Lancaster County Planning Department
101 N. Main St., Ste. 108
P.O. Box 1809
Lancaster, South Carolina 29721-1809

Telephone (803) 285-6005
Fax (803) 285-6007

February 19, 2015

RE: PDD-26 (U.S. Trust-Collins Road.) and/or Ordinance 959

To whom it may concern:

As you may be aware, Lancaster County has undertaken to clarify certain issues with regard to Lancaster County Ordinance Number 959 and PDD-26 with respect to the four hundred and eleven (411) acre Collins Road development site, also known as the Queensbridge Development. By way of background, it came to the attention of Lancaster County that this ordinance, which was originally approved through third reading with the Lancaster County Council in December 2008, and was subsequently recorded by Scrivener's Error on August 27, 2012, contained discrepancies between the ordinance recorded in 2012 and the original ordinance which was approved in third reading by County Council in 2008. As such, in consultation with several interested parties, we have prepared and proposed a new ordinance to clarify this issue and ultimately record the version of the aforementioned ordinance which was approved through third reading by County Council in 2008. A copy of that proposed ordinance, with an explanatory preface, is enclosed herewith for your review.

As is the customary practice, this new proposed ordinance will be reviewed at the Lancaster County Planning Commission Workshop and open to public comment at the upcoming Lancaster County Planning Commission Meeting and Public Meeting, as well as three readings by Lancaster County Council. The dates are the following: Planning Commission Workshop on Thursday, March 5, 2015 at 5:00 p.m.; **Planning Commission Meeting with Public Hearing on Tuesday, March 17, 2015; and the tentative County Council meetings will be on Monday, April 13, 2015, Monday, April 27, 2015, and Monday, May 11, 2015,** however, it should be noted that this proposed ordinance is solely to clarify the original language in the 2008 version of PDD-26 which was approved in the third reading by the Lancaster County Council in 2008. **(The new dates is due to the cancellation of the February 17, 2015 Planning Commission Meeting due to inclement weather.)**

Thank you in advance for your attention to this matter and please do not hesitate to contact the Lancaster County Planning Department if you have any questions or need any additional information at this time.

Very truly yours,

Penelope G. Karagounis

Penelope G. Karagounis
Lancaster County Planning Director

Enclosure

STATE OF SOUTH CAROLINA)
) **Ordinance No. _____**
COUNTY OF LANCASTER)

AN ORDINANCE

TO ESTABLISH THE 411 ACRE COLLINS ROAD SITE PLANNED DEVELOPMENT DISTRICT (PDD-26); TO APPROVE THE MASTER PLAN FOR THE DEVELOPMENT; AND TO APPROVE THE REGULATIONS FOR THE DEVELOPMENT OF THE PROPERTY AND OTHER MATTERS RELATED THERETO.

WHEREAS, LANCASTER COUNTY ORDINANCE 959, WHICH ORIGINALLY ESTABLISHED PDD-26, RECEIVED THIRD READING FROM THE LANCASTER COUNTY COUNCIL ON DECEMBER 1, 2008, AND WAS PASSED ON THAT DATE, HOWEVER, NOT RECORDED; AND

WHEREAS, A DIFFERENT VERSION OF LANCASTER COUNTY ORDINANCE 959 WAS SUBSEQUENTLY ORDAINED BY THE LANCASTER COUNTY COUNCIL BY SCRIVENER'S ERROR ON AUGUST 27, 2012, AND RECORDED; AND

WHEREAS, THE LANCASTER COUNTY COUNCIL SEEKS TO CLARIFY PDD-26 BY ADOPTION AND RECORDING OF THIS ORDINANCE, WHICH SHALL SUPPLANT AND REPLACE THE AFOREMENTIONED PRIOR VERSIONS OF ORDINANCE 959 AND PDD-26 NOT CONSISTENT HEREWITH, HOWEVER, THIS CLARIFICATION DOES NOT CONSTITUTE AN AMENDMENT OR REZONING OF THE SUBJECT PROPERTY; AND

WHEREAS, THIS CLARIFICATION DOES NOT AFFECT THE ORIGINAL ENACTMENT DATE OF DECEMBER 1, 2008 FOR THE PLANNED DEVELOPMENT DISTRICT AND DEVELOPMENT AGREEMENT REFERENCED HEREIN; AND

WHEREAS, THE CLARIFICATION OF PPD-26 AND ADOPTION AND RECORDING OF THIS ORDINANCE SHALL NOT OTHERWISE AFFECT THE DECISION OF THE LANCASTER COUNTY PLANNING COMMISSION DECISION ON JANUARY 21, 2014.

BE IT ORDAINED BY THE COUNCIL OF LANCASTER COUNTY, SOUTH CAROLINA:

Section 1. Citation. This ordinance may be cited as the 411 Acre Collins Road Site Planned Development District (PDD-26) Ordinance or as the PDD-26 Ordinance.

Section 2. Purpose; PDD-26.

(a) The purpose of this ordinance is to establish the 411 Acre Collins Road Site Planned Development District (PDD-26), to approve the Master Plan for the development and to provide for the regulations that apply to the development of the property.

(b) The 411 Acre Collins Road Site development is a mixed use master planned community, comprised of a combination of residential, employment, flex office/retail, institutional,

and open space uses organized around an integrated development concept that utilizes a series of villages or components that support the various land uses (the "Development" or "PDD-26").

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

Section 4. Jurisdiction. This ordinance applies to the property known as the 411 Acre Collins Road Site development which consists of approximately 411 acres (the "Property"). The Tax Map Number for the property is 0010-00-00-061.

Section 5. Official Zoning Map. The Official Zoning Map is amended to show the Property as a Planned Development District (PDD-26).

Section 6. Master Plan. The Preliminary Master Plan, prepared by ESP Associates and dated July 11, 2008, and amended on September 2, 2008 are both attached hereto as Exhibit A and incorporated into this ordinance by reference, are approved (the "Master Plan"). Also attached hereto as Exhibit B is the Preliminary Plan of Queensbridge (3 maps), prepared by ESP Associates and dated December 13, 2013 and is approved. Queensbridge is a 156.22 acre single-family residential subdivision located within PDD-26.

Section 7. Master Plan Amendments.

(a) Unless otherwise provided in this ordinance, all amendments to the Master Plan shall be made in accordance with the UDO.

(b) Development depicted on the Master Plan is intended to reflect a generalized arrangement of proposed land uses on the site, but the exact configuration, placement or size of the individual site elements may be altered or modified within the limits prescribed by this ordinance during the design and development and construction phases.

(c) Changes in land use from those depicted on the Master Plan may be made subject to the following conditions:

(1) Lot sizes and mixtures may be adjusted and moved throughout villages, provided, that, the minimum lot size is not less than 7,800 square feet and the lot width is not less than 60 feet for single family residential lots or 20 feet for multi-family lots. The total lot count shall not exceed 510 for Villages A, B, C, D, & E.

(2) Village F may be developed with a combination of either one or more of the following uses: multi-family housing, apartments, and/or flex/office/retail space. The mixtures of uses in Village F may be adjusted, provided, that Village "F" shall not contain more than 150 multi-family housing units, and/or 300 apartments and/or 250,000 square feet of flex/office space.

(3) Village G may be developed with flex/office/commercial/retail space, provided, that the total combined building floor area shall not exceed 500,000 square feet.

(4) Village H may be developed with a combination of either one or more of the following uses: hospital or medical institutional living and/or office space. The mixture of

uses may be adjusted, provided, that, Village H shall not contain more than 150 dwelling units and/or 150,000 square feet.

(5) Areas designated for recreational or open space use for any Component may be increased or decreased in size up to twenty percent (20%) of any Component, provided, that a decrease in one Component shall be offset by an equivalent or greater increase in one or more other Components in recreational area or open space.

(6) Park/Recreation or Civic uses may be developed anywhere within the boundaries of Village D, provided, that the location of the Park/Recreation or Civic use shall not cause a decrease in the overall number of lots allowed within Village D.

(d) Alterations may be made to lot lines and dimensions, roadway alignments, and other configurations as necessary to implement the changes in land use authorized in subsection (b) of this section.

(e) Land use changes authorized by this section are effective upon the property owner filing with the Planning Department a document showing the change.

Section 8. **Land Uses.**

(a) The land uses authorized for the Development are as follows:

(1) Villages A, B, C, D, & E: Single-family residences and multifamily residences including duplexes.

(2) Village F: Multifamily residences including duplexes and apartments and flex office/commercial/retail.

(3) Village G: Flex office/commercial/retail.

(4) Village H: Hospital or medical institutional living or associated office space.

(b) Each Village may be developed with any land use allowed in the Table of Permissible Uses as contained in the UDO for the respective land use district designation (residential, commercial) unless otherwise provided in this ordinance.

(c) The following land uses are prohibited in PDD-26:

(1) Adult entertainment;

(2) Auto business, etc.;

(3) Automobile wrecking and/or junk, salvage yard;

(4) Commercial kennels;

(5) Industrial mining;

(6) Livestock auction house;

(7) Lumber and/or building materials dealer;

(8) Manufactured home type units;

(9) Modular housing;

(10) Motorized race and testing track;

(11) Pistol, rifle, skeet range or turkey shoot;

(12) Private or commercial horse stables; and

(13) Rooming and boarding houses.

(d) In areas designated for flex office/commercial/retail use, residential uses are allowed on ground floors of the office, commercial or retail building and on floors above the office, commercial or retail use. Office, commercial or retail uses are allowed on any floor of an office, commercial or retail building.

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

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

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

Civic Use - Police stations, libraries, daycare facilities, fire stations, emergency medical service stations, meeting halls, recreational facilities, government buildings, museums, schools, performing arts centers, religious buildings, picnic areas, recreation centers, public park or any other cultural, civic or social use.

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

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

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

Flex Office / Commercial / Retail - Hybrid of mixed office, flex office, and commercial I retail uses included on the commercial sites on 411 Acre Collins Road Site that are allowed per PDD-26 ordinance.

Flex Office- A mixture of office space, showrooms, light assembly, distribution, and/or warehouse uses within a building.

Institutional Use - Schools, religious buildings, hospitals or other care facilities, and other private or public facilities that support the community.

Land Use Designations- the use to which a particular area of the Property may be put as shown on the Master Plan and described more particularly in Section 10.

Master Developer - UHF Development, Coleman & Associates, The Tuttle Company or a successor owner to whom UHF Development, Coleman & Associates, The Tuttle Company sells the entire Property, and not just a portion of such Property.

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

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

Office Use- Business, professional, service, or governmental occupations, and institutions and commercial activities not involved with the sale of merchandise.

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

Property - all of the land comprising the 411 Acre Collins Road Site (PDD-26) development.

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

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

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

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

Section 10. Development Regulations.

(a) Unless otherwise provided in this ordinance, the development of the Property must comply with the UDO. To the extent that this ordinance may contain zoning and development standards which conflict with zoning and development standards contained in the UDO, the standards contained in this ordinance control and supersede the UDO provision.

(b) The provisions of the Carolina Heelsplitter Overlay District (Section 2.1.2 of the UDO, as added by Ordinance No. 901, and as may be amended) apply to the Property.

(c) Notwithstanding the applicable provision of the UDO, the following development regulation applies to the development of the property:

(1) Block and Roadway Configuration- Block lengths, block widths, and cui-de-sacs may vary, provided, that it does not exceed 800 feet and adequate fire protection criteria is maintained.

(2) Sidewalks and Public Crosswalks -- Connectivity shall be provided through the use of sidewalks to link various areas of the site. Sidewalks will be provided on one side of the secondary streets and along both sides of all major roads in the community and the entrance road.

(3) Driveways- No restriction applies to the location of driveways for non-residential uses, provided, that all access roads into the subdivision or commercial areas from U.S. 521, Collins Road, Shelley Mullis Road, and other surrounding roads are subject to approval by the South Carolina Department of Transportation ("SCDOT").

(4) Buffers - Buffers and setbacks, for the perimeter of the development, shall be in accordance with Section 13.12 of the UDO unless otherwise specifically provided in this ordinance. An internal Type 3 25' buffer, meeting the requirements of Section 12.9 of the UDO, shall be provided between the internal residential and commercial uses of the development.

(5) Parking- Parking shall be provided in accordance with Section 17 of this ordinance.

(6) Open Space requirements- For purposes of applying Section 17.1(2)(b)(l) of the UDO to the development, the narrow strip of common area must be at least twenty-five feet (25') in width.

(7) Open Space requirements- For purposes of applying Section 17.1(2)(a) of the UDO to the development, sidewalk and utility crossings and any associated improvements required to construct and maintain such crossings, encroachments or facilities may be included in the areas designated for incorporation into the development's Open Space calculations.

(8) Flood way Restrictions - In addition to the uses allowed by Section 16.1.3.2 of the UDO for land within a floodway, the following uses are allowed: (i) Open Space and non-buildable portions of single family residential lots; and (ii) roadway crossings, utility crossings and any associated improvements necessary to develop such crossings.

(9) Floodplain restrictions -- In lieu of the provisions of Section 16.1.4 of the UDO, the following requirement shall apply: No building or fill material shall be located within a distance of the stream bank equal to five (5) times the width of the stream at the top of the bank area unless certification with supporting technical data by a registered professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

(10) Submission Requirements -- Environmental Characteristics of the Site - When submitting flood frequency information as a part of the subdivision approval process, the person seeking subdivision approval is required to submit only one hundred (100) year frequency flood information, provided, however, buildings or fill material shall not be placed within a FEMA one hundred (100) year floodplain without a LOMR-F.

(11) Connectivity-- The minimum connectivity index for PDD-26 is 1.0.

Section 11. **Density/Intensity.**

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

Land Use	Density/Intensity	Total Number of Acres/Units/ Facilities
Single Family Village Villages A, B, C and D	4 Dwelling Units/ acre, on average	Up to 350 Units
Multifamily Village E	8 Dwelling Units/ acre, on average	Up to 160 Units
Mixed Use Village F		
Multifamily	150 Units	Up to 47 Acres
Apartments	300 Units	Up to 47 Acres
Flex/Office	250,000 square feet	Up to 47 Acres
Flex/Office/Commercial/ Retail Village G	500,000 square feet	Up to 73 Acres
Hospital or Medical	150,000 square feet	Up to 15 acres
Institutional Living/ Office Village H	150 Units	Up to 15 acres

(b)(1) The Property Owner may vary the intensity of development within any Component or any use category of any Component on one or more occasions by up to thirty percent (30%) without further approval, provided, that the total number of overall units of residential housing and the number of total acres of retail commercial within the overall development does not increase from the maximums stipulated on the Master Plan.

(2) Density calculations for the Development apply only to Villages A, B, C, D, & E. Density for Village F is in addition to the density for Villages A, B, C, D and E, provided, that the density for Village F must not exceed 150 units if developed as multi-family, 300 units if developed as apartments, or 250,000 square feet if developed as Flex/Office space or a combination of the three uses.

(c)(1) The Property Owner may transfer development uses or intensity (the number of residential units or the number of acres devoted to any particular use) within the Property by transferring density or portions of the commercial square footage from any component or area within the Property to any other Component or area within the Property, so long as the total intensity of development within the Property as a whole (measured in total number of residential units or acreage, as applicable) does not increase. If any density (total number of dwelling units or building area of commercial property) allocated to a Component by an Assignment of Property Owner Rights

is not utilized, as determined with reference to approved site plans for all areas within the Component, the unused density shall revert to the Master Developer for allocation to any other Component.

(2) As used in this subsection, "Assignment of Property Owner Rights" means a written instrument in recordable form by which the property owner assigns its rights as property owner under this ordinance to another person or entity with respect to a particular Component designated in the Assignment of Property Owner Rights. The Assignment of Property Owner Rights may include such limitations on the assignee as the property owner desires including, without limitation, restrictions on the type of units that may be constructed within a Component, the location where those units may be constructed within the Component, the number of units of a particular type that may be constructed within the Component, the minimum lot requirements for the Component (including requirements for setback, lot area, building height, lot width, buffers, and number of units per lot). All restrictions contained within the Assignment of Property Owner Rights are binding on the assignee and each person who ultimately owns any real estate within the designated Component. Any such limitations shall be in addition to any private contractual restrictions placed upon all or any part of any Component by the property owner.

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

Section 12. **Setbacks and Yards.** (a) All lots within PDD-26 shall meet or exceed the following setback and yard requirements from a public right of way:

Land Use	**Min. Setback**	**Min. Side Yard**	**Min. Rear Yard**
Single Family Village "A, B, C, & D"	20'	7'	25'
Multi-Family Village "E"	20'	7'	25'
Mixed Use Village "F"	25'	5'	15"
Flex/Office/ Commercial/ Retail Village "G"	25'	5'	15'
Hospital or Medical Institutional Living/	25'	5'	15'

Office Village "H"	25'	5'	15'
Park/Open Space	20'	10'	20'

(b) The setbacks on internal private roads and parking within a commercial, office, or institutional use development will have no setback requirements.

(c) Eaves, cornices, chimneys, gutters, vents and other minor architectural features may project up to 24" into the setback area.

(d) HVAC equipment may encroach 4' into side or rear yards. HVAC units shall be located on opposite sides of the lots for adjacent homes, in prevention of HVAC units being located next to each other.

(e) Alley product is allowed in Village "D" with the 60 min lot width. If alley loaded product is utilized in Village D than the rear yard shall be 10' from the edge of the alley for those lots.

(f) Setbacks along a private road within a residential/ multi family use shall be measured from the back of curb.

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

Land Use	**Maximum Building Height**
Single Family Village "A, B, C, & D"	35'
Multi-Family Village "E"	35'
Mixed Use Village "F"	50'
Flex/Office/Commercial/Retail Village "G"	50'
Hospital or Medical Institutional Living/ Office Village "H"	50'
Park/Open Space	N/A

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

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

Land Use	**Minimum Lot Size***
Single Family Village "A, B, C, & D"	7,800 S.F. (detached)

Multi-Family Village "E"	1,000 S.F. (attached)
Mixed Use Village "F"	
Office/Retail	7,000 S.F
Multifamily	1,000 S.F. (attached)
Apartments	600 S.F. (attached)
Flex/Office/Commercial/Retail Village "G"	7,000 S.F.
Hospital or Medical Institutional Living/ Office Village "H"	7,000 S.F.
Park/Open Space	No Minimum

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

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

Land Use	**Minimum Lot Width**
Single Family Village "A, B, C, & D"	60' (detached)
Multi-Family Village "E"	20' (attached)
Mixed Use Village "F"	
Office/Retail	20'
Multifamily	20'(attached)
Apartments	20'(attached)
Flex/Office/Commercial/Retail Village "G"	60'
Hospital or Medical Institutional Living/ Office Village "H"	60'
Park/Open Space	No Minimum

Section 16. **Buffers.**

(a) A perimeter buffer is not required where the uses are adjacent to an existing or proposed road. The border of the proposed PDD that is not adjacent to a road must be buffered by a minimum of a 40 foot buffer. Where steep topography is present, pedestrian/vehicular access, utility

easements, or sidewalks are needed, grading will be allowed in these buffers. The buffer yards are to remain as open space, except to the extent necessary to accommodate berms, walls, fences, signs and graphics, lighting fixtures, access points, drainage easements, utility lines and other facilities, and other uses identified in the UDO. Where there is an insufficient natural buffer, plantings may be installed by the developer at the developer's discretion. If the use is adjacent to a similar use, on an adjacent tract, this perimeter buffer may be removed with approval of the Planning Department.

(b) There shall be an internal buffer between residential and commercial uses consisting of a 25' Class 3 buffer in accordance to Section 12.9 of the UDO.

(c) If the Property Owner can demonstrate to the Planning Director that the topography or elevation of a development site, the size of the parcel to be developed, or the presence of a greenway, buffer or screening on adjacent property would make strict adherence to the buffer requirements of the UDO serve no meaningful purpose, then the Planning Director shall waive the buffer requirements for that site.

(d) Along the property line of the PDD that is adjacent to Lancaster County Tax Map Number 0010-00-060.04 and Lancaster County Tax Map Number 0010-00-060.02, there shall exist a fifty foot (50') undisturbed buffer.

Section 17. Parking.

(a) All uses within the PDD may utilize on street and/or alley parking to meet the requirements of Section 11.2 of the UDO. If parking is allowed on any road within this development regardless of which section it is allowed in, the road must be wide enough to allow the parking of vehicles on the street and the travel width of the road must be at least 24 feet excluding the parking areas. Multi level / commercial parking garages are an allowed use in Villages "H", "G", and "F" of the PDD.

(b) For commercial and retail uses and institutional uses, one parking space must be provided for each 300 square feet of gross acreage.

Section 18. Roadways and Traffic.

(a) The number, location and alignment of the internal roadways shown on the Master Plan may be modified, provided that they are constructed in conformance with the roadway design and construction standard set forth in this section.

(b) All internal roadways shall be built to the County's construction standards set forth in the UDO except as otherwise specified in (c) through (e) of this section.

(c) Any portion of the Property may have private roads.

(d) All internal roads will be constructed with curb and gutter.

(e) All internal roadways will be constructed in accordance with the following minimum standards:

	Street Standards	R/W Width
1. Local Limited Res Street	20' Asphalt 24' BC/BC	40' r/w
2. Local Residential	22' Asphalt 26' BC/BC	50' r/w
3. Residential Collector Street	32' Asphalt 36' BC/BC	60' r/w
4. Private Street/Drive Townhomes/Commercial/ Office/Institutional)	20' Asphalt 23' BC/BC (Standard 1' – 6" Curb)	30' Clear Zone

(t) All connections to SCDOT roadways must meet SCDOT regulations and be approved by SCDOT.

(g) Alleys per Lancaster County Standards are allowed in Village "D".

Section 19. Street Lighting.

(a) Community street lighting shall be provided within the Property, and shall be designed and constructed in accordance with the requirements of this section and the UDO.

(b) All community street lighting within each Component shall be of uniform design and all lighting throughout the Property shall be complementary.

(c) The community street lighting shall be part of an overall street lighting program for the Property. The street lighting shall be maintained and operated by the appropriate electric utility, a property owners association, or some other non-profit entity.

(d) Nothing in this section shall be construed to limit or otherwise impair the ability of any individual resident or lot owner to construct or install lighting anywhere on such resident's or owner's lot. Such lighting, however, shall be appropriately shielded so that it does not interfere with the reasonable enjoyment of neighboring properties.

Section 20. Model Homes and Other Buildings. Within the boundaries of tax parcels 0010-00-061.00, a portion of 0010-00-061.03, 0010-00-061.04 and 0010-00-061.06 , prior to the installation of water and sewer for the development or any of its components, the developer at any given time may be issued not more than eleven (11) building permits of which ten (10) may be for model single family residences for sale ("Model Homes") and one (1) for a sales office. The Model Homes may be connected to temporary water and sewer services, including septic tanks, provided, that the Model Homes shall be connected to central water and sewer services as soon as the central services are available. Prior to issuing the building permits for the Model Homes, the developer shall provide the County with proof of applicable approvals by other government entities, including, but not limited to the South Carolina Department of Health and Environmental Control. Except for the water and sewer connections, the Developer must

comply with all ordinary requirements for the issuance of building permits including, but not limited to, any then applicable county-wide building, housing, electrical, plumbing, and gas codes. A certificate of occupancy for the Model Homes shall not be issued until the Model Homes are connected to central water and sewer service and must meet otherwise applicable requirements. The absence of a certificate of occupancy does not prevent developer from using the Model Home for Model Home purposes.

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

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

Section 23. **Severability.** If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section 24. **Controlling Ordinance.** To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 25. **Effective Date.** This ordinance is effective upon Third Reading.

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

LANCASTER COUNTY, SOUTH CAROLINA

_____
Chair, County Council

_____
Secretary, County Council

ATTEST:

_____
Debbie Hardin, Clerk to Council

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

EXHIBIT A

411 Acre Collins Road Site

Planned Development District (PDD-26)

Master Plan (2 maps)

See attached.

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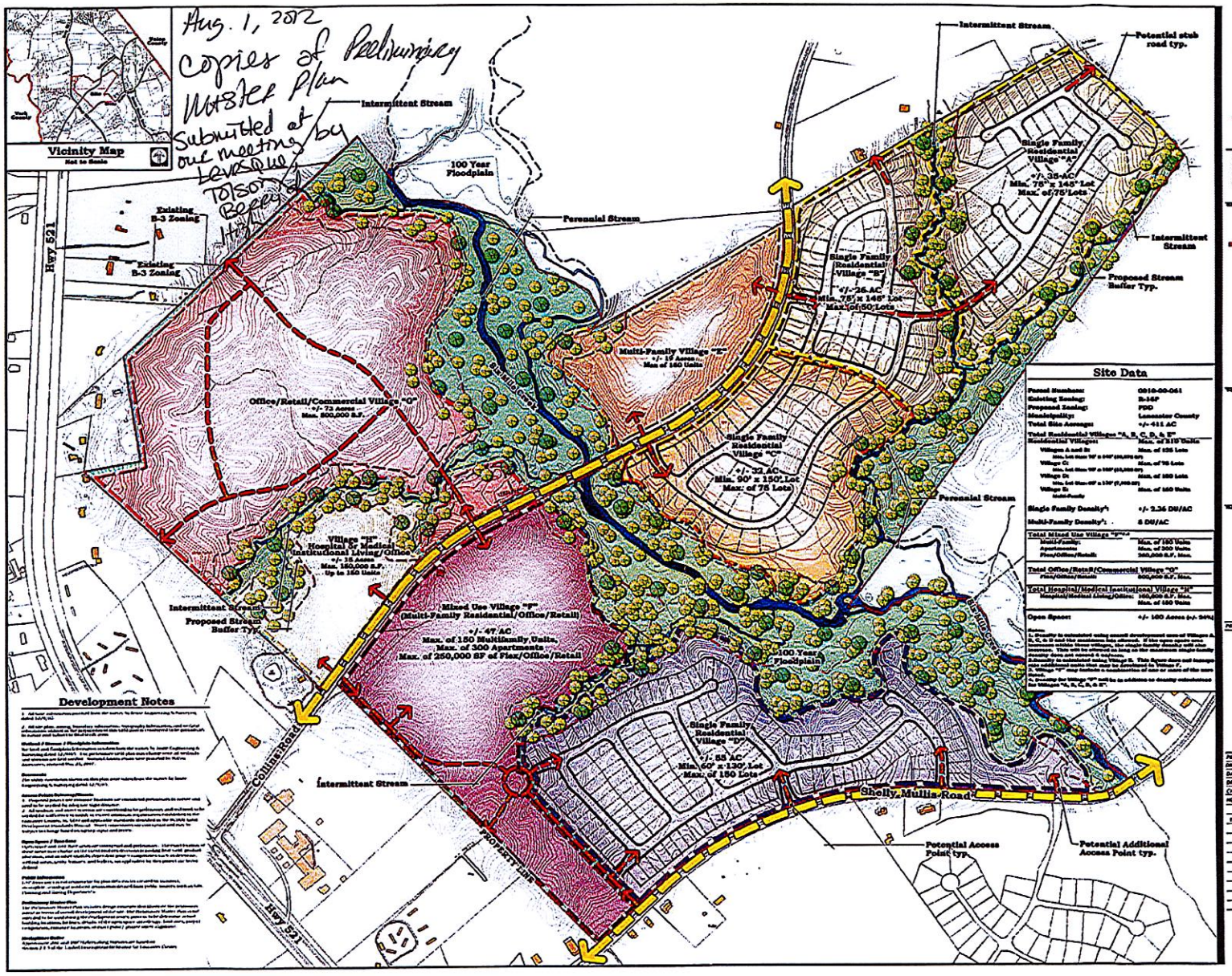
Aug. 1, 2012
Copies of Preliminary Master Plan
Submitted at our meeting by Levesque, Tolson, Berry & Hill



ESP

ESP Associates, P.A.

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THE TUTTLE COMPANY INC.
448 Lakeshore Parkway, Suite 110
Rock Hill, SC 29730
803.366.1756, phone
803.329.1186, fax

Preliminary Master Plan

PDD_____

411 Acre Collins Road Site

PROJECT LOCATION Lancaster County, SC

GRAPHIC SCALE

1 INCH = 200 FT.

PROJECT NUMBER	4453.100
DRAWING NAME	4453-Master Plan.dwg
DATE	July 11, 2008
DRAWN BY	CD/MH
CHECKED BY	JRL

NO	DATE	BY	REVISION
	7-15-08		Rezoning Submittal
1	9-2-08	JRL	Village "F" Label Per Comments

1 of 1 SHT

Submitted as Planning Comm. 8/19/2008

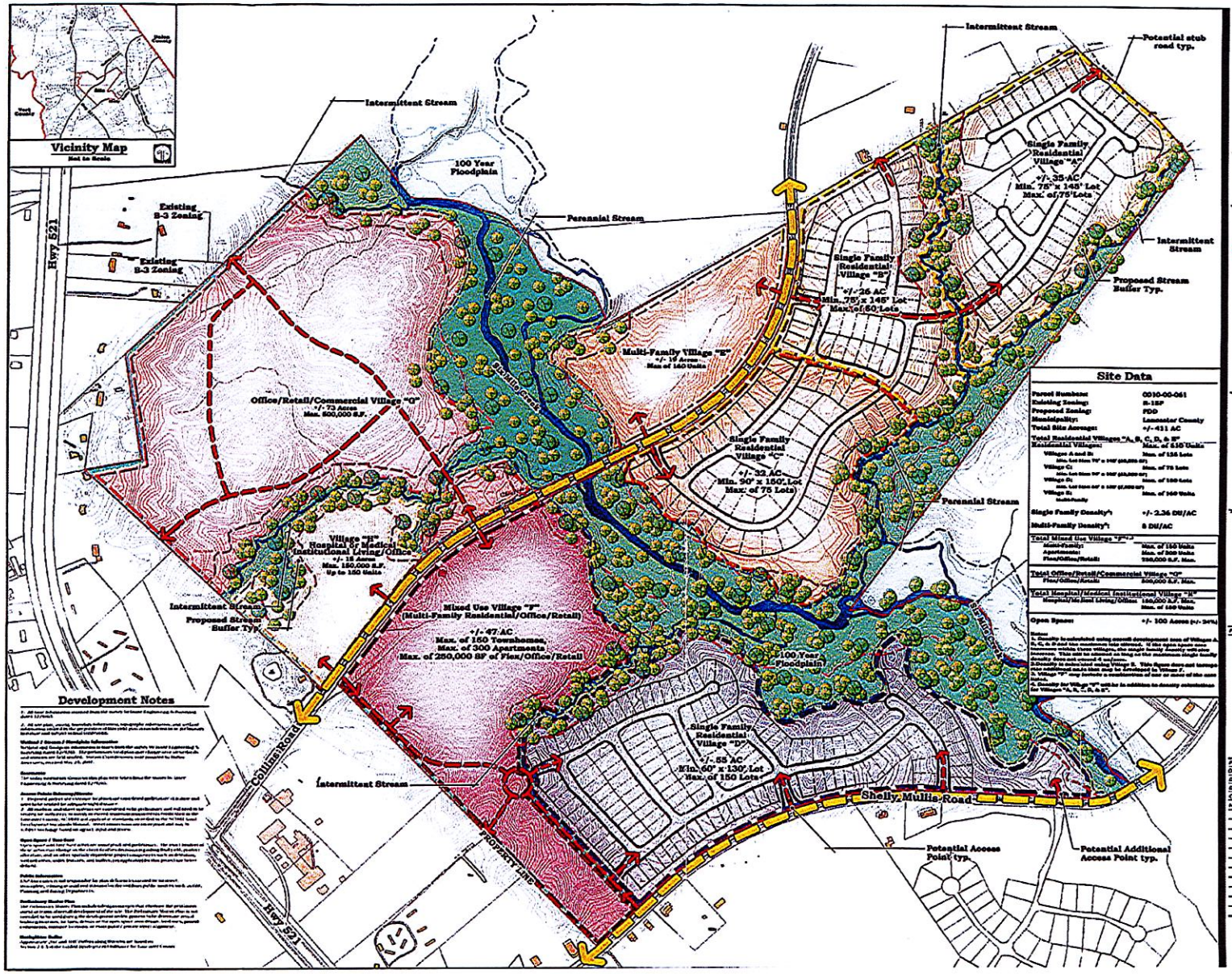

EXHIBIT B

156.22 acre Queensbridge

Single-Family Residential Subdivision

Preliminary Plan (3 maps)

See attached

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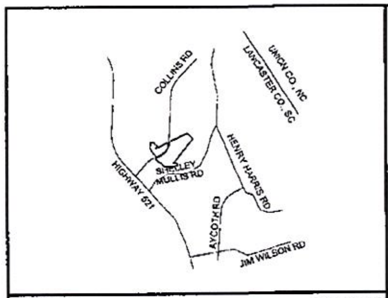


VICINITY MAP NOT TO SCALE

QUEENSBRIDGE

LOCATED IN

LANCASTER COUNTY, SOUTH CAROLINA

VILLAGES A, B, C, & D- Proposed Units:
Queensbridge Preliminary Plan Unit Summary:

A) Approved PDD-26 Zoning Villages A, B, C, D, E	510 Units
B) Queensbridge Preliminary Plan Villages A, B, C, & E	249 Lots
C) Remaining Units (per zoning)	261 Lots

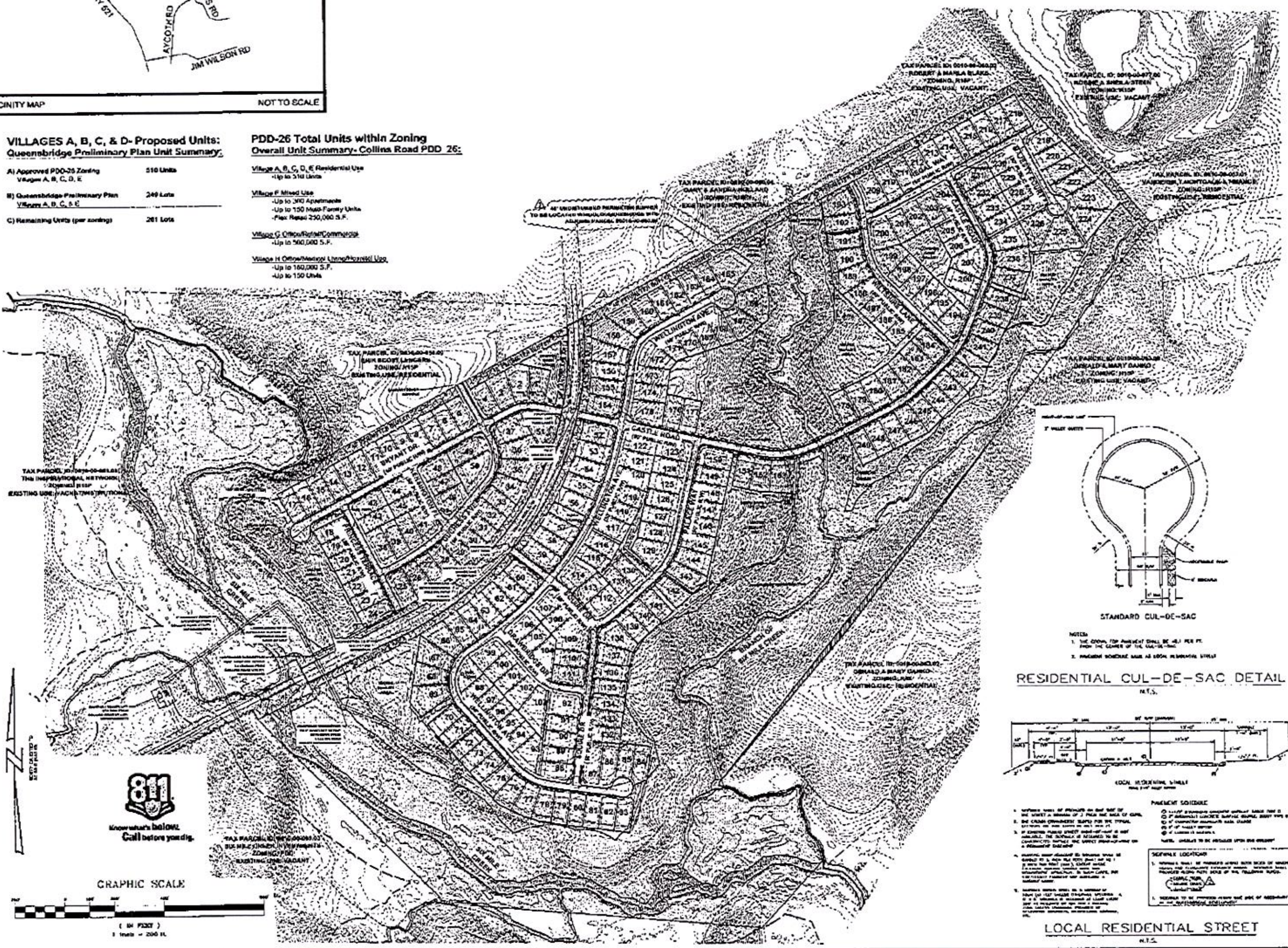
PDD-26 Total Units within Zoning
Overall Unit Summary- Collins Road PDD 26:

Village A, B, C, D, E Residential Use
- Up to 510 Units

Village F Mixed Use
- Up to 300 Apartments
- Up to 150 Multi-Family Units
- Flex Retail 250,000 S.F.

Village G Office/Retail/Commercial
- Up to 500,000 S.F.

Village H Office/Medical Living/Hospital Use
- Up to 160,000 S.F.
- Up to 150 Units



Development Data:

Tax Parcel:	0010-00-061.06, 0010-00-001.00, 0010-00-001.04, A portion of 0010-00-001.03
Site Area:	+/-156.22 Acres
Location:	Lancaster County, SC
Land Use: Existing:	Vacant
Proposed:	Single-Family Residential
Zoning: Existing:	PDD-26
Proposed:	PDD-26
Total Lots:	249 Lots
Proposed Density:	1.59 DU/AC
Proposed Common Open Space:	+/-86.16 Acres
Proposed Area in Public R/W:	+/- 15.15 Acres
Proposed Fire Hydrants:	16 Hydrants
Connectivity Index (Links/Nodes): Required:	1.0
Provided:	1.375 (33 Links/24 Nodes)

PDD-26 Lot Standards:

Minimum Lot Width:	60'
Minimum Lot Area:	7,800 S.F.
Setbacks: Front:	20'
Side:	7'
Rear:	25'

Road Names & Lengths:

Brynot Drive	1,168.70 LF
Duchess Avenue	1021.56 LF
Kensington Place	292.23 LF
Princess Terrace	496.63 LF
Castle Road	2,457.27 LF
Wellington Avenue	2,957.83 LF
Squire Drive	1,127.06 LF
Dewsbridge Drive	402.84 LF
Palace Way	922.66 LF
Wiltshire Lane	832.19 LF
Regal Way	773.98 LF
Majesty Court	275.86 LF
Total Length of Proposed Roads:	12,817.63 LF

Notes:

1. Preliminary Plan is subject to minor revisions during the design process as may be required.
2. See Sheet 2 & Sheet 3 for lot dimensions.
3. Topographic information based on information obtained from LiDAR provided by the South Carolina Department of Natural Resources.
4. Boundary information obtained from "Recombination/Minor Subdivision Plat of Tax Parcel 0010-00-061.00 being 311.615 Acres Total" prepared by ESP Associates, PA dated 07/15/2013.
5. Developer to provide and install road signs for this subdivision.
6. Centralized mailboxes to be provided for USPS mail delivery.

Floodplain Information

1. Floodplain information obtained from FEMA FIRM Map Number 45057C0060D effective date of study June 16, 2011. Stream information obtained from Lancaster County GIS Data.

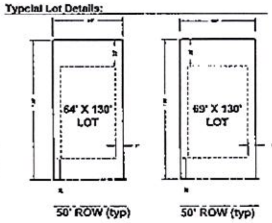
Neotropical Buffer

Approximate location of 100' and 200' buffers along streams are based on section 2.1.5 of the Unified Development Ordinance for Lancaster County and delineation prepared by Tom Ballou dated May 23, 2007.

Carolina Thread Trail Connection

Applicant to provide internal neighborhood trail connection to the Carolina Thread Trail located along Six Mile Creek. The location of internal neighborhood trail & connection point to Carolina Thread Trail along Six Mile Creek to be determined during Construction Document Preparation for Queensbridge. Carolina Thread Trail along Six Mile Creek to be designed and installed by others.

Typical Lot Details:



ENGINEERING FIRM: ADDRESS:	ESP ASSOCIATES, P.A. 3475 LAKEMONT BLVD. FORT MILL, SC 29708
PHONE:	(803) 802-2440
FAX:	(803) 802-2515
CONTACT:	MATT LEVESQUE, RLA
DEVELOPER: ADDRESS:	PULTE HOME CORP. 1121 CARMEL COMMONS BLVD, SUITE 450 CHARLOTTE, NC 28226
PHONE:	(704) 543-4922
FAX:	(704) 414-7098
CONTACT:	BRETT MANERY
REVIEW AGENCY: ADDRESS:	LANCASTER COUNTY 101 NORTH MAIN STREET, SUITE 108 LANCASTER, SC 29720
PHONE:	(803) 285-6049

ESP

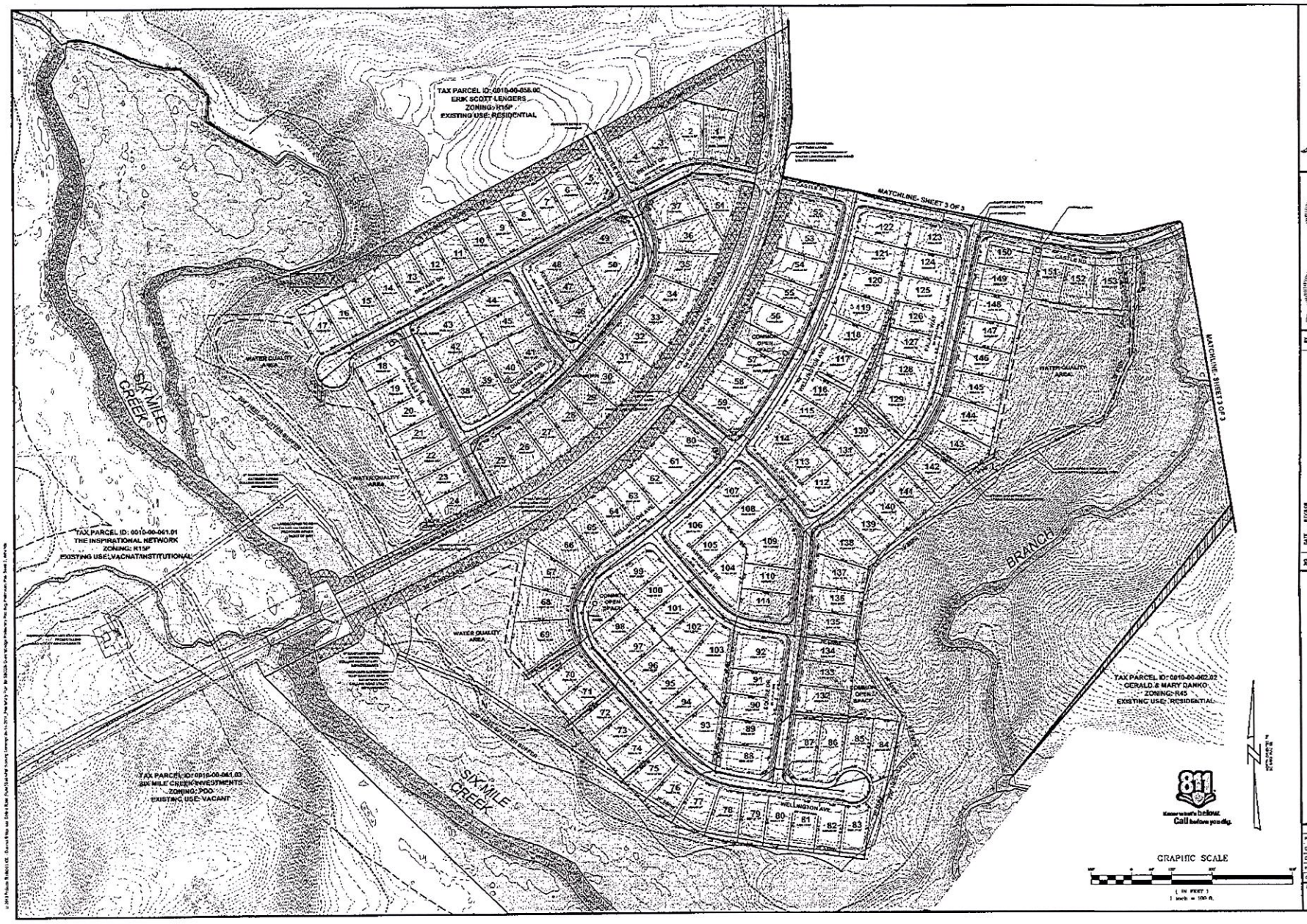
PRELIMINARY PLAN (OVERALL)

QUEENSBRIDGE

LANCASTER COUNTY, SC

PULTE HOME CORP.

1 OF 3



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SOUTH CAROLINA
ESP ASSOCIATES, P.A.
1450

STATE OF SOUTH CAROLINA
MATTHEW J. LEVENGOOD
19227

NO.	DATE	REVISION	BY
1	4/10/2014	REVISED LAYOUT & ADDED PARKING TO THE INTERSECTION OF CASTLE & WELLINGTON AVE. REVISED LOT LINES, & LAYOUT TO REFLECT REVISED CONNECTION OF CASTLE & WELLINGTON AVE. REVISED LOT LINES, & LAYOUT TO REFLECT REVISED CONNECTION OF CASTLE & WELLINGTON AVE. STREET STUBS ADDED PER PLANNING COMMENTS ON PRIOR SUP	JCH
2	4/21/2014	REVISED PER PLANNING COMMENTS ON PRIOR SUP	JCH
3	7/21/2014	UPDATED TO SHOW AS CONSTRUCTED SUPER ELEVATION OF CASTLE RD.	JCH

PRELIMINARY PLAN (SHEET 2 OF 3)

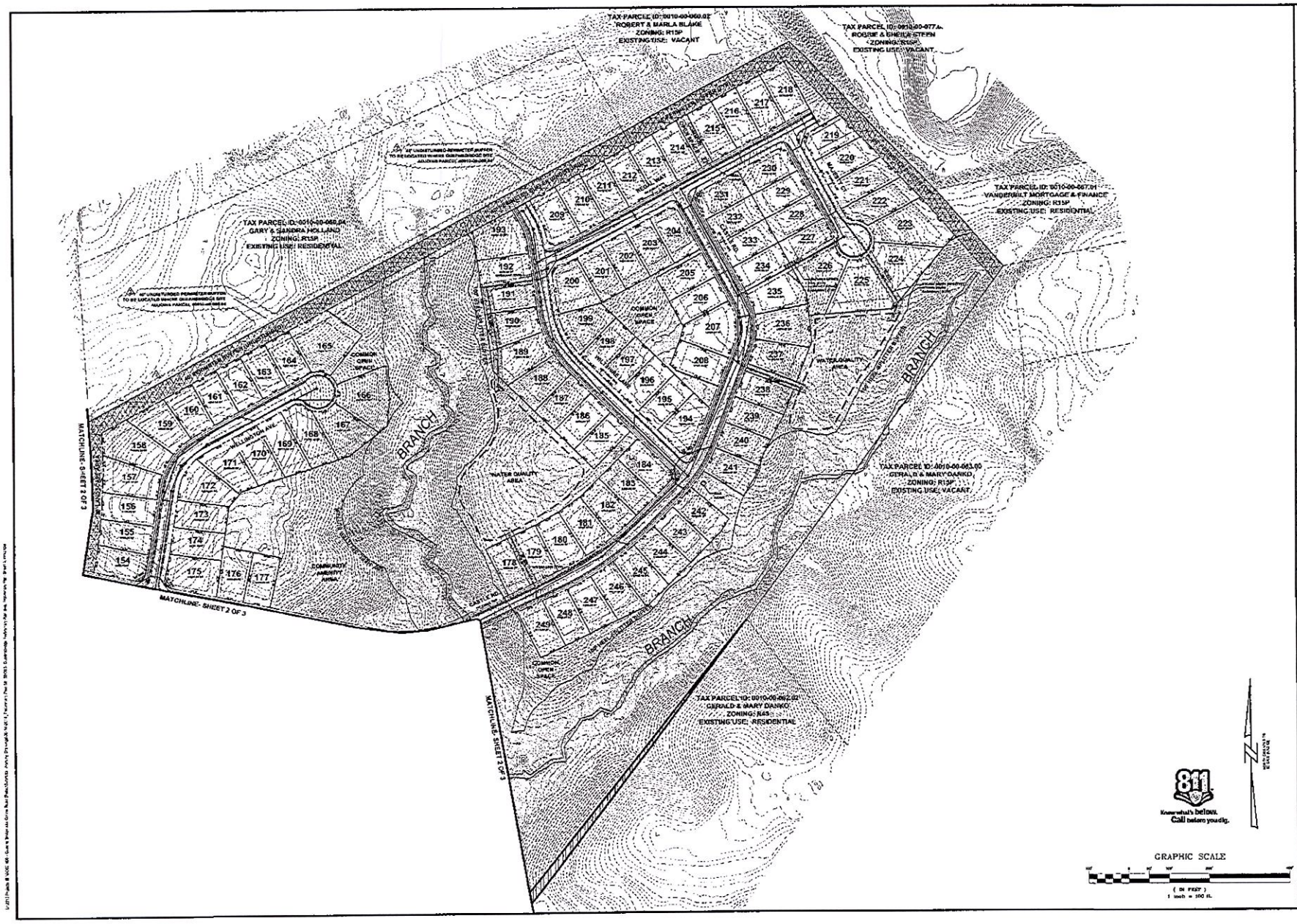
QUEENSBRIDGE

LANCASTER COUNTY, SC

PULTE HOMES CORP.

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MM
DRAWN BY:	MM
PROJECT NUMBER:	SCM0 360
ORIGINAL DATE:	12/13/2013

SHEET
2 OF 3



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Charlotte, NC 28241
Phone: (704) 583-1301
Fax: (704) 583-1274
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www.espassociates.com

SOUTH CAROLINA
ESP ASSOCIATES, P.A.
COA: C-0658
NEW J. LEVESQUE
Date of South Carolina
929

NO.	DATE	REVISION	BY
1	10/27/2014	CONFIGURED NOTES & REVISIONS PER FIRST COMMENT SET, TOWER & SEWER MAIN, ADDED & FIXED MAIN PAVING, CONNECTION, REA & EASEMENT, STREET CONNECTIONS & SP PLAN, WE ADDED SEWER, HOMEBUILDER	NW
2	01/19/2015	REVISED PER PLANNING REVIEW & SCM COMMENTS.	NM
3	04/14/2015	REVISED PER SCDHEC & LC DEPT. PRE-BUILDER BUFFER ADDED TYP. OF BUILDER PROPERTY.	NM

PRELIMINARY PLAN (SHEET 3 OF 3)

QUEENSBRIDGE

LANCASTER COUNTY, SC

PULTE HOME CORP.

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MM
DRAWN BY:	MM
PROJECT NUMBER:	8001.100
ORIGINAL DATE:	12/15/2013
SHEET	3 OF 3