

LANCASTER COUNTY PLANNING COMMISSION

September 16, 2014
6:30 PM
Lancaster Co.
Adm. Bldg.,
Room 224
(803) 285-6005

Type of meeting:	General Business Meeting	Facilitator:	Planning Staff
Clerk:	Judy Barrineau		
Please read:	Agenda Packet		
Please bring:	Agenda Packet & UDO		
Call To Order		Chairman	
Roll Call		Chairman	
Approve Agenda		Chairman	
Citizen's Comments		Chairman	
Approval of minutes – August 07, 2014 Workshop Minutes & August 19, 2014 Regular Minutes		Chairman	
Chairman's Report		Chairman	
Director's Report		Penelope Karagounis	
RZ-014-021 Highway Corridor Overlay District – The rezoning application was submitted by the Lancaster County Council. The rezoning application provides for an amendment to the County's zoning map by adding the Highway Corridor Overlay District on top of the existing zoning layer for parcels within the area proposed to be rezoned. {Public Hearing} pgs. 1-40		Penelope Karagounis	
RZ-014-022 – Rezoning application of Tim and Melissa Poole to rezone a portion of the property from R30P, Low Density Residential/Agricultural Panhandle District, to B3, General Commercial District. The applicant intends to construct a power equipment repair business beside his existing home. {Public Hearing} pgs. 41-57 TMS# 0027-00-027.00		Andy Rowe	
RZ-014-023 – Rezoning application of Rhonda and Scott Sistare to rezone the property from MHP, Mobile Home Park, to R45B, Rural Residential/Business/Agricultural District. {Public Hearing} pgs. 58-77 TMS# 0054-00-052.06		Alex Moore	
RZ-014-024 – Rezoning application of Chance Brantley to rezone ± 145 acres from R45B, Rural Residential/Business/Agricultural District, to R45A, Rural Residential/Intense Agricultural District. The applicant proposes to construct chicken houses at this location. {Public Hearing} pgs. 78-99 TMS# 0036-00-016.00		Andy Rowe	
SD-014-006 – Cornerstone Townhomes – Subdivision application of Lennar Carolinas, LLC. The residential density for this development is ± 6.72 DU/AC and the properties are zoned PDD (PDD 20/Wallace Tract). {Public Hearing} pgs. 100-165 Tax Map 13, Parcels 115 & 118. Tax Map 13M, Block A, Parcels 372 & 373		Elaine Boone/Alex Moore	
SD-014-007 – The Arbors – Subdivision application of Dean and Glen Withers for a 21 single-family residential subdivision. The residential density for this development is 1.50 dwelling units per acre and the properties are zoned R-15P, Moderate Density Residential/Agricultural Panhandle District. {Public Hearing} pgs. 166-195 Tax Map 5, Parcels 20, 21, 21.01, & 21.02		Penelope Karagounis/Elaine Boone	

UDO-TA-014-014 – Text Amendment application of Steve Willis, County Administrator/Lancaster County for a proposed text amendment of Section 13.8.3 (q), Approval of final plat subject to the infrastructure being installed by the developer. {Public Hearing} pgs. 196-199	Alex Moore
New Business: Motion Procedure	Judy Barrineau
Old Business:	

Lancaster County Planning Department

101 N. Main St., Ste. 108

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Memo

To: Lancaster County Planning Commission Members

From: Penelope G. Karagounis, Lancaster County Planning Director

Date: September 9, 2014

Re: Director's Report for the September 16, 2014 Planning Commission Meeting

Message:

I am happy to announce that the County has hired a full-time attorney for Lancaster County. I would like to welcome Mr. John Weaver, our new County attorney. It is an honor to have him here in Lancaster County. My Planning staff and I look forward in working with him. He will be attending our Lancaster County Planning Commission meetings to help guide us with any legal issues. The following are cases that went to the Development Review Committee on September 9, 2014

1. The Arbors Subdivision
2. Hickory Tavern
3. Hartley Funeral Home

Our next Planning Commission workshop will be on Thursday, October 2, 2014 at 5:00 p.m. The Catawba Council of Government has requested for us to have one final joint meeting with the Lancaster County Planning Commissioners and the City of Lancaster County Commissioners on Thursday, October 2, 2014 at 6:00 p.m. in regards to the rewrite of the Comprehensive Plan for Lancaster County. Our goal is to have the final report of the rewrite of the Comprehensive Plan complete at the Tuesday, October 21, 2014 Planning Commission meeting for a recommendation vote. I would also like to thank everyone who attended the land use element workshop on Thursday, August 28, 2014. We appreciate you taking your time to be a part of the process for the rewrite of the Comprehensive Plan.

RZ-014-021 Highway Corridor Overlay District -- The rezoning application was submitted by the Lancaster County Council. The rezoning application provides for an amendment to the County's zoning map by adding the Highway Corridor Overlay District on top of the existing zoning layer for parcels within the area proposed to be rezoned.

{Public Hearing} pgs. 1-40

Penelope Karagounis

PLANNING STAFF REPORT RZ-014-021

I. Facts

A. General Information

Proposal: The Rezoning Application was submitted by the Lancaster County Council. The Rezoning Application provides for an amendment to the County's zoning map by adding the Highway Corridor Overlay District on top of the existing zoning layer for parcels within the Area Proposed to be Rezoned.

Property Location:

Property Owners in the area of Lancaster County proposed to be rezoned and identified by the following boundary: Parcels fronting on, within, or partially within one thousand feet (1,000') of the right-of-way of: (a) U.S. Highway 521 from S.C. Highway 75 (Waxhaw Highway) northward to the North Carolina and South Carolina state line; and (b) S.C. Highway 160 from U.S. Highway 521 westward to the York County and Lancaster County boundary (the "Area Proposed to be Rezoned").

Legal Description: This application rezones the following parcels with the Highway Corridor Overlay District designation (Rezoning Application RZ-014-021):

Tax Map 5 Parcels 23, 23.01, 24-28, 28.01, 29-32, 34-36, 39, 40, 42, 43, 46, 48-51, 55, 56, 58-60, 66-73, 73.01, 74.00-74.04, 74.06, 74.07, 74.09, 75, 90.01, 91.02, 91.05, 93.01, 93.02, 93.06, 94, 94.01, 95-98, 100.00-100.07, 101, 101.01, 102.00-102.06, 103, 103.01, 103.03-103.05, 103.08, 104, 107-110, 110.01, 111-113, 113.01, 114-117

Tax Map 5P, Block A, Parcel 1; Block B, Parcels 1.01, 28-37, 40-42; Block C, Parcels 5-8

Tax Map 6, Parcels 52, 53, 53.01, 54.03, 54.04, 55-61, 61.01, 62-65, 67, 68, 68.01, 69-72, 72.01-72.05, 73, 73.02, 73.03, 73.05, 73.07, 74, 77, 78.00-78.02, 79-84, 84.01, 84.02, 85.00-85.02, 86, 87.00-87.04, 88

Tax Map 6M, Block A, Parcels 1-18, 24-26, 27.01, 110-125, 158-224, 226-278

Tax Map 6N, Block A, Parcels 1-7, 7.01, 8-12, 27-32; Block B, Parcels 1-5, 5.01, 6-15, 22-33, 44-49; Block C, Parcels 1-6; Block D, Parcel 39; Block E, Parcels 1-38

Tax Map 7, Parcels 1.02, 4, 4.01, 8, 8.01, 8.03, 9, 9.01, 10, 25, 25.01

Tax Map 7C, Block A, Parcels 25-28

Tax Map 8, Parcels 1.00-1.02, 2-5, 5.01, 6.00-6.02, 7-10, 10.01, 11.00-11.03, 12-15, 15.01-15.03, 16.00-16.03, 17-21, 21.01, 22, 22.01, 23, 24, 24.01, 25.01, 25.02, 25.04, 26.00-26.02, 27.00-27.06, 28, 56, 56.01, 57, 59-61, 61.01-61.07, 67, 69, 69.01, 69.03-69.05, 69.07, 70, 71.00-71.03, 72, 72.01, 74, 74.01, 76, 77, 83, 84, 84.02, 85-87, 87.01

Tax Map 8A, Block A, Parcels 1-67, 67.01-67.03, 68-91; Block B, Parcels 1-64; Block C, Parcels 1-46; Block D, Parcels 1-32

Tax Map 8B, Block A, Parcels 1-4; Block B, Parcels 1, 3-5, 7-9; Block C, Parcels 1.00-1.02, 2-4, 6

Tax Map 8G, Block A, Parcels 1-4, 4.01, 5, 6; Block C, Parcels 2, 2.01, 3-11; Block D, Parcels 1-5

Tax Map 8J, Block C, Parcels 11-14; Block D, Parcels 1-10, 23-26

Tax Map 10, Parcels 1, 3, 3.01, 4, 5, 29, 29.03, 30, 30.01, 31-34, 34.01, 35-37, 37.03, 45, 45.01, 45.05, 45.06, 46.02, 46.03, 46.06, 47, 48.00-48.02, 49, 50.07-50.11, 51, 51.01, 52.00-52.03, 53-57, 59, 61.01

Tax Map 10A, Block A, Parcels 1-3, 6, 7, 276-284

Tax Map 10B, Block 1, Parcels 1-5; Block 2, Parcels 1-6; Block 3, Parcels 1-6; Block 4, Parcels 1-6; Block 5, Parcels 1-6; Block 6, Parcels 1-6; Block 7, Parcels 1-6; Block 8, Parcels 1-5; Block 9, Parcels 1-4; Block 10, Parcels 1-4; Block 11, Parcels 1-6; Block 13, Parcel 1; Block 14, Parcel 6; Block 24, Parcels 1-6; Block 25, Parcels 1-6; Block 26, Parcels 1-6; Block 27, Parcels 1-6; Block 28, Parcels 1-5; Block 29, Parcels 1-5

Tax Map 10J, Block 1, Parcels 1-5; Block 2, Parcels 1-4; Block 3, Parcels 1-5; Block 4, Parcels 1-5; Block 5, Parcels 1-4; Block 6, Parcels 1-5; Block 7, Parcels 3, 4; Block A, Parcels 1, 1.01, 2-13, 93; Block B, Parcels 1-33, 57-63, 140-157; Block 10, Parcels 1, 2; Block 11, Parcels 1-4; Block 12, Parcels 1-5; Block 13, Parcels 1-4; Block 14, Parcels 1-5; Block 15, Parcels 1-3; Block 17, Parcels 1-4; Block 18, Parcels 1-5; Block 19, Parcels 1-3; Block 20, Parcels 1-4; Block 21, Parcels 1-4; Block 22, Parcels 1-4; Block 23, Parcels 1-4; Block 24, Parcels 1-3; Block 25, Parcels 1-4; Block 26, Parcels 1-4; Block 27, Parcels 1-3; Block 28, Parcels 1-4; Block 29, Parcels 2-4; Block 30, Parcels 1-3; Block 31, Parcels 1-4; Block 32, Parcels 1-3

Tax Map 13, Parcels 11, 11.01, 12, 13, 13.02, 13.04, 14-16, 16.01, 18, 19, 19.01, 20, 21, 21.01, 22, 22.01, 23, 43.00-43.02, 44, 45, 46.01-46.03, 47.01, 47.02, 48, 48.01, 48.03, 48.04, 49, 49.01, 50, 51, 61.03, 67.00-67.04, 68, 69.03, 69.04, 70,

75-78, 78.01, 79, 80.00-80.02, 81, 81.01, 105, 105.01, 106-108, 109.01, 110, 110.01, 111, 113, 113.01, 114, 115, 115.01, 116, 118

Tax Map 13A, Block A, Parcels 10-13

Tax Map 13G, Block A, Parcels 1-74, 103-109, 114-135

Tax Map 13N, Block A, Parcels 10-25, 62-69; Block D, Parcels 1-40, 60-86; Block E, Parcels 1-22

Tax Map 15, Parcels 28, 34, 35.05, 38.00-38.03, 39-42, 42.01, 43, 44.00-44.02, 45, 46.00-46.02, 47, 48.00-48.03, 49.01, 49.03, 49.06-49.08, 49.10, 54

Tax Map 16, Parcels 1, 7-11, 11.01-11.04, 17, 18, 18.01, 19.00-19.03, 20, 22-26, 26.01, 27.00-27.03, 28.00-28.02, 29-31, 31.01, 31.02, 32, 32.01, 33, 33.01, 34.00-34.03, 36-40, 40.01, 41-43, 43.01, 44.01, 45, 45.02, 46.00-46.02, 47, 47.01, 48-52, 52.01, 53, 53.01, 55, 55.02-55.04, 56.02, 57, 57.02, 57.03, 74-77

Tax Map 16C, Block B, Parcels 68-72; Block C, Parcels 1-48, 50-57

Tax Map 19, Parcel 19

Tax Map 20, Parcels 1, 2, 2.01, 3, 4, 4.01, 49, 50, 50.01

Zoning Classification: There are a mixture of zoning classifications in the proposed Highway Corridor Overlay District. The following is the current zoning in this area: B-1, Business Office District; B-2, Community Business District; B-3, General Commercial District; MF, Multiple-Family/Agricultural District; R-15, Moderate Density Residential/Agricultural District; R-15P, Moderate Density Residential/Agricultural Panhandle District; R-15S, Moderate Density Manufactured Housing/Agricultural District; R-30P, Low Density Residential/Agricultural Panhandle District; R-30S, Low Density Residential/Manufactured Housing/Agricultural District; R-30D, Low Density Residential/Manufactured Housing/Agricultural District; R-45, Rural Residential/Agricultural District; I-1, Light Industrial District; MHP, Manufactured Home Park District; and various Planned Development Districts (PDDs).

Voting District: District 1, Larry McCullough and District 7, Brian Carnes

B. Site Information

Site Description: The Highway Corridor Overlay District applies to the following: US Highway 521 from SC Highway 75 (Waxhaw Highway) northward to the North/South Carolina state line; and SC Highway 160 from US Highway 521 westward to the York/Lancaster county line. In general, for those two highways identified for Highway Corridor Overlay District states, the district

designation shall apply to all parcels fronting on, within or partially within one thousand feet (1,000') of the right-of-way of the designated highway.

C. Exhibits

1. Rezoning Application
2. Location Map
3. Ordinance Number: 2014-1271
4. Amended Ordinance

II. Findings

The Highway Corridor Overlay District is established to preserve and enhance corridors that serve as major gateways leading to, from and within Lancaster County. As both commercial and residential land uses exist along such corridors, there is a desire of the residents of Lancaster County to provide standards relative to connectivity, aesthetic appearance, and safety along major gateways. The land use recommendations and design requirements contained in this subsection are the result of a community-wide effort. As such, the intent of this district is to provide unified land development regulations that promote a sense of place and create consistency along the two significant corridors by improving the visual character of adjacent development.

III. Conclusion and Recommendation:

This rezoning procedure is the second component to establish and enforce the Highway Corridor Overlay District text amendment. In June, County Council passed the Highway Corridor Overlay District. Through County Council's instruction, staff deleted the 8 foot multi-use asphalt path and filed an amendment to the text amendment. It was heard by the Planning Commission on July 15, 2014 and the Commission recommended approving the deletion of the multi-use asphalt path and they forward their recommendation to County Council for the July 28, 2014 County Council agenda. Due to the length of the July 28, 2014 County Council agenda, the Chairman of County Council and the County Administrator decided to pull the text amendment. The first reading of the amended proposal was heard by County Council on August 11th with an approval of (5-2). The second reading of the amended proposal was heard by County Council on August 25, 2014 with an approval of (5-2). The third reading and final reading will be on September 8, 2014 and we anticipate it being approved by a vote of (5-2). We will update the Planning Commission on the final vote.

Staff has been working on this Highway Corridor Overlay District proposal since May of 2013. The Lancaster County Planning Department provided multiple public engagement opportunities for citizens to voice their opinions on the Highway Corridor Overlay District. Prior May of 2013, staff had spent 6 months with an ad hoc committee for the B-3, General Commercial District uses. Basically, for the past three years the County and the citizens of the Indian Land community have discussed ways to improve the Highway 521 and Highway 160 Corridor with their commercial uses. Both the Lancaster County Council and the Lancaster County Planning Commission agreed to not limit the uses of

commercially zoned properties but add regulations to help the corridor aesthetically. It is a starting point for an area that has experienced tremendous growth in the last ten years. The Indian Land community is becoming more and more urbanized as new developments continue to rise throughout the community. This is why it is very important to approve the rezoning for the Highway Corridor Overlay District for the two designated Highway locations. **It is therefore, the recommendation of the Lancaster County Planning Department to approve the rezoning request for the parcels fronting on, within, or partially within one thousand feet (1,000') of the right-of-way of the designated highway. Only the following highways are designated as a Highway Corridor Overlay District:**

- (1) US Highway 521 from SC Highway 75 (Waxhaw Highway) northward to the North/South Carolina state line; and
- (2) SC Highway 160 from US Highway 521 westward to the York/Lancaster county line

LANCASTER COUNTY
SOUTH CAROLINA

Exhibit 1

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

Do Not Write In This Box		
Application No. <u>RZ-014-021</u>	Date Received <u>8-12-14</u>	Fee Paid <u>_____</u>

1. The application is for amendment to the: (check one)

District Boundary Map (fill in all items #2,3,4,5,6,7,&9 only)

Ordinance Text (fill in items # 8 & 9 only)

2. Give either exact address or tax map reference to property for which a district boundary change is requested: All parcels fronting on, within, or partially within 1,000 feet of the R-O-W of the designated Highway. US. 521 from Highway 75 (Washington Highway) northward to the NC/SC state line.

3. How is this property presently designated on the map? Multiple zoning districts

4. How is the property presently being used? Variation between residential & commercial

5. What new designation or map change do you purpose for this property? Highway Corridor Overlay District

6. What new use do you propose for the property? Same uses allowed but an Overlay over the underlining zoning district to provide uniform land development regula
EXPLAIN UNDER ITEM #9 WHY THIS AREA SHOULD BE REDESIGNATED OR CHANGED. that promote sense of plac and create consistency in the area proposed.

7. Does the applicant own the property proposed for this change? YES NO If no, give the name and address of the property owner and attach notarized letter from property owner:
The rezoning request has been initiated by Lancaster County.

8. If this involves a change in the Ordinance text, what section or sections will be affected? _____

9. Explanation of and reasons for proposed change: The intent of this district is to provide unified land development regulations that promote a sense of place & create consistency along significant corridors by improving the visual character of adjacent property.
(use back of form if additional space is needed)
NOTE: It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

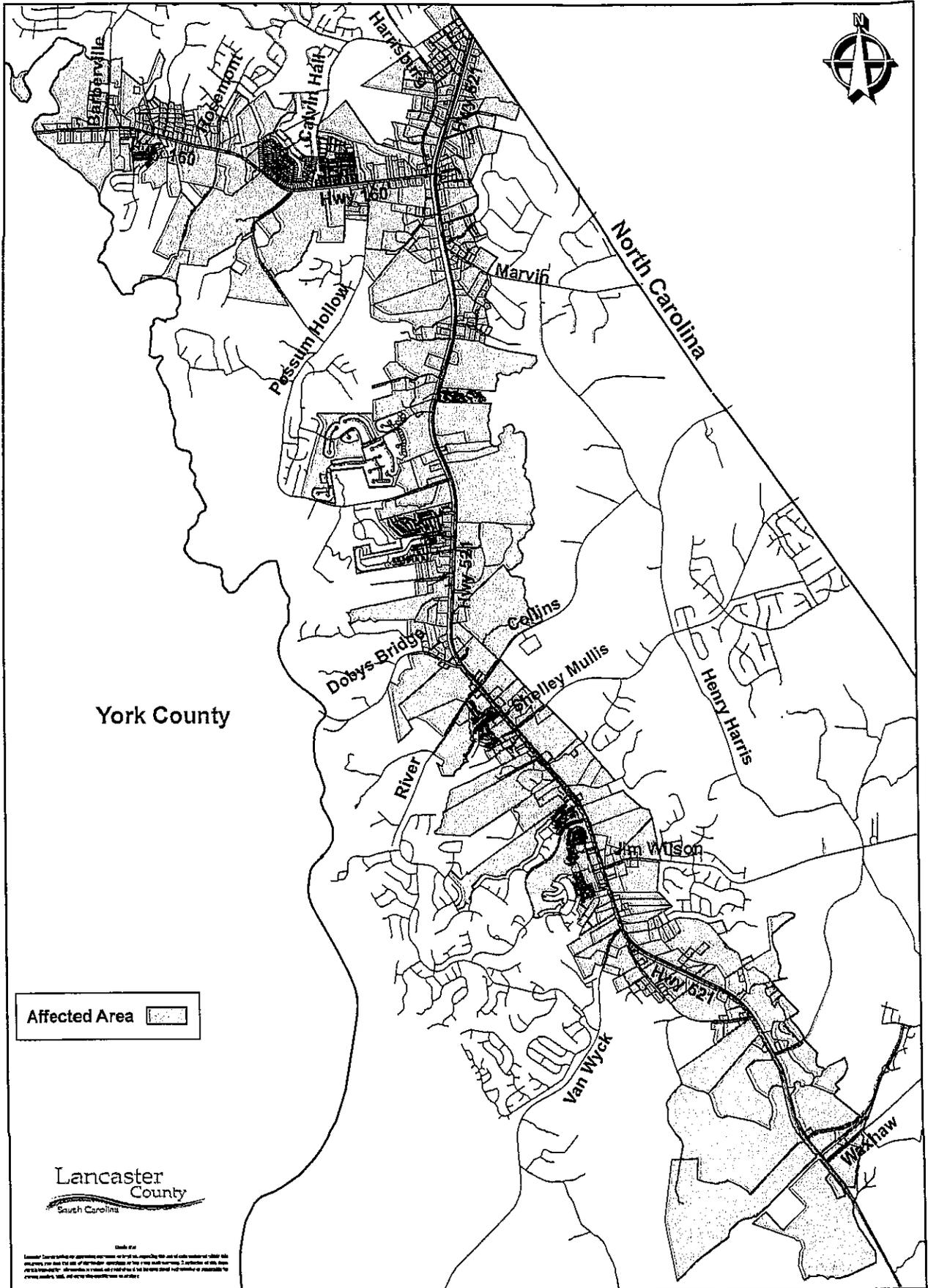
APPLICANT'S NAME (PRINT) Lancaster County
ADDRESS: P.O. Box 1809
Lancaster, SC 29721
Phone: 803-416-9300

Alvin Walker
SIGNATURE

D.S.C. Highway 160 from U.S. Highway 521 westward to the York/Lancaster County line.

Highway Corridor Overlay District

Exhibit 2



Final Recorded Exhibit
Version - 6/9/14

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

~~ORDINANCE NO. 2014-1271~~

Indicates Matter Stricken
Indicates New Matter

AN ORDINANCE

TO AMEND SECTION 2.1.5 OF APPENDIX B OF THE LANCASTER COUNTY CODE (UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY), RELATING TO OVERLAY DISTRICTS, SO AS TO PROVIDE FOR HIGHWAY CORRIDOR OVERLAY DISTRICTS; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

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

Section 1. Highway Corridor Overlay Districts.

Section 2.1.5 of Appendix B of the Lancaster County Code (Unified Development Ordinance of Lancaster County) is amended by adding:

17. The Highway Corridor Overlay District is hereby established, and is subject to the following general provisions:
- a. **Purpose and Intent:** The Highway Corridor Overlay District is established to preserve and enhance corridors that serve as major gateways leading to, from and within Lancaster County. As both commercial and residential land uses exist along such corridors, there is a desire of the residents of Lancaster County to provide standards relative to connectivity, aesthetic appearance, and safety along major gateways. The land use recommendations and design requirements contained in this subsection are the result of a community-wide effort. As such, the intent of this district is to provide unified land development regulations that promote a sense of place and create consistency along significant corridors by improving the visual character of adjacent development.
 - b. **District Boundaries and Applicability:** The Highway Corridor Overlay District applies to the following:

Ordinance No. 2014-1271
For Third Reading Consideration
Page 1 of 30

1. The County Council shall designate the property that is subject to the provisions of this subsection by rezoning the properties in accordance with the procedures and requirements applicable to map amendments. In general, for those highways identified for Highway Corridor Overlay District status, the district designation shall apply to all parcels fronting on, within or partially within one thousand feet (1,000') of the right-of-way of the designated highway. Only the following highways are designated as a Highway Corridor Overlay District:
 - i. US Highway 521 from SC Highway 75 (Waxhaw Highway) northward to the North/South Carolina state line; and
 - ii. SC Highway 160 from US Highway 521 westward to the York/Lancaster county line.
2. The Highway Corridor Overlay District development regulations, as set forth in this subsection, applies to all uses on the properties zoned Highway Corridor Overlay District except for single-family housing as identified in Chapter 3, Table of Permissible Uses, 1.1.1 through 1.1.5. The development regulations applicable to single-family housing are the development regulations of the underlying zoning district.
3. Any property within the Highway Corridor Overlay District zoned and used for industrial use, I-1 and I-2, shall be subject to the provisions set forth in item (n) of this subsection (7); and
4. This district shall also apply to all shared access easements and/or cross-access easements located within the areas defined in item (b)(1) of this subsection (7) , including, but not limited to, those that may be used to access any parcel or parcels beyond the boundaries of this district.
- c. **Permitted Uses:** As an overlay, the Highway Corridor Overlay District supplements standards established elsewhere in the Unified Development Ordinance of Lancaster County (the "UDO"). Any use permitted in the underlying zoning district, set forth in Chapter 3, Permissible Uses, of the UDO, shall also be permitted in the Highway Corridor Overlay District provided it complies with the provisions of this subsection (7).
- d. **Exceptions and Non-conforming Situations:** Any property zoned and used for a single-family residential use, including the single-family residential portion of a property zoned PDD, shall be exempt from the development standards of this subsection (7). When a parcel has a vested right in effect, that parcel may be exempt from certain provisions of this subsection (7), as outlined in Chapter 13 of the UDO. The development standards of this overlay district shall apply to all other properties within the district boundaries as outlined in item (b) of this subsection (7).
- e. **Design Review:** All development design and plan reviews, as required by the UDO, shall apply to this subsection (7).
- f. **General Requirements and Development Standards:**
 1. **Building Placement:** All buildings shall front onto a public or private street, or share a frontage line with a square or other similar common open space. The front facade of buildings shall be generally parallel to front property lines when placed along the corridor right-of-way. The following shall also apply:
 - i. In general, the setback requirements set forth in § 5.4 of the UDO shall apply. When fronting the corridor right-of-way, the front setback for buildings with a commercial district use may be reduced to a minimum of (25) feet.

- ii. When fronting the corridor right-of-way, buildings shall have access from the front and rear of the building;
 - iii. The development of retail commercial centers or villages is favorable over commercial "strip development" in the Highway Corridor Overlay District.
- 2. **Building Height:** Maximum building height shall not exceed that permitted in the underlying zoning district, set forth in Chapter 5, Density and Dimensional Regulations, of the UDO.
- 3. **Building Vernacular:** Variation in architecture and materials is required. There shall be no large expanse of blank exterior walls along the corridor. Variation in exterior walls may be achieved through the use of windows, projections, recesses, columns, horizontal and vertical offsets, awnings, canopies, or other architectural features. Rooflines of buildings adjacent to the corridor shall also be varied to add interest and complement the character of surrounding development and neighborhoods. Variation in rooflines may be achieved through the use of gables, eaves, parapets, cupolas, or other architectural features.
- 4. **Materials:**
 - i. Buildings, signs, walls, and other structures within the Highway Corridor Overlay District shall be constructed using quality finish materials (i.e., brick, wood, masonry, stone, concrete siding, or stucco). In general, the use of vinyl, tin, metal and masonry block (except split face/decorative masonry) shall be prohibited on the exterior walls of any building located within this district. Metal is permissible if in combination with other building materials for use as trim, windows, doors, roofing, other architectural elements, and signs. All sides of the building shall comply with this requirement except any side of a building that is not visible from any point on an adjoining road right-of-way. For the purposes of this subsection (7), sides of the building that are screened with landscaping, a fence, or some combination of the two shall be considered to be visible from an adjoining street and must comply with the requirements of this subsection (7).
 - ii. Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, decorative vinyl, or any combination thereof). The finished side of the fence shall face the corridor right-of-way or other adjacent property. Chain link, welded or woven wire, and other similar fencing are not permitted in the Highway Corridor Overlay District, unless their use is for sports field and recreational complexes. In such conditions, the fencing shall be color coated with a manufacturer applied finish. Finish color to be approved by the Development Review Committee (DRC). Such fencing may also be permitted for temporary use during construction and site development provided it is removed or replaced with a compliant material upon completion of construction. This requirement is for aesthetic purposes only and is not associated with building code requirements or standards.
- 5. **Sidewalks and Pedestrian Amenities:**
 - i. **Sidewalks and Connectivity:**
 - 1. At a minimum, sidewalks shall comply with the construction requirements set forth in § 21.12 of the UDO;

2. Sidewalks shall be located to allow pedestrians to safely move from their vehicles to the building;
 3. Sidewalks shall connect to existing pedestrian circulation of adjacent parcels where not restricted by topography or other existing site features;
 4. When adjacent to a residential use district, sidewalks shall be provided to allow pedestrian access to and from a commercial retail development;
 5. Sidewalks shall be required on both sides of public or private streets within a commercial retail development;
 6. A multi-use path shall be required adjacent to the corridor right-of-way and shall be located in the Corridor Frontage Buffer as outlined in item (k) (2) of this subsection (7). Sidewalks are not required adjacent to the corridor. The following shall also apply:
 - a. The multi-use path shall have a shared use for both pedestrian and bicycle circulation;
 - b. The multi-use path shall be installed by the property owner or developer. The path shall be dedicated to the County for public use and will be maintained by the County;
 - c. The multi-use path shall be a minimum of eight (8) feet in width, and shall be constructed of asphalt;
 - d. The multi-use path shall extend the entire frontage of a parcel fronting the corridor, from property line to property line;
 - e. The multi-use path shall connect to existing sections of path on adjacent parcels;
 - f. The multi-use path shall connect to other existing pedestrian circulation of adjacent parcels, including existing sidewalks, where not restricted by topography or other existing site features;
 - g. The multi-use path shall be located behind the required trees of the Corridor Frontage Buffer; and
 - h. The multi-use path shall be designed and constructed in a meandering appearance as to avoid long straight runs, and shall accommodate the natural topographical features of a site.
- ii. Other Pedestrian Amenities:
1. All retail commercial development or use with a gross indoor floor area in excess of forty thousand (40,000) square feet shall provide improved common open space for use by patrons. Such common open space shall be a minimum of five hundred (500) square feet in area and may include squares, plazas, greens or other similar spaces. This requirement shall also apply to all non-residential portions of a PDD development. The following shall also apply:
 - a. For purposes of this item (f)(5)(ii), "improved" shall mean cleared of underbrush and debris, accessible to pedestrians and shall include one or more of the following: landscaping, walls, fences, walks or similar paved surfaces, fountains, statues, common lawns or greens, tables and chairs, benches or other seating, water fountains, litter and recycling receptacles,

- playground equipment or other similar furnishings and amenities;
- b. Such spaces shall include canopy trees to provide shade. At installation, a canopy tree shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12';
- c. Such spaces shall be accessible from sidewalks and other pedestrian circulation within the development; and
- d. The property owners, occupants, and tenants or their agents shall be jointly and severally responsible for the maintenance and upkeep of all such common open space. All such areas shall be kept free of litter and debris, and shall generally be maintained with a neat and orderly appearance.

g. Access Management:

1. Curb Cuts and Parcel Access:

- i. All curb cuts, including both public and private streets, shall adhere to the standards set forth by the South Carolina Department of Transportation ("SCDOT"), and shall comply with the requirements set forth in the latest edition of the Access and Roadside Management Standards ("ARMS Manual") as published by the SCDOT Traffic Engineering Division. At a minimum, within the Highway Corridor Overlay District, curb cuts along the corridor right-of-way shall be limited to one every three hundred (300) feet of street frontage. A greater distance of separation may be required as justified by a Traffic Impact Analysis or the SCDOT ARMS Manual;
- ii. Individual parcels having three hundred (300) or more feet of corridor frontage may be permitted additional points of access provided they comply with this subsection (7) and are justified by a Traffic Impact Analysis or review by SCDOT;
- iii. Access points for parcels (5) acres or less, where access to a shared driveway is limited, shall be subject to SCDOT approval and shall adhere to SCDOT standards;
- iv. Corner parcels located at an intersection of the corridor and an existing or proposed secondary street, including both public and private streets, shall obtain access from the secondary street. Where such parcels have three hundred (300) or more feet of corridor frontage, a point of access to the corridor may be considered if no other corridor access is located within three hundred (300) feet, and it adheres to SCDOT standards. Such additional access shall be considered on a case-by-case basis, and is subject to approval by the Zoning Administrator or SCDOT when applicable;
- v. Existing median crossovers are to remain as located. Where justified by a Traffic Impact Analysis, access to a parcel may be required to align directly with an existing median crossover. Likewise, a Traffic Impact Analysis may require improvement to an existing crossover to meet current SCDOT standards. When a proposed access does not align directly with an existing median crossover, such access must adhere to the latest edition of the SCDOT ARMS Manual; and

- vi. A Traffic Impact Analysis shall be required for any development that will generate over one hundred (100) trips in the peak hour according to the latest edition of the SCDOT ARMS Manual and shall meet all other requirements set forth in § 13.7.10.1 (c) of the UDO. The Traffic Impact Analysis must be conducted and sealed by a licensed South Carolina professional engineer. For a Traffic Impact Analysis within the Highway Corridor Overlay District, this engineer shall be chosen by the applicant from a preapproved list provided by Planning Department. Any road improvements, which are determined to be necessary, based on the results of the Traffic Impact Analysis, shall be incorporated into the final site plan prior to County approval. The Traffic Impact Analysis shall be reviewed by the County and in conjunction with the SCDOT. If a County level traffic planner is not available to review the Traffic Impact Analysis at the time of submittal, the County may choose to consult with a preapproved third-party reviewer to assist in this review at the request of the planning department. This third-party review is to assist the County with only the review of a submitted Traffic Impact Analysis and is not a second analysis. The cost of the Traffic Impact Analysis, including any additional reviews requested by the County, shall be paid for by the applicant.
2. **Connectivity:** Reduction of access points to the corridor is required. The following shall apply:
 - i. **Consolidation of Access Points:**
 1. Shared driveways between two or more parcels shall be required where there is not a conflict in use and a shared driveway is not restricted by topography or other existing site features. Shared driveways shall require mutually executed shared access agreements; and
 2. Unless restricted by topography or other natural site features, adjoining parking lots serving non-residential buildings of non-conflicting use shall be connected and shall require mutually executed shared access agreements.
 - ii. **Stub Outs**
 1. Where an undeveloped adjacent parcel exists, a stub out or cross-access easement for future stub out, shall be required to allow for connection to future parking and/or shared driveways; and
 2. Where a developed adjacent parcel exists, existing stub outs shall be utilized.
 - h. **Parking and Vehicular Access:**
 1. **Off-street Parking:** For buildings fronting on the corridor, off-street surface parking shall be located primarily to the rear of the building it serves. Side yard parking is permissible and shall occupy no more than forty five percent (45%) of the principle corridor frontage line. The following shall also apply:
 - i. Side yard parking shall not be placed in an established side yard abutting an intersecting street;
 - ii. Where dimensions or topographical constraints of existing parcels restrict the location of off-street parking to the rear of the building it serves, the restrictions

- on side yard parking may be modified, on a case-by-case basis, by the Zoning Administrator;
- iii. Uninterrupted areas of parking areas shall be limited in size. Parking areas with more than twenty (20) space shall be broken by buildings and/or landscape features as outlined in item (k)(5) of this subsection (7); and
 - iv. Parking areas shall be designed to allow pedestrians to safely move from their vehicles to the building.
2. **On-street Parking:** On-street parking is not permitted on the corridor or other public street. On-street parking is permitted on private streets within a retail commercial development where adequate space for parking and maneuvering is provided outside of travel lanes. On-street parking shall comply with the requirements set forth in the latest edition of the SCDOT ARMS Manual.
 3. **Parking Count and Dimension Requirements:** The number of parking spaces required and required parking space dimensions shall comply with the provisions set forth in § 11.2 and § 11.4 of the UDO.
 4. **Off-street Loading and Unloading Areas:** Off-street loading and unloading areas shall comply with the provisions set forth in § 11.11 and shall be screened from view from all residential use districts and public right-of-way using an opaque screen.
 5. **Driveway and Internal Street Standards:**
 - i. All newly constructed streets within the Highway Corridor Overlay District shall meet the construction standards of Chapters 13 and 21 of the UDO and Chapter 26 of the Lancaster County Code. The minimum right-of-way and pavement widths shall comply with the provisions set forth in § 26-61 and § 26-65 of the Lancaster County Code. Where applicable, such streets shall also comply with the standards established by SCDOT;
 - ii. Private and public roads are as defined in Chapter 13 of the UDO;
 - iii. The minimum spacing between driveway accesses to the corridor shall comply with the provisions set forth in item (g) of this subsection (7);
 - iv. Curb and gutter shall be required on all newly constructed private streets, drives and parking areas within the Highway Corridor Overlay District and shall comply with the requirements set forth in § 21.11 of the UDO; and
 - v. Interconnectivity between adjacent parcels is required when there is not a conflict in use and is subject to the provisions set forth in item (g) of this subsection (7).
 - i. **Signs:** In general, signage within the Highway Corridor Overlay District shall comply with the provisions set forth in Chapter 10, Signs, of the UDO. The following additional regulations shall also apply specifically to this overlay district:
 1. **Permitted Signs:** All signs that are permitted within the Highway Corridor Overlay District shall complement the surrounding buildings in material and architectural vernacular. The following signs are permitted in the Highway Corridor Overlay District:
 - i. **Free standing ground monument signs:** All ground monument signs shall have a setback requirement of five feet from any property line or right-of-way line. Ground monument signs shall not project into any street or highway right-of-way. No more than one (1) ground monument sign shall be permitted per lot and may contain a sign face on no more than two (2) more sides;

- ii. Wall signs: Wall signs attached flat against a wall shall not extend more than eighteen (18) inches from a wall. When a wall sign extends two (2) or more inches from a wall it shall be a minimum of eight (8) feet above any sidewalk to provide for pedestrian clearance;
 - iii. Projecting signs: A projecting sign perpendicular to the wall of a building may be substituted for a wall sign provided it is a minimum of eight (8) feet above any sidewalk to provide for pedestrian clearance and projects no more than six (6) feet from the wall on which it is mounted; and
 - iv. Canopy or awning signs: A canopy or awning signs shall not be placed higher than the bottom of the second floor or higher than the roofline of single-story structures. A canopy or awning sign shall be a minimum of eight (8) feet above any sidewalk or other pavement to provide for pedestrian clearance.
2. Commercial Retail Developments and Centers: All retail commercial development or use with two or more businesses shall be allowed no more than one (1) ground monument sign. Signage for individual businesses shall be consolidated onto one (1) such ground monument. The following shall also apply:
- i. Where such a development fronts two (2) or more streets with more than five hundred (500) feet of frontage on each, additional ground monument signs may be permitted provided no more than one (1) is located on each street;
 - ii. Directional and wayfinding signs within a retail commercial development or center shall be grouped and shall be consistent in size, color, ornamentation, and materials, and shall complement the surrounding buildings; and
 - iii. For such developments, a ground monument sign shall not exceed a height of ten (10) feet. Where such a development has a gross indoor floor area in excess of forty thousand (40,000) square feet, the maximum height may be increased to no more than twenty (20) feet for a ground monument sign.
3. Size and Height of Signs: The maximum size of any sign shall be as established in Chapter 10, Signs, of the UDO. A sign for any individual nonresidential use shall not exceed a height of ten (10) feet along the corridor and a height of (4) feet along any secondary street. A sign for a single-family development shall not exceed a height of ten (10) feet along any street. For a multifamily residential or attached single-family development, a sign shall not exceed six (6) feet in height along the corridor and (4) feet along any secondary street. The height of all signs shall be measured from the lowest adjacent grade at the base of the sign;
4. Prohibited Signs: The following signs, in addition to those prohibited in Chapter 10, Signs, of the UDO, are prohibited in the Highway Corridor Overlay District:
- i. Pylon signs;
 - ii. Flashing and pulsating signs;
 - iii. Signs imitating warning signals;
 - iv. Painted or handwritten signs;
 - v. Off-premise signs;
 - vi. Animated signs;
 - vii. Beacons;
 - viii. Neon gas tubing or similar signs;
 - ix. Inflatable signs and tethered balloons;

- x. Banners in non-residential districts;
 - xi. Illuminated tubing or string of lights typically used for outlining property lines, open sales areas, roof lines, doors, windows or wall edges of any building, except for "holiday season" lights as permitted in item (j)(7) of this subsection (7);
 - xii. Signs that move or give the appearance of moving, including but not limited to feather signs, pennants, inflatable figures, streamers, and other signs which flutter, undulate, swing, rotate, oscillate or otherwise move by natural or artificial means;
 - xiii. Reader boards, digital message boards (including LED screens), or other similar commercial electronic variable message signs whose static message or copy change more than once every twenty (20) seconds, and the change sequence must be accomplished within an interval of two (2) seconds or less. Such signs shall not include animated, continuous, moving, rolling, or scrolling messages. Fluttering, blinking, or flashing elements including video is prohibited. In general, signs displaying continuous moving copy or image, whether digital or analog, shall not be permitted. In addition, such signs shall not be used for paid advertising. Note: Signs using LED illumination and/or displays are permissible provided they are not attached to a building and the copy or image being displayed remains static or changes no more than once every twenty (20) seconds. This section only applies to the use of reader boards and LED displays on permitted signs. The regulations for outdoor advertising signs (billboards) are outlined in § 10.16 and § 10.19.1 in the UDO;
 - xiv. Any sign placed within any public/private rights-of-way or easement;
 - xv. Any sign that obstructs or impedes traffic safety or obscures traffic signals, signs, or other similar traffic safety devices. Signs shall not obstruct the view of motorists using any street, driveway, parking aisles or the approach to any street intersection so as to cause a traffic safety hazard. Any sight obstruction determined by the County or SCDOT shall be corrected immediately;
 - xvi. Any sign which exhibits statements, words or pictures that are obscene in nature;
 - xvii. Any sign which is not permitted, abandoned signs, or signs which being structurally unsafe or hazardous; and
 - xviii. Any sign placed with the primary purpose of providing a sign not otherwise allowed by this item (i).
5. Temporary Signs: The following temporary signs are permitted provided their use complies with the requirements set forth in Chapter 10, Signs, of the UDO, including duration of display and removal regulations:
- i. Real estate signs;
 - ii. Construction site identification signs;
 - iii. Grand opening, going out of business signs, or similar;
 - iv. Holiday signs;
 - v. Special event signs;
 - vi. Roadside stand signs;
 - vii. Signs for onsite contractors;
 - viii. Banners for religious, charitable, civic, fraternal or similar organizations;
 - ix. Other temporary signs as may be restricted by Chapter 10, Signs, of the UDO.

6. **Sign Illumination:** Illuminated signs, including those with internal illumination, are permitted and shall be placed and shielded so that glare from the sign does not adversely affect any adjacent property, residential use district, cause glare hazardous to pedestrians, or interfere with the operation of a vehicle on any street right-of-way. Signs shall not have light-reflecting backgrounds or letters. The intensity of light shall not exceed twenty (20) foot candles at any point on the sign face;
7. **Sign Landscaping:** All ground monument signs shall have, at a minimum, landscaping in accordance with the standards set forth in Chapter 10, Signs, of the UDO. Landscaping shall be integral with other landscaped areas as required by this district. In general, minimum plant sizes at installation shall also comply with this subsection (7). However, landscaping shall not obstruct the view of a sign. All landscaping at the base of a sign shall comply with Item (k) (1) (i) of this subsection (7).
- j. **Lighting:** In general, lighting within the Highway Corridor Overlay District shall comply with the provisions set forth in § 11.6, § 15.8 and § 15.9 of the UDO. The purpose of this item (j) is to provide aesthetic regulations and to assure that exterior lights are shielded and do not cast direct light beyond a property line. Streets, driveways, parking areas, sidewalks, and building entrances shall be lighted in order to contribute to the security of a property and to facilitate the safe passage of persons using such streets, driveways, sidewalks, and parking areas after dark. However, measures shall be provided to limit the amount of ambient light perceptible from adjacent properties and glare that may impair the vision of motorists. The following shall also apply:
 1. Light intensity shall not exceed thirty (30) foot candles at any point in the Highway Corridor Overlay District. Light intensity shall not exceed two (2) foot candles at a property line adjacent to a street right-of-way or non-residential use, and shall not exceed one-half (0.5) foot candle at a property line adjacent to a residential use district. A greater light intensity may be permitted for competitive sports fields during competitive play provided the light intensity does not exceed that set forth by the regulating athletic agency;
 2. The following light intensities measured in foot candles (fc) shall also apply:
 - i. Parking Lots: 0.6fc Minimum/2.4fc Average/10fc Maximum;
 - ii. Walkways & Driveways: 0.2fc Minimum/1.0fc Average/10fc Maximum;
 - iii. Landscape & Decorative: 0fc Minimum/0.5fc Average/5.0fc Maximum; and
 - iv. Outdoor Display of Merchandise: 0.5fc Minimum/1.0fc Average/15fc Maximum;
 3. Signalized intersections shall be limited to locations where significant collector streets connect with the corridor. For example, along US Highway 521 such an intersection is at Possum Hollow Road, and along SC Highway 160 such an intersection is at Calvin Hall Road. Where a Traffic Impact Analysis requires a new signalized intersection, the standard metal or concrete poles as set forth by SCDOT shall be installed. This requirement shall also apply to an existing signalized intersection where additional lanes and signalization changes are required. All poles shall be professionally painted black. Wood poles are only permissible for temporary use during repairs and installation. Complete cost of the installation shall be paid by the developer. In addition, the County

- may require the developer to furnish a letter of credit, cash escrow, or other guarantee acceptable to the County to cover future repairs and replacement;
4. All fixtures shall be consistent throughout a site in size, color, ornamentation, and materials, and shall complement the surrounding buildings. Each fixture shall be a down-directional lighting fixture with its source being recessed within an opaque housing. All light fixtures shall be located, aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way. The color of all such light sources shall be white;
 5. Street lighting, as required by § 15.8 and § 15.9 of the UDO, shall comply with SCDOT requirements where applicable. All street lights shall be consistent along the corridor and throughout a site. Such fixtures shall be shielded and down-directional except that unshielded decorative street lamps featuring globes or glass panes are permissible if designed to diffuse light and shall have caps to direct light downward. The color of all such light sources shall be limited to white or as required by SCDOT;
 6. All wiring and service connections for all lighting must be underground. Likewise, the back of all signs shall have a finished appearance unless it is screened with an opaque screen and is not visible from any residential use or street right-of-way;
 7. Holiday lighting displays, lighting for approved temporary events and directional lighting during construction are exempt from these requirements provided they do not exceed the maximum foot candles and do not negatively impact safety;
 8. Fixture heights shall not exceed eighteen (18) feet except in areas where the total number of parking spaces exceed one hundred (100) spaces. In such cases, fixtures shall not exceed twenty-five (25) feet provided they are limited to the central areas of the parking area. A luminary located within fifty (50) feet of a residential use district shall not exceed a height of twelve (12) feet. Fixtures along the primary vehicular/pedestrian streets shall not exceed a height of eighteen (18) feet;
 9. Outdoor lighting installed on canopies or drive-thru facilities are permitted with a maximum foot candle reading of twenty (20) foot candles under any illuminated area. Fixtures located under a building canopy shall be flush-mount with a flat lens, shall use diffusers and be shielded;
 10. Buildings shall be safely illuminated at entry/exit locations, and shall be illuminated using shielded lighting or off-building lighting that does not generate glare or otherwise allow the light to be viewed directly from an adjacent property. Building walls may be illuminated and may include up-lighting, provided such fixtures comply with Item (j) (2). However, no building illumination shall cause the site to exceed maximum light intensity limitation;
 11. Landscape lighting may include up-lighting for accent, provided such fixtures comply with Item (j) (2). However, no landscaping illumination shall cause the site to exceed maximum light intensity limitation, and such fixtures shall be located, aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way;
 12. Security lighting shall be provided, particularly at pedestrian walkways. Motion detector security lights shall be exempt from the foot candle requirements of this item provided such lights are normally "off", and are limited to being "on" for four (4) minutes or less when motion is detected;

13. Flood lights shall be permissible for security, loading areas, and other such applications provided they are focused toward the primary building or space intended to be illuminated. Likewise, they may be aimed at no higher than a forty-five (45) degree angle, and shall be generally aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way;
 14. The following lighting fixtures are prohibited: non-directional lighting fixtures, searchlights, laser source lights, flashing lights or any similar high-intensity light used to attract attention, except for use during emergencies by authorized emergency, police and fire personnel;
 15. Any damaged, broken or malfunctioning light fixture or pole shall be repaired or replaced immediately; and
 16. A professionally sealed site lighting plan shall be submitted as part of a County site plan review. The County may adjust the standards for the maximum illumination at a property line if it is determined that the design and nature of the adjacent use creates a need to either reduce or increase the maximum illumination. Likewise, the Zoning Administrator may require changes to fixtures to bring the lighting levels into compliance, or as necessary to reduce impact on adjacent properties and street right-of-way.
- k. **Landscaping, Buffer Yard, and Screening Requirements:**
1. **General Landscape Requirements:**
 - i. Landscaping shall comply with SCDOT sight distance and sight triangle requirements. Landscaping shall not obstruct or impede traffic safety or obscure traffic signals, signs, or other similar traffic safety devices. Likewise, landscaping shall not obstruct the view of motorists using any street, driveway, parking aisles or the approach to any street intersection so as to cause a traffic safety hazard. Any sight obstruction determined by the County or SCDOT shall be corrected immediately;
 - ii. Native species and related cultivars shall be used. In general, all trees and shrubs shall be drought tolerant and locally adapted to the area and shall conform to the requirements in the latest edition of American Standards for Nursery Stock, published by the American Association of Nurserymen;
 - iii. The use of existing vegetation to satisfy the requirements of this item is permissible. However, supplemental plantings may be required, in addition to native plant material, by the Zoning Administrator;
 - iv. Vacant commercial parcels shall be landscaped while vacant to stabilize the site and maintain an attractive appearance along the corridor. At a minimum, such landscaping shall include turf grass or other vegetative ground cover to stabilize the soil;
 - v. Earthen berms may be used to comply with the landscaping, buffer yard and screening regulations of this item provided they comply with all other requirements of this district. Likewise, additional screening in the form of earthen berms (or fencing) may be required, on a case-by-case basis, by the Zoning Administrator. In general, The following shall also apply to earthen berms located within the Highway Corridor Overlay District: :
 1. Berms shall have a minimum height of three (3) feet and a minimum crown width of eight (8) feet;

2. Berms shall not exceed a maximum height of six (6) feet;
 3. If four (4) feet in height or less, a berm shall have a side slope no greater than three to one (3:1). If greater than four (4) feet in height, a berm shall have a side slope no greater than four to one (4:1);
 4. Berms shall be designed and constructed with an undulating appearance to mimic the natural topographical features of a site; and
 5. The Zoning Administrator may allow an exception to the minimum and maximum height requirements for an earthen berm where topography or other natural site features may justify such an exception.
- vi. Plants shall complement the surrounding structures in form, color and height. Compliance of this requirement shall be determined during site plan review by the County; and
- vii. Landscaping Completion and Maintenance:
1. Completion: All landscaping shall be installed pursuant to the requirements of this subsection (7) or County approved landscaping plans unless substitutions are approved under the regulations set forth in § 12.13 of the UDO. A certificate of occupancy for any business or use within the Highway Corridor Overlay District shall not be issued until the required landscaping is installed by the property owners, occupants, and tenants or their agents. If agreeable to the County, a certificate of occupancy may be issued prior to the installation of required landscaping provided the owner furnishes a letter of credit, cash escrow, or other guarantee acceptable to the County assuring completion of all landscaping, including labor. Acceptance of any such form of guarantee is at the discretion of the County; and
 2. Maintenance: The property owners, occupants, and tenants or their agents shall be jointly and severally responsible for the maintenance of all landscaping. All landscaping required by or installed pursuant to the requirements of this subsection (7) or County approved landscaping plans shall be free of disease and maintained in a healthy condition. All required landscaping shall be kept free of litter and debris, and shall be free of dead, diseased, or severely damaged plants. Likewise, any plants removed as the result of death, disease or damage shall be replaced in a timely manner.
2. Corridor Frontage Buffer: A Corridor Frontage Buffer shall be established as a public easement within the first twenty-five (25) feet of front yard as measured from the edge of the road right-of-way. The Corridor Frontage Buffer shall be designated for the multi-use path as outlined in item (f) (5) (i) (6) of this subsection (7). The following shall also apply:
- i. Three (3) canopy trees shall be planted per one hundred (100) feet of corridor frontage and shall be equally spaced on center where possible. Where overhead utility lines exist, five (5) understory trees shall be planted per one hundred (100) feet of corridor frontage instead and shall be equally spaced on center where possible. At installation, canopy trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12';

- understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 8-10’;
- ii. In addition to the tree requirement, the Corridor Frontage Buffer shall consist of any combination of shrubs, turf grass or other ground cover. In general, no portion of the Corridor Frontage Buffer shall contain bare soil;
 - iii. No impervious surface shall be allowed in this area except for streets and driveways connecting to the point of ingress and egress, signs permitted in this subsection (7), required multi-use path (see item (f)(5) of this section), or sidewalks when connecting to the multi-use path; and
 - iv. There shall be no display of merchandise for sale, or other similar display within this area.
3. Screening and Buffer Yards: To minimize potential conflicts between zoning districts and/or uses, the screening and buffer yard regulations established in Chapter 12, Landscaping Requirements, of the UDO shall apply. The following shall also apply:
- i. Containers, dumpsters, mechanical equipment, and similar structures shall be located to the rear and/or side of the building it serves. New utility boxes shall also be located to the rear and/or side of the building it serves;
 - ii. All containers, dumpsters, mechanical equipment, utility boxes, and similar structures shall be screened from view from all adjacent properties, residential use districts and public right-of-way using an opaque screen;
 - iii. Where applicable, containers, dumpsters, and similar structures shall be screened from view, using a semi-opaque screen, from the upper levels of adjacent buildings;
 - iv. Roof-top mounted mechanical equipment shall be screened to their full height by a parapet or other structure that is complementary to the building in material and color. Ground-mounted mechanical equipment shall be screened to their full height on all sides using an opaque screen;
 - v. Outdoor vending machines and similar devices shall be located as to limit view from residential use districts and corridor right-of-way;
 - vi. Stormwater management basins shall be screened from view from the corridor with a continuous evergreen screen as outlined in item (k)(5)(i)(2) of this subsection (7);
 - vii. Boundary fences or walls as may be permitted in Chapter 12, Landscaping Requirements, of the UDO shall comply with the materials requirements of item (f)(4) of this subsection (7);
 - viii. Chain link, welded or woven wire, and other similar fencing is not permitted; and
4. Median & Right-of-Way Landscaping: In general, there shall be no bare soil between the right-of-way and edge of pavement. At a minimum, this area shall include maintained turf grass. Maintenance is the responsibility of the owner. Additional median and/or street right-of-way landscaping shall be required for retail commercial development or use with a gross indoor floor area in excess of forty thousand (40,000) square feet. This requirement shall also apply to all non-residential portions of a PDD development and all HOA controlled or maintained subdivision entrances. Such additional landscaping shall consist of a combination of trees, shrubs, turf grass or other ground cover as approved by SCDOT and the DRC. The following provisions shall apply:

- i. All landscape improvements shall be approved by SCDOT, and shall comply with the requirements set forth in the latest edition of the SCDOT ARMS Manual;
 - ii. An encroachment permit with SCDOT shall be required for any landscape work performed within a public street or highway right-of-way;
 - iii. Median improvements shall include the entire width of the median, not just the side adjacent to the commercial development. At a minimum such improvements shall extend the full length of the proposed commercial development. However, in some cases SCDOT may require median improvements to extend to the nearest median crossover;
 - iv. Landscape improvements shall comply with SCDOT sight distance and sight triangle requirements. Any sight obstruction determined by the County or SCDOT shall be corrected immediately; and
 - v. Irrigation shall be required as determined necessary by SCDOT, per the latest edition of the ARMS Manual;
 - vi. As required by SCDOT, applicants shall furnish, install, and maintain all plantings. Applicants shall be responsible for perpetual maintenance of all vegetation (and irrigation when applicable) within the right-of-way that is contiguous with the landscape improvements. SCDOT shall not be responsible for providing water, fertilizer, labor, materials, or maintenance within the landscaping limits of the right-of-way;
5. Parking Area Landscaping and Screening:
- i. Perimeter Parking Area Planting:
 - 1. A perimeter landscape strip with a minimum width of eight (8) feet shall be required on all sides of parking areas. This area shall not be located within the required Corridor Frontage Buffer;
 - 2. A continuous evergreen shrub screen is required within the perimeter landscape strip. Evergreen shrubs shall be at least thirty-six (36) inches in height with a minimum spread of twenty-four (24) inches at time of planting, and shall be spaced no more than five (5) feet on center. Shrubs shall have an average mature height of six (6) feet. A masonry wall, three (3) feet above ground level, may be used in place of a continuous evergreen shrub screen. Such perimeter screen may be penetrated for ingress/egress, including stub out and shared drive easements;
 - 3. Canopy trees shall line the perimeter of all parking areas and shall be spaced no more than 40' on center. At installation, canopy trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12'. Where overhead utility lines exist, understory trees shall be planted instead and shall be spaced no more than 25' on center. Understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 8-10'. All trees shall have all limbs trimmed at least six (6) feet above ground level;

4. No less than a minimum of one (1) tree planting area shall be provided for every ten (10) parking spaces. Additionally, a tree planting area shall be provided at both ends of all parking aisles. Each tree planting area shall be a minimum of two hundred (200) square feet in area, being at least ten (10) feet in width, and shall be edged with a curb at least six (6) inches in height. Each tree planting area shall be planted with one (1) canopy tree shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12'. Where overhead utility lines exist, understory trees shall be planted instead and shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 8-10'. In addition to the tree requirement, each tree planting area shall consist of any combination of shrubs, turf grass or other ground cover so that no portion of the tree planting area shall contain bare soil. Where sight lines may not permit shrubs, tree planting areas shall contain turf grass or other ground cover. Shrubs in tree planting areas shall be maintained at a maximum height of thirty (30) inches. All trees shall have all limbs trimmed at least six (6) feet above ground level;
 5. The landscaping requirements of this item (k)(5) shall not be used to meet any other landscaping, buffer yard or screening requirements of the UDO; and
 6. Parking areas with less than twenty (20) spaces shall not be subject to the provisions of this item (k) (5) of this subsection (7).
6. Lists of Recommended Trees and Shrubs: The following lists are the recommended trees and shrubs for the Highway Corridor Overlay District. Plants were selected for inclusion on these lists according to their general suitability for the climate and soil conditions of this area, ease of maintenance, tolerance of area conditions, and availability from area nurseries. If an introduced species has proven highly effective in this area, it too may be a proper selection. However, plants not included in the following lists shall be approved by the DRC or Zoning Administrator prior to installation.
1. Canopy Trees:

Canopy Trees	
Common Name	Scientific Name
Red Maple	Acer rubrum
Sugar Maple	Acer saccharinum
River Birch	Betula nigra
American Hornbeam	Carpinus caroliniana

Bitternut Hickory	<i>Carya cordiformis</i>
Pecan	<i>Carya illinoensis</i>
Shagbark Hickory	<i>Carya ovata</i>
Chinese Chestnut	<i>Castanea mollissima</i>
Sugar Hackberry	<i>Celtis laevigata</i>
Common Hackberry	<i>Celtis occidentalis</i>
Persimmon	<i>Diospyros virginiana</i>
Beech	<i>Fagus grandifolia</i>
White Ash	<i>Fraxinus americana</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Ginkgo	<i>Ginkgo biloba</i> 'Fairmont' or 'LakeView'
Kentucky Coffeetree	<i>Gymnocladus dioica</i>
Chinese Flame Tree	<i>Koelreuteria bipinnata</i>
Sweet Gum	<i>Liquidambar styraciflua</i> 'Rotundiloba'
Tulip poplar	<i>Liriodendron tulipifera</i>
Cucumber Magnolia	<i>Magnolia acuminata</i>
Dawn Redwood	<i>Metasequoia glyptostroboides</i>
Black Gum	<i>Nyssa sylvatica</i>
London Planetree	<i>Platanus x acerifolia</i>

Ordinance No. 2014-1271
For Third Reading Consideration
Page 17 of 30

Sawtooth Oak	<i>Quercus acutissima</i>
White Oak	<i>Quercus alba</i>
Scarlet Oak	<i>Quercus coccinea</i>
Southern Red Oak	<i>Quercus falcata</i>
Laurel Oak	<i>Quercus hemisphaerica</i>
Overcup Oak	<i>Quercus lyrata</i>
Water Oak	<i>Quercus nigra</i>
Nuttall Oak	<i>Quercus nuttallii</i>
Pin Oak	<i>Quercus palustris</i>
Willow Oak	<i>Quercus phellos</i>
Red Oak	<i>Quercus rubra</i>
Shumard Oak	<i>Quercus shumardii</i>
Post Oak	<i>Quercus stellata</i>
Black Oak	<i>Quercus velutina</i>
Japanese Pagoda Tree	<i>Sophora japonica</i>
Bald Cypress	<i>Taxodium distichum</i>
Little Leaf Linden	<i>Tilia cordata</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Japanese Zelkova	<i>Zelkova serrata</i>

2. Understory Trees:

Understory Trees	
Common Name	Scientific Name
Trident Maple	<i>Acer buergerianum</i>
Amur Maple	<i>Acer ginnala</i>
Paperbark Maple	<i>Acer griseum</i>
Japanese Maple	<i>Acer palmatum</i>
Bottlebrush Buckeye	<i>Aesculus parviflora</i>
Serviceberry	<i>Amelanchier arborea</i>
European Hornbeam	<i>Carpinus betulus</i>
American Hornbeam	<i>Carpinus caroliniana</i>
Eastern Redbud	<i>Cercis canadensis</i>
Chinese Redbud	<i>Cercis chinensis</i>
Chinese Fringetree	<i>Chionanthus retusus</i>
Fringetree	<i>Chionanthus virginicus</i>
Flowering Dogwood	<i>Cornus florida</i>
Kousa Dogwood	<i>Cornus kousa</i>
Rutger's Hybrid Dogwood	<i>Cornus x 'Cultivar'</i>
Smoketree	<i>Cotinus coggygia</i>
Washington Hawthorn	<i>Crataegus phaenopyrum</i>

Green Hawthorne	<i>Crataegus viridis</i> 'Winter King'
Carolina Silverbell	<i>Halesia carolina</i>
Golden Rain Tree	<i>Koelreuteria paniculata</i>
Crape Myrtle	<i>Lagerstroemia indica</i> , <i>Lagerstroemia x fauriei</i>
Star magnolia	<i>Magnolia stellata</i>
Saucer Magnolia	<i>Magnolia x soulangeana</i>
Japanese Flowering Crabapple	<i>Malus floribunda</i>
Flowering Crabapple	<i>Malus hybrida</i>
Wax Myrtle	<i>Myrica cerifera</i>
Sourwood	<i>Oxydendrum arboreum</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Purpleleaf Plum	<i>Prunus cerasifera</i> 'Pissardii'
Kwanzan Cherry	<i>Prunus serrulata</i> 'Kwanzan'
Weeping Cherry	<i>Prunus subhirtella pendula</i>
Okame Cherry	<i>Prunus x incam</i> 'Okame'
Yoshino Cherry	<i>Prunus x yedoensis</i>
Pussy Willow	<i>Salix discolor</i>
Chinese Elm	<i>Ulmus parvifolia</i>

3. Evergreen Trees:

Evergreen Trees (Large Maturing)	
Common Name	Scientific Name
Deodar Cedar	Cedrus deodara
Japanese Cedar	Cryptomeria japonica
Savannah Holly	Ilex x attenuata 'Savannah'
Eastern Red Cedar	Juniperus virginiana
Southern Magnolia	Magnolia grandiflora
Shortleaf Pine	Pinus echinata
Loblolly Pine	Pinus taeda
Japanese Black Pine	Pinus thunbergiana
Laurel Oak	Quercus laurifolia
Green Giant Arborvitae	Thuja (<i>standishii</i> x <i>plicata</i>) 'Green Giant'
American Arborvitae	Thuja occidentalis
Canadian Hemlock	Tsuga canadensis
Carolina Hemlock	Tsuga caroliniana
Evergreen Trees (Small Maturing)	
Common Name	Scientific Name
Hinoki Falsecypress	Chamaecyparis obtusa 'Filicoides'
Foster Holly	Ilex x attenuate 'Fosteri'
American Holly	Ilex opaca

Greenleaf Holly	<i>Ilex opaca</i> 'Greenleaf'
Yaupon Holly	<i>Ilex vomitoria</i>
'Emily Bruner' Holly	<i>Ilex</i> x 'Emily Bruner'
Nellie Stevens Holly	<i>Ilex</i> x 'Nellie R. Stevens'
Holly (large cultivars/varieties)	<i>Ilex</i> x 'Cultivar'
Little Gem Magnolia	<i>Magnolia grandiflora</i> 'Little Gem'
Virginia Pine	<i>Pinus virginiana</i>
Carolina Cherry Laurel	<i>Prunus caroliniana</i>
Emerald Arborvitae	<i>Thuja occidentalis</i> 'Emerald'

4. Shrubs:

Shrubs (Under 6 Feet)	
Common Name	Scientific Name
Glossy Abelia	<i>Abelia</i> x <i>grandiflora</i>
Wintergreen Barberry	<i>Berberis julianae</i>
Japanese Barberry	<i>Berberis thunbergii</i>
Purple Beautyberry	<i>Callicarpa dichotoma</i>
Flowering Quince	<i>Chaenomeles speciosa</i>
Japanese Falsecypress	<i>Chamaecyparis pisifera</i> 'Cultivar'

Spreading Euonymus	Euonymus kiautschovicus
Smooth Hydrangea	Hydrangea arborescens
Bigleaf Hydrangea	Hydrangea macrophylla
Oakleaf Hydrangea	Hydrangea quercifolia
Mountain Hydrangea	Hydrangea serrata
Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'
Chinese Holly	Ilex cornuta 'Cultivar'
Convexa Japanese Holly	Ilex crenata 'Convexa'
Japanese Holly	Ilex crenata 'Cultivar'
Little Leaf Japanese Holly	Ilex crenata 'Microphylla'
Roundleaf Japanese Holly	Ilex crenata 'Rotundifolia'
Dwarf Yaupon Holly	Ilex vomitoria 'Stokes Dwarf'
Chinese Juniper	Juniperus chinensis 'Cultivar'
Juniper	Juniperus sp.
Pfitzer Juniper	Juniperus x pfitzeriana
Drooping Leucothoe	Leucothoe fontanesiana
Leatherleaf Mahonia	Mahonia bealei
Nandina	Nandina domestica 'Cultivar'

Japanese Andromeda	<i>Pieris japonica</i>
Narrow Leaved English Laurel	<i>Prunus laurocerasus</i> 'Angustifolia'
India Hawthorn	<i>Rhaphiolepis indica</i>
Yeddo Hawthorn	<i>Rhaphiolepis umbellata</i>
Glenn Dale Azalea	<i>Rhododendron</i> x 'Cultivar'
Gunrei Satzuki Azalea	<i>Rhododendron</i> x 'Cultivar'
Kaempferi Azalea	<i>Rhododendron kaempferi</i>
Reeves' Spirea	<i>Spiraea cantoniensis</i>
Thunberg's Spirea	<i>Spiraea thunbergii</i>
Japanese Yew	<i>Taxus cuspidata</i>
Sandankwa Viburnum	<i>Viburnum suspensum</i>
Shrubs (Over 6 Feet)	
Common Name	Scientific Name
Aucuba	<i>Aucuba japonica</i>
Butterfly Bush	<i>Buddleia davidii</i>
Camellia	<i>Camellia japonica</i>
Sasanqua Camellia	<i>Camellia sasanqua</i>
Cleyera	<i>Cleyera japonica</i>
Twig Dogwood	<i>Cornus sericea</i>

Thorny Elaeagnus	Elacagnus pungens
Winged Euonymus	Euonymus alatus
Greenspire Euonymus	Euonymus japonica
Border Forsythia	Forsythia x intermedia
Vernal Witch Hazel	Hamamelis vernalis
Common Witch Hazel	Hamamelis virginiana
Hybrid Witch Hazel	Hamamelis x intermedia
Panicle Hydrangea	Hydrangea paniculata
English Holly	Ilex aquifolium
Burford Holly	Ilex cornuta "Burfordii"
Chinese Holly	Ilex cornuta 'Cultivar'
Japanese Holly	Ilex crenata 'Cultivar'
Hetzi Japanese Holly	Ilex crenata 'Hetzii'
Inkberry Holly	Ilex glabra
Lusterleaf Holly	Ilex latifolia
Yaupon Holly	Ilex vomitoria
Emily Bruner Holly	Ilex x 'Emily Bruner'
Small Anise Tree	Illicium parviflorum

Chinese Juniper	Juniperus chinensis 'Cultivar'
Hollywood Juniper	Juniperus chinensis 'Kaizuka'
Laurel	Laurus nobilis
Japanese Privet	Ligustrum japonicum
Glossy Privet	Ligustrum lucidum
Loropetalum	Loropetalum chinense
Star Magnolia	Magnolia stellata
Wax Myrtle	Myrica cerifera
Northern Bayberry	Myrica pensylvanica
Fortune Tea Olive	Osmanthus fortunei
Fragrant Tea Olive	Osmanthus fragrans
Japanese Pittosporum	Pittosporum tobira
Podocarpus	Podocarpus macrophyllus maki
English Laurel	Prunus laurocerasus
Indian Azalea	Rhododendron indica
Bridalwreath Spirea	Spiraea prunifolia 'Plena'
Vanhoutte Spirea	Spiraea x vanhouttei
Oriental Arborvitae	Thuja orientalis
Doublefile Viburnum	Viburnum plicatum f. tomentosum

Leatherleaf Viburnum	Viburnum rhytidophyllum
Laurustinus Viburnum	Viburnum tinus
Judd Viburnum	Viburnum x juddii

l. **Impervious Surface Standards:** The amount of on-site impervious surface areas shall be limited to the prescribed ratios set forth in § 5.8 of the UDO.

m. **Open Space and Tree Preservation:**

i. **Open Space:** A minimum of ten (10) percent of the site must be devoted to usable open space which may include greens, unaltered natural features, or other similar areas not covered by impervious surface as required in § 5.8 of the UDO. Required setbacks and buffer yards may be included in calculating this requirement. The Zoning Administrator may reduce this requirement for parcels (5) acres or less on a case-by-case basis. All open space shall be clearly labeled as such on any plans submitted for County review;

ii. **Tree Preservation:** All required setbacks and buffer yards shall be used as tree preservation areas. The provisions set forth in § 12.11 of the UDO, retention and protection of large trees, shall be required for all development within the Highway Corridor Overlay District. In addition, all canopy trees with a diameter (DBH) greater than twenty-four (24) inches shall be incorporated into the site plan unless there is no suitable alternative due to unavoidable grading, or because of required configuration of a street, driveway, sidewalk, permitted sign, essential utility or buildings. The following shall also apply:

1. Such trees may only be removed under one or more of the following conditions:

- a. The tree is unhealthy, diseased or dead;
- b. The tree causes a safety hazard to nearby buildings or pedestrian or vehicular circulation;
- c. The tree is of a species that may drop debris or sap that can significantly affect property;
- d. The tree is interfering with an existing underground utility line;
- e. The tree is located within the building envelope as determined by building placement standards within the UDO;
- f. The tree is causing significant structural damage to a building or other similar structure; and/or
- g. It is necessary to allow construction of a street or driveway essential for access to a parcel.

2. To ensure protection of existing trees, protection shall be provided around tree preservation areas and shall comply with the provisions set forth in § 12.11.4 of the UDO;

3. **Mitigation:** The requirements set forth in § 12.11 of the UDO shall apply. Any canopy trees with a diameter (DBH) greater than twenty-four (24) inches that are removed shall also be replaced with another similar tree elsewhere on the parcel. Any replacement tree within the Highway Corridor Overlay District shall have a minimum caliper of 2.0 inches when measured six (6) inches above ground with a minimum height of 10-12.
- n. **Industrial Districts:** In general, the requirements of this subsection (7) shall apply to all industrial use. The following exceptions shall apply to industrial use:
 1. **Setbacks:** When fronting the corridor, a front setback of (25) feet is permitted and preferred for buildings with an industrial use. The setbacks requirements set forth in § 5.4 of the UDO shall otherwise apply;
 2. **Building Materials:** The building material requirements of § 2.1.3 of the UDO shall apply;
 3. **Building Vernacular:** At a minimum, variation in architectural appearance is required for an industrial use fronting the corridor. Large expanse of blank exterior walls fronting the corridor shall be limited through the use of varied color, pattern, horizontal and vertical lines, or other architectural features; and
 4. **Off-Street Parking:** For buildings with an industrial use fronting on the corridor, it is preferred that off-street surface parking is located primarily to the rear or side of the building it serves. However, for industrial use parking may also be located at the front of the building it serves. The parking area landscaping and screening requirements of this subsection (7) shall apply.
- o. **Other Zoning Requirements:** To the extent that this subsection (7), establishing the Highway Corridor Overlay District, may contain land development standards and requirements that are inconsistent with or conflict with land development standards and requirements contained elsewhere in the UDO, including permitted uses of the zoning districts which underlie this overlay district, the more restrictive and stringent regulations shall be deemed controlling. Likewise, when any existing county ordinance is amended, the more restrictive provisions of such revised ordinance shall apply even if the provisions of this subsection (7) are more relaxed. All projects within the Highway Corridor Overlay District shall comply with all other applicable provisions of the UDO which are not in conflict with the preceding provisions of this subsection (7).
- p. **Typical Corridor Cross Section:** The following Illustration 1.1 is a typical cross section along the Highway Corridor Overlay district./

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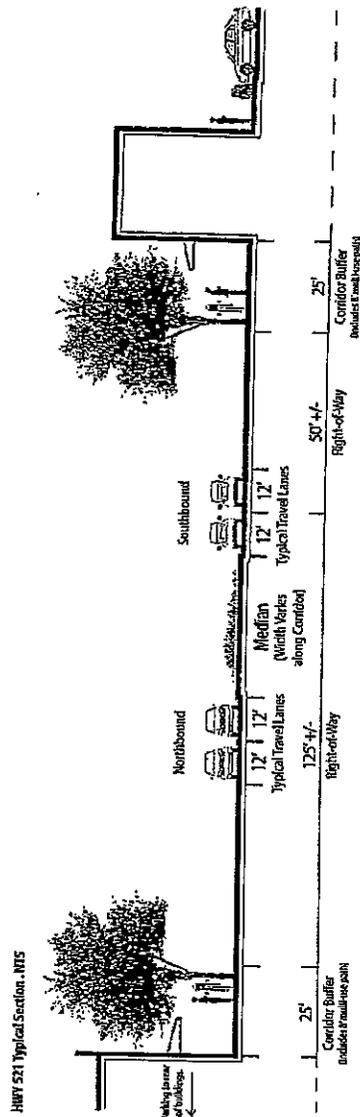


Illustration 1.1, Typical cross section along Highway Corridor Overlay District.

Section 2. Severability.

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

Section 3. Conflicting Provisions.

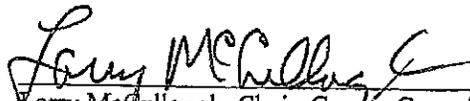
To the extent this ordinance contains provisions that conflict with provisions contained in the Lancaster County Code or other County orders, resolutions and ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 4. Effective Date.

This ordinance is effective upon third reading.

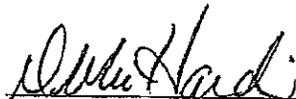
AND IT IS SO ORDAINED, this 9th day of June, 2014.

LANCASTER COUNTY, SOUTH CAROLINA


Larry McCullough, Chair, County Council

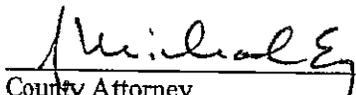

Jack Estridge, Secretary, County Council

ATTEST:


Debbie C. Hardin, Clerk to Council

First Reading: April 14, 2014
Second Reading: April 18, 2014
Third Reading: June 9, 2014

Approved as to form:


County Attorney

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STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER) ORDINANCE NO. 2014-1301

AN ORDINANCE

TO AMEND SECTION 2.1.5(7)(F)(5)(i) OF APPENDIX B OF THE LANCASTER COUNTY CODE (UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY), RELATING TO THE HIGHWAY CORRIDOR OVERLAY DISTRICT AND SIDEWALKS AND PEDESTRIAN AMENITIES, SO AS TO ELIMINATE THE REQUIREMENT FOR A MULTI-USE PATH; TO AMEND SECTION 2.1.5(7)(K)(2) OF APPENDIX B OF THE LANCASTER COUNTY CODE (UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY), RELATING TO THE HIGHWAY CORRIDOR OVERLAY DISTRICT AND CORRIDOR FRONTAGE BUFFERS, SO AS TO ELIMINATE THE DESIGNATION OF THE BUFFER FOR MULTI-USE PATHS; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

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

Section 1. Sidewalks and Pedestrian Amenities.

Section 2.1.5(7)(F)(5)(i) of Appendix B of the Lancaster County Code, as added by Ordinance No. 2014-1271, is amended to read:

- /i. Sidewalks and Connectivity:
 1. At a minimum, sidewalks shall comply with the construction requirements set forth in § 21.12 of the UDO;
 2. Sidewalks shall be located to allow pedestrians to safely move from their vehicles to the building;
 3. Sidewalks shall connect to existing pedestrian circulation of adjacent parcels where not restricted by topography or other existing site features;
 4. When adjacent to a residential use district, sidewalks shall be provided to allow pedestrian access to and from a commercial retail development;
 5. Sidewalks shall be required on both sides of public or private streets within a commercial retail development;

- ~~6. A multi-use path shall be required adjacent to the corridor right-of-way and shall be located in the Corridor Frontage Buffer as outlined in item (k) (2) of this subsection (7). Sidewalks are not required adjacent to the corridor. The following shall also apply:~~
- ~~a. The multi-use path shall have a shared use for both pedestrian and bicycle circulation;~~
 - ~~b. The multi-use path shall be installed by the property owner or developer. The path shall be dedicated to the County for public use and will be maintained by the County;~~
 - ~~c. The multi-use path shall be a minimum of eight (8) feet in width, and shall be constructed of asphalt;~~
 - ~~d. The multi-use path shall extend the entire frontage of a parcel fronting the corridor, from property line to property line;~~
 - ~~e. The multi-use path shall connect to existing sections of path on adjacent parcels;~~
 - ~~f. The multi-use path shall connect to other existing pedestrian circulation of adjacent parcels, including existing sidewalks, where not restricted by topography or other existing site features;~~
 - ~~g. The multi-use path shall be located behind the required trees of the Corridor Frontage Buffer; and~~
 - ~~h. The multi-use path shall be designed and constructed in a meandering appearance as to avoid long straight runs, and shall accommodate the natural topographical features of a site./~~

Section 2. Corridor Frontage Buffer.

Section 2.1.5(7)(K)(2) of Appendix B of the Lancaster County Code, as added by Ordinance No. 2014-1271, is amended to read:

~~/2. Corridor Frontage Buffer: A Corridor Frontage Buffer shall be established as a public easement required within the first twenty-five (25) feet of front yard as measured from the edge of the road right-of-way. The Corridor Frontage Buffer shall be designated for the multi-use path as outlined in item (f) (5) (i) (6) of this subsection (7). The following shall also apply:~~

- ~~i. Three (3) canopy trees shall be planted per one hundred (100) feet of corridor frontage and shall be equally spaced on center where possible. Where overhead utility lines exist, five (5) understory trees shall be planted per one hundred (100) feet of corridor frontage instead and shall be equally spaced on center where possible. At installation, canopy trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12'; understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 8-10';~~
- ~~ii. In addition to the tree requirement, the Corridor Frontage Buffer shall consist of any combination of shrubs, turf grass or other ground cover. In general, no portion of the Corridor Frontage Buffer shall contain bare soil;~~
- ~~iii. No impervious surface shall be allowed in this area except for streets and driveways connecting to the point of ingress and egress, signs permitted in this subsection (7), required multi-use path (see item (f)(5) of this section), or sidewalks when connecting to the multi-use path a site; and~~
- ~~iv. There shall be no display of merchandise for sale, or other similar display within this area./~~

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.

Exhibit 4

Section 4. Conflicting Provisions.

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

Section 5. Effective Date.

This ordinance is effective upon third reading.

And it is so ordained, this 8th day of September, 2014.

LANCASTER COUNTY, SOUTH CAROLINA

Larry McCullough, Chair, County Council

Jack Estridge, Secretary, County Council

ATTEST:

Debbie C. Hardin, Clerk to Council

First Reading:	August 11, 2014	Passed 5-2
Second Reading:	August 25, 2014	Tentative
Third Reading:	September 8, 2014	Tentative

Approved as to form:

County Attorney

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RZ-014-022 – Rezoning application of Tim and Melissa Poole to rezone a portion of the property from R30P, Low Density Residential/Agricultural Panhandle District, to B3, General Commercial District. The applicant intends to construct a power equipment repair business beside his existing home.

{Public Hearing} pgs. 41-57

TMS# 0027-00-027.00

Andy Rowe

PLANNING STAFF REPORT

I. Facts

A. General Information

Proposal: Rezoning application of Tim and Melissa Poole to rezone a portion of the property from R-30P, Low Density Residential/Agricultural Panhandle District, to B-3, General Commercial District.

Property Location: The property is located at 460 Rock Hill Highway, approximately 500 feet west of the intersection with South Wyck Road and consists of ±1.5 acres in Lancaster, South Carolina.

Legal Description: Portion of Tax Map Number 27, Parcel 27.

Zoning Classification: Current: R-30P, Low Density Residential/Agricultural Panhandle District, to B-3, General Commercial District.

B. Site Information

Site Description: The Site is currently zoned R-30P Low Density Residential/Agricultural Panhandle District. The applicant wants to rezone a portion of the ±1.5 acres to B-3 for a power equipment repair business. This property also contains a house that will be located beside the business. There is a small pond located beside the proposed business site as well.

C. Vicinity Data

Surrounding Conditions: The property is surrounded by R-30P, Low Density Residential/Agricultural Panhandle District. There two parcels adjacent to the property that are already zoned as B-3, General Commercial District.

D. Exhibits

1. Rezoning Application
2. Location Map/Tax Parcel Map
3. Future Land Use Map
4. Tax Inquiry Sheet
5. UDO – Section: 2.1.2 Commercial Districts
6. Table of Uses

II. Findings

Code Considerations:

R-30P, Low Density Residential/Agricultural Panhandle District, is designed to accommodate single-family residential developments (not including manufactured homes) in the southern part of the panhandle. This zoning district will allow residential uses and related residential uses such as religious institutions, fire station, etc. The

maximum density allowed in this zoning district is 1.5 dwellings per acre (1.5 du/acre); minimum lot size of 29,040 square feet and the minimum lot width is 130 feet. The availability of water and/or sewer shall not change: (1) the maximum density allowed; (2) the minimum lot size, and (3) the minimum lot width from what is stated above.

The B-3, General Commercial District, is designed to accommodate a wide variety of general commercial uses characterized primarily by retail, office, and service establishments which are oriented primarily towards major traffic corridors and/or extensive areas of predominantly commercial usage and characteristics. Commercial uses encouraged in this district are generally patronized in single purpose trips and emphasize large general merchandise establishments, sale of large or bulky items, commercial services, repair services, automobile related sales and repair, various types of convenience stores, restaurants, and other recreational and entertainment uses. This district is also suited to accommodate travel oriented uses such as hotels and motels and gas stations. Outdoor storage is permitted if a Type 1 Bufferyard is installed around the outside of the storage area when the area is adjacent to a nonresidential district. A Type 3 Bufferyard is required around the storage area when it is adjacent to a residential district or use and all such areas shall be located completely behind the building. No storage areas shall be located in any required or not required front or side yard. Automobile dealerships are allowed to park automobiles in the front or side yard of the property.

III. Conclusions:

The facts and findings of this report show that the property is designated as partially commercial on the Lancaster County Future Land Use Map. The planning staff agrees that the property will serve as a good location for commercial development. The property owner will need to provide the planning staff with a final plat if approved before the third reading at County Council.

IV. Recommendation:

It is therefore the recommendation of the planning staff that the rezoning request for the property located at 460 Rock Hill Highway be **APPROVED** for the rezoning.

Exhibit 1

LANCASTER COUNTY
SOUTH CAROLINA

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

Do Not Write In This Box		
Application No. <u>RZ-014-022</u>	Date Received <u>7-21-14</u>	Fee Paid <input checked="" type="checkbox"/>

1. The application is for amendment to the: (check one)
 - District Boundary Map (fill in all items #2,3,4,5,6,7,&9 only)
 - Ordinance Text (fill in items # 8 & 9 only)
2. Give either exact address or tax map reference to property for which a district boundary change is requested: 460 Rock Hill Hwy, Lancaster SC 29720 - Parcel: 0027-00-027.00
3. How is this property presently designated on the map? R-30P
4. How is the property presently being used? No official use of property
5. What new designation or map change do you purpose for this property? B-3
6. What new use do you propose for the property? Power equipment repair business

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

7. Does the applicant own the property proposed for this change? YES NO If no, give the name and address of the property owner and attach notarized letter from property owner:

8. If this involves a change in the Ordinance text, what section or sections will be affected? _____
9. Explanation of and reasons for proposed change: 2 adjacent properties are zoned B-3; 1 consisting of Matt's Used Car Sales / S&S Guns and the other is a Nissan Salvage & Repair business. (Continued)
(use back of form if additional space is needed)

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

APPLICANT'S NAME (PRINT)
Tim Poole + Melissa Poole

ADDRESS:
460 Rock Hill Hwy
Lancaster SC 29720

Phone: (724) 767-8930

Tim Poole
Melissa Poole
SIGNATURE

CONTINUED

In addition to these properties, there is a hair salon, "Hair Dooz," Laney's Auto Repair and Body Shop nearby. There is also another small Hyundai repair/sales shop and Motorcycle/ATV Repair shop on adjacent properties. Michael's Express, convenience store and gas station, located at the intersection of Rock Hill Hwy + Old Hickory Rd, is zoned B-3. Two other properties located nearby (see attachments) have been successfully rezoned from R-30P to B-3.

When referring to the Lancaster County Future Land Use Map, the property east of South Wyck Drive, approximately 500 feet from our location, is designated to be rezoned as Industrial.

With this zoning change, we will be able to positively contribute to Lancaster County's economic growth and provide a valuable service to the residents of Lancaster and nearby counties.

Your consideration for the zoning change is appreciated.

Respectfully Yours,

Tim & Melissa Poole



Exhibit 1

NOTICE OF ENTRY UPON LAND

Section 6-29-340(A) of the Code of Laws of South Carolina 1976, as amended, provides, in part, that "[t]he planning commission, its members and employees, in the performance of its functions, may enter upon any land with consent of the property owner or after ten days' written notification to the owner of record, make examinations and surveys, and place and maintain necessary monuments and marks on them, provided, however, that the planning commission shall be liable for any injury or damage to property resulting therefrom."

This notice is dated JULY 21ST, 2014 and serves as written notice to the owner of record of the following property: TMS 0027-00-027.00 PART 6F (the "Property") that the employees of the Lancaster County Planning Department and the members of the Lancaster County Planning Commission may enter upon the Property at any time after ten days from the date of this notice for the purpose of making examinations, surveys and to perform their respective official duties, without consent or further notice to the owner of record.

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

By signing below, I acknowledge receipt of the above Notice of Entry Upon Land.

Melissa A Poole
Signature

Timothy R. Poole
Melissa A Poole
Printed Name

7/21/2014
Date

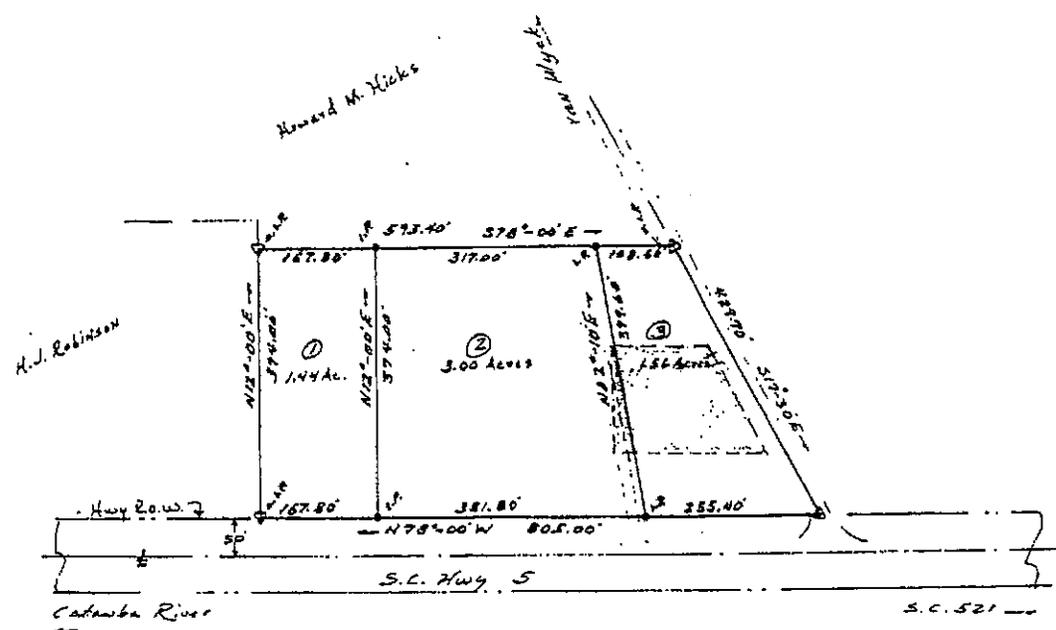
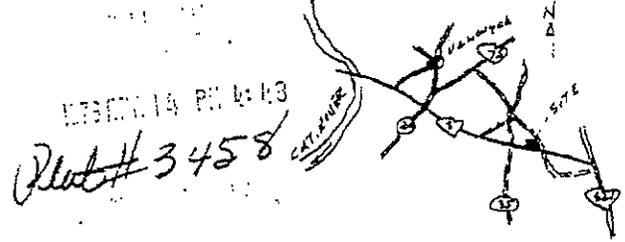
If the owner of record refuses to acknowledge receipt of the Notice of Entry Upon Land, then the Planning Director, or a person authorized by the Planning Director, shall sign and date the area below:

Planning Director or Authorized Person Signature

Planning Director or Authorized Person Printed Name

Date

Exhibit 1



Plot of Property
 John M. Williamson
 Shaded Area (Ref. Plat #900) Jean D.W. Faile to John M. Williamson
 ① 1.44 Acre, ③ 1.56 Acre John M. Williamson to Jean D.W. Faile
 ② 3.00 Acre John M. Williamson to Tonya Rene Williamson

Lancaster County
 South Carolina

Scale 1 inch = 200 feet
 1" = 200'
 1/2" = 100'

14 March 1978

Ref Plats: John M. Williamson dated 27 April 1968 & 20 Jan. 1969.

Field Survey Accuracy = 1:6,100.

Surveyed By Fred D. Hayler S.L.R.S.# 5122

1980
 SURVEYOR
 1000 MILL ST
 ROCK MILL, S.C. 29768

2101

Exhibit 1

HICKS, H.M.
PLAT BK. 18 PG. 194

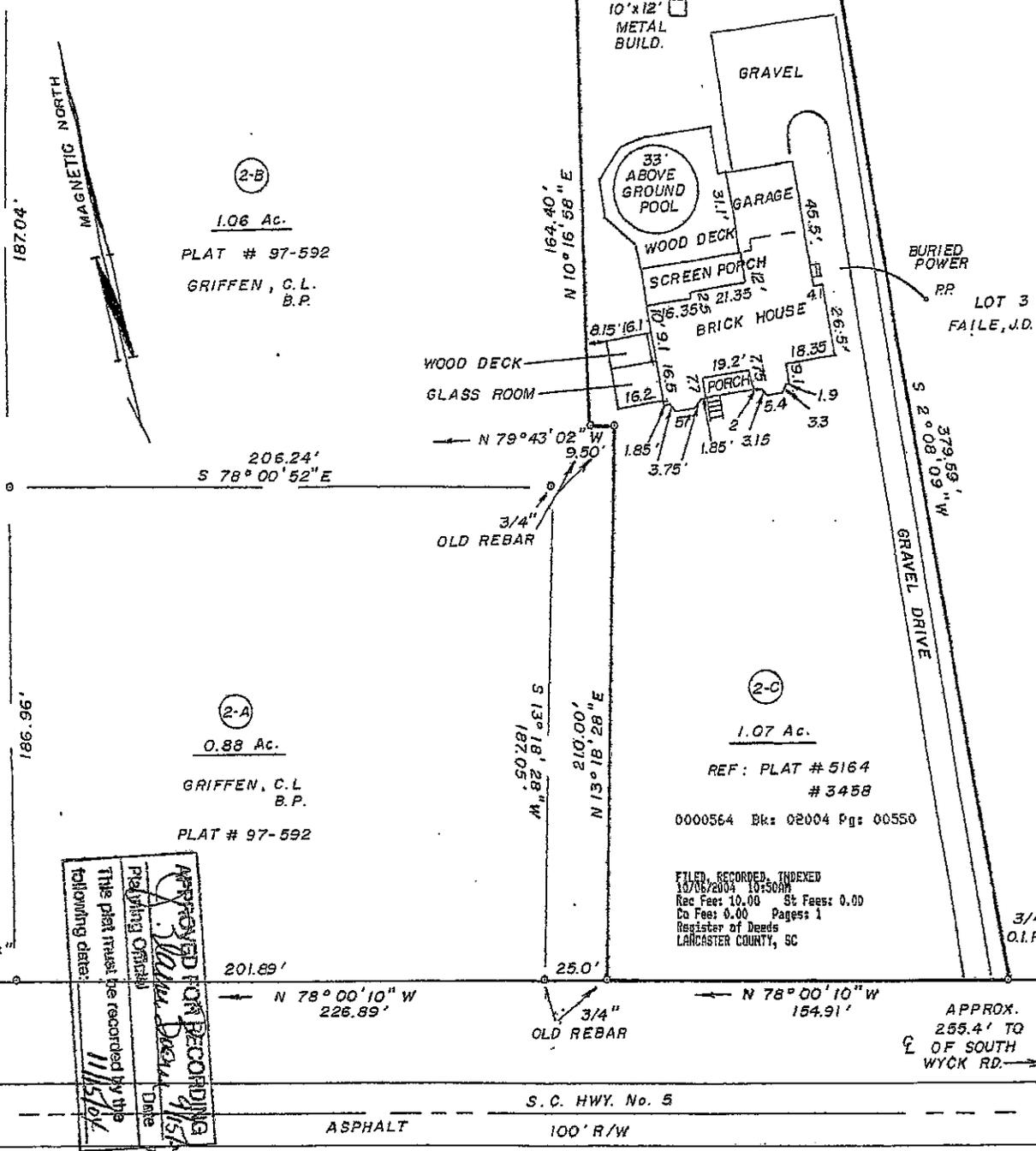
3/4" O.I.P.

217.43'
S 78° 00' 00" E

3/4" OLD REBAR

99.57'
S 78° 00' 00" E

3/4" O.I.P.



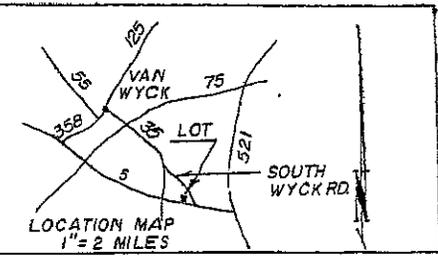
APPROVED FOR RECORDING
 William Charles Hendley Jr.
 Date 9/14/08
 This plat must be recorded by the following date: 11/15/08
 Public Official

THIS LOT IS NOT IN A FLOOD HAZARD ZONE.
 I HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ARE CORRECT AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/10,000 AS SHOWN HEREON AND THE AREA WAS DETERMINED BY OMD METHOD.
 RLS S.C. 7878 *William Charles Hendley Jr.*

SEP 15 2004

40' 20' 0' GRAPHIC SCALE 40' 80' 120'

PHYSICAL SURVEY FOR
CHARLES LARRY GRIFFIN
BETTY P. GRIFFIN
 LANCASTER COUNTY SOUTH CAROLINA
 TELEPHONE (803) 255-6230
WM. CHARLES HENDLEY JR. LAND SURVEYING
 1584 CHARLOTTE HWY. LANCASTER SOUTH CAROLINA
 DRAWN BY WCH SCALE 1" = 40' COMPUTED BY WCH REVISED



RLS S.C. 7878
 WILLIAM CHARLES HENDLEY JR.
William Charles Hendley Jr.
 9/14/08

04-550

Exhibit 1

2014007314

DEED	
RECORDING FEES	\$10.00
STATE TAX	\$665.60
COUNTY TAX	\$281.60
PRESENTED & RECORDED:	
06-10-2014	04:49 PM
JOHN LANE	
REGISTER OF DEEDS	
LANCASTER COUNTY, SC	
By: STEPHANIE KNIGHT ROD	
BK: DEED 801	
PG: 121-123	

DEED DRAWN BY TRIMNAL & MYERS, LLC

State of SOUTH CAROLINA)

TITLE TO REAL ESTATE

County of LANCASTER)

RECORDED THIS 13th DAY
OF JUNE, 2014
IN BOOK 2014 PAGE G-1

LANCASTER COUNTY ASSESSOR
Tax Map:
0027 00 027 00

Cheryl H. Morgan
Auditor, Lancaster County, SC

Know All Men by These Presents, That Charles Larry Griffin and Betty J. Griffin, in the State aforesaid, for and in consideration of the sum of Two Hundred Fifty Six Thousand and no/100ths (\$256,000.00) Dollars to them in hand paid at and before the sealing and delivery of these Presents, by Melissa A. Poole and Timothy R. Poole, in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained sold and released, and by these Presents does grant, bargain, sell and release unto the said **Melissa A. Poole and Timothy R. Poole**, for and during their joint lives and upon the death of either of them, then to the survivor of them, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:

All that certain piece, parcel or lot of land together with all improvements located thereon, lying, being and situate in the County of Lancaster, State of South Carolina, approximately eight (8) miles north of the City of Lancaster containing 1.06 acres, more or less, and being shown, described and designated as Lot 2-B on plat of survey entitled 'Boundary Survey for Robert L. Williamson' prepared by Wm. Charles Hendley, Jr., RLS, dated April 22, 1997 and recorded in the Register of Deeds Office for Lancaster County as Plat No. 97-592; reference to said plat is craved for a more minute description.

ALSO: All that certain piece, parcel or lot of land together with all improvements located thereon, lying, being and situate in the County of Lancaster, State of South Carolina, approximately eight (8) miles North of the City of Lancaster containing 0.88 acres, more or less, and being shown, described and designated as Lot 2-A on plat of survey entitled

Exhibit 1

IN WITNESS WHEREOF, Charles Larry Griffin and Betty J. Griffin have caused these presents to be executed in their names this 10 day of June, 2014, and in the Two Hundred Thirty Eighth year of the sovereignty and independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
WITNESS #1

[Signature]
WITNESS #2

[Signature] (SEAL)
Charles Larry Griffin

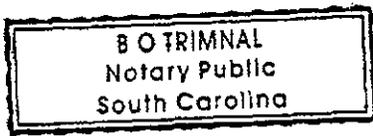
[Signature] (SEAL)
Betty J. Griffin

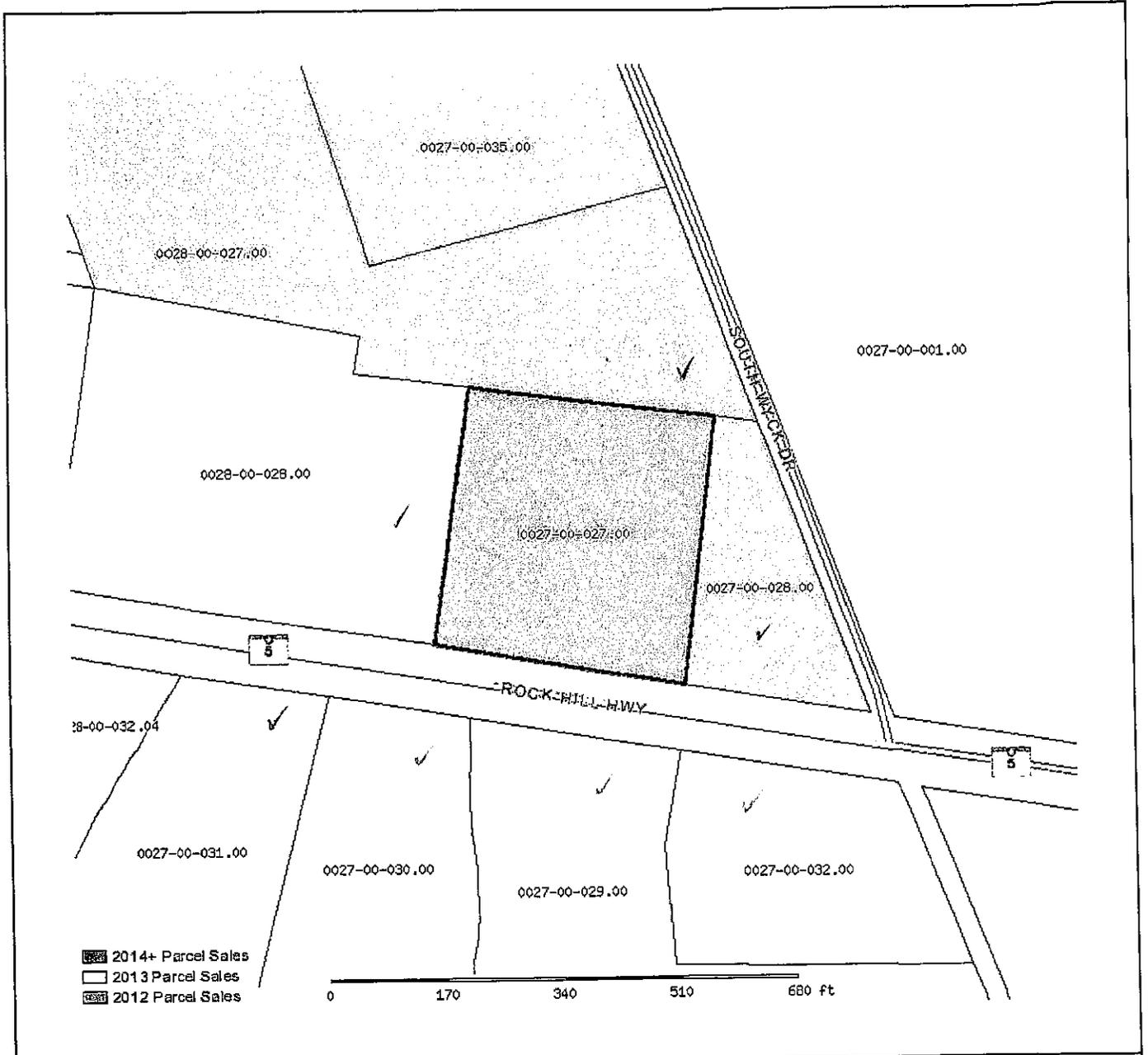
STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

I, the undersigned notary public, do hereby certify that the above name Grantors personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 10
day of June, 2014

[Signature]
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: Sept 17, 2016

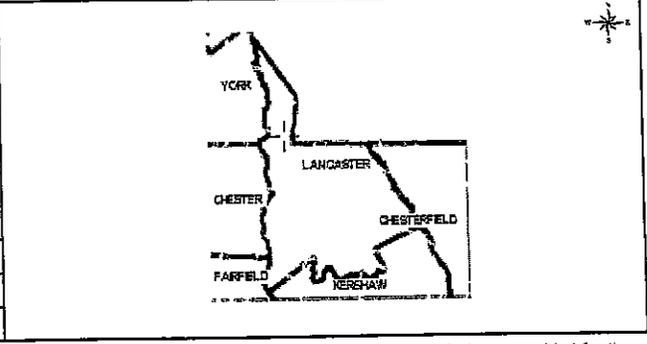




2014+ Parcel Sales
 2013 Parcel Sales
 2012 Parcel Sales

0 170 340 510 680 ft

Lancaster County Assessor			
Parcel: 0027-00-027.00 Acres: 3			
Name:	POOLE MELISSA A POOLE TIMOTHY R	Land Value	\$35,400.00
Site:	460 ROCK HILL HWY	Improvement Vall	\$250,900.00
Sale:	\$256,000 on 06-2014 Vacant= Qual=0	Accessory Value	\$5,500.00
	460 ROCK HILL HWY	Total Value	\$291,800.00
Mail:	LANCASTER, SC 29720		

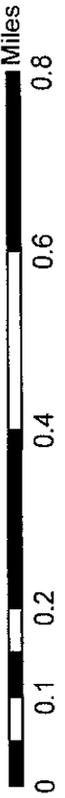
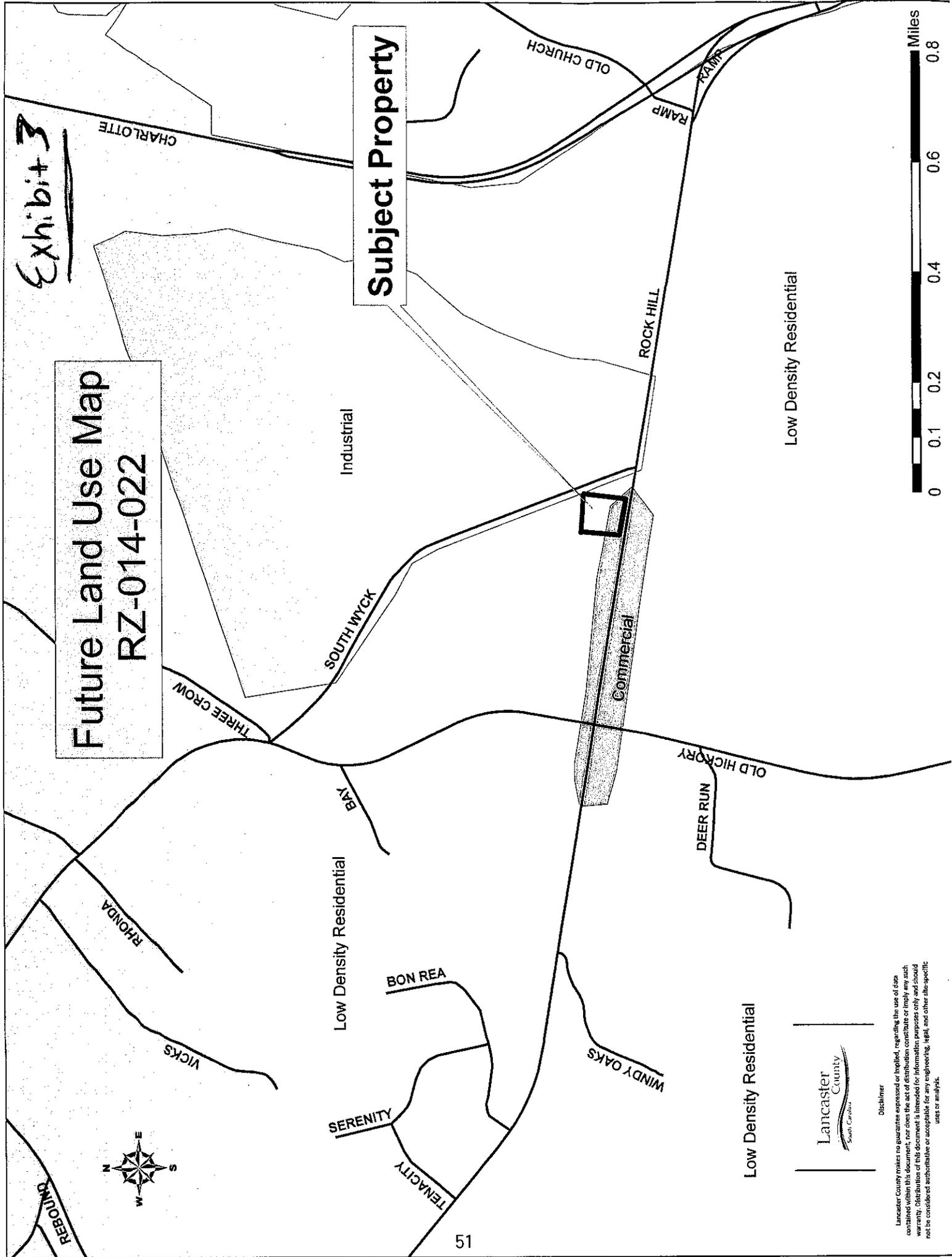


The Lancaster County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER LANCASTER COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
 Date printed: 08/25/14 : 14:32:06

Exhibit 3

Future Land Use Map
RZ-014-022

Subject Property



Disclaimer
Lancaster County makes no guarantee expressed or implied, regarding the use of data contained within this document, nor does the set of distribution constitute or imply any such warranty. Distribution of this document is intended for informational purposes only and should not be considered authoritative or acceptable for any engineering, legal, and other site-specific uses or analysis.



Add Mod Del Save Cancel

Indexed By Parcel ID

Card #



Parcel ID: 0027-00-027-00 Card 1 of 1 Location: 460 ROCK HILL HWY Lancaster Cost: \$291,800

Current Owner | ID/Factors/Taxes | Prior Owner

Current Ownership

#1	<input type="text" value="POOLE"/>	<input type="text" value="POOLE"/>	<input type="text" value="MELISSA A"/>	<input type="checkbox"/>				
#2	<input type="text" value="POOLE"/>	<input type="text" value="POOLE"/>	<input type="text" value="TIMOTHY R"/>	<input type="checkbox"/>				
#3	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>				

Sheet #1: Home Phone:

Sheet #2: Cell Phone:

City/Town: Work Phone:

Province/State: Postal: Email:

Country:

DOB: Account Type:

Owner Occupied: Legal Reference: Separate Bill:

Owner Lookup Number: Valid Owner: Private Info:

Sale Date:

Sales Exemptions

More Owners

Other Parties

Open

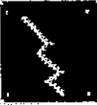
8/20/2014

10:15 AM

2517

QuickList











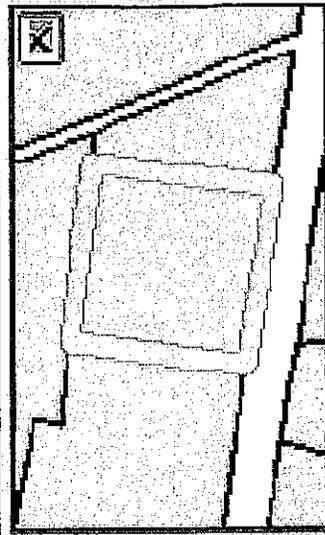




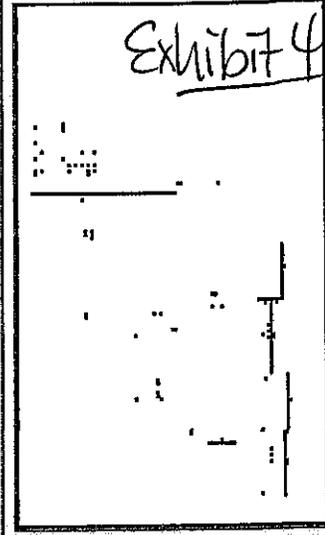



No Picture Available

Parcel ID: 002700-02700
 Account: 2517
 Sinker #:
 Location: 460 ROCK HILL HWY Lancaster
 Land Use: OR - OVALS
 Owner: #1 POOLE, MESSASA
 Card: 1/1
 District: Oil County
 Ent. Parcel: 3-4C
 Neigh: 02-02
 Own Type:
 Market Add Value: Current Year 2013 Legal Description
 Calc Land Area: 3000
 Full Market Value: 291800
 Building Value: 250900
 Yard Items: 5500
 Land Value: 35400
 Total Value: 291800
 Assessed Value: 11672
 Capped Total: 291800
 Reval: Market 01



Sales Information
 Grantor: GRIFFIN CHARLES LARRY & BETH This parcel contains 3 AC of land, mainly classified as Ovals with a single 50' x 100' building built about 1998, having primarily brick exterior and 2668 Square Feet with 0 Unit, 3 Baths, 0 3/4 Bath, 0 Half Bath, 0 Rooms, and 0 Bdrm.
 Sale Price: 256000
 Sale Date: 6/10/2014 Sold Vacant No Validity: 0
 Legal Ref: 801-121



Office Notes Notes

Section 2.1.2 Commercial districts.

The following commercial districts are hereby established: B-1, B-2, B-3, and B-4. These districts are created to accomplish the purposes and serve the objectives set forth in the remainder of this section. Additionally, any use allowed in these districts shall comply with the regulations contained in section 4.1.17 [applicable regulations of Chapter 4].

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

The use of vinyl, tin, metal and masonry block except split face/decorative masonry shall be prohibited on the exterior walls of any building located on a parcel that has frontage on U.S. Highway 521 from the southern right-of-way line of S.C. Highway 75 northward to the state line or frontage on S.C. Highway 160 from U.S. Highway 521 westward to the county line. All sides of the building shall comply with this requirement with the exception of any side of a building that is not visible from any point on an adjoining road(s) right-of-way. Sides of the building that are screened with landscaping, a fence or some combination of the two shall be considered to be visible from an adjoining street. This requirement is being added to these regulations for aesthetic purposes only and has nothing to do with the enforcement of building code requirements or standards.

1. The B-1, Business Office District, is designed to accommodate the office, governmental, and institutional needs of the community in areas within the County's planning jurisdiction. It shall function as a transitional land use between residential developments and more intense commercial districts. To further the use of this district as a transitional zoning district, multiple-family developments (excluding duplexes and manufactured housing) shall be permitted in this district. No outdoor storage shall be permitted. The maximum density permitted in this district is eight (8) dwelling units per acre. If property is developed for residential purposes, see Chapter 17 for recreational facilities and open space requirements.
2. The B-2, Community Business District, is designed to accommodate small-scale independent businesses or small-scale commercial centers (excluding automobile-service and repair businesses), which are oriented primarily toward retail and personal service activities. This district also serves as a transitional land use between residential areas and more intense commercial and industrial land uses. Such businesses are limited to 6,000 square feet or less of floor space. Uses appropriate in this district serve localized market areas, provide for smaller scale items not requiring large storage areas or deliveries to customers and generally do not generate high volumes of vehicular traffic.

The outdoor storage or display of merchandise, materials or inventory is prohibited except for the storage or display of plant and garden supplies, farmer's markets and open air markets. Such areas shall be screened with a Type 3 Buffer yard when adjacent to a residential district or use, and all such areas shall be located completely behind the rear of the building. No storage area shall be allowed in any required or not required front or side yard.

3.

The B-3, General Commercial District, is designed to accommodate a wide variety of

BUSINESS B-3 / UPDATED 1/22/07

USES PERMITTED:

1. Bed and Breakfast
3. Service – Agricultural Service Facility
4. Veterinary Service w/outdoor pens
5. Veterinary Service w/indoor pens – Animal Hospital, Veterinarian Office/Clinic, Veterinary Testing Labs
6. Pedigree Record Services
7. Commercial Kennels w/indoor pens
8. Commercial Kennels w/outdoor pens
9. Farm Labor and Management Service
10. Landscape and Horticultural Service
11. Liquor Stores
12. Lumber and/or Other Building Materials Dealer
13. Paint, Glass or Wallpaper Store
14. Hardware Store
15. Retail Nurseries, Lawn and Garden Supply Store
16. Manufactured Home Dealer
17. Retail Trade Store/Center – General Merchandise – Large Scale
18. Retail Store-Food (Including Grocery Stores)
19. Open Air Market (farm, crafts, produce), etc.)
20. Motor Vehicles Dealer (new and/or used)
21. Auto Supply Store
22. Boat and Marine Supplies Dealer
23. Recreation Vehicle Dealer
24. Motorcycle Dealer
25. Automobile Dealers, not elsewhere classified
26. Retail Store – General – Small Scale (i.e.) Clothing, Shoe, Antiques
27. Retail Store – Home Furniture, Furnishings and Appliances
28. Bars and Taverns
29. Nightclubs with alcohol
30. Restaurants
31. Fast Food with drive through window
32. Car Wash (Full Service)
33. Car Wash (Self Service)
34. Convenience Store with Fuel
35. Convenience Store without Fuel
36. Office/Banks, Savings & Loans and Credit Unions
37. General Office
38. Hotels and Motels (Except Casino Hotels)
39. Travel Arrangement and Reservation Services
40. Freight Transportation Arrangement Agency
41. Miscellaneous Incidental Transportation Service
42. Personal and Laundry Services

BUSINESS B-3 / UPDATED 1/22/07

- 43. Florist Shop**
- 44. Funeral Service and Crematories**
- 45. Automotive Rental and Leasing Agency**
- 46. Automobile Parking**
- 47. Automotive Service (except repair)**
- 48. Miscellaneous Repair Services**
- 49. Drive-In Movie Theater**
- 50. Motion Picture Production and/or Distribution Services**
- 51. Motion Picture Theater**
- 52. Video Tape Rental Store**
- 53. Amusement and Recreation Facilities (Non-Public)**
- 54. Offices and Clinics of Doctors, Dentists, & Other Health Practitioners**
- 55. Nursing and Personal Care Facility**
- 56. Medical or Dental Laboratory**
- 57. Miscellaneous Health or Allied Service**
- 58. Building Construction – General Contractors Facility (no outdoor storage)**
- 59. Construction – Special Trade Contractors**
- 60. Durable Goods – Wholesale/Distribution Facility**
- 61. Nondurable Goods – Wholesale/Distribution Facility**
- 62. Museums and Art Galleries**
- 63. Job Training and Vocational Rehabilitation Service**
- 64. Child Day Care Service or Facility**
- 65. Adult Day Care Service or Facility**
- 66. Residential Care Service or Facility (i.e.) Children’s Home, Halfway House**
- 67. Intermediate Care Institution**
- 68. Nursing Care Institution**
- 69. Membership Organization Facilities (i.e.) Business, Civic, Social**
- 70. Religious Institution**
- 71. Taxi Company Facility**
- 72. Intercity and Rural Bus Transportation Facility**
- 73. Charter Bus Service Facility**
- 74. Independent Motor Vehicle Terminal, Service, or Maintenance Facility**
- 75. Trucking and Courier Service Facility (except air)**
- 76. Motor Freight Transportation Terminal and Maintenance Facility**
- 77. Telephone Communications Facilities**
- 78. Telegraph or Other Message Communications Facilities**
- 79. Radio or Television Broadcasting Facilities**
- 80. Cable or Other Pay Television Facilities**
- 81. Park or Playground**
- 82. Recreation Facility (except golf courses)**
- 83. Golf Course (public or membership)**
- 84. Botanical or Zoological Garden**
- 85. Cemetery/Mausoleum**
- 86. Other Designated Community Open Space Area**

BUSINESS B-3 / UPDATED 1/22/07

87. Livestock Facility (except Commercial Meat Production Centers)
88. General Agricultural Activities (i.e.) general row crop production, free-range livestock operations, pasture land, hay land, woodland and wildlife management areas
89. Forest Production – Including Christmas Trees

CONDITIONAL USES:

1. Site Built Single-Family Detached House
2. Modular Single-Family Detached House (Meets CABO Building Code)
3. Temporary Dependent Care Residences
4. Temporary emergency, construction, and repair residence
5. Temporary Structure used in connection with the construction of a Permanent building or for some non-recurring purpose
6. Home Occupation
7. Manufactured Home Storage Lot
8. Gasoline Service Station
9. Automotive Repair Shop
10. Manufacturing of Hi-Tech Products
11. Mini-Warehouse Facilities
12. Recycling Facilities, Convenience Centers and Resource Recovery Facilities
13. Wireless Communication Towers (i.e. Cellular Communications)
14. Nature Preserve or Wildlife Sanctuary
15. Deer Processing

USES REQUIRING REVIEW BY BOARD OF ZONING APPEALS:

1. Special Events
2. Motorized Race and Testing Tracks
3. Chemical Dependency Treatment Center
4. Recoverable Waste Collection and Recycling Centers

USES REQUIRING REVIEW BY PLANNING COMMISSION:

1. Hospital
2. United States Postal Service Facility
3. Elementary or Secondary School
4. College, University or Professional School
5. Library
6. Vocational School
7. Schools and Educational Service Facility (not elsewhere classified)
8. Coliseum, Stadium, or Arena designed for capacity greater than 1000 people
9. Government Offices
10. Courthouse
11. Police Station

RZ-014-023 – Rezoning application of Rhonda and Scott Sistare to rezone the property from MHP, Mobile Home Park, to R45B, Rural Residential/Business/Agricultural District. {Public Hearing} pgs. 58-77

TMS# 0054-00-052.06

Alex Moore

PLANNING STAFF REPORT

I. Facts

A. General Information

Proposal: Rezoning application of Rhonda and Scott Sistare to rezone the property from MHP, Mobile Home Park, to R-45B, Rural Residential/Business/Agricultural District.

Property Location: The property is located along the Northwest edge of Tradesville Road in Lancaster, South Carolina.

Legal Description: Tax Map Number 54, Parcel 52.06.

Zoning Classification: Current: MHP, Mobile Home Park, to R-45B, Rural Residential/Business/Agricultural District.

B. Site Information

Site Description: The Site is currently zoned MHP, Mobile Home Park. The applicant wants to rezone ±3.42 acres to R-45B, Rural Residential/Business/Agricultural District.

C. Vicinity Data

Surrounding Conditions: The property is surrounded by R-45B, Rural Residential/Business/Agricultural District.

D. Exhibits

1. Rezoning Application
2. Location Map/Tax Parcel Map
3. Plat and Deed
4. Future Land Use Map
5. Tax Inquiry Sheet
6. UDO- Section 2.1.1 Residential Districts Established
7. Table of Uses

II. Findings

Code Considerations:

The MHP, Manufactured Home Park District, is established to accommodate planned manufactured housing park developments. This district affords County residents with an alternative housing type and thereby promotes the health, safety, and welfare of the community. This district shall apply to specified parcels of land only at the request of the owners of such parcels. Such manufactured home parks shall be developed with a zoning permit issued in accordance with both the permit approval and conditional and special exception uses chapters of this ordinance.

The R-45B, Rural Residential/Business/Agricultural District, contains the same district regulations as those contained in the R-45A district with the only exception being that stockyards, slaughter houses, commercial poultry barns and swine lots are not allowed under any circumstance. The commercial uses allowed in this district are the same as those allowed in the R-45A district, and are specified in the Table of Permissible Uses.

The R-45A, Rural Residential/Intense Agricultural District, is designed to accommodate a wide range of use including low density residential development, low intensity commercial uses and high intensity agricultural uses. The minimum residential lot size, minimum residential lot width and maximum residential density of the district are the same as for the R-45 district. However, both single-wide and multi-wide manufactured housing units are allowed on individual lots based on certain siting requirements. See section 4.1.22. Stockyards, slaughter houses, commercial poultry houses and swine lots are only allowed as conditional uses. The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local residents and agricultural businesses. Such uses shall only be allowed on lots located at the intersection of two roads. One of the two roads shall be part of the state highway system and the other shall be a collector street. No commercial uses shall be allowed on lots having frontage on any local street. The commercial uses allowed in this district are the same as those allowed in the R-45B district, and are specified in the Table of Permissible Uses. All commercial buildings in this district are limited to 6,000 (gross) square feet except for buildings constructed or used for a "Retail Store Food" which are allowed to be 12,000 (gross) square feet. Stockyards, slaughterhouses, commercial poultry houses and swine lots need only to comply with the conditions contained in Chapter 4.

III. Conclusions

The facts and findings of this report show that the property is designated as Residential on the Lancaster County Future Land Use Map. The planning staff agrees that this location rezoned from MHP, Manufactured Home Park District, to R-45B, Rural Residential/Business/Agricultural District will positively impact this area.

IV. Recommendation:

It is therefore the recommendation of the planning staff that the rezoning request for the property located along the northern edge of Tradesville Road be **APPROVED** for the rezoning.

LANCASTER COUNTY
SOUTH CAROLINA

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

Do Not Write In This Box		
Application No. <u>RZ 014-023</u>	Date Received <u>8-18-14</u>	Fee Paid <input checked="" type="checkbox"/>

1. The application is for amendment to the: (check one)

District Boundary Map (fill in all items #2,3,4,5,6,7,&9 only)

Ordinance Text (fill in items # 8 & 9 only)

2. Give either exact address or tax map reference to property for which a district boundary change is requested: 0054-00-052.06 TRADESVILLE Rd / William Carnes Rd.

3. How is this property presently designated on the map? yes (MHP)

4. How is the property presently being used? MOBILE HOME PARK

5. What new designation or map change do you purpose for this property? SHINGLE HOUSING (R-45B)

6. What new use do you propose for the property? SHINGLE FAMILY HOUSING

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

7. Does the applicant own the property proposed for this change? YES NO If no, give the name and address of the property owner and attach notarized letter from property owner:

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 Replace MHP with R45B

Zoning District

(use back of form if additional space is needed)

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

APPLICANT'S NAME (PRINT) Rhonda & Scott SISTARE

ADDRESS: 2561 Old Camden - Monroe Hwy
LANCASTER, S.C. 29720

Mary Sisco
SIGNATURE

Phone: 803-287-5267



NOTICE OF ENTRY UPON LAND

Section 6-29-340(A) of the Code of Laws of South Carolina 1976, as amended, provides, in part, that "[t]he planning commission, its members and employees, in the performance of its functions, may enter upon any land with consent of the property owner or after ten days' written notification to the owner of record, make examinations and surveys, and place and maintain necessary monuments and marks on them, provided, however, that the planning commission shall be liable for any injury or damage to property resulting therefrom."

This notice is dated _____ and serves as written notice to the owner of record of the following property: _____
(the "Property") that the employees of the Lancaster County Planning Department and the members of the Lancaster County Planning Commission may enter upon the Property at any time after ten days from the date of this notice for the purpose of making examinations, surveys and to perform their respective official duties, without consent or further notice to the owner of record.

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

By signing below, I acknowledge receipt of the above Notice of Entry Upon Land.

Manny Sitar
Signature

MANNY SITARE
Printed Name

08-18-14
Date

If the owner of record refuses to acknowledge receipt of the Notice of Entry Upon Land, then the Planning Director, or a person authorized by the Planning Director, shall sign and date the area below:

Planning Director or Authorized Person Signature

Planning Director or Authorized Person Printed Name

Date

To Whom It May Concern:

Let it be known that we the owner of Karla Circle; Rhonda Sistare and Scott Sistare hereby points Manny Sistare to property manager for Karla Circle.

Rhonda Sistare
Rhonda Sistare – Property Owner’s Signature

8-19-2014
Date

Scott Sistare
Scott Sistare – Property Owner’s Signature

8-19-2014
Date

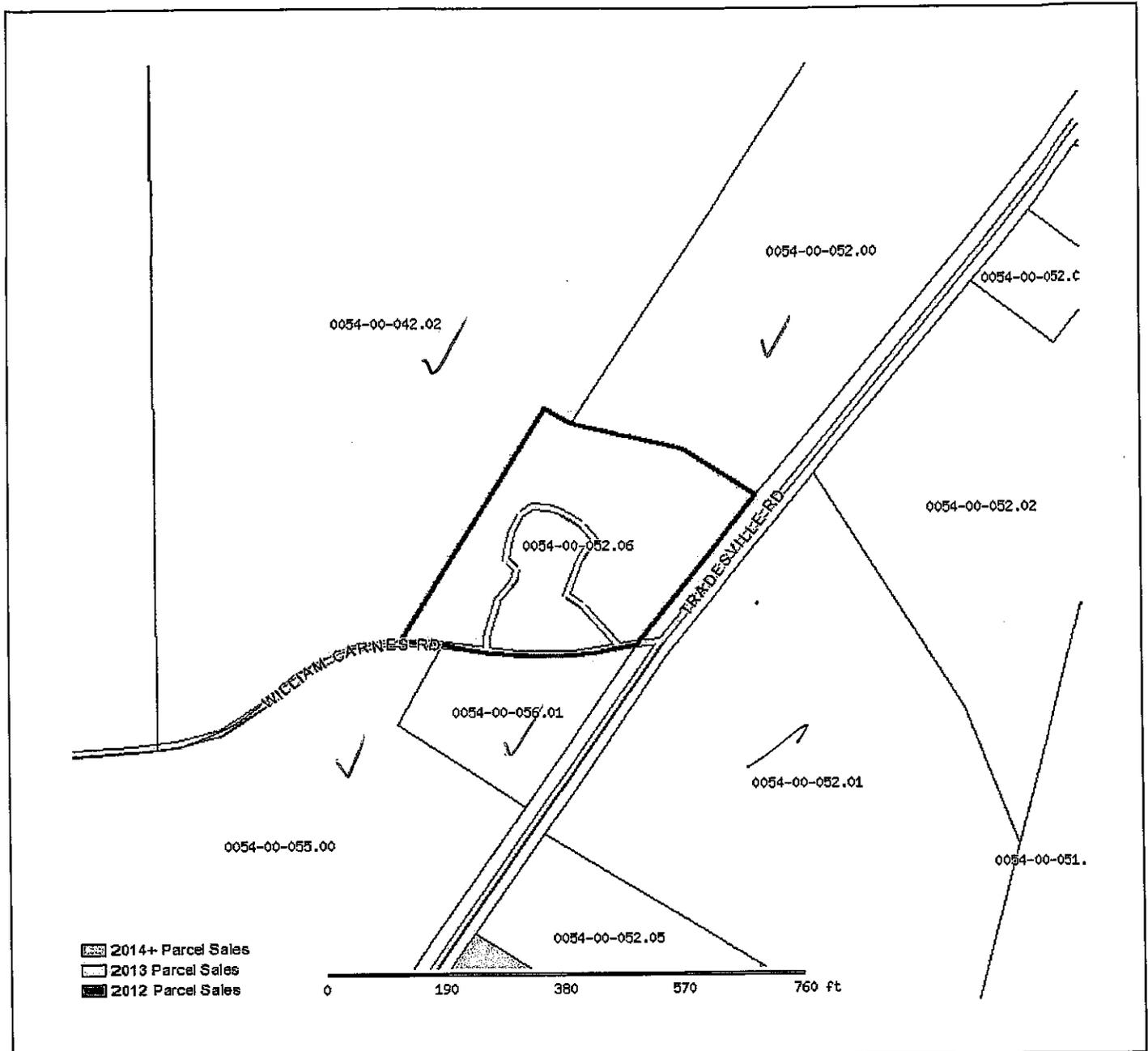
Manny Sistare
Manny Sistare Signature

8-19-2014
Date

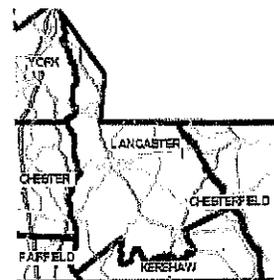


Dennis Vincent
NOTARY PUBLIC
State of South Carolina
My Commission Expires
November 20, 2022

Dennis Vincent



Lancaster County Assessor			
Parcel: 0054-00-052.06 Acres: 3.42			
Name:	SISTARE RHONDA F SISTARE B SCOTT	Land Value	\$24,400.00
Site:	KARLA CR	Improvement Value	\$0.00
Sale:	\$\$1 on 08-2011 Vacant= Qual=1	Accessory Value	\$7,500.00
Mail:	2561 OLD CAMDEN MONROE HWY LANCASTER, SC 29720-0000	Total Value	\$31,900.00

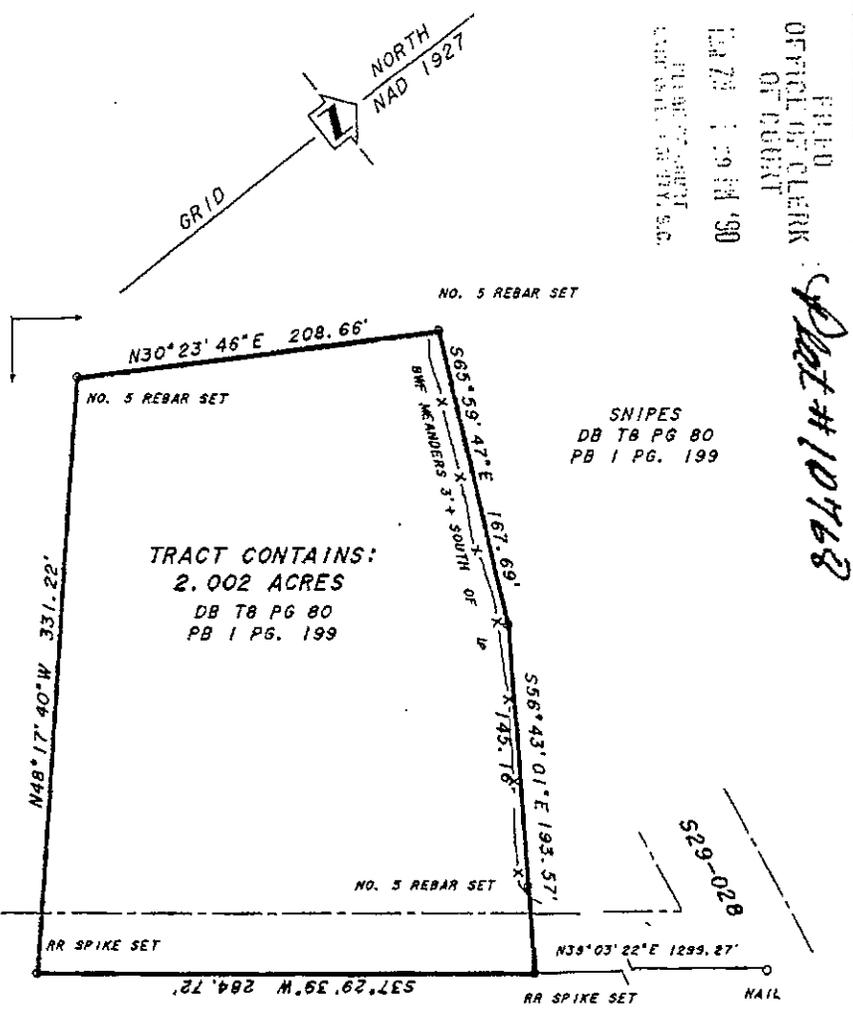


The Lancaster County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER LANCASTER COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—

Date printed: 08/26/14 : 09:47:00

FILED
 OFFICE CLERK
 OF COURT
 1990 MAR 23 1 29 PM '90
 CLERK OF COURT
 LANCASTER COUNTY, S.C.

FUNDERBURKE
 R3-221
 PB 2 PG 118



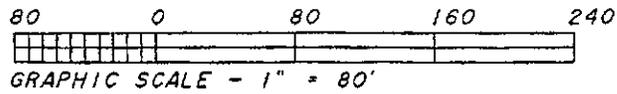
SNIPES
 DB T8 PG 80
 PB 1 PG. 199

TRACT CONTAINS:
 2.002 ACRES
 DB T8 PG 80
 PB 1 PG. 199

APPROX. 0.7 MILE
 TO SC HWY 9

S29-178
 66' R/W CLAIMED
 BY SCDHPT

APPROVED FOR RECORDING
[Signature]
 Lancaster County Planning Commission



THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF WILLIAM D. ENFINGER AND WAS COMPLETED MARCH 13, 1990. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING" AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA TITLE 40, CHAPTER 21 AND 15 OF CLASS B STANDARD. THE AREA WAS DETERMINED USING THE DMD METHOD. THE BEARINGS WERE RECKONED FROM GRID NORTH. THERE ARE NO ENCROACHMENTS. NO PART OF THE PROPERTY OR THE IMPROVEMENTS LIE IN A FLOOD HAZARD ZONE AS SHOWN ON FEMA COMMUNITY PANEL 450120 D125..

BOUNDARY SURVEY
 FOR

CLYDE KIRKLEY

LANCASTER COUNTY SOUTH CAROLINA

WM. D. ENFINGER & ASSOC., P. A.
 803-286-6181
 302 EAST ARCH STREET LANCASTER SOUTH CAROLINA 29720

RESEARCH: CBE	PARTY: CBE, HM, WDE	COMPUTER: CBE, WDE	CARTOGRAPHER: WDE	DISK: KR, KB
FILE: KCCMA8E	BOOK: SDR2	TAX MAP: 054 -00-052	DATE: MARCH 13, 1990	SCALE: 1:960

Wm. D. Enfinger

Exhibit 3

2011009298

LANCASTER COUNTY ASSESSOR
Tax Map:
0054 00 052 07

DEED	
RECORDING FEES	\$10.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED:	
08-29-2011	10:38 AM
JOHN LANE	
REGISTER OF DEEDS	
LANCASTER COUNTY, SC	
By: CANDICE KIRKLEY DEPUTY	
BK: DEED 630	
PG: 137-139	

TITLE NOT EXAMINED
DEED DRAWN ONLY BY
RICK S. CHANDLER, JR.
ATTORNEY AT LAW

RECORDED THIS 29th DAY
OF AUGUST, 2011
IN BOOK 2011 PAGE M-1

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

Cheryl A. Morgan
Auditor, Lancaster County, SC

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Michelle Milhorne**, ("Grantor"), in the State aforesaid, for and in consideration of the sum of **Five and NO/100 (\$5.00) Dollars Love and Affection**, to the Grantor in hand paid at and before the sealing and delivery of these Presents, by the Grantee (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto **Rhonda F. Sistare and B. Scott Sistare**, ("Grantee"), and Grantee's heirs, successors and assigns, all my right, title and interest in and to the following described property, to wit:

All that certain piece, parcel or tract of land, together with all improvements located thereon, lying, being and situate in the Tradesville Community, Lancaster County, South Carolina fronting on Tradesville Road (No. 178), containing 1.42 acres, more or less, and being more particularly shown, described and designated on Plat of Survey entitled 'Plat of Survey for Rhonda Sistare,' prepared by Jack Smith, RLS, dated December 19, 1995 and recorded in the Office of the Clerk of Court for Lancaster County as Plat Number 96-56; Reference to said plat is craved for a more minute description.

Being the identical property conveyed to Grantor herein by deed dated August 19, 1996 and recorded in the Office of the Register of Deeds for Lancaster County in Deed Book F-14, at Page 33.

Grantee's Address:
2561 Old Camden Monroe Highway
Lancaster, SC 29720

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said Grantee and Grantee's Heirs, Successors and Assigns forever.

Exhibit 3.

AND the Grantor does hereby bind Grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 26th day of August, 2011, and in the two hundred thirty-sixth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Jennifer Duncan
Debi L. [Signature]

Michelle Milhorne (Seal)
Michelle Milhorne, Grantor

_____(Seal)
Grantor

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

ACKNOWLEDGMENT

I, the undersigned notary public, do hereby certify that the above named Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 26th day of August, 2011.

Debi L. [Signature] (Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 4/3/2017

Exhibit 3

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT FOR EXEMPT TRANSFERS

PERSONALLY appeared before the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.
2. The Property being transferred is located at 1.42 acres Tradesville Road
bearing Lancaster County Tax Map Number 54-52.07, was transferred
by Michelle Milborne
to Rhonda F. Sistare and B. Scott Sistare on August 26, 2011.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):
Less than \$100.00
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected
with the transaction as: Grantor
5. I understand that a person required to furnish this affidavit who willfully furnishes a false or
fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more
than one thousand dollars or imprisoned not more than one year, or both.

Michelle Milborne
Responsible Person Connected with the
transaction

Michelle Milborne
Print or type name here

SWORN to before me this 26th

Day of August, 2011

[Signature]
Notary Public for SC

My Commission expires: 4/3/2017

Future Land Use Map RZ-014-023

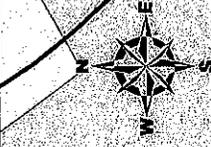
Low Density Residential

Public

Commercial

Subject Property

Low Density Residential



Low Density Residential

Residential

Residential

Residential

Residential

Low Density Residential

SPRING

STARKS

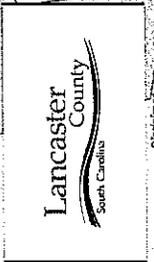
SHILOH UNITY

TRADESVILLE

CLOVER

OLD CAMDEN MONROE

WILLIAM CARNES



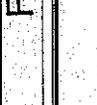
Disclaimer
Lancaster County makes no guarantee expressed or implied, regarding the use of data contained within this document, nor does the act of distribution constitute or imply any such warranty. Distribution of this document is intended for information purposes only and should not be considered authoritative or acceptable for any engineering, legal, and other site-specific uses or analysis.

File Edit Record Navigate Process Utilities Tools Options Help Status Database







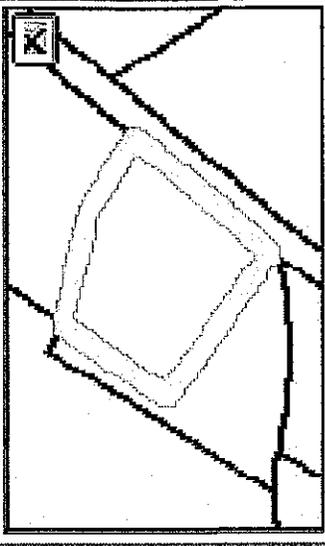








Add Mod Del Save Cancel
 Indexed By Parcel ID Card #

No Picture Available



No Sketch Available

Parcel ID: 0054-00-052.06 Card: 1/1 Act

Account: 67011 District: 01 - County

Sticker #: Ent. Parcel Area: 3.422 - AC Neigh: 04 - 04 Own Type:

Location: KARLA CR Lancaster

Land Use: NRIN - NRRes

Owner #1: SISTARE, RHONDA F

Market Adj Value	Current	Year 2013	Legal Description
Calc. Land Area:	3.422	3.422	
Full Market Value:	31,900	31,900	
Building Value:		7,500	
Yard Items:		24,400	
Land Value:		31,900	
Total Value:		1,914	
Assessed Value:		31,900	
Capped Total:			Reval / Market 02

Sales Information

Grantor: SISTARE, RHONDA F Validity: 1

Sale Price: 1

Sale Date: 8/26/2011 Sold Vacant: No

Legal Ref: 630-137

Office Notes Notes

Add Mod Del Save Cancel
 Indexed By Parcel ID Card #

Parcel ID: 0054-00-052-06 Card 1 of 1 Location: KARLA CR Lancaster Cost: \$31,900

Current Owner | Prior Owner | ID/Factors/Taxes

Title	Last Name	First Name	Res ex	% Own	Type
#1:	SISTARE	RHONDA F	<input type="checkbox"/>		
#2:	SISTARE	B SCOTT	<input type="checkbox"/>		
#3:			<input type="checkbox"/>		

Street #1: 2561 OLD CAMDEN MONROE HWY Home Phone:
 Street #2: Cell Phone:
 City/Town: LANCASTER Work Phone:
 Province/State: SC Postal: 29720-0000 Email:
 Country: Account Type:
 D.O.B: MM/DD/YYYY Legal Reference: 630-137
 Owner Occupied: Sale Date: 8/26/2011 Owner Lookup Number: 63015
 Separate Bill: Valid Owner: Private Info:

Section 2.1 Zoning districts.

The following zoning districts are established in accordance with the Lancaster County Comprehensive Plan.

Section 2.1.1 Residential districts established.

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

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

1. The R-15, Moderate Density Residential/Agricultural District, is designed to accommodate the most dense single-family residential developments (not including manufactured homes) in areas of the county which are either experiencing urban growth or which are expected to experience urban growth in the near future. This type of development requires that both water and sewer lines be installed prior to construction beginning on the site. If water and sewer are not available to the site, the site shall be developed based on the regulations of the R-30 district (see below) The minimum lot size is 14,520 square feet and the minimum lot width is 90 feet.
2. The R-15S, Moderate Density Manufactured Housing/Agricultural District, contains the same regulations as the R-15 district except for the following:
 - a. Both single-wide and multi-wide manufactured housing units are allowed based on siting criteria (see section 4.1.12) in addition to site-built and modular homes.
 - b. This zoning district classification should be used to designate existing and future manufactured home subdivisions which do not/are not intended to consist of at least 50 percent multi-wide manufactured housing units.
 - c. This zoning district classification is appropriate adjacent to manufactured housing parks.
3. The R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District, contains the same regulations contained in the R-15 district except for the following:
 - a. Only multi-wide manufactured housing units in addition to site-built and modular homes are allowed in this district based on certain siting criteria (see section 4.1.12).
 - b. This zoning district classification should be used when designating new areas for allowing manufactured housing in areas where public water and sewer are either in place or where such utilities can be extended by the developer.
 - c. The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local resident. Such uses shall only be allowed on lots

located at the intersection of two roads. One of the roads shall be part of the state highway system. No commercial uses shall be allowed on lots having frontage on any local street. The commercial uses allowed in this district are specified in the Table of Permissible Uses. All commercial buildings in this district are limited to 6,000 (gross) square feet.

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

district is one acre (43,560 square feet), and the minimum lot width is 130 feet if a septic system is used or 120 feet if on central water and sewer.

The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local resident. Such uses shall only be allowed on lots located at the intersection of two roads. One of the roads shall be part of the state highway system. No commercial uses shall be allowed on lots having frontage on any local street. The commercial uses allowed in this district are specified in the Table of Permissible Uses. All commercial buildings in this district are limited to 6,000 (gross) square feet except for buildings constructed or used for a "Retail Store - Food" which are allowed to be 12,000 (gross) square feet.

10. The R-45A, Rural Residential/Intense Agricultural District, is designed to accommodate a wide range of use including low density residential development, low intensity commercial uses and high intensity agricultural uses. The minimum residential lot size, minimum residential lot width and maximum residential density of the district are the same as for the R-45 district. However, both single-wide and multi-wide manufactured housing units are allowed on individual lots based on certain siting requirements. See section 4.1.22. Stockyards, slaughter houses, commercial poultry houses and swine lots are only allowed as conditional uses.

The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local residents and agricultural businesses. Such uses shall only be allowed on lots located at the intersection of two roads. One of the two roads shall be part of the state highway system and the other shall be a collector street. No commercial uses shall be allowed on lots having frontage on any local street. The commercial uses allowed in this district are the same as those allowed in the R-45B district, and are specified in the Table of Permissible Uses.

All commercial buildings in this district are limited to 6,000 (gross) square feet except for buildings constructed or used for a "Retail Store Food" which are allowed to be 12,000 (gross) square feet. Stockyards, slaughterhouses, commercial poultry houses and swine lots need only to comply with the conditions contained in Chapter 4.

11. The R-45B, Rural Residential/Business/Agricultural District, contains the same district regulations as those contained in the R-45A district with the only exception being that stockyards, slaughter houses, commercial poultry barns and swine lots are not allowed under any circumstance. The commercial uses allowed in this district are the same as those allowed in the R-45A district, and are specified in the Table of Permissible Uses.

12. The R-45-D Rural Residential/Manufactured Housing/Agricultural District, is designed to encourage the perpetuation of agricultural uses and to accommodate low density residential development which does not include singlewide manufactured homes on individual lots. This district is best suited for those areas of the county which are not experiencing strong growth pressures. Additionally, this district serves to preserve existing subdivisions and to promote the development of compatible residential uses in the most rural parts of the county. The minimum lot size allowed in this district is one acre (43,560 square feet), and the minimum lot width is 130 feet if a septic system is used or 120 feet if on central water and sewer.

13. The MF, Multiple-Family/Agricultural District, is designed to accommodate moderate density single-family development and low density multiple-family developments (excluding manufactured homes) in areas within the County's planning jurisdiction that are appropriate for development at higher densities. This district should function as the



location for alternative housing types near or in direct relationship to single-family detached housing. The maximum density permitted in this district for single-family developments (including duplexes) is three (3) dwelling units per acre (see Section 4.1.20) and for multiple-family development is eight (8) dwelling units per acre. (See Chapter 17 for recreational facilities and open space requirements.)

14. The MHP, Manufactured Home Park District, is established to accommodate planned manufactured housing park developments. This district affords County residents with an alternative housing type and thereby promotes the health, safety, and welfare of the community. This district shall apply to specified parcels of land only at the request of the owners of such parcels. Such manufactured home parks shall be developed with a zoning permit issued in accordance with both the permit approval and conditional and special exception uses chapters of this ordinance.

RESIDENTIAL R-45B**USES PERMITTED:**

1. **Site Built Single-Family Detached House**
2. **Modular Single-Family Detached House
(Meets CABO Building Code)**
3. **Duplex**
4. **Primary Residence with Accessory Apartment**
5. **Multi-Family Apartments**
6. **Multi-Family Townhomes**
7. **Multi-Family Converted or Other Multi-Family Housing
(not elsewhere classified)**
8. **Religious Institution**
9. **Telephone Communications Facilities**
10. **Park or Playground**
11. **Campground**
12. **Golf Course (public or membership)**
13. **Nature Preserve or Wildlife Sanctuary**
14. **Hunting Preserve (public or membership)**
15. **Botanical or Zoological Garden**
16. **Cemetery/Mausoleum**
17. **Other Designated Community Open Space Area**
18. **General Agricultural Activities (i.e.) general row crop production, free range
Livestock, etc.**
19. **Forest Production – Including Christmas Trees**

CONDITIONAL USES:

1. **Double-Wide**
2. **Single-Wide**
3. **Class “B” Manufactured Home (Meets HUD specifications)**
4. **Manufactured Home Subdivision**
5. **Primary Residence and Manufactured Home (provided one unit
is owner occupied)**
6. **Temporary Dependent Care Residences**
7. **Temporary emergency, construction, and repair residence**
8. **Home Occupation**
9. **Bed and Breakfast**
10. **Commercial Retail Store - anysize**
11. **Support Activities For Crop Production**
12. **Veterinary Service w/indoor pens – Animal Hospital, Veterinarian Office/Clinic,
Veterinarian Testing Lab**
13. **Veterinary Service w/outdoor pens**
14. **Pedigree Record Services**
15. **Boarding Horses**

RESIDENTIAL R-45B / UPDATED 1/22/07

16. Dairy Herd Improvements
17. Livestock Spraying
18. Sheep Dipping and Shearing
19. Commercial Kennels w/indoor pens
20. Commercial Kennels w/outdoor pens
21. Livestock Auction House
22. Landscape and Horticultural Service
23. Lumber and/or Other Building Materials Dealer
24. Paint, Glass or Wallpaper Store
25. Hardware Store
26. Retail Nurseries, Lawn and Garden Supply Store
27. Retail Store – Food (Including Grocery Stores)
28. Open Air Market (farm, crafts, produce, etc.)
29. Gasoline Service Station
30. Boat and Marine Supplies Dealer
31. Retail Store – General – Small Scale (i.e.) Clothing, Shoe, Antiques
32. Bars and Taverns *and Nightclubs*
33. Restaurants
34. Fast Food with drive through window
35. Convenience Store with Fuel
36. Convenience Store without Fuel
37. Office/Banks, Savings & Loans and Credit Unions
38. General Office, General and Medical
39. Personal and Laundry Services
40. Florist Shop
41. Automotive Service (except repair)
42. Video Tape Rental Store
43. Private or Commercial Horse Stables
44. Offices and Clinics of Doctors, Dentists, & Other Health Practitioners
45. Nursing and Personal Care Facility
46. Mini-Warehouse Facilities
47. Recycling Facilities, Convenience Centers and Resource Recovery Facilities
48. Schools and Educational Service Facility (not elsewhere classified)
49. Museums and Galleries
50. Child Day Care Service or Facility
51. Adult Day Care Service or Facility
52. Residential Care Service or Facility (i.e.) Children's Home, Halfway House
53. Telegraph or Other Message Communications Facilities
54. Cable or Other Pay Television Facilities
55. Wireless Communication Towers (i.e. Cellular Communications)
56. Deer Processing

RESIDENTIAL R-45B / UPDATED 1/22/07

- 57. Livestock Facility (except commercial meat production centers)
- 58. Commercial Fishing
- 59. Fish Hatchery or Preserve
- 60. Hunting, Trapping, or Game Production

USES REQUIRING REVIEW BY THE PLANNING COMMISSION:

- 1. United States Postal Service Facility
- 2. Elementary or Secondary School
- 3. College, University or Professional School
- 4. Library
- 5. Vocational School
- 6. Government Offices
- 6. Courthouse
- 7. Police Station
- 8. Fire Station
- 9. Ambulance Service/Rescue Squad
- 10. Detention Center
- 11. Prison
- 12. Other Public Order and Safety Facility
- 13. School Bus Facility
- 14. Air Transportation Terminal
- 15. Electricity, Water, Sewer, and Petroleum Distribution/Collection Facilities and Services

USES REQUIRING REVIEW BY BOARD OF ZONING APPEALS:

- 1. Tourist Homes and other temporary residences renting by the day or week
- 2. Rooming and Boarding Houses
- 3. Camps and Recreational Vehicle Parks
- 4. Special Events
- 5. Pistol, Rifle, Skeet Range or Turkey Shoot (Commercial or Fund Raiser)

SPECIAL EXCEPTION USES:

- 1. *Recycling Facilities, Convenience Centers and Resource Recovery Facilities*

RZ-014-024 – Rezoning application of Chance Brantley to rezone ± 145 acres from R45B, Rural Residential/Business/Agricultural District, to R45A, Rural Residential/Intense Agricultural District. The applicant proposes to construct chicken houses at this location. {Public Hearing} pgs. 78-99

TMS# 0036-00-016.00

Andy Rowe

PLANNING STAFF REPORT

I. Facts

A. General Information

Proposal: Rezoning application of Chance Brantley to rezone ±145 acres from R-45B, Rural Residential/Business/Agricultural District, to R-45A, Rural Residential/Intense Agricultural District. The applicant proposes to construct commercial chicken houses at this location.

Property Location: The property is located to the northern edge of Shiloh Unity Road, 400 feet northwest of the intersection with Camp Creek Road Lancaster, South Carolina.

Legal Description: Tax Map 36, Parcel 16.

Zoning Classification: Current: R-45B, Rural Residential/Business/Agricultural District, to R-45A, Rural Residential/Intense Agricultural District.

B. Site Information

Site Description: The property is currently open farmland. Adjacent to the property are several houses.

C. Vicinity Data

Surrounding Conditions: The property is surrounded by R-45B, Rural Residential/Business/Agricultural District.

Exhibits

1. Rezoning Application
2. Location Map/Tax Parcel Map
3. Future Land Use Map
4. Tax Inquiry Sheet
5. UDO – Section: 2.1.1 Residential Districts Established
6. Table of Uses
7. Correspondence
8. DHEC Letter

II. Findings

Code Considerations:

The R-45B, Rural Residential/Business/Agricultural District, contains the same district regulations as those contained in the R-45A district with the only exception being that stockyards, slaughter houses, commercial poultry barns and swine lots are not allowed under any circumstance. The commercial uses allowed in this district are the

same as those allowed in the R-45A district, and are specified in the Table of Permissible Uses.

The R-45A, Rural Residential/Intense Agricultural District, is designed to accommodate a wide range of use including low density residential development, low intensity commercial uses and high intensity agricultural uses. The minimum residential lot size, minimum residential lot width and maximum residential density of the district are the same as for the R-45 district. However, both single-wide and multi-wide manufactured housing units are allowed on individual lots based on certain siting requirements. See section 4.1.22. Stockyards, slaughter houses, commercial poultry houses and swine lots are only allowed as conditional uses.

The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local residents and agricultural businesses. Such uses shall only be allowed on lots located at the intersection of two roads. One of the two roads shall be part of the state highway system and the other shall be a collector street. No commercial uses shall be allowed on lots having frontage on any local street. The commercial uses allowed in this district are the same as those allowed in the R-45B district, and are specified in the Table of Permissible Uses.

All commercial buildings in this district are limited to 6,000 (gross) square feet except for buildings constructed or used for a "Retail Store Food" which are allowed to be 12,000 (gross) square feet. Stockyards, slaughterhouses, commercial poultry houses and swine lots need only to comply with the conditions contained in Chapter 4.

III. Conclusions:

The facts and findings of this report show that the property is designated as Light Residential on the Lancaster County Future Land Use Map. The Future Land Use Map and the current Zoning Map both identify this property as inappropriate for a R-45A, Rural Residential/Intense Agricultural zoning district. In addition, there are no agricultural businesses in the immediate vicinity to benefit from the zoning change of this property based on the R-45A zoning classification. The subject property if approved must be limited to 6,000 (gross) square feet for a commercial building except for buildings constructed or used for a "Retail Store Food" which are allowed to be 12,000 (gross) square feet. Commercial poultry houses need to comply with the conditions contained in Chapter 4 as well. If approved the owner must comply with all DHEC requirements for commercial poultry barns.

III. Recommendation:

It is therefore the recommendation of the planning staff that the rezoning request for the property located at northern edge of Shiloh Unity Road, 400 feet northwest of the intersection with Camp Creek Road be **DENIED**.

LANCASTER COUNTY
SOUTH CAROLINA

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

Do Not Write In This Box		
Application No. <u>RZ-014-024</u>	Date Received <u>8-19-14</u>	Fee Paid <input checked="" type="checkbox"/>

1. The application is for amendment to the: (check one)

District Boundary Map (fill in all items #2,3,4,5,6,7,&9 only)

Ordinance Text (fill in items # 8 & 9 only)

2. Give either exact address or tax map reference to property for which a district boundary change is requested: 00316-00-016.00

3. How is this property presently designated on the map? R-45 B

4. How is the property presently being used? Row Crops

5. What new designation or map change do you propose for this property? R-45 A

6. What new use do you propose for the property? Chicken Houses

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

7. Does the applicant own the property proposed for this change? YES NO If no, give the name and address of the property owner and attach notarized letter from property owner:

8. If this involves a change in the Ordinance text, what section or sections will be affected? _____

9. Explanation of and reasons for proposed change: TO BUILD Chicken Houses

(use back of form if additional space is needed)

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

APPLICANT'S NAME (PRINT)

Chance S Brantley

ADDRESS:

3923 Lancaster Hwy. Monroe N.C. 28112

Phone:

704-426-9811


SIGNATURE



NOTICE OF ENTRY UPON LAND

Section 6-29-340(A) of the Code of Laws of South Carolina 1976, as amended, provides, in part, that "[t]he planning commission, its members and employees, in the performance of its functions, may enter upon any land with consent of the property owner or after ten days' written notification to the owner of record, make examinations and surveys, and place and maintain necessary monuments and marks on them, provided, however, that the planning commission shall be liable for any injury or damage to property resulting therefrom."

This notice is dated 8-18-14 and serves as written notice to the owner of record of the following property: 0036-00-016.00 (the "Property") that the employees of the Lancaster County Planning Department and the members of the Lancaster County Planning Commission may enter upon the Property at any time after ten days from the date of this notice for the purpose of making examinations, surveys and to perform their respective official duties, without consent or further notice to the owner of record.

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

By signing below, I acknowledge receipt of the above Notice of Entry Upon Land.

Matthew E Griffin
[Signature]

exp. 6-27-16

Melvin Lynn Winchester
Signature

MELVIN LYNN WINCHESTER
Printed Name

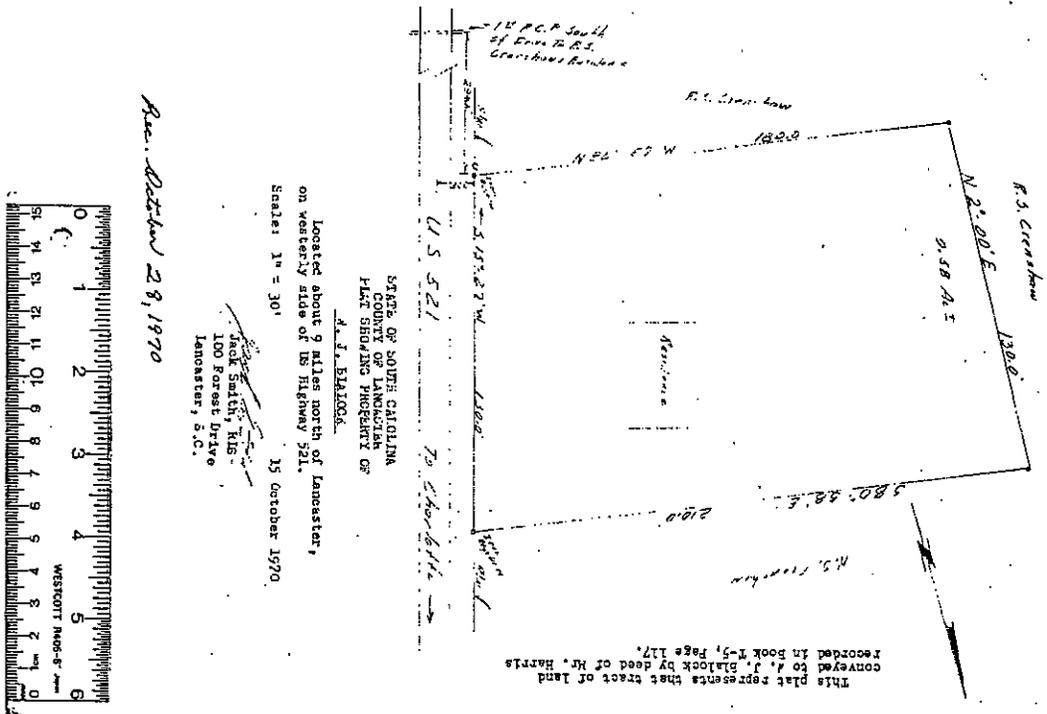
8-18-14
Date

If the owner of record refuses to acknowledge receipt of the Notice of Entry Upon Land, then the Planning Director, or a person authorized by the Planning Director, shall sign and date the area below:

Planning Director or Authorized Person Signature

Planning Director or Authorized Person Printed Name

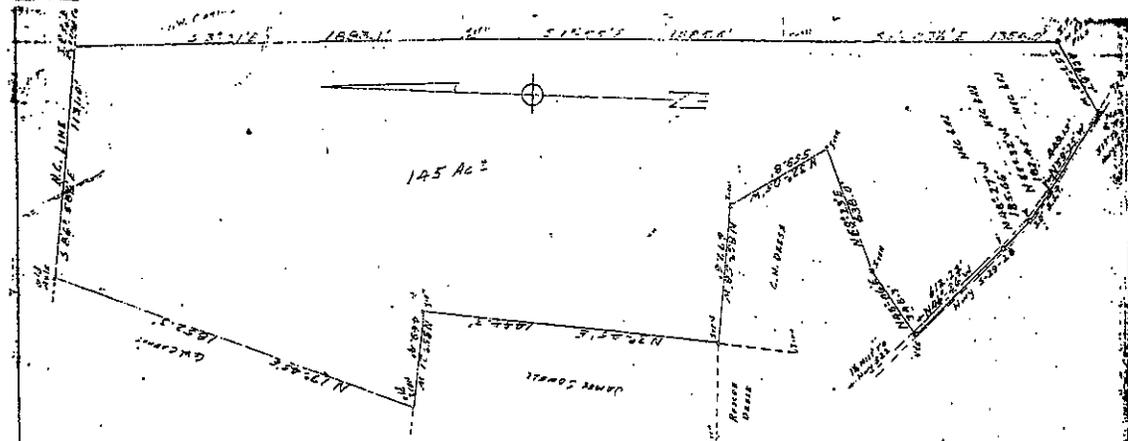
Date



Rec. October 28, 1970



STATE OF SOUTH CAROLINA
 COUNTY OF LANCASTER
 PLAT SHOWING PROPERTY OF
 M. J. BLALOCK.
 Located about 9 miles north of Lancaster,
 on westerly side of US Highway 521.
 Scale: 1" = 30'
 15 October 1970
 M. J. Blalock, His
 100 Forest Drive
 Lancaster, S.C.



STATE OF SOUTH CAROLINA
 COUNTY OF LANCASTER
 PLAT SHOWING PROPERTY OF
 GEORGE J. SHERRILL

At the request of Mrs. Lois Rowell, I have laid off the above tract of land to George J. Sherrill, located 15 miles northeast of Lancaster, S.C., in Buford Township, near Stewart X-Rds. Reference plat dated Sept. 12, 1879, by W. R. Duran. Apparently, his needle bearings swung off on east line. Instead of one straight line, it is now as follows: from G. W. Carnes corner at the N. C. state line, which all agreed was the corner, I laid out a straight line to Sutton's fence corner; then another straight line to Sutton's southwest fence corner where I picked up tree markings and followed a straight line along markings to the rock pile corner.
 Being a portion of the land granted to Wilson Rowell about 1875 to C. A. Flyler, Sr., and containing approximately 145 acres.

Scale: 1" = 400'

W. R. Duran
 W. R. DURAN SURVEY

30 June 1969

Rec. 10-29-70

244

PLEASE DO NOT PUBLISH
DEED DRAWN BY GOLDSMITH, FOLKS, KHOURY & DeVENNY

BOOK H-10 PAGE 263

INST. # 13371
State of South Carolina,
County of Lancaster

5665

TITLE TO REAL ESTATE

COUNTY OF LANCASTER, SOUTH CAROLINA

1330

Know All Men by These Presents, That Melvin T. Graham, Peggy Graham,
George P. Houston, Jr. and Emily R. Houston

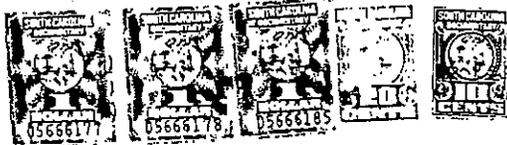


hereinafter referred to as grantor for and in consideration of the sum of Fifty-one Thousand Three Hundred Eighty-six and 67/100ths (\$51,386.67) Dollars and assumption of mortgage to The Farm Credit Bank of Columbia recorded in Mortgage Books Book 203 page 280 -----
to grantor paid by Melvin Lynn Winchester and Wendy H. Winchester
5820 Weddington Road
Monroe, NC 28110

hereinafter referred to as grantees, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantees and grantees's heirs, successors and assigns, the following described property, to wit:

"All that certain piece, parcel or tract of land, together with any and all improvements thereon, lying, being and situate in Buford Township, Lancaster County, South Carolina, containing One Hundred, Forty-five (145) acres, located near Stewart Cross Roads and on the Northwest side of Highway S-29-28, and being the identical lands shown and described on Plat of Survey entitled "Plat Showing Property of George J. Sherill" made by Maret & Smith Surveyors, dated June 30, 1969 and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina in Plat Book 19, at Page 244, reference to which said plat is craved for a more minute description as to the metes and bounds."

Being the identical property conveyed to Melvin T. Graham, Peggy Graham, George P. Houston, Jr. and Emily R. Houston by Deed of Lancaster Venture, a North Carolina partnership, dated February 28, 1989 and recorded March 13, 1989 in Deed Book G-8 page 320, Office of the Clerk of Court for Lancaster County, South Carolina.



FILED
OFFICE OF CLERK
OF COURT
DEC 11 2 36 PM '91

RECORDING OFFICE
12-11-91
3616

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors and Assigns forever. ^{BOOK H-10 PAGE 264}

And grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against grantor and whomever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 11th day of December, 19 91, and in the two hundred and sixteenth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the presence of
Yott R. John
Witness

D. B. Rouse
Witness

Melvin T. Graham (Seal)
Melvin T. Graham

Peggy J. Graham (Seal)
Peggy J. Graham

George P. Houston, Jr. (Seal)
George P. Houston, Jr.

Emily R. Houston (Seal)
Emily R. Houston

STATE OF SOUTH CAROLINA, }
County of Lancaster.

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he saw the Grantor sign, seal and, as grantor's act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that (s)he, with the other witness above, witnessed the execution thereof.

SWORN to before me, this 11th day of December, 19 91.

D. B. Rouse (Seal)
Notary Public of South Carolina

Yott R. John
Witness

My Commission Expires: 12-22-97

rkf
State of South Carolina,
County of Lancaster,
MELVIN T. GRAHAM, PEGGY GRAHAM,
GEORGE P. HOUSTON, JR. AND
EMILY R. HOUSTON
TO
MELVIN LYNN WINCHESTER AND
WENDY H. WINCHESTER

TITLE TO REAL ESTATE

I hereby certify that this within Deed was filed for record in my office at _____ M. O'clock on the _____ day of _____, 19____, and was immediately entered upon the proper indexes and duly recorded in Book _____ of Deeds, page _____

Clerk of Court of Common Pleas and General Sessions of Register Meeme Conveyance for the State and County aforesaid.

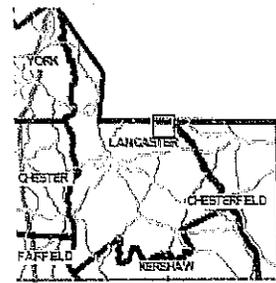
I hereby certify that the within Deed has been this 11 day of December, A.D. 19 91, Recorded in Book _____ of Deeds, page 11-10
Cheryl H. Morgan Auditor of the State and County aforesaid. D. B.

COPYRIGHT © 1980
LANCASTER, S.C.

Exhibit 2



Lancaster County Assessor			
Parcel: 0036-00-016.00 Acres: 145			
Name:	WINCHESTER MELVIN LYNN & WENDY	Land Value	\$559,414.00
Site:	HWY 28	Improvement Val	\$0.00
Sale:	\$51,386 on 12-1991 Vacant= Qual=5	Necessary Value	\$0.00
Val:	5820 WEDDINGTON ROAD MONROE, NC 28110-0000	Total Value	\$559,414.00



The Lancaster County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER LANCASTER COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
Date printed: 08/25/14 : 15:03:47

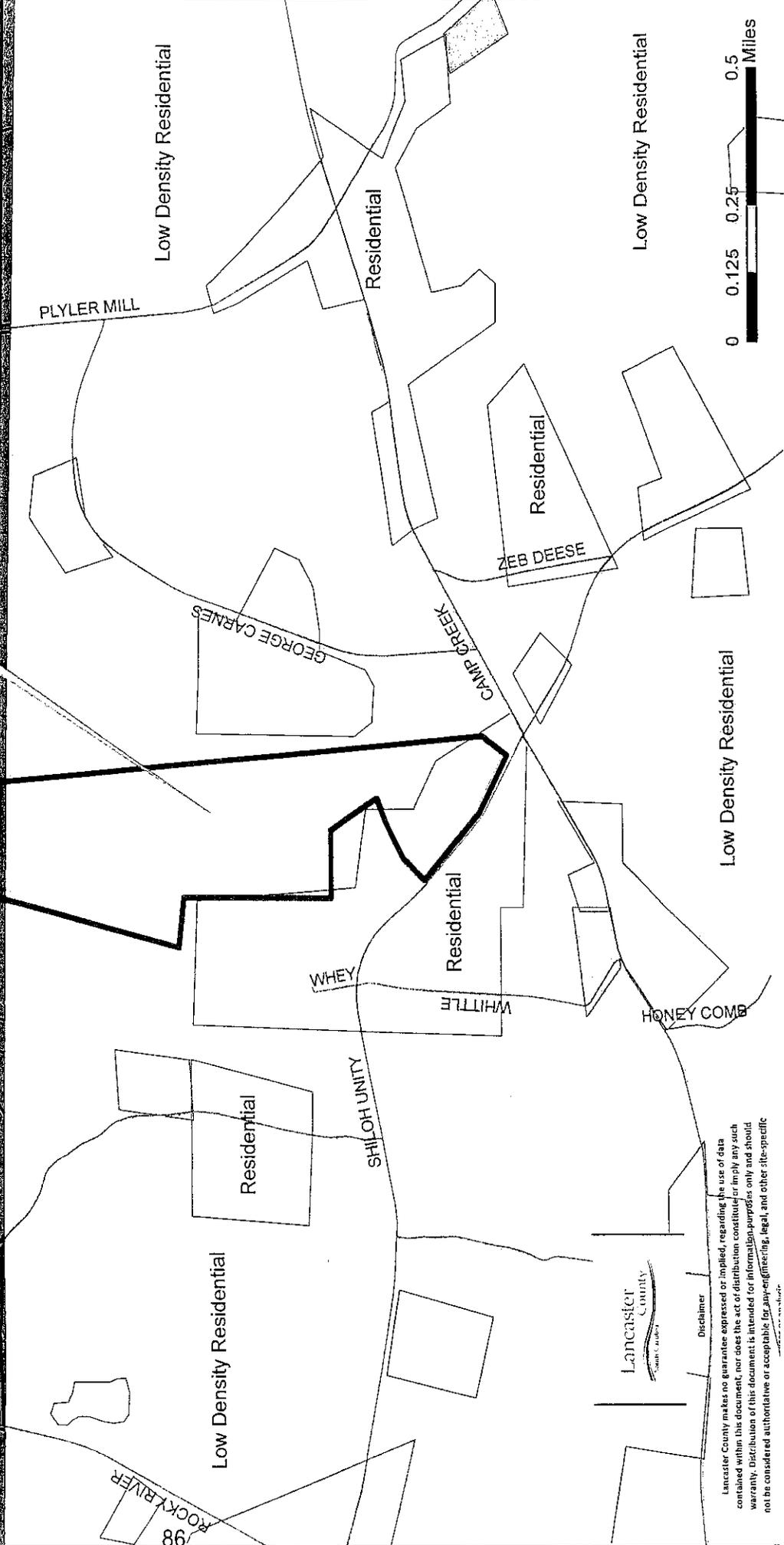
3

Future Land Use Map RZ-014-024

Subject Property

North Carolina

PAVING



Disclaimers

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Lancaster County
 Planning & Zoning
 1000 North Salisbury Street
 Lancaster, NC 27601
 Phone: 704.785.4300
 Fax: 704.785.4301
 www.lancastercountync.gov

Parcel ID: 0086-00-016-00 Card # of 1 Location: Hwy 28 Lancaster Cost: \$23,568

Current Owner Prior Owner ID/Factors/Taxes

Current Ownership		Prior Owner		ID/Factors/Taxes	
#1	#2	#3	#1	#2	#3
Title	WINCHESTER MELVIN LYNN & WENDY		First Name		Type
Street #1	5820 WEDDINGTON ROAD		Home Phone		
Street #2			Cell Phone		
City/Town	MONROE		Work Phone		
Province/State	NC	Postal: 28110-0000	Email		
Country		Account Type	Separate Bill	<input type="checkbox"/>	
D.O.B.	MM/DD/YYYY	Legal Reference	Valid Owner	<input checked="" type="checkbox"/>	
Owner Occupied		Sale Date	Private Info	<input type="checkbox"/>	
Sales	Exemptions	Owner Lookup Number	2471		