

LANCASTER COUNTY  
SOUTH CAROLINA  
LAND DEVELOPMENT REGULATIONS

**FILE COPY**

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

Do Not Write In This Box		
SD-015-002		
Application No. _____	Date Received <u>12-3-14</u>	Fee Paid <input checked="" type="checkbox"/>

**INSTRUCTIONS:**

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

Subdivision Name: The Reserve at Barber Rock

Project Type: Single Family Residential

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

Tax Map Number: 0003-00-063.01 and 0003-00-068.00

Area in Acres: 35.134 Acres

Number of Lots: 52 Lots

Number of Sections/Phases: Phasing to be determined at construction document phase

Existing Land Use District Classification: R-15P Cluster Overlay (per Ordinance Nos. 2014-1274 and 2014-1308)

CONTACTS:	<del>PROPERTY OWNER</del> APPLICANT	SURVEYOR/ENGINEER
NAME	<u>Bonterra Builders, LLC</u> Attn: Mr. Mike Kissel	<u>ESP Associates, PA</u> Attn: Peter Tatge
ADDRESS	<u>5615 Potter Road</u>	<u>3475 Lakemont Blvd.</u>
CITY/STATE/ZIP	<u>Matthews, NC 28104</u>	<u>Fort Mill, SC 29708</u>
PHONE NUMBER	<u>(704) 821-8020</u>	<u>(980) 721-0186</u>

Water Supply:  Wells  Central LCWSD  
Name of Provider

Water Treatment:  Septic  Central LCWSD  
Name of Provider

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

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APPLICATION TO VARY OR APPEAL THE REQUIREMENTS  
OF THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS

Do Not Write In This Box		
Application No. <u>SD-015-002</u>	Date Received <u>12-3-14</u>	Fee Paid <input checked="" type="checkbox"/>

1- This application is for : (check one)

- A variance from the requirements of the Ordinance (fill in items # 2 & 3)
- An appeal for clarification or interpretation of the Ordinance (fill in item # 3)

2- Give either exact address or tax map reference of property for which a variance is requested:

0003-00-068.00 and 0003-00-063.01 (The Reserve at Barber Rock)

3- Describe the nature of the variance or appeal requested and list the section(s) of the Ordinance that is in question:

Applicant requests a variance from the minimum centerline radius of one hundred and fifty (150) feet as described in the Lancaster County, South Carolina Code of Ordinances, Part I, Chapter 26, Article V, Division 1, Section 26-61(3). In order to create a more visually appealing community with a large pocket park, the applicant proposes to utilize a centerline radius of seventy-five (75) feet as identified on Exhibit A(enclosed). This also allows applicant to provide a mail kiosk at a location where parallel parking can be provided.

(attach additional information as 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 a variance or an appeal rests with the applicant.

APPLICANT'S NAME: (PRINT)

Bonterra Builders, LLC

ADDRESS:

Mr. Mike Kissel

5615 Potter Road

Matthews, NC 28104

PHONE: (704) 821-8020

I hereby certify that the above information is correct and true to the best of my knowledge.

  
SIGNATURE

Enclosed: Exhibit A

# EXHIBIT A

47

46

FILE COPY

8

48

7

49

6

50

PROPOSED MAIL KIOSK WITH  
POSSIBLE PARALLEL PARKING

5

PROPOSED VARIANCE FROM 150'  
CENTERLINE RADIUS TO 75'  
CENTERLINE RADIUS

51

PROPOSED  
POCKET  
PARK

4

52

PROPOSED ROAD

3

2

SIMULATED FIRE TRUCK ROUTE

1

PROPOSED ROAD

BARBERVILLE ROAD



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

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Do Not Write In This Box		
SD-015-002		
Application No.	Date Received 12-3-14	Fee Paid <input checked="" type="checkbox"/>

1- This application is for : (check one)

- A variance from the requirements of the Ordinance (fill in items # 2 & 3)
- An appeal for clarification or interpretation of the Ordinance (fill in item # 3)

2- Give either exact address or tax map reference of property for which a variance is requested:

0003-00-068.00 and 0003-00-063.01 (The Reserve at Barber Rock)

3- Describe the nature of the variance or appeal requested and list the section(s) of the Ordinance that is in question:

Applicant requests a variance from the minimum centerline tangent of sixty (60) feet from curve to any intersecting road as described in the Lancaster County, South Carolina Code of Ordinances, Part I, Chapter 26, Article V, Division 1, Section 26-61(3). In order to create a more visually appealing community with a large pocket park, the applicant proposes tangents of fourteen (14) feet and forty-six (46) feet as identified on Exhibit B (enclosed). This also allows applicant to provide a mail kiosk at a location where parallel parking can be provided.

(attach additional information as 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 a variance or an appeal rests with the applicant.

APPLICANT'S NAME: (PRINT)

Bonterra Builders, LLC

ADDRESS:

Mr. Mike Kissel

5615 Potter Road

Matthews, NC 28104

PHONE: (704) 821-8020

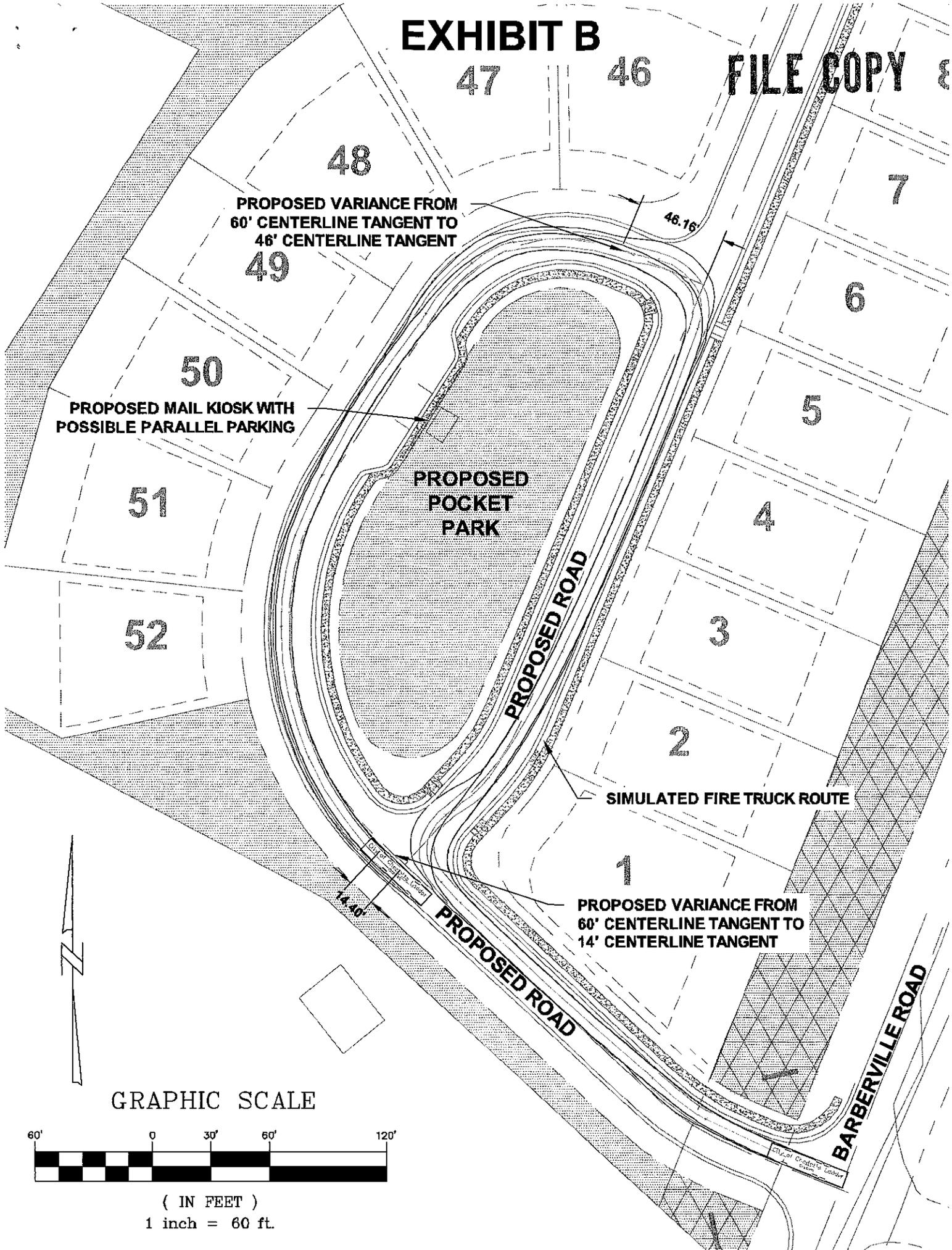
I hereby certify that the above information is correct and true to the best of my knowledge.

  
SIGNATURE

Enclosed: Exhibit B

# EXHIBIT B

FILE COPY 8



PROPOSED VARIANCE FROM  
60' CENTERLINE TANGENT TO  
46' CENTERLINE TANGENT

PROPOSED MAIL KIOSK WITH  
POSSIBLE PARALLEL PARKING

PROPOSED  
POCKET  
PARK

PROPOSED ROAD

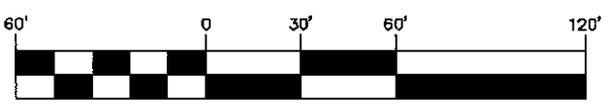
SIMULATED FIRE TRUCK ROUTE

PROPOSED VARIANCE FROM  
60' CENTERLINE TANGENT TO  
14' CENTERLINE TANGENT

PROPOSED ROAD

BARBERVILLE ROAD

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.