. 916, 6-2-08)*

**Section 14.1.7 Penalties.**

1.

It shall be unlawful for any person to establish or name any street or road by any marking on any sign, plat, deed or other instrument without first obtaining the approval of the Planning Department, or Lancaster County Planning Commission, as appropriate. Any person, firm, or corporation violating this provision shall be guilty of a misdemeanor and, upon conviction, shall be punished by a fine not greater than two hundred dollars (\$200.00) and/or imprisonment of thirty (30) days.

2.

It shall be unlawful for any person to remove or deface street signs or tamper with the direction of signs. Any person violating this provision shall be guilty of a misdemeanor and, upon conviction shall be punished by a fine not greater than two hundred dollars (\$200.00) and/or imprisonment of thirty (30) days.

3.

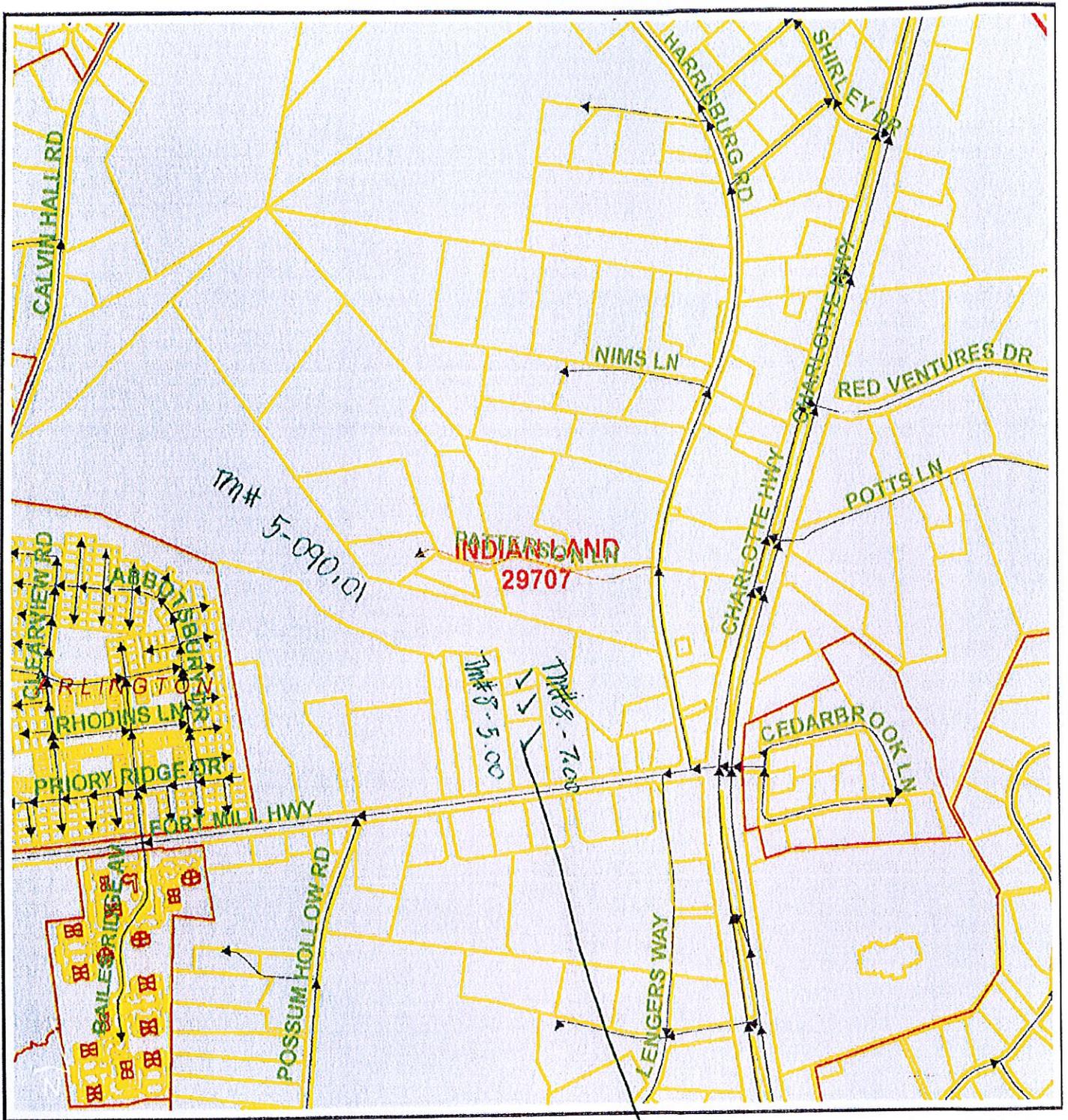
Failure by the owner, occupant or agent responsible for a building to place or cause to be placed on each building proper numbers as provided by this ordinance shall constitute a violation of this ordinance, and the owner, occupant or agent shall be deemed guilty and subject to a fine not to exceed five hundred dollars (\$500.00) per day, issued by the county building and zoning department.

*(Ord. No. 916, 6-2-08)*

• **Section 14.1.3 - Road name standards.**

1. Any road in excess of one thousand (1,000) feet in length shall be designated as either "road" "street," "avenue" or "drive." The acceptable abbreviations for these suffixes are "Rd", "St", "Ave", and "Dr".
2. Any road less than one thousand (1,000) feet in length or any road that is cul-de-sac or any road that begins and ends on the same road shall be designated as "court, way, place, terrace, or lane." The acceptable abbreviations for these are "Ct., Way, Pl., Ter., and Ln."
3. Any previously unnamed road or new road with center line offsets at intersections of less than one hundred (100) feet shall be given the same name, except in a subdivision. The roads will be allowed two (2) separate road names under the discretion of the approval of the Lancaster County Addressing Coordinator. Excluding roads with in an approved subdivision or PDD.
4. Any continuous road shall have the same name over its entire length even though its direction may change.
5. No road name hereafter established, regardless of suffixes or directionals, shall duplicate either phonetically or by spelling, another road name in the unincorporated area of the county.
6. No road name hereafter established shall exceed fifteen (15) characters, including spaces and suffix abbreviations.
7. No special characters, such as hyphens, apostrophes, periods, or decimals, shall be used.
8. Areas of surrounding counties, which share Postal Service zip codes or multi-jurisdictional emergency services agreements with areas of Lancaster County, shall be considered when determining duplicates.
9. The E-911 addressing department will not allow use of words which in its opinion are overused, either in the immediate area or county-wide, as such overuse is likely to cause confusion.
10. Directional names (N, S, E,W or combination thereof) shall not be allowed.
11. Proposed road names, which are intentionally misspelled, obscene, derogatory or other offensive words shall not be permitted.

*(Ord. No. 916, 6-2-08)*



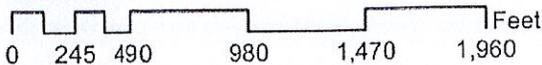
Address Info



# Public Safety Communications

## Address Slip

*A Few Serving Many*



1 inch = 727 feet

Note: This map is a graphic representation and should only be used for illustrative purposes.

In no way should this map be used for exact locations.

Author: Lancaster County SC

Date: 4/6/2016

will these parcels also be a part of the community?  
 will this be the entrance location off Fort Mill Hwy?

0008-00-006.00

0008-00-006.01

0008-00-006.02

## Alex J. Moore

---

**From:** Darin Robinson  
**Sent:** Thursday, April 28, 2016 7:23 AM  
**To:** Penelope Karagounis; Alex J. Moore  
**Subject:** Two Capital Apartments DRC Comments (Case #DRC-016-013)  
**Attachments:** General Commercial Comments For DRC.docx

Penelope,

Please accept the following comments and attachment from Building Department to forward for Two Capital Multi-family project, as requirements for construction permit review: (All other comments are satisfied at this time, prior to full construction review, by submittal of Design professional's construction drawings.)

- All general comments as received in attachment.
- Any signage, retaining walls over 4 ft. height, fences greater than 7 ft. height, Clubhouse, mail kiosk structure, pavilion, swimming pool are permitted separately.
- 2015 newest adopted International codes addition are applicable after any July 1<sup>st</sup> submittal
- E-911 Addressing to be obtained for all individual structures within project development.

Thank you,

Darin Robinson  
Deputy Building Official/ Commercial Plans Examiner  
Lancaster County Building Department  
(803) 285-1969 Office  
(803) 416-9380 Fax  
[drobinson@lancastercountysc.net](mailto:drobinson@lancastercountysc.net)  
101 N. Main St./ PO Box 1809  
Lancaster, SC 29721

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# General Commercial Comments For DRC

1. We are in the 2012 International Code Series, 2011 National electrical Code, 2009 ANSI 117.1 Usable and Accessible Buildings and 2009 International Energy Code.. Check the SC Building Codes Council Website for modifications to the codes. We enforce the code as written including the modifications.
2. Please submit 3 paper copies, one of which should be wet sealed, the other two may be electronically sealed. **Plus** one copy on cd or thumb drive in pdf format. We will retain one copy, route one copy to the Fire Marshal and one set we stamp and return to the contractor at time of permit pick up.
3. All contractors to be licensed in SC commensurate to their work level.
4. Plan review is normally 5 to 10 business days depending on the number of plans submitted ahead of yours. The shorter the line ahead, the quicker your review is done.
5. You will need the plan review application, commercial permit application, zoning application and you will need a 911 address assigned if one has not already been assigned.
6. Please include the email and phone numbers for a contact with the design professionals firm. I will send comments to the email listed on the plan review application.
7. No fees are due up front. We will collect everything from the contractor at permit issuance. Fees are calculated using the ICC Building valuation data table vs sq footage. Once a valuation is arrived calculated, we multiply that by .0075. That will be the building permit fee. Plan review fee is 10% of that fee. Zoning fees vary by building size. Contact the zoning department for details.
8. Lancaster County has no business license, privilege or other fees associated with the contractors. We do check their status with the state of South Carolina .
9. All sprinkler drawings are to be sent to the SC State Fire Marshal for review.

## Alex J. Moore

---

**From:** Stephen Blackwelder  
**Sent:** Tuesday, April 26, 2016 4:20 PM  
**To:** Alex J. Moore  
**Cc:** Penelope Karagounis  
**Subject:** Comments- DRC- Two Capital IL

Alex and Penelope,

Here are my comments from today's DRC meeting-

- No burning of vegetative debris on site. It must be mulched or hauled away
- The information provided for this meeting had no hydrant locations proposed for this project. I reiterated the hydrant location criteria-
  - All portions of the exterior of all buildings will need to be within 500 feet of a fire hydrant.
  - A Fire hydrant will need to be located within 100 feet of all FDC's.
  - Lancaster county requires remote FDCs
  - Hydrant and FDC locations need to be proposed by the developer. I will review and approve or offer comments on exact locations at that time.
- Any fire hydrants not deemed public by LCWSD must be painted silver and will need to be maintained by the owner
- The hose pull requirement is 150 feet. The proposed locations of Buildings 1, 5 and 7 appear to not meet this requirement.
- All sprinkler plans will need to be submitted and approved by the State Fire Marshal's office
- No speed bumps, speed tables, speed humps or other like devices are allowed
- Knox boxes will be required on all buildings with a fire alarm
- Knox Plugs will be required for all FDCs.
- Hydrants must be in place prior to vertical construction commencing.
- If the project is developed in phases a phasing plan will need to be reviewed. The purpose is to insure that adequate fire protection is in place for each phase is in place even if the next phase isn't built.
- Access during construction must be in place and accessible prior to vertical construction and maintained throughout the project- such that emergency vehicles have free access to all buildings in the project.
- If this community or any portion of it is gated, the county ordinance requires installation of a Knox Key Switch and a Click2Enter system for emergency vehicle access

Stephen Blackwelder, Fire Marshal  
Lancaster County Fire Rescue  
PO Box 1809  
Lancaster, SC 29721  
111 Covenant Place  
Lancaster, SC 29720  
Office: [803-283-8888](tel:803-283-8888)  
Fax: [803-283-6333](tel:803-283-6333)  
Direct: [803-313-8056](tel:803-313-8056)  
[sblackwelder@lancastercountysc.net](mailto:sblackwelder@lancastercountysc.net)

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## Alex J. Moore

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**From:** James Hawthorne <james.hawthorne@lcwasd.org>  
**Sent:** Monday, May 02, 2016 11:47 AM  
**To:** Alex J. Moore  
**Cc:** Penelope Karagounis; Wes Carter  
**Subject:** Two Capital Indian Land (Culp Property) DRC comments

Alex,

Good morning and I hope you are feeling better. I apologize for not getting these comments out Friday, but below are LCWSD's comments for the Two Capital Indian Land DRC meeting.

- Downstream 8" gravity sewer within the Clairemont subdivision is currently under design for upsizing to 12" by another developer. It will be beneficial to contact their engineering firm (Brandon Pridemore with R. Joe Harris & Associates) to ensure the upsized and realigned sewer will be deep enough for sewer connection for this development.
- Check with landscape architect to verify there will be **no** trees/shrubs planted over public sewer lines/easement or private waterlines within the development.
- Sewer cleanouts to be installed at edge of permanent easement boundary. From there, sewer cleanouts back to building shall be spaced no more than 80LF apart and sewer cleanouts located in paved areas must use a traffic-rated brass cap.
- Where applicable, show sewer services from coming from manholes.
- Sewer easements will be required for offsite access to/from adjacent properties for this development. LCWSD will indicate where those easements will be required through design review process.
- A "relief sewer lift station" lot site (75'x75', or smaller) will likely be needed near the Calvin Hall Rd. entrance for this development. LCWSD shall work with developer/engineer to identify such site.
- All retaining walls shall be shown in the overall site view and plan view of construction plans. There shall be no retaining wall components located in public sewer easements within development. Top of wall, bottom of wall, and highest point of wall elevations will need to be shown on the plans where walls are close to sewer infrastructure.
- Easement widths through development shall be a minimum 20' in width; however, easement widths may be larger, due to depth and surroundings.
- LCWSD encourages developer to utilize a private water system for development; therefore, there shall only be 2 meters that will serve this development (one from Calvin Hall Rd. and one from SC Hwy. 160). Current waterline layout shows waterline to be installed within roads of development, and this will only be allowed if the waterline is a private system; otherwise, the waterline alignment must be modified along with adding meters to every building.
- Fire hydrants within development (private system), must be noted on plans as private and "to be painted silver".
- LCWSD's existing 8" waterline stops just above the Clairemont and Arlington entrances on Calvin Hall Rd.; therefore, the developer shall extend the waterline (likely 12") from the existing termination to the proposed site entrance.

If there are any questions, please feel free to contact us. Thank you.

*James Hawthorne*  
*Staff Engineer*  
*Lancaster County Water & Sewer District*  
*Phone: (803) 416-5250*

## Alex J. Moore

---

**From:** Kenneth Cauthen  
**Sent:** Thursday, May 05, 2016 3:05 PM  
**To:** Alex J. Moore  
**Subject:** Apts. Calvin Hall

Alex,  
Drafted a response but lost it.

Credit will be given for saved trees in buffers.

In areas where there is only 3 ft. between sidewalk and back of curb tree species that tend to have root systems that will not affect curb and sidewalks are required.

Wetlands must be clearly designated on all plats and must be flagged on the ground.

Thanks,  
Kenneth

## TWO Capital Indian Land Preliminary Site Plan submittal DRC Comments and responses

*Alex J. Moore, AICP*

*Planner II LANCASTER COUNTY PLANNING DEPARTMENT*

- There are several references within the plan-set to CSOD ordinance. This is not a Cluster Subdivision Overlay District development. This project is being developed under Multiple Family zoning. **Eliminated references to the CSOD**
- The density for this project is not calculated correctly. Only TMS 0005-00-090.01 is zoned MF and (38.912 acres) may be used in calculating the multi-family density. As the maximum allowed density is 8 DU/AC for MF, this project will need to be reduced to 311 dwelling units (311 DU/38.912 acres = 7.99 DU/AC). **Per our conversation we used the acreage from the approved rezoning of 39.24 acres which allows for the 313 units with a density of 7.97 units per acer**
- The correct, minimum setbacks for this multifamily project (set by the precedent of RoseGlen) are as follows: Interior front setback: 20 feet, Interior rear setback: 20 feet, Side setback: 5 feet. The exterior setbacks are 25 feet rear and 25 feet side. **Updated per our conversation and implemented the exception 5.4.1a to use the centerline.**
- The front interior setbacks should be measured from back of curb as these are private streets. **Updated per our conversation.**
- Open space needs to be labeled. **As we discussed Open Space is not a requirement of MF (and has been eliminated from the Site Data however there is an abundance of open space throughout the development.**
- All road-sections must have a minimum 22' of pavement. **We have designed with 22' pavement and 1'6" curb and gutter on each side 25' total from B.O.C. to B.O.C.)**
- The SWIM buffer is Mecklenburg County terminology. Please see section 16.1.4 of the Lancaster County UDO for stream buffer calculation. **Eliminated the "SWIM" text and notes from the plans**
- We don't have any standards in the UDO for multi-family detached garages. We might take a look at the setbacks used for the garages at the Bailes Ridge Apartments. **Per our conversation we used the 20' front setback based on the Centerline of the roads**
- I did not review any of the landscaping **Noted**
- Sidewalks on Highway 160 of Calvin Hall Rd. **Per our conversation Sidewalks are existing along Highway 160 and due to the limited length of road frontage and streams is was ok to eliminate the sidewalk along Calvin Hall Road**

**James Hawthorne Staff Engineer Lancaster County Water & Sewer District**

**Phone: (803) 416-5250 Fax: (803) 283-1165**

- Downstream 8" gravity sewer within the Clairemont subdivision is currently under design for upsizing to 12" by another developer. It will be beneficial to contact their engineering firm (Brandon Pridemore with R. Joe Harris & Associates) to ensure the upsized and realigned sewer will be deep enough for sewer connection for this development. **Will coordinate during the design phase.**

- Check with landscape architect to verify there will be **no** trees/shrubs planted over public sewer lines/easement or private waterlines within the development. **All trees and shrubs have been relocated outside of utility easements and from over water and sewer lines.**
- Sewer cleanouts to be installed at edge of permanent easement boundary. From there, sewer cleanouts back to building shall be spaced no more than 80LF apart and sewer cleanouts located in paved areas must use a traffic-rated brass cap. **Clean out added at edge of the easement.**
- Where applicable, show sewer services from coming from manholes. **Laterals are shown now.**
- Sewer easements will be required for offsite access to/from adjacent properties for this development. LCWSD will indicate where those easements will be required through design review process. **Two sewer easement and temporary construction easement for offsite access are added to the plans.**
- A “relief sewer lift station” lot site (75’x75’, or smaller) will likely be needed near the Calvin Hall Rd. entrance for this development. LCWSD shall work with developer/engineer to identify such site. **75’x75’ lot is shown on the entrance from Clavin Hall Road.**
- All retaining walls shall be shown in the overall site view and plan view of construction plans. There shall be no retaining wall components located in public sewer easements within development. Top of wall, bottom of wall, and highest point of wall elevations will need to be shown on the plans where walls are close to sewer infrastructure. **Exact spot elevations for walls have not been determined at this time. Will design walls to keep geogrid out of utility easement.**
- Easement widths through development shall be a minimum 20’ in width; however, easement widths may be larger, due to depth and surroundings. **20’ Sewer easement added.**
- LCWSD encourages developer to utilize a private water system for development; therefore, there shall only be 2 meters that will serve this development (one from Calvin Hall Rd. and one from SC Hwy. 160). Current waterline layout shows waterline to be installed within roads of development, and this will only be allowed if the waterline is a private system; otherwise, the waterline alignment must be modified along with adding meters to every building. **Waterline is looped to Hwy 160 and two meters are shown on the plan.**
- Fire hydrants within development (private system), must be noted on plans as private and “to be painted silver”. **Note added to General Notes #30 on cover sheet C0.00 private Fire Hydrants to be painted Silver and maintained by development.**
- LCWSD’s existing 8” waterline stops just above the Clairemont and Arlington entrances on Calvin Hall Rd.; therefore, the developer shall extend the waterline (likely 12”) from the existing termination to the proposed site entrance. **Extension is now shown on the plan.**

**Stephen Blackwelder, Fire Marshal  
Lancaster County Fire Rescue**

- No burning of vegetative debris on site. It must be mulched or hauled away **Note added to General Notes #29 on cover sheet C0.00**
- The information provided for this meeting had no hydrant locations proposed for this project. I reiterated the hydrant location criteria-
- All portions of the exterior of all buildings will need to be within 500 feet of a fire hydrant. **Addressed.**
- A Fire hydrant will need to be located within 100 feet of all FDC’s. **Addressed.**
- Lancaster county requires remote FDCs **Add remote FDC to the plan.**

- Hydrant and FDC locations need to be proposed by the developer. I will review and approve or offer comments on exact locations at that time. **Hydrants and FDCs are shown on the plans now.**
- Any fire hydrants not deemed public by LCWSD must be painted silver and will need to be maintained by the owner **Note added to general note.**
- The hose pull requirement is 150 feet. The proposed locations of Buildings 1, 5 and 7 appear to not meet this requirement. **Hose pull added to bldg. 1, 5 and 7.**
- All sprinkler plans will need to be submitted and approved by the State Fire Marshal's office **Noted and forward to the Architects**
- No speed bumps, speed tables, speed humps or other like devices are allowed **Note added to General Notes #31 on cover sheet C0.00**
- Knox boxes will be required on all buildings with a fire alarm **Note added to General Notes #32 on cover sheet C0.00**
- Knox Plugs will be required for all FDCs. **Note added to General Notes #33 on cover sheet C0.00**
- Hydrants must be in place prior to vertical construction commencing. **Noted**
- If the project is developed in phases a phasing plan will need to be reviewed. The purpose is to insure that adequate fire protection is in place for each phase is in place even if the next phase isn't built. **Noted**
- Access during construction must be in place and accessible prior to vertical construction and maintained throughout the project- such that emergency vehicles have free access to all buildings in the project. **Noted**
- If this community or any portion of it is gated, the county ordinance requires installation of a Knox Key Switch and a Click2Enter system for emergency vehicle access **Note added to General Notes #34 on cover sheet C0.00**

**Darin Robinson**  
**Deputy Building Official/ Commercial Plans Examiner**  
**Lancaster County Building Department**

- All general comments as received in attachment. **Noted and forward to the Architects**
- Any signage, retaining walls over 4 ft. height, fences greater than 7 ft. height, Clubhouse, mail kiosk structure, pavilion, swimming pool are permitted separately. **Note added to General Notes #35 on cover sheet C0.00**
- 2015 newest adopted International codes addition are applicable after any July 1<sup>st</sup> submittal **Noted and forward to the Architects**
- E-911 Addressing to be obtained for all individual structures within project development. **Noted**

**General Commercial Comments For DRC**

- We are in the 2012 International Code Series, 2011 National electrical Code, 2009 ANSI 117.1 Usable and Accessible Buildings and 2009 International Energy Code.. Check the SC Building Codes Council Website for modifications to the codes. We enforce the code as written including the modifications. **Noted and forward to the Architects**
- Please submit 3 paper copies, one of which should be wet sealed, the other two may be electronically sealed. Plus one copy on cd or thumb drive in pdf format. We will retain one copy, route one copy to the Fire Marshal and one set we stamp and return to the contractor at time of permit pick up. **Noted and forward to the Architects**
- All contractors to be licensed in SC commensurate to their work level. **Noted**

- Plan review is normally 5 to 10 business days depending on the number of plans submitted ahead of yours. The shorter the line ahead, the quicker your review is done. **Noted and forward to the Architects**
- You will need the plan review application, commercial permit application, zoning application and you will need a 911 address assigned if one has not already been assigned. **Noted and forward to the Architects**
- Please include the email and phone numbers for a contact with the design professionals firm. I will send comments to the email listed on the plan review application. **Noted and forward to the Architects**
- No fees are due up front. We will collect everything from the contractor at permit issuance. Fees are calculated using the ICC Building valuation data table vs sq footage. Once a valuation is arrived calculated, we multiply that by .0075. That will be the building permit fee. Plan review fee is 10% of that fee. Zoning fees vary by building size. Contact the zoning department for details. **Noted and forward to the Architects**
- Lancaster County has no business license, privilege or other fees associated with the contractors. We do check their status with the state of South Carolina . **Noted and forward to the Architects**
- All sprinkler drawings are to be sent to the SC State Fire Marshal for review. **Noted and forward to the Architects**

**Vic Edwards, PE**  
**SCDOT, District 4**  
**District Permit Engineer**  
**Office 803-385-4240**

#### **4.6.17 comments**

- Based on our TIA response (dated 2/17), and our agreement previously to allow the substandard drive onto SC 160, we do not agree with a 3 lane section encroaching into SC 160. A 30 foot wide drive with right/left out, and 1 ingress is all that the SCDOT is willing to allow. Nothing further has been provided with this plan set that would indicate why this minimal access from SC 160 cannot be built in this manner. **Addressed based on comments / coordination between Vic and Randy on 4.10.16**
- Also I need to see some plans showing drive separation distances, sight distances, and pavement markings on Calvin Hall. **Sight Distance plan and Profile sheets added to plan set Sheet C7.00** If memory serves the TIA called for a left turn on Calvin Hall, but I don't see it on the drawings that are being submitted. **The TIA called for one entering lane and 2 exit lanes (separate combined left-thru and a right turn lane with 100' storage), no mention of Left turn lane.**

#### **4.10.16 coordination with Vic Edwards and Randy Goddard in response to 4.6.16 comments**

- 30' driveway (pavement width), Lancaster Co was more the reason for narrowing the driveway from what we had in the TIA **revised Hwy 160 Entrance for 30 wide pavement for 100' then 50' taper to 22' wide pavement.**
- Curb & gutter only to the r-o-w. **Calvin Hall Road curb and Gutter stopped at Right of Way and Hwy 160 curb and gutter tied into existing curb and gutter.**
- To help with limited truck movements minimum 30' radii but allow up to 40' radii. **30' radii at entrances and dimensioned**
- No change to pavement markings on SC 160 **Noted**
- Show locations of adjacent and opposing driveways with distances to the proposed driveway **Added to Overall Site Plan sheet C2.00**
- Please follow SCDOT's checklist **Noted**

## Planning Commission

### Mr. Holt

- Concerned with the appearance of the Carriage Building Elevations. We have added brick to the building façade and upgraded the wall mounted lights per coordination with planning department ideas
- Traffic Concerns at Highway 160. Per the TIA we want the access road to remain full access as recommended by the TIA and Mr. Edwards. Planning also mentioned to us that the Intersection off 16 and Calvin Hall Road will have traffic lights added.

**From:** Planning Mailbox  
**Sent:** Tuesday, May 03, 2016 10:55 AM  
**To:** Alex J. Moore; Penelope Karagounis; Elaine Boone; Andy Rowe; Nicholas Cauthen  
**Subject:** FW: Comments on proposed building, Calvin Hall Road

FYI

**From:** Andy B [mailto:fmnights98@gmail.com]  
**Sent:** Monday, May 02, 2016 9:32 PM  
**To:** Planning Mailbox  
**Subject:** Comments on proposed building, Calvin Hall Road

May 2nd, 2016

To whom it may concern,

Today, sadly, I received notification in my mailbox about an apartment complex containing "313 Rental Units, 35 Buildings, Plus Amenity Buildings" that are going to be built on the 41 acres across from Clairemont which is my neighborhood.

I am writing to express my opposition to this project since I've seen what all this growth and "progress" has done to my hometown of Fort Mill right across the bridge in York County. Just to give you a little native perspective on excessive growth ruining a good, small town, please consider the following paragraphs.

I grew up about three miles from here, born and raised 38 years ago when Fort Mill was a sleepy little town that I was proud to call home. It was peaceful, safe, friendly, and almost everyone knew everyone. It was easy to drive from one side of town to the other at any time of day, any day of the week and the plentiful countryside thrived with wildlife in the area. People in the stores and on the roads were friendly and helpful. I loved my town then, the fact that it was so quaint and easy going. I've been working in this town for the last 17 and 1/2 years as a law enforcement officer. The majority of my career has been as a patrolman and Fort Mill has always been my district. I distinctly remember how quiet the town and the township was during that time. It was so quiet and the crime rate was so low that you could plan your shifts....you knew that Sunday through Wednesday it was going to be slow and quiet for the most part, Thursday would be somewhat busy and Fridays and Saturday nights were always the busiest as is the case with most smaller towns. Response time to calls were wonderful because of the lack of traffic both during the day and night. Of course you always had your domestics, bar fights, some theft and some drug issues but it was nothing like it is now.

As the population began to grow post 9/11 the crime rates and traffic increased and Fort Mill began to lose its small town charm. We began to see trees mowed down wholesale and larger housing developments (Baxter comes to mind) started to pop up. We began to see changing drug trends, increased property crime, increased crimes against persons, and then we began to see a gang presence start growing (particularly in Rock Hill) due to the people moving in from other parts of the country where it was prevalent...they've brought it to our schools which are now overcrowded with people and problems. All of this was accompanied by loss of flora and fauna and the addition of pollution from noise, exhaust, crime, etc. For example, just this morning a ladies car was broken into in the parking lot of a daycare in the small amount of time it took for her to take her kid inside....last month there were 52 cars break ins in Regent Park..it never stops; there is something everyday. The traffic is now way too much for the roads, which are now in horrible shape, and now they are

trying to play catch up which costs way too much compared to what has been accomplished thus far. Luckily the recession hit and put a stop to the majority of the building which was actually good as it gave the town time to breathe even though many people had already sold family land and the countryside had already been demolished. Then, all of a sudden the market recovered and the builders moved in to finish destroying the face of the town and the environment. Now the town is almost unrecognizable, the roads are way too overcrowded, it now takes 30 to 45 minutes to drive from Gold Hill Road and Highway 160 to the Lancaster County line on 160 during the day and there is no natural country left except for Anne Springs Close Greenway. Between the hours of 7 am and 8:30 am you don't even want to try and drive on Hwy. 160 from Munn Rd. to Gold Hill Rd. and you also don't want to go anywhere near Gold Hill Road and I-77. At about noon time you can forget traveling on Hwy. 160 at I-77 until about 1:30 pm and then the same is true from the time school lets out until after evening rush hour. In addition to this, the skyline is on the verge of being ruined by hotels and business parks and the crime rates continue to rise, bringing a high volume of big city issues to our small town which is now nothing more than an extra large bedroom for Charlotte.

I know that most people in your position are rarely compelled to take a more compassionate and conservative approach such as mine, but the main trend I am seeing is sadly it has become all about greed. However, I invite you to take an entire week before the end of the school year and drive all around Fort Mill at all times of the day just so you can get a taste of what Indian Land is becoming. The traffic on Hwy. 160 between 521 and Fort Mill is mind-boggling in the mornings and the evenings thanks to mistakes like M&M Mortgage being built. The traffic on 521 is unmanageable during the weekdays and on Saturdays as well. Highway 521 is beginning to look like another Cherry Road combined with Hwy. 160 West of I-77 in Fort Mill with a touch of Independence Blvd. thrown in for good measure. People are selling out and builders can't wait. As a native of this area I'm here to tell you that while development is good for the economy, it is terrible for the environment and the peaceful way of country living many of us knew. Indian Land used to be completely country and still sort of is which is why we moved to Clairemont specifically to get out of Fort Mill and away from cluster it has become. I used to live in Waterstone and loathed that area due to the growth; condos, apartments, houses, traffic, and spiked property crimes. We, as of this moment, enjoy peaceful nights with minor road noise from Hwy. 160 and so far the neighborhood is basically crime free. If Planning and Administration Counsels keep allowing the excessive growth to happen, eventually this area will be another traffic jam with more crime problems. Everyone already knows that there are parts of Lancaster that aren't safe due to the violence. Would you really want the same things to spread throughout your county? What about choosing quality of life over money? Why do you think so many people move here from up North? They came here and found a nice area compared to the bustling concrete jungle they came from....now we are on the way to becoming another paved, over -populated, crime infested traffic jam.

I know that my opinion isn't likely to matter at all, but I wanted to share my viewpoint in hopes that someone in the higher levels of the county may take heed and use common sense. Folks, our country side is valuable, the peaceful country way of life is valuable, please don't allow this area to be ruined as well.

Respectfully,

Andy Boone

## Alex J. Moore

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**From:** Planning Mailbox  
**Sent:** Wednesday, May 04, 2016 8:40 AM  
**To:** Penelope Karagounis; Alex J. Moore; Elaine Boone; Andy Rowe; Nicholas Cauthen  
**Subject:** FW: Proposed apartment complex

FYI

-----Original Message-----

**From:** Cathy [<mailto:wrgroup@hotmail.com>]  
**Sent:** Wednesday, May 04, 2016 6:04 AM  
**To:** Planning Mailbox  
**Subject:** Proposed apartment complex

As residents of the Clairemont subdivision we are very concerned about the proposed development of a large apartment complex on the 41 acres across from us. What is proposed is much too large and would house too large a community in an area that is already suffering from a traffic nightmare and other housing developments in the area are still actively building. Please do not allow this project to go forward.

Cathy Flynn  
10264 Tintinhull Dr.

Sent from my iPad

## Alex J. Moore

---

**From:** Lynn & Gordy <jakvyt@aol.com>  
**Sent:** Wednesday, May 04, 2016 3:34 PM  
**To:** Planning Mailbox  
**Cc:** Penelope Karagounis; Elaine Boone; Alex J. Moore; Andy Rowe; Nicholas Cauthen  
**Subject:** Public Comment for the May 17 planning commission meeting re: 313 units at Calvin Hall and Route 160

We cannot attend the May 17 meeting of the planning commission, but wanted to express our opinion regarding the proposed project of 313 units to be located at Calvin Hall and Route 160. We oppose this plan for the following reasons:

**Traffic and Infrastructure:** Route 160 and Calvin Hall are already too congested. We have been promised for some time now that the road will be widened and traffic signals will be installed. To our knowledge, there is no start date for this project. Hundreds of additional cars and heavy construction trucks will impede traffic flow and cause further road damage.

**Schools:** A \$199 million bond was just approved by the voters. We believe it is still not going to be enough to create appropriate size schools or class sizes. There is no reason to place further strains on our current educational resources.

**Crime:** A project of this size will increase the potential for crime in this area. The Indian Land area is already underserved by the Lancaster County Sheriff's limited resources. Any additional help provided to Indian Land results in all other districts being shortchanged.

**Property Values:** We believe another apartment complex located so close to the already existing one will continue to devalue our home and property values.

**Aesthetics:** Route 160 is becoming an overcrowded eyesore. With a strange mix of subdivisions, industrial, and now apartments, it is beginning to look like 521.

We have lived in Indian Land for eight years and so far all we have received are: increased taxes and fees, poor roads and infrastructure leading to increased commute times, overcrowded schools, and an overall decrease in our home value. It is very disappointing to see what is happening in Indian Land when we compare it to what is happening a few miles over the border in the Ballantyne area of Charlotte. With so much valuable land, the residents are receiving so little in return. Instead of striving to make this area comparable to Ballantyne, the powers that be in Lancaster County have chosen to make us the ugly step-sister. We oppose this project at this time and at this proposed location.

We hope that our comments will be shared with the Planning Commission.

Thank you.

Lynn Jakub and Gordon Vytlačil



Virus-free. [www.avast.com](http://www.avast.com)

## Alex J. Moore

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**From:** Planning Mailbox  
**Sent:** Thursday, May 05, 2016 1:01 PM  
**To:** Penelope Karagounis; Alex J. Moore; Elaine Boone; Andy Rowe; Nicholas Cauthen  
**Subject:** FW: Opposition to proposed project

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**From:** Barbara Ryan [<mailto:barbararyansc@hotmail.com>]  
**Sent:** Thursday, May 05, 2016 12:07 PM  
**To:** Planning Mailbox  
**Subject:** Opposition to proposed project

We are strongly opposed to the plan to build 313 rental units on 41 acres across from the Clairemont subdivision on Calvin Hall Rd. This area is already overcrowded without the necessary infrastructure to support the current residents. For example:

- Calvin Hall backs up in the morning and afternoon as school buses approach the elementary school
- School buses are seriously overcrowded now with students sitting 3 to a seat and arriving late for school (middle school in our case)
- Construction on Rte 160 will limit our access to that road; we already must use Calvin Hall as preferred route since 160 is so heavily traveled
- Schools will be in construction mode for the next several years, thanks to bond approval, but will no way be ready to add students and staff in the near future
- EMS vehicles are already being delayed in reaching our area due to backups on Rte 521 and Rte 160: on a recent call from our house the ambulance took 15 minutes to arrive
- Our property values are already adversely impacted by new construction in this area; a rental project in this area will serve to make our properties even less desirable

We have been property owners here since August 2006 and have seen the constant impact of uncontrolled development in the area, i.e. the proliferation of gas stations, storage units and the ever-increasing traffic congestion

Thank you for your consideration of these issues.  
Barbara Ryan

email: [BarbaraRyanSC@hotmail.com](mailto:BarbaraRyanSC@hotmail.com)  
cell: 803-412-2299  
mail: 9031 Pembroke Ct, Fort Mill SC 29707

Alex J. Moore

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**From:** Planning Mailbox  
**Sent:** Tuesday, May 10, 2016 2:55 PM  
**To:** Penelope Karagounis; Elaine Boone; Alex J. Moore; Andy Rowe; Nicholas Cauthen  
**Subject:** FW: Apartment Complex on Calvin Hall Rd Proposal

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**From:** Quincy Ruckert [<mailto:quincyruckert@gmail.com>]  
**Sent:** Tuesday, May 10, 2016 2:48 PM  
**To:** Planning Mailbox  
**Subject:** Apartment Complex on Calvin Hall Rd Proposal

Hello,

I am a resident of Silver Run Neighborhood in Indian Land, SC and I am against the planned development for an apartment complex off of Calvin Hall Rd. The uncontrolled growth in Indian Land has caused many infrastructure problems that desperately need to be addressed before growing the population any further. Schools being overcapacity already, where students have to eat their lunches in the hall since there is no room, and the traffic nightmares that plague the area daily and just two examples of things that need to be addressed before any new residential developments are approved.

I will not be able to attend the upcoming meeting about the proposal but wanted to voice my opinion. Again, I am 100% AGAINST the plan for the apartment complex, or any additional residential developments, in Indian Land and hopefully the representatives will see the problems that have come up from the uncontrolled population growth and listen to the droves of residents against it as well.

Best,  
Quincy Ruckert

Alex J. Moore

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**From:** Planning Mailbox  
**Sent:** Tuesday, May 10, 2016 2:56 PM  
**To:** Penelope Karagounis; Elaine Boone; Alex J. Moore; Andy Rowe; Nicholas Cauthen  
**Subject:** FW: Calvin Hall Road Apartment Complex

**From:** Beverly Williams [<mailto:itsmebeverly@gmail.com>]  
**Sent:** Tuesday, May 10, 2016 2:46 PM  
**To:** Planning Mailbox  
**Subject:** Calvin Hall Road Apartment Complex

I am against approving the high density apartment complex being approved on Calvin Hall Road.

My name is Beverly Williams, 131 Arrowhead Drive, Lancaster, SC.

I am a property owner. I strongly believe that we need to slow down growth in our County any way we can. The roads and the schools need to catch up.

I understand that property owners have the right to develop their own property. BUT it needs to be done with consideration of the rest community.

We here in the Indian Land Community have decided to take a defensive stance on the slow down on growth until the roads and schools catch up. AND as our representatives it is your duty to vote for what the majority wants.

Thank you

## Alex J. Moore

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**From:** Planning Mailbox  
**Sent:** Tuesday, May 10, 2016 4:31 PM  
**To:** Penelope Karagounis; Elaine Boone; Andy Rowe; Alex J. Moore; Nicholas Cauthen  
**Subject:** FW: Displeasure at Apartments on Calvin Hall Rd

**From:** Adam Sepanski [<mailto:churchskiz@gmail.com>]  
**Sent:** Tuesday, May 10, 2016 4:00 PM  
**To:** Planning Mailbox; [sheilahinsonrealty@yahoo.com](mailto:sheilahinsonrealty@yahoo.com); [tad@comporium.net](mailto:tad@comporium.net); [jerryholt813@gmail.com](mailto:jerryholt813@gmail.com); [ckhammer1@yahoo.com](mailto:ckhammer1@yahoo.com)  
**Subject:** Displeasure at Apartments on Calvin Hall Rd

I'm writing to express my displeasure at the plan to put an apartment complex on Calvin Hall Rd. I do not mind apartment complexes or new neighborhoods or office buildings being built right next door to me (which this will be). What I do mind is approving development in an area which is already riddled with traffic and school congestion without developing a plan to fix the already existing problems first.

I live 1 mile from my work in the Arlington community. It takes me 10-15 minutes to get to work now, because I have to sit in bumper to bumper traffic from due to Movement Mortgage and the lack of a turning lane on Hwy 160. I can not imagine how the planning board would approve a manufacturing facility, a corporate office, and an apartment complex on 160 without widening the road, and I am completely blown away that they would consider even more development without fixing this issue FIRST.

Second, my kids attend Harrisburg, and again I spend 30 minutes of my day in traffic dropping them off at school. I understand that this board doesn't control schooling decisions, but it doesn't alleviate the problem to add more kids to an already crowded school district and poor road design getting to the school. Work with the school board and develop a plan to fix the overcrowding and traffic and then you will get my support to build more developments.

As it stands, it is clear to me that Lancaster County just wants to increase tax revenue with no care for how it affects the Indian Land community because they are far removed from the daily problems they create.

A concerned citizen,  
Adam Sepanski

Arlington Resident

Alex J. Moore

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**From:** Planning Mailbox  
**Sent:** Tuesday, May 10, 2016 4:31 PM  
**To:** Penelope Karagounis; Elaine Boone; Andy Rowe; Alex J. Moore; Nicholas Cauthen  
**Subject:** FW: Do Not OK or Approve Proposed Apartment Project on Calvin Hall Rd, Indian Land, SC

**From:** Gerald Wilkins [<mailto:gew03041957@gmail.com>]  
**Sent:** Tuesday, May 10, 2016 3:23 PM  
**To:** [ckhammer1@yahoo.com](mailto:ckhammer1@yahoo.com); [tad@comporium.net](mailto:tad@comporium.net); Planning Mailbox; [sheilahinsonrealty@yahoo.com](mailto:sheilahinsonrealty@yahoo.com)  
**Subject:** Do Not OK or Approve Proposed Apartment Project on Calvin Hall Rd, Indian Land, SC

Good afternoon.

I am a resident of Indian Land, SC in the Clairemont Sub-Division next to Calvin Hall Rd. and Hwy 160. I'm writing this email to ask you to please "not" approve or authorize the proposed Calvin Hall Rd., Apartment project submitted for your consideration.

There are several reasons to not approve this project, from the volume of traffic that will bottle neck this area, to not being prepared with enough schools appropriate for this increase in children, to no in-depth study done regarding the ramifications of continued quick growth on the current infrastructure.

I believe, if growth is to continue at such a lightning speed, it needs to be critically analyzed and studied prior to moving ahead with an array of additional projects of this type.

signed

Gerald E. Wilkins  
resident, homeowner and taxpayer  
Indian Land, SC

**Alex J. Moore**

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**From:** Planning Mailbox  
**Sent:** Wednesday, May 11, 2016 9:20 AM  
**To:** Penelope Karagounis; Elaine Boone; Andy Rowe; Alex J. Moore; Nicholas Cauthen  
**Subject:** FW: Proposed Apartments to be built along Calvin Hall Rd., located in Indian Land, SC.

-----Original Message-----

From: Pat Brandow [<mailto:brandy.sr@hotmail.com>]  
Sent: Tuesday, May 10, 2016 6:32 PM  
To: Planning Mailbox  
Subject: Proposed Apartments to be built along Calvin Hall Rd., located in Indian Land, SC.

Hello:

My name is Patrick E. Brandow Sr. and I reside at 1217 Jasmine Dr. In the Silver Run Housing development. It was brought to my attention that the Planning board members will have a single meeting with final say decision in the approval or rejection of the plans for Apartment style housing complexes currently being sought by developers to be located along Calvin Hall Rd.

I am not able to attend to personally express my opposition to this proposed addition of transient-in-nature property development to an area that is a beautiful, permanent, residential home area in the youth of development. Please extend my notification of objection to all Planning board members and, additionally to anyone involved in the final decision process In this matter.

Respectfully, I ask the Board to consider residents who chose this area because it's nice to have a green space close with roads that are accessible and not constant bumper-to-bumper traffic. Please continue to act with due-diligence concerning developer attempts to capitalize on our resources. Irresponsible, or ill-suited development to a blooming, residential area can prove cancerous and may ultimately result in the death of residential bloom. Our infrastructure is already taxed near maximum, as evidenced by traffic, traffic control, utilities, storm water runoff and storm sewers capacity to handle storm water run-off. Please do not add to these problems.

Thank you for you attention on this matter.

I am not a

**Alex J. Moore**

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**From:** Planning Mailbox  
**Sent:** Wednesday, May 11, 2016 9:21 AM  
**To:** Penelope Karagounis; Elaine Boone; Andy Rowe; Alex J. Moore; Nicholas Cauthen  
**Subject:** FW: Concerning Apartment Complex on Calvin Hall Road.

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**From:** Mason Thompson [<mailto:mason9@live.com>]  
**Sent:** Wednesday, May 11, 2016 9:03 AM  
**To:** Planning Mailbox; [sheilahinsonrealty@yahoo.com](mailto:sheilahinsonrealty@yahoo.com); [ckhammer1@yahoo.com](mailto:ckhammer1@yahoo.com); [tad@comporium.net](mailto:tad@comporium.net); [jerryholt813@gmail.com](mailto:jerryholt813@gmail.com)  
**Cc:** Kelly Thompson  
**Subject:** Concerning Apartment Complex on Calvin Hall Road.

Dear Planning Board Members,

I am writing this email in regards to the apartment complex being considered on Calvin Hall Road. My name is Mason Thompson and I live in the Clairemont neighborhood that is also located on Calvin Hall Road. I respectfully ask you all to stand against the building of these apartments.

In general; I am not opposed to growth in the community. I voted 'Yes' for the \$199M Lancaster County Bond to build and renovate the schools and I love the fact that they are building across from the Lowes on 521.

At this time though, I am opposed to building apartments to squeeze more people into a space that does not have the infrastructure to support them. Harrisburg Elementary school is already at capacity. Calvin Hall and Harrisburg road are small two-lane roads that currently experience a great amount of traffic during rush hour. Traffic during the morning is especially rough as kids are dropped off at Harrisburg Elementary.

I can't think of a single benefit to the residents currently living in any of the surround neighborhoods (Arlington, Clairemont, Rosemont, BridgeHampton) associated with building an apartment complex on Calvin Hall. Please consider the opinions and feelings of the current residents here.

Thank you all for your time and consideration. Have a great day!

Mason Thompson

803-554-4499

[Masont9@live.com](mailto:Masont9@live.com)

9137 Pembroke Ct.

Indian Land, SC, 29707

**Alex J. Moore**

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**From:** Planning Mailbox  
**Sent:** Wednesday, May 11, 2016 2:26 PM  
**To:** Penelope Karagounis; Elaine Boone; Andy Rowe; Alex J. Moore; Nicholas Cauthen  
**Subject:** FW: Opposition to proposed 312 unit apartment complex on Calvin Hall Road directly across from Clairemont

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**From:** Brian Dougherty [<mailto:BDougherty@sympitar.com>]  
**Sent:** Wednesday, May 11, 2016 1:53 PM  
**To:** Planning Mailbox; [sheilahinsonrealty@yahoo.com](mailto:sheilahinsonrealty@yahoo.com); [tad@comporium.net](mailto:tad@comporium.net); [jerryholt813@gmail.com](mailto:jerryholt813@gmail.com); [ckhammer1@yahoo.com](mailto:ckhammer1@yahoo.com)  
**Subject:** Opposition to proposed 312 unit apartment complex on Calvin Hall Road directly across from Clairemont

As a resident of Clairemont neighborhood, I'd like to express my opposition to the proposed 312 unit apartment complex across Calvin Hall from our neighborhood. There is already a significant increase in traffic with Movement Mortgage having moved across 160 from our neighborhood and I don't believe the surrounding roads can handle the traffic that a sizable apartment complex would bring to this small area. Please do not approve this apartment complex being built.

Thank you,  
Brian Dougherty  
704-236-1071

NOTICE: This electronic mail message and any files transmitted with it are intended exclusively for the individual or entity to which it is addressed. The message, together with any attachment, may contain confidential and/or privileged information. Any unauthorized review, use, printing, saving, copying, disclosure or distribution is strictly prohibited. If you have received this message in error, please immediately advise the sender by reply email and delete all copies.

**Alex J. Moore**

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**From:** Planning Mailbox  
**Sent:** Wednesday, May 11, 2016 2:26 PM  
**To:** Penelope Karagounis; Elaine Boone; Andy Rowe; Alex J. Moore; Nicholas Cauthen  
**Subject:** FW: Proposed Apartment Complex- Calvin Hall Road

**From:** Erin Thornton [<mailto:erinmariethornton@gmail.com>]  
**Sent:** Wednesday, May 11, 2016 11:56 AM  
**To:** Planning Mailbox  
**Subject:** Proposed Apartment Complex- Calvin Hall Road

Good morning,

I am writing to let you know that I am not pleased with the fact that more construction is possibly planned for Calvin Hall road. There is already 2 neighborhoods trying to finish up construction in that area and the schools and roads are distressed as is. Bringing more people into the area is only going to hurt us in the long run. I am asking that you please consider not allowing this project to happen.

Thank you,  
Erin Thornton  
Indian Land Resident

## Alex J. Moore

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**From:** Planning Mailbox  
**Sent:** Thursday, May 12, 2016 9:45 AM  
**To:** Penelope Karagounis; Elaine Boone; Andy Rowe; Alex J. Moore; Nicholas Cauthen  
**Subject:** FW: Planning Commission for Calvin Hall Rd Apartment Complex

**From:** Tad Caudill [<mailto:tadcaudill@gmail.com>]  
**Sent:** Wednesday, May 11, 2016 4:40 PM  
**To:** Planning Mailbox; [sheilahinsonrealty@yahoo.com](mailto:sheilahinsonrealty@yahoo.com); [ckhammer1@yahoo.com](mailto:ckhammer1@yahoo.com); [tad@comprium.net](mailto:tad@comprium.net); [jerryholt813@gmail.com](mailto:jerryholt813@gmail.com)  
**Subject:** Planning Commission for Calvin Hall Rd Apartment Complex

Dear Board Members,

I am writing to you to express my concern for the planned apartment complex on Calvin Hall road. As a resident of the Clairemont housing development I am greatly concerned about environmental effects, educational effects, and traffic. I am also concerned about property value in the area.

Even today we have a massive sewage spill of 3500 gallons due to hastily done construction product in Indian Land. Here is the story on WSOC's website. <http://www.wsoc.tv/news/local/3500-gallons-of-raw-sewage-spills-from-pipe-into-indian-land-creek/274543254>

Being down stream from the proposed construction this is a big concern for me.

Having two young children in the currently over packed school system is another concern for me. I imagine the kids would be sent to Harrisburg Elementary School. A large number of those kids being in apartment complex will be low income or minority. While I have no problem with low income or minorities it is a statistical fact, and I will include a link to a study, that they are the highest percentage of renters and their children require more attention in public school systems.

I think the traffic complaint and house value complaint are self explanatory so I will save you the time on those. We have enough apartment complexes in this area. Builders are in a mad dash to build as many as possible to compete with each other in a growing area. One thing they will do is build too many and you will have complexes empty and competing by lowering prices. Those lower prices will bring down values and cost the community more than they add.

(a study on apartment demographics by Harvard)  
<http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/ahr2011-3-demographics.pdf>

**Alex J. Moore**

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**From:** Planning Mailbox  
**Sent:** Thursday, May 12, 2016 9:45 AM  
**To:** Penelope Karagounis; Elaine Boone; Andy Rowe; Alex J. Moore; Nicholas Cauthen  
**Subject:** FW: Proposed Apartments to be built along Calvin Hall Rd., located in Indian Land, SC.

-----Original Message-----

From: Pat Bradow [<mailto:brandy.sr@hotmail.com>]  
Sent: Wednesday, May 11, 2016 5:19 PM  
To: Planning Mailbox  
Subject: Re: Proposed Apartments to be built along Calvin Hall Rd., located in Indian Land, SC.

Thank you.

Sent from my iPhone

> On May 11, 2016, at 9:19 AM, Planning Mailbox <[Planning@lancastercountysc.net](mailto:Planning@lancastercountysc.net)> wrote:  
>  
> Thank you for your response. We will include your comments in the Planning Commission Packet for May 17th.  
>  
>  
> Judy Barrineau | Administrative Assistant | Lancaster County Planning Dept.  
> Ph: 803.285.6005 | Fax: 803.285.6007 | [jbarrineau@lancastercountysc.net](mailto:jbarrineau@lancastercountysc.net)  
> 101 N Main Street, Suite 108 | Lancaster, SC 29720 | [www.mylancastersc.org](http://www.mylancastersc.org)  
>  
> Office is open Monday-Friday 8:30am to 5:00pm  
>  
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> NOTICE: All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.  
>  
>  
>  
> -----Original Message-----  
> From: Pat Bradow [<mailto:brandy.sr@hotmail.com>]  
> Sent: Tuesday, May 10, 2016 6:32 PM  
> To: Planning Mailbox  
> Subject: Proposed Apartments to be built along Calvin Hall Rd., located in Indian Land, SC.  
>  
> Hello:  
>

- > My name is Patrick E. Brandow Sr. and I reside at 1217 Jasmine Dr. In the Silver Run Housing development.
- > It was brought to my attention that the Planning board members will have a single meeting with final say decision in the approval or rejection of the plans for Apartment style housing complexes currently being sought by developers to be located along Calvin Hall Rd.
- >
- > I am not able to attend to personally express my opposition to this proposed addition of transient-in-nature property development to an area that is a beautiful, permanent, residential home area in the youth of development. Please extend my notification of objection to all Planning board members and, additionally to anyone involved in the final decision process In this matter.
- >
- > Respectfully, I ask the Board to consider residents who chose this area because it's nice to have a green space close with roads that are accessible and not constant bumper-to-bumper traffic. Please continue to act with due-diligence concerning developer attempts to capitalize on our resources. Irresponsible, or ill-suited development to a blooming, residential area can prove cancerous and may ultimately result in the death of residential bloom. Our infrastructure is already taxed near maximum, as evidenced by traffic, traffic control, utilities, storm water runoff and storm sewers capacity to handle storm water run-off. Please do not add to these problems.
- >
- > Thank you for you attention on this matter.
- >
- >
- > I am not a

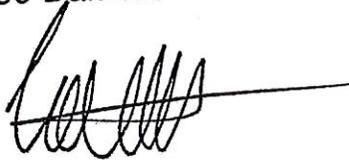
May 10, 2016

To the Planning Commission:

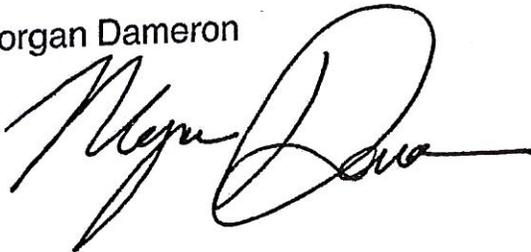
We, as residents of the Silver Run community, wish to voice our strong disapproval of the building of apartments on Calvin Hall Road. We travel that road daily to and from our workplaces and can attest to the fact that the road is too narrow and unsuitable to withstand the amount of traffic an apartment complex would add. We ask that the application for this apartment complex be denied.

Respectfully,

E. Lee Dameron

A handwritten signature in black ink, appearing to read 'E. Lee Dameron', with a horizontal line extending to the right.

Morgan Dameron

A handwritten signature in black ink, appearing to read 'Morgan Dameron', with a horizontal line extending to the right.

**Alex J. Moore**

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**From:** Planning Mailbox  
**Sent:** Thursday, May 12, 2016 11:19 AM  
**To:** Penelope Karagounis; Elaine Boone; Andy Rowe; Alex J. Moore; Nicholas Cauthen  
**Subject:** FW: Please Vote Against the Building of Apartment Complex on Calvin Hall

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**From:** Jeff Greenwald [<mailto:jeffgreenwald@mac.com>]  
**Sent:** Thursday, May 12, 2016 10:36 AM  
**To:** Planning Mailbox; [sheilahinsonrealty@yahoo.com](mailto:sheilahinsonrealty@yahoo.com); [ckhammer1@yahoo.com](mailto:ckhammer1@yahoo.com); [tad@comporium.net](mailto:tad@comporium.net); [jerryholt813@gmail.com](mailto:jerryholt813@gmail.com); Penelope Karagounis  
**Subject:** Please Vote Against the Building of Apartment Complex on Calvin Hall

Dear Planning Commission,

I would like that you not allow the 313 RENTAL UNITS, 35 BUILDINGS, PLUS AMENITY BUILDINGS on 41 Acres, across from the Clairemont Subdivision and at the end of the Arlington Subdivision. We do not have the road capacity, school capacity and safety coverage for such high density neighborhoods.

Projects such as these need to wait until 160 is expanded by the state, new schools are actually built in the Pleasant Valley district and more police and fire coverage is available in the area.

Thank you,  
Jeff Greenwald  
Firethorne HOA Director

## (Exhibit 11)

### **Project Information - SC 160 Widening - Phase II**

Project Identification Number:	0031125RD01
County:	Lancaster
Project Length:	2.29 miles
Project Location:	From S-157 To the York County Line
Project Description:	Widening from York County Line to S-157 (Possum Hollow Rd)
Estimated Total Project Cost as of May 2016	\$9,703,000.00
Commission District:	District 5
Commission Approval Date:	September 19, 2007

### **Schedule**

#### **Preliminary Engineering**

Begin:	Spring 2011
Complete:	Summer 2016

#### **Right Of Way**

Begin:	Autumn 2013
Complete:	Summer 2016

#### **Construction**

Begin:	Winter 2016-17
Complete:	Autumn 2019

### **Contact Information**

Program Manager:	Kati Price, P.E.
Phone Number:	803-737-4755
Mailing Address:	P. O. Box 191, Columbia, SC 29201

