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June 10, 2016

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Charles K. Dease
Chairman Lancaster County Planning Commission
P.O. Box 1809
Lancaster, SC 29721

Penelope Karagounis
Director Lancaster County Planning Director
P.O. Box 1809
Lancaster, SC 29721
(also via email to pkaragounis@lancastercountysc.net)

**Re: Reconsideration of Two Capital Partners, Indian Land
Preliminary Plan Denial
SD-016-003**

Dear Mr. Dease and Ms. Karagounis:

In accordance with § 8.7.10.20 of the Lancaster County Unified Development Ordinance ("UDO"), applicant Two Capital Partners hereby files this letter for reconsideration of the denial of the Two Capital Partners, Indian Land Preliminary Plan by the Lancaster County Planning Commission on Tuesday, May 17, 2016.

The basis for reconsideration is a mistake of fact in other matters not the fault of the applicant which directly affected the result of review. The primary reason for rejection of the plan was the alignment of access to State Highway 160. SCDOT expressly authorized alignment and access to State Highway 160. The Planning Commission was under the mistaken belief that it could demand alternative access. However, UDO § 13.6.2 states that "the County Planning Commission shall not override the requirements of an outside agency or department." The Planning Commission cannot override the requirements of SCDOT regarding access to state roads.

There were other objections to the plan made by Planning Commission members but there was not sufficient time to address these objections at the Planning Commission meeting (we also believe that the Planning Commission made a mistake by demanding requirements in excess of UDO requirements and by thinking that the Fire Marshall had concerns). We were able to address most of the Planning Commission objections and are submitting a revised site plan today that we believe addresses the concerns raised by Planning Commission (listed below).

1. The Fire Marshal has reviewed the plans and we are not aware of any objections, including the parallel spaces.
2. The site plan now shows that a fire truck can navigate the curves.
3. We added a rolled curb and gutter to separate the driveways from the roads at the Town Home Units, Carriage Units and Direct Entry homes (this also addresses drainage from the garages).
4. We increased some of the buffers beyond that required by the zoning code and marks areas where these can be undisturbed.
5. We added sidewalk along the Calvin Hall Frontage.

We believe that these changes will enhance the project and surrounding areas.

It is our understanding that this matter must be advertised for 30 days and will appear at the July 19, 2016 Planning Commission meeting. This preliminary plan goes above and beyond Lancaster County code requirements and we respectfully request that you forward to the Planning Commission for approval. Please contact me if you need anything further for reconsideration.

I look forward to hearing back from you

Sincerely
TWO Capital Partners, LLC



Wesley G Taubel