

6-2-15

LANCASTER COUNTY

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

Do Not Write In This Box
Application# PDD-015-027 Date 6-2-15 Paid [check]

- 1. The application is for amendment to the: (check one)
[check] District Boundary Map (fill in all items #2,3,4,5,6,7,&9 only)
[] Ordinance Text (fill in items # 8 & 9 only)
2. Give either exact address or tax map reference to property for which a district boundary change is requested: See attached list of Parcel Numbers, addresses and property owners
3. How is this property presently designated on the map? B-3 and R-15P
4. How is the property presently being used? Existing Homes/Residences & Vacant Parcels
5. What new designation or map change do you purpose for this property? Planned Development District (PDD)
6. What new use do you propose for the property? Creation of a planned development consisting of commercial, office, retail, residential uses.
EXPLAIN UNDER ITEM #9 WHY THIS AREA SHOULD BE REDESIGNATED OR CHANGED.
7. Does the applicant own the property proposed for this change? [] YES [check] NO If no, give the name and address of the property owner and attach notarized letter from property owner: 10055 Harrisburg Road
(Please see attached list of property owners, parcel numbers, and joinder Agreements)
8. If this involves a change in the Ordinance text, what section or sections will be affected? N/A
9. Explanation of and reasons for proposed change: To allow for the creation of a planned development district to incorporate the highest and best uses within a mixed use community.
(attach another page if additional space is needed)
10. Applicant's can request a 5 minute PowerPoint presentation at County Council to be given during the ordinance reading time and at 1st reading only. You will be allowed 5 slides or less. This information must be given to the Clerk to Council by the Friday prior to the Monday Council meeting. Please check the appropriate box to indicate whether or not you will be giving a PowerPoint presentation. [check] YES [] NO

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

APPLICANT'S NAME (PRINT)
Sinacor Homes Attn: Mr. Russ Sinacor

ADDRESS:
PO Box 471785
Charlotte, NC 28247

Phone:
704 543-7474

[Handwritten Signature]
SIGNATURE

Sinacori Homes

Harrisburg Road Site

Property Owner Names & Addresses

0005-00-074.03
MOORE FLOYD KENTHY &
ELEASE M
9949 HARRISBURG RD
INDIAN LAND, SC 29707

0005-00-075.00
WITHERS DEAN ROSS
WITHERS JANEL S
10055 HARRISBURG RD
INDIAN LAND, SC 29707

0005-00-075.01
WITHERS DEAN ROSS
WITHERS JANEL S
10055 HARRISBURG RD
INDIAN LAND, SC 29707

0005-00-076.00
HAWFIELD GROUP LLC THE
10121 HARRISBURG RD
INDIAN LAND, SC 29707

0005-00-077.00
HAWFIELD JOHN CHARLES SR
TRUST
10167 HARRRRISBURG ROAD
INDIAN LAND, SC 29707

0005-00-078.00
OWSLEY ENTERPRISES
% EUGENIA FOWLER
10500 JEFFERSON DAVIS
HWY
RICHMOND, VA 23237

0005-00-091.00
SMITH DALLENE P
SMITH BENJAMIN M III
442 LAKEMONT DRIVE
CHAPIN, SC 29036

0005-00-091.03
PATTERSON ALAN D
206 PATTERSON LANE
INDIAN LAND, SC 29707

0005-00-092.00
HUDSON JEANETTE, TRUSTEE
3902 BUNCOMBE DR
GREENSBORO, NC 27407

0005-00-093.04
HOOD SANDRA ELMS
9078 HOOD ROAD
INDIAN LAND, SC 29707

0005-00-093.05
DEVINNEY BOBBY RAY
8015 GREENSIDE CT
CHARLOTTE, NC 28226

0005-00-089.01
HARVELL SUSAN DIANE
WALKER & K
9858 CALVIN HALL ROAD
INDIAN LAND, SC 29707

0005-00-089.00
HARVELL KELLY W & SUSAN
W
9858 CALVIN HALL RD
INDIAN LAND, SC 29707

0005-00-083.00
PATTERSON CARL T & KAREN
G
9509 POSSUM HOLLOW
ROAD
INDIAN LAND, SC 29707

0005-00-079.01
BLAKELY KELSEY
9934 CALVIN HALL ROAD
INDIAN LAND, SC 29707

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

Avondale Mixed Use Site
Development Ordinance PDD – 27

Section 1. Citation. This ordinance may be cited as the Avondale Mixed Use Site Planned Development District (PDD-27) Ordinance or as the PDD-27 Ordinance.

Section 2. Purpose; PDD-27.

- (a) The purpose of this ordinance is to establish the Avondale Development District (PDD-27), and related Avondale Mixed Use Site Master Plan which describes for how the property is to be developed and to provide for the regulations that apply to this development of the property.
- (b) The Avondale Mixed Use Site Development Ordinance (“Ordinance”) establishes certain specific land use controls over the development of the Property to ensure that it is developed in accordance with existing and future needs and to promote the health, safety, and general welfare of the future residents. At the same time, the intent of this Ordinance is to provide the flexibility needed to develop the Property in response to evolving innovative development techniques for the protection of the natural environment and the quality of life of future residents.
- (c) The Avondale Mixed Use Site development is a Mixed Use Master Planned Community, comprised of a combination of residential, (single family detached, attached and multi-family residential) employment, retail, and open space uses organized around an integrated development concept that utilizes a series of Villages or components that support the various land uses (the "Development" or "PDD-27").

Section 3. Authority. This ordinance is enacted pursuant to the authority of Chapter 29, Title 6 of the Code of Laws of South Carolina 1976, as amended, and the Unified Development Ordinance of Lancaster County, as amended (the "UDO").

Section 4. Jurisdiction. This ordinance applies to the property known as the Avondale Site development which consists of approximately +/- 179.35 acres (the "Property"). The Tax Map Number for the property is 0005-00-093.05, 0005-00-078.00, 0005-00-089.01, 0005-00-089.00, 0005-00-076.00, 0005-00-077.00, 0005-00-093.04, 0005-00-092.00, 0005-00-091.03, 0005-00-091.00, 0005-00-075.01, 0005-00-075.00, 0005-00-079.01, & a portion of 0005-00-074.03.

Section 5. Official Zoning Map. The Official Zoning Map is amended (upon approval) to show the Property as a Planned Development District (PDD-27).

Section 6. Master Plan. The Preliminary Master Plan, prepared by ESP Associates and dated 05/07/2015, are attached hereto as Exhibit A and incorporated into this ordinance by reference.

Section 7. Master Plan Amendments.

- (a) Unless otherwise provided in this ordinance, all amendments to the Master Plan shall be made in accordance with the UDO, in effect at the time of the adoption of this ordinance.

- (b) Development depicted on the PDD Master Plan is intended to reflect a generalized arrangement of proposed land uses on the site, but the exact configuration, placement or size of the individual site elements may be altered or modified within the limits prescribed by this Ordinance during the design and development and construction phases.
- (c) Changes in land use from those depicted on the Master Plan may be made subject to the following conditions:
 - (1) Lot sizes and mixtures may be adjusted and moved throughout villages, provided, that, the minimum lot size is not less than 4,200 square feet and the lot width is not less than 45' feet in width for single family residential lots or 20' feet in width for multi-family lots. The total lot count for single family detached lots shall not exceed 560 units for Villages B, C, D & E.
 - (2) Villages A & B may be developed with a combination of either one or more of the following uses: single-family lots, multi-family housing, Townhomes, rental apartments, and/or retail space. The mixtures of uses in Villages A & B may be adjusted, provided, that Villages A & B shall not contain more than 450 multi-family housing units, which may consist of any combination of up to 300 apartments and/or 150 Townhomes, single-family lots and/or up to 100,000 square feet of flex/office space.
 - (3) Villages A & B may also be developed with commercial/retail space, provided, that the total combined building floor area shall not exceed 100,000 square feet.
 - (4) Areas designated for recreational or open space use for any Component may be increased or decreased in size up to twenty percent (20%) of any Component, provided, that a decrease in one Component shall be offset by an equivalent or greater increase in one or more other Components in recreational area or open space.
 - (5) Park/Recreation or Civic uses may be developed anywhere within the boundaries of Villages A & B, provided, that the location of the Park/Recreation or Civic use shall not cause a decrease in the overall number of lots or units allowed within Villages A or B.
- (d) Alterations may be made to lot lines and dimensions, roadway alignments, and other configurations as necessary to implement the changes in land use authorized in subsection (b) of this section. These alterations shall be administratively reviewed and approved once they are determined to be in accordance with the regulations specified herein.
- (e) Land use changes authorized by this section are effective upon the property owner filing with the Planning Department a document showing the change. These Land Use changes shall be administratively reviewed and approved once they are determined to be in accordance with the regulations specified herein.

Section 8. Land Uses.

- (a) The land uses authorized for the Development are as follows:
- (1) Villages B, C, D & E: Single-family residences including duplexes.
 - (2) Villages A & B: Multifamily residences including duplexes, apartments, townhomes, single-family detached lots and/or and commercial/retail.
 - (3) Villages A & B: Commercial/retail.
- (b) Each Village may be developed with any land use allowed in the Table of Permissible Uses as contained in the UDO for the respective land use district designation (residential, commercial) unless otherwise provided in this Ordinance.
- (c) The following land uses are prohibited in PDD-27:
- (1) Adult entertainment;
 - (2) Auto business, etc.
 - (3) Automobile wrecking and/or junk, salvage yard;
 - (4) Commercial kennels;
 - (5) Industrial mining;
 - (6) Livestock auction house;
 - (7) Lumber and/or building materials dealer;
 - (8) Manufactured home type units;
 - (9) Modular housing;
 - (10) Motorized race and testing track;
 - (11) Pistol, rifle, skeet range or turkey shoot;
 - (12) Private or commercial horse stables; and
 - (13) Rooming and boarding houses.
- (d) In areas designated for commercial/retail use, residential uses are allowed on ground floors of the commercial or retail building and on floors above the commercial or retail use. Commercial or retail uses are allowed on any floor of commercial or retail building.

Section 9. Definitions. In this Ordinance, each of the following terms shall have the meaning assigned to it:

Apartment Housing - Multiple for rent dwelling units which are attached vertically or horizontally with shared access, parking, and open space.

Attached Housing - A single dwelling unit attached to another dwelling unit on one or more sides.

Civic Use - Police stations, libraries, daycare facilities, fire stations, emergency medical service stations, meeting halls, recreational facilities, government buildings, museums,

schools, performing arts centers, religious buildings, picnic areas, recreation centers, public park or any other cultural, civic or social use.

Commercial Use - Business and retail establishments providing consumer services and products.

Cul-de-sac- Cul-de-sac length shall be measured from the first point of intersection with an existing street, to the center radius of the cul-de-sac bulb.

Detached Housing - A single dwelling unit not attached to any other dwelling unit, with an open yard on all sides of the structure.

Land Use Designations- the use to which a particular area of the Property may be put as shown on the Master Plan.

Master Developer - Sinacori Builders, LLC or its assignee, as allowed in the development agreement with Lancaster County.

Master Plan- the conceptual master plan for the development of the Property.

Multi-Family Housing- Any group of attached housing contains two or more dwelling units on a single lot. Multi-family housing may include but not be limited to the following: duplexes, quadraplexes, townhouses, apartments, and condominiums.

Open Space - any open space designated for use as Park Amenity Center Site/ Facilities Floodway, Floodplain and/or Open Space on the Master Plan.

Property - all of the land comprising the Avondale Mixed Use Site (PDD-27) development.

Property Owner - The Master Developer of the Property or, as to a particular Component, any single sub-developer the Property Owner designates in an Assignment of Property Owner Rights.

Residential - any residential land use permitted in the Unified Development Ordinance.

Retail Use - Any use associated with the sale of consumer goods, products or merchandise.

Villages- any one of the Components depicted on the Master Plan.

Section 10. Development Regulations.

- (a) Unless otherwise provided in this Ordinance, the development of the Property must comply with the UDO. To the extent that this Ordinance may contain zoning and development standards which conflict with zoning and development standards contained in the UDO, the standards contained in this ordinance control and supersede the UDO provision.
- (b) Notwithstanding the applicable provision of the UDO, the following development regulation applies to the development of the property:
 - (1) Block and Roadway Configuration- Block lengths, block widths, and cui-de-sacs may vary, provided, that it does not exceed 1,000 feet and adequate fire protection criteria is maintained.
 - (2) Sidewalks and Public Crosswalks -- Connectivity shall be provided through the use of sidewalks to link various areas of the site. Sidewalks will be provided on one side of the secondary streets and along both sides of all major roads in the community and the entrance road.

- (3) Driveways- No restriction applies to the location of driveways for non-residential uses, provided, that all access roads into the subdivision or commercial areas from Harrisburg Road, Calvin Hall Road and other external surrounding roads are subject to approval by the South Carolina Department of Transportation ("SCDOT").
- (4) Buffers - Buffers and setbacks, for the perimeter of the development, shall be in accordance with Section 13.12 of the UDO unless otherwise specifically provided in this ordinance. An internal Type 3, 25' wide buffer, meeting the requirements of Section 12.9 of the UDO, shall be provided between the internal residential and commercial uses of the development.
- (5) Parking- Parking shall be provided in accordance with Section 17 of this ordinance. Parking may be shared for uses located within Villages A & B provided that cross access agreements and shared parking agreements are registered with the owner with copies provided to the Lancaster County Planning Department.
- (6) Open Space requirements- For purposes of applying Section 17.1(2)(b)(I) of the UDO to the development, the narrow strip of common area must be at least twenty-five feet (25') in width.
- (7) Open Space requirements- For purposes of applying Section 17.1(2)(a) of the UDO to the development, sidewalk and utility crossings and any associated improvements required to construct and maintain such crossings, encroachments or facilities may be included in the areas designated for incorporation into the development's Open Space calculations.
- (8) Flood way Restrictions - In addition to the uses allowed by Section 16.1.3.2 of the UDO for land within a floodway, the following uses are allowed: (i) Open Space and non-buildable portions of single family residential lots; and (ii) roadway crossings, utility crossings and any associated improvements necessary to develop such crossings.
- (9) Floodplain restrictions -- In lieu of the provisions of Section 16.1.4 of the UDO, the following requirement shall apply: No building or fill material shall be located within a distance of the stream bank equal to five (5) times the width of the stream at the top of the bank area unless certification with supporting technical data by a registered professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (10) Submission Requirements -- Environmental Characteristics of the Site - When submitting flood frequency information as a part of the subdivision approval process, the person seeking subdivision approval is required to submit only one hundred (100) year frequency flood information, provided, however, buildings or fill material shall not be placed within a FEMA one hundred (100) year floodplain without a LOMR-F.
- (11) Connectivity-- The maximum connectivity index required for PDD-27 is 1.2.

Section 11. Density/Intensity.

(a) Development intensity for a particular use shall not exceed the following use densities:

<u>Land Use</u>	<u>Density/Intensity</u>	<u>Total Number of Acres/Units/ Facilities</u>
Single Family Village Villages B, C, D and E	5.5 Dwelling Units/ acre, on average	Up to 560 Units
Multifamily Villages A or B	18 Dwelling Units/ acre, on average	Up to 300 Units
Mixed Use Villages A or B		
Multifamily	300 Units	Up to 25 Acres
Apartments	300 Units	Up to 25 Acres
Commercial/ Retail Villages A or B	100,000 square feet	Up to 15 Acres

- (b)(1) The Property Owner may vary the intensity of development within any Component or any use category of any Component on one or more occasions by up to thirty percent (30%) without further approval, provided, that the total number of overall units of residential housing and the number of total acres of retail commercial within the overall development does not increase from the maximums stipulated on the Master Plan.
- (c)(1) The Property Owner may transfer development uses or intensity (the number of residential units or the number of acres devoted to any particular use) within the Property by transferring density or portions of the commercial square footage from any component or area within the Property to any other Component or area within the Property, so long as the total intensity of development within the Property as a whole (measured in total number of residential units or acreage, as applicable) does not increase. If any density (total number of dwelling units or building area of commercial property) allocated to a Component by an Assignment of Property Owner Rights is not utilized, as determined with reference to approved site plans for all areas within the Component, the unused density shall revert to the Master Developer for allocation to any other Component.
- (2) As used in this subsection, "Assignment of Property Owner Rights" means a written instrument in recordable form by which the property owner assigns its rights as property owner under this ordinance to another person or entity with respect to a particular Component designated in the Assignment of Property Owner Rights. The Assignment of Property Owner Rights may include such limitations on the assignee as the property owner desires including, without limitation, restrictions on the type of units that may be constructed within a Component, the location where those units may be constructed within the Component, the number of units of a particular type that may be constructed

within the Component, the minimum lot requirements for the Component (including requirements for setback, lot area, building height, lot width, buffers, and number of units per lot). All restrictions contained within the Assignment of Property Owner Rights are binding on the assignee and each person who ultimately owns any real estate within the designated Component. Any such limitations shall be in addition to any private contractual restrictions placed upon all or any part of any Component by the property owner.

- (3) The Property Owner shall issue a certificate stating the maximum development intensity allowable on any tract within the Property consistent with this ordinance prior to the sale of any such parcels or before building permits are issued for that specific area of the property. The certificate will state the number of dwelling units and/or the amount, in acres, of Commercial, Retail, or Office uses, as applicable, that may be developed on the applicable various tracts. The property owner must file a copy of the certificate with the Planning Department. The County shall be responsible for creating and maintaining a record of the number of dwelling units and/or acres allocated to each tract as well as the total number of dwelling units or floor area actually constructed on each tract.

Section 12. Setbacks and Yards. (a) All lots within PDD-27 shall meet or exceed the following setback and yard requirements from a public right of way:

Land Use	Min. Setback	Min. Side Yard	Min. Rear Yard
Single Family Villages B, C, D & E*	20'	5'	25'
Multi-Family Village A or B	20'	7'	25'
Mixed Use Villages A or B	25'	5'	15"
Commercial/Retail Villages A or B	25'	5'	15'

Note* Village B, designated as a "mixed-use village" may, as an alternative, be developed, either in part or in its entirety with single-family detached lots.

- (b) The setbacks on internal private roads, alleys and/or parking within a residential, commercial, or multi-family use development will have no setback requirements; except to satisfy underlying fire access or emergency management vehicular requirements
- (c) Eaves, cornices, chimneys, gutters, vents and other minor architectural features may project up to 24" into the setback area.

- (d) HVAC equipment may encroach 4' into side or rear yards. HVAC units shall be located on opposite sides of the lots for adjacent homes, in prevention of HVAC units being located next to each other.
- (e) Alley product is allowed in Village C with the 40' min lot width. If alley loaded product is utilized in Village C than the rear yard shall be 10' from the edge of the alley for those lots.
- (f) Setbacks along a private road within a residential/ multi family use shall be measured from the back of curb.

Section 13. Building Height. (a) Maximum building heights must comply with the UDO unless otherwise authorized in this item:

Land Use	Maximum Building Height
Single Family Villages B, C, D, & E	35'
Multi-Family Villages A or B	50'
Mixed Use Villages A or B	60'
Commercial/Retail Villages A or B	60'
Park/Open Space	N/A

(b) A sprinkler system is required for non-residential structures greater than 35 feet in height. No structure may be over 50' in height unless approval is obtained from the emergency preparedness department and the building and zoning department.

Section 14. Lot Size. (a) All lots shall have the minimum number of square feet (sf) indicated in the following table:

Land Use	Minimum Lot Size*
Single Family Villages B, C, D & E	4800 sq feet (detached)
Multi-Family Villages A or B	1000 sq feet (attached)
Mixed Use Villages A or B	
Retail	100,000 S.F
Multifamily	1000 sq ft (attached)
Apartments	800 sq ft (attached)
Commercial/Retail Villages A or B	100,000 S.F.
Park/Open Space	No Minimum

(b) Lot size excludes road right-of-way, common open space, easements, 100 year floodplain, and other areas within a subdivision that typically are not controlled or developed by the lot owner.

Section 15. Lot Width. All lots shall meet or exceed the minimum widths indicated in the following table:

Land Use	Minimum Lot Width
Single Family Villages B, C, D or E*	45' (detached) For alley loaded type lots 50' (detached) For front loaded type lots
Multi-Family Villages A or B	20' (attached)
Mixed Use Villages A or B	
Retail	100'
Multifamily	NA'(attached)
Apartments	NA'(attached)
Commercial/Retail Villages A or B	100'
Park/Open Space	No Minimum

Note* Village B, designated as a “mixed-use village” may, as an alternative, be developed, either in part of in its entirety with single-family detached lots.

Section 16. Buffers.

- (a) A perimeter buffer is not required where the uses are adjacent to an existing or proposed road. The border of the proposed PDD that is not adjacent to a road must be buffered by a minimum of a 40 foot buffer. Where steep topography is present, pedestrian/vehicular access, utility easements, or sidewalks are needed, grading will be allowed in these buffers. The buffer yards are to remain as open space, except to the extent necessary to accommodate berms, walls, fences, signs and graphics, lighting fixtures, access points, drainage easements, utility lines and other facilities, and other uses identified in the UDO. Where there is an insufficient natural buffer, plantings may be installed by the developer at the developer's discretion. If the use is adjacent to a similar use, on an adjacent tract, this perimeter buffer may be removed with approval of the Planning Department.
- (b) There shall be an internal buffer between residential and commercial uses consisting of a 25' Class 3 buffer in accordance to Section 12.9 of the UDO.
- (c) If the Property Owner can demonstrate to the Planning Director that the topography or elevation of a development site, the size of the parcel to be developed, or the presence of a greenway, buffer or screening on adjacent property would make strict adherence to the buffer requirements of the UDO serve no meaningful purpose, then the Planning Director shall waive the buffer requirements for that site.
- (d) Along the property line of the PDD that is adjacent to Lancaster County Tax Map Number 0005-00-077.00 and Lancaster County Tax Map Number 0005-00-018.00, there shall exist a fifty foot (50') buffer.

Section 17. Parking.

- (a) All uses within the PDD may utilize on street and/or alley parking to meet the requirements of Section 11.2 of the UDO. If parking is allowed on any road within this development regardless of which section it is allowed in, the road must be wide enough to allow the parking of vehicles on the street and the travel width of the road must be at least 24 feet excluding the parking areas. Multi-level/commercial parking garages are an allowed use in Villages A and B of the PDD.
- (b) For commercial and retail uses, one parking space must be provided for each 300 square feet of gross acreage.

Section 18. Roadways and Traffic.

- (a) The number, location and alignment of the internal roadways shown on the Master Plan may be modified, provided that they are constructed in conformance with the roadway design and construction standard set forth in this section.
- (b) All internal roadways shall be built to the County's construction standards set forth in the UDO except as otherwise specified in (c) through (e) of this section.
- (c) Any portion of the Property may have private roads.
- (d) All internal roads will be constructed with curb and gutter.
- (e) All internal roadways will be constructed in accordance with the following minimum standards:

	Street Standards	R/W Width
1. Local Limited Res Street	20' Asphalt 24' BC/BC	40' r/w
2. Local Residential	22' Asphalt 27' BC/BC	50' r/w
3. Residential Collector Street	32' Asphalt 36' BC/BC	66' r/w
4. Private Street/Drive Townhomes/Commercial	20' Asphalt 23' BC/BC (Standard 1' – 6" Curb)	30' Clear Zone

- (t) All connections to SCDOT roadways must meet SCDOT regulations and be approved by SCDOT.
- (g) Alleys per Lancaster County Standards are allowed in Villages C or D.

Section 19. Street Lighting.

- (a) Community street lighting shall be provided within the Property, and shall be designed and constructed in accordance with the requirements of this section and the UDO.
- (b) All community street lighting within each Component shall be of uniform design and all lighting throughout the Property shall be complementary.
- (c) The community street lighting shall be part of an overall street lighting program for the Property. The street lighting shall be maintained and operated by the appropriate electric utility, a property owners association, or some other non-profit entity.
- (d) Nothing in this section shall be construed to limit or otherwise impair the ability of any individual resident or lot owner to construct or install lighting anywhere on such resident's or owner's lot. Such lighting, however, shall be appropriately shielded so that it does not interfere with the reasonable enjoyment of neighboring properties.

Section 20. Model Homes and Other Buildings. Within the boundaries of tax parcels 0005-00-093.05, 0005-00-078.00, 0005-00-089.01, 0005-00-089.00, 0005-00-076.00, 0005-00-077.00, 0005-00-093.04, 0005-00-092.00, 0005-00-091.03, 0005-00-091.00, 0005-00-075.01, 0005-00-075.00, 0005-00-079.01, & a portion of 0005-00-074.03, prior to the installation of water and sewer for the development or any of its components, the developer at any given time may be issued not more than eleven (11) building permits of which ten (10) may be for model single family residences for sale ("Model Homes") and one (1) for a sales office. The Model Homes may be connected to temporary water and sewer services, including septic tanks, provided, that the Model Homes shall be connected to central water and sewer services as soon as the central services are available. Prior to issuing the building permits for the Model Homes, the developer shall provide the County with proof of applicable approvals by other government entities, including, but not limited to the South Carolina Department of Health and Environmental Control. Except for the water and sewer connections, the Developer must comply with all ordinary requirements for the issuance of building permits including, but not limited to, any then applicable county-wide building, housing, electrical, plumbing, and gas codes. A certificate of occupancy for the Model Homes shall not be issued until the Model Homes are connected to central water and sewer service and must meet otherwise applicable requirements. The absence of a certificate of occupancy does not prevent developer from using the Model Home for Model Home purposes.

Section 21. Mass Grading and Timber Harvesting. The Property Owner may mass grade all or any portion of the Property, sell or relocate excess soils resulting from such mass grading, and harvest and process timber within the Property, provided, that, the Property Owner complies with section 12.11 of the UDO.

Section 22. Open Space. Storm water detention facilities may be included as Open Space.

Section 23. 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 thereby.

Section 24. Controlling Ordinance. 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 25. Effective Date. This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED THIS ____ DAY OF _____, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

Chair, County Council

Secretary, County Council

ATTEST:

Debbie Hardin, Clerk to Council

1st reading:
2nd reading:
3rd reading:

EXHIBIT A

Avondale Site
Planned Development District (PDD-27)
Master Plan
See attached.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.