

# Lancaster County Council Regular Meeting Agenda

Monday, February 12, 2018

County Administration Building, County Council Chambers  
101 N. Main Street  
Lancaster, SC 29720

1. **Call to Order Regular Meeting – Chairman Steve Harper** 6:00 p.m.
2. **Welcome and Recognition – Chairman Steve Harper**
3. **Pledge of Allegiance and Invocation – Council Member Brian Carnes**
4. **Approval of the agenda** *[deletions and additions of non-substantive matter]*
5. **Special Presentations**
  - a. Employee of the Third Quarter 2017– Wayne Blakeney, Building Maintenance - Presented by Chairman Steve Harper
  - b. Employee of the Fourth Quarter 2017– Lamar Lambert, Communications Department - Presented by Chairman Steve Harper
  - c. Presentation on opioid use in Lancaster County – Karla Deese, Coroner, Lancaster County
6. **Citizen Comments** *[Speakers are allowed approximately 3 minutes. If there are still people on the list who have not spoken at the end of thirty (30) minutes, Council may extend the citizen comments section or delay it until a later time in the agenda]*
7. **Consent Agenda** *[Items listed under the Consent Agenda have previously been discussed by Council and approved unanimously. As such, these items are normally voted on as a group through a single vote rather than with a Council vote for each individual item. However, any Council member may remove any item on the Consent Agenda for individual discussion and vote]*
  - a. Minutes of the January 22, 2018 County Council regular meeting – **pgs. 5-11**
  - b. **3<sup>rd</sup> Reading of Ordinance 2018-1492 regarding Amendment to UDO regarding Signs**  
Ordinance Title: An Ordinance To Amend Sections Of The Unified Development Ordinance Relating To Real Estate Signs And Outdoor Storage Yards. – **Planning Commission recommended approval by a vote of 7-0. Passed 7-0 at the January 8, 2018 County Council Meeting. Passed 7-0 at the January 22, 2018 County Council Meeting. - Penelope Karagounis – pgs. 12-14**

## 8. Non-Consent Agenda

**a. Resolution 0987-R2018 regarding Approval of a Mixed Use District/Master Development Plan of an Apartment Complex**

Resolution Title: A Resolution To Approve The Favorable Recommendation Of Both The Lancaster County Planning Staff And The Lancaster County Planning Commission Of A Mixed Use District/Master Development Plan Of An Apartment Complex Located Along The Eastern Edge Of US HWY 521. – *Planning Commission recommended approval by a vote of 6-1. – Penelope Karagounis – pgs. 15-20*

**b. 3<sup>rd</sup> Reading of Ordinance 2018-1489 regarding Amendment to PDD-20**

Ordinance Title: An Ordinance To Amend A Portion of Ordinance #798, Known Also As PDD-20 As Amended, Regarding The Maximum Sign Surface Permitted On A Building In A Commercial District. – *Planning Commission recommended approval by a vote of 7-0. Passed 7-0 at the January 8, 2018 County Council Meeting. Passed 7-0 at the January 22, 2018 County Council Meeting. – Penelope Karagounis – pgs. 21-24*

**c. 1<sup>st</sup> Reading of Ordinance 2018-1493 regarding Rezoning Property of Berma Tims**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone ± 5.1 Acres Of Property Owned By Berma Tims, Located Off Highway 521, ± 915 Feet Southeast Of The Intersection At Louis Springs Road From NB, Neighborhood Business District To RN, Rural Neighborhood District. – *Planning Commission recommended approval by a vote of 6-0. – Penelope Karagounis – pgs. 25-34*

**d. 1<sup>st</sup> Reading of Ordinance 2018-1494 regarding Amending the UDO by deleting Permitted Review Use for Vehicle Services in Institutional Zoning District**

Ordinance Title: An Ordinance To Amend Sections Of The Unified Development Ordinance Relating To Vehicle Services In The Institutional Zoning District. – *Planning Commission recommended approval by a vote of 6-0. – Penelope Karagounis – pgs. 35-42*

**e. 1<sup>st</sup> Reading of Ordinance 2018-1495 regarding Rezoning Property of Fulton Gasper**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone ± 5.375 Acres Located On Barberville Road ± 550 Feet North Of The Intersection Of Highway 160 And Barberville Road From MDR, Medium Density Residential District To NB, Neighborhood Business District. – *Planning Commission recommended approval by a vote of 6-0. – Penelope Karagounis – pgs. 43-49*

**f. 1<sup>st</sup> Reading of Ordinance 2018-1496 regarding Rezoning Property of Robert Wilson**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A ± 1.25 Acre Portion Of A ± 11.031 Acre Tract Of Property Located Fronting In Part On Charlotte Highway And Charles Pettus Road From LDR, Low Density Residential District To NB, Neighborhood Business District. – *Planning Commission recommended approval by a vote of 5-1. – Penelope Karagounis – pgs. 50-56*



g. **1<sup>st</sup> Reading of Ordinance 2018-1497 regarding Rezoning Property of Donald Alban**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A  $\pm$  1.00 Acre Portion Of A  $\pm$  8.60 Acre Tract Of Property Located At 467 Lancaster Estates Road From LDR, Low Density Residential District To MH, Manufactured Home District. – *Planning Commission recommended approval by a vote of 6-0. – Penelope Karagounis – pgs. 57-64*

h. **1<sup>st</sup> Reading of Ordinance 2018-1498 regarding Rezoning Properties for Michael Hill/Sam's Express Carwash**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone Property Located At 8194 Charlotte Highway And A Portion Of Property Located At 8095 Shelly Mullis Road From MX, Mixed-Use District And INS, Institutional District To GB, General Business District. – *Planning Commission recommended approval by a vote of 5-1. – Penelope Karagounis – pgs. 65-71*

i. **1<sup>st</sup> Reading of Ordinance 2018-1499 regarding Rezoning Properties of MPV Properties LLC**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A Total Of  $\pm$  10.30 Acres Located East Of The Intersection Of Highway 160 And Charlotte Highway North Of The Red Stone Development From MX, Mixed Use District To RB, Regional Business District. – *Planning Commission recommended approval by a vote of 6-0. – Penelope Karagounis – pgs. 72-96*

9. **Discussion and Action Items**

a. Nomination for appointment to the Health and Wellness Commission for an At Large position – *pg. 97*

- Patricia Jones for a 4 year term ending on 6/30/2021 – 1<sup>st</sup> Term

b. Nomination for reappointment to the Workforce Development Board for the Catawba Regional Council of Governments – Lancaster County members - *Steve Willis*

- Monica Graham
- Bruce Barre

c. Pending Projects Update – *Steve Willis – pgs. 98-99*

- Animal Shelter, including the site location search
- Fleet Maintenance Garage
- Library
- DSS
- EMS Headquarters
- Indian Land Service Center
- Historic Jail
- Harrisburg Road Site Clearance
- Fire Study

**10. Status of items tabled, recommitted, deferred or held**

**11. Miscellaneous Reports and Correspondence**

- a. Charter Communications – pgs. 100-101**

**12. Citizens Comments [if Council delays until end of meeting]**

**13. Executive Session**

**14. Calendar of Events – pg. 102**

**15. Adjournment**

*Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Council agendas are posted at the Lancaster County Administration Building and are available on the Website: [www.mylancastersc.org](http://www.mylancastersc.org)*



Members of Lancaster County Council  
Steve Harper, District 5, Chairman  
Charlene McGriff, District 2, Vice Chairwoman  
Larry Honeycutt, District 4, Secretary  
Brian Carnes, District 7  
Jack Estridge, District 6  
Terry Graham, District 1  
Billy Mosteller, District 3

DRAFT

## **Minutes of the Lancaster County Council Regular Meeting**

101 N. Main Street, Lancaster, SC 29720

Monday, January 22, 2018

Council Members present were Brian Carnes, Jack Estridge, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff and Billy Mosteller. Also present were John Weaver, Steve Willis, Sherrie Simpson, Chelsea Gardner, Penelope Karagounis, Veronica Thompson, the press and spectators. A quorum of Lancaster County Council was present for the meeting.

The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *Lancaster News*, *Kershaw News Era*, *The Rock Hill Herald*, *Fort Mill Times*, Cable News 2, Channel 9 and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building and on the county website the required length of time.

### **Call to Order regular meeting**

Chairman Steve Harper called the regular meeting of Council to order at approximately 6:00 p.m.

### **Welcome and Recognition/Pledge of Allegiance and Invocation**

Chairman Steve Harper welcomed everyone to the meeting. After a moment of silence in honor of York County Sheriff's Deputy Mike Doty, Billy Mosteller led the Pledge of Allegiance to the American Flag and delivered the invocation.



**DRAFT**

### **Approval of the agenda**

John Weaver stated that Mandy Powers-Norrell and Mitch Norrell, attorneys in Lancaster, would like to be added to the agenda under Special Presentations regarding the County joining some potential national litigation. Billy Mosteller moved to amend and approve the amended agenda. Seconded by Larry Honeycutt. Council approved the amended agenda by unanimous vote of 7-0.

Steve Willis stated that Item 7b (3<sup>rd</sup> Reading of Ordinance 2017-1487) and Item 7c (3<sup>rd</sup> Reading of Ordinance 2017-1488) should be moved from the Consent Agenda to the Non-Consent Agenda since there was not a unanimous vote on the 2<sup>nd</sup> readings for each of those Ordinances. Charlene McGriff moved to remove Item 7b (3<sup>rd</sup> Reading of Ordinance 2017-1487) and Item 7c (3<sup>rd</sup> Reading of Ordinance 2017-1488) from the Consent Agenda and move both Items to the Non-Consent Agenda. Seconded by Terry Graham. The motion passed by unanimous vote of 7-0.

### **Special Presentations**

Chairman Steve Harper presented the Parks and Recreation 10 and under soccer team and coaches with a Proclamation honoring their State Championship win.

Chairman Steve Harper presented the Parks and Recreation 15 and under soccer team and coaches with a Proclamation honoring their State Championship win.

Mandy Powers-Norrell and Mitch Norrell, attorneys in Lancaster, presented information on the opioid epidemic. They stated that there is a nationwide law firm that is pursuing legal action against some of the manufacturers of opioids. They provided a handout attached as Schedule A and discussed the opioid epidemic. This potential legal action will be on behalf of counties and municipalities in the State of South Carolina and in other states. Attorneys around the state are asking various counties and municipalities to join in this lawsuit. Mandy Powers-Norrell and Mitch Norrell have sent information and a proposed fee agreement to John Weaver for review. They stated that the County does not have to pay any money to join this lawsuit or pay any expenses. They stated that this suit is not a class action suit, but will instead be individual suits brought per County. They stated that each County will present their losses regarding fighting the opioid crisis. They are asking Lancaster County to sign on to the suit with them. Charlene McGriff asked what the time frame is to join the suit. John Weaver stated that a decision needs to be made in 90 days or less. Brian Carnes moved that this decision be assigned to the Public Safety Committee and the Administration Committee for review and consideration. Seconded by Larry Honeycutt. The motion passed by unanimous vote of 7-0.

David C. Wilson, Esquire, appeared on behalf of the Reid Pointe Home Owners Association (HOA) to request an extension from the County to accept the roads in the Reid Pointe subdivision into the County road system. Frank Laughlin appeared on behalf of the Ashley Glen HOA to request an extension from the County to accept the roads in the Ashley Glen subdivision into the County road system. John Weaver gave a summary of the roads within the Ashley Glen subdivision. He stated that the subdivision has about 3/10 of a mile of roads and that all of the

roads have been inspected and have been found to be satisfactory by County staff. He noted that the North Carolina developer of the Ashley Glen subdivision has disappeared and so there is no letter of credit and no one to sign the deed transferring the roads to the County. John Weaver gave a summary of the roads within the Reid Pointe subdivision. He stated that the subdivision has about 1.4 miles of roads and of that 1.4 miles of roads, about 3/10ths of one mile has been inspected and the needed repairs made. He further stated that the Reid Pointe HOA has a \$75,000 letter of credit, which may be insufficient to cover all of the necessary repairs on the remaining roads in the subdivision. He explained that the North Carolina developer of the subdivision has disappeared and so there is no one to sign the deed transferring the roads to the County. He reviewed the various options that the Council has regarding the acceptance of the roads for these two subdivisions.

David Wilson spoke on behalf of the Reid Pointe HOA. He stated that the developer left the residents of the subdivision hanging and they have been shocked to find out the roads have not already been accepted by the County. He stated that the HOA wants to work with the County to meet the requirements so that the County can accept the roads.

Frank Laughlin spoke on behalf of the Ashley Glen HOA. He stated that the first developer for the neighborhood went bankrupt and that the 2<sup>nd</sup> developer had to put up a bond, since they were tearing up the roads during the development process. He noted that now, however, all of the roads have been inspected and passed inspection and then re-inspected and passed inspection again. He stated that the HOA never knew that the County had not accepted the roads and they asked that the County now accept the roads.

Larry Honeycutt and Jack Estridge stated that the County should quit doing business with these developers who do not complete the required work for accepting the roads into the County road system. Steve Harper noted that the County has tightened their rules and regulations for developers and that there are more checks and balances in place to prevent this from happening in the future. Terry Graham asked Jeff Catoe for an assessment of the costs for bringing the roads in Reid Pointe up to the required standards and to comment on the roads in Ashley Glen. Jeff Catoe responded that the Ashley Glen subdivision roads have been re-inspected and they have not found any problems. He stated that for the Reid Point subdivision roads, the staff needs to look at the storm drains and that the HOA has the estimates for repair work.

Charlene McGriff stated that this project is detailed and that Council needs costs estimates so that they can make an informed decision. She stated that these requests should be considered by the Infrastructure and Regulation (I&R) Committee and the Administration Committee. Billy Mosteller asked if both of the subdivisions are built out. Frank Laughlin stated that Ashley Glen is built out and Jeff Catoe stated that Reid Pointe has only one (1) lot left. Brian Carnes asked if a quit claim deed can be used to accept the roads into the County system since the developers cannot be located to sign the needed deeds. John Weaver stated that a quit claim deed can be signed by the HOA's so the County will have some evidence of acceptance, but it would not be a fee simple title. John Weaver stated that Ashley Glen may actually be considered a legacy road due to the dates of the development.



Brian Carnes moved that the extension requests for the acceptance of the roads for the Reid Pointe and Ashley Glen subdivisions be granted today and that the requests be sent to the I&R Committee and the Administration Committee for consideration at their February meetings. Seconded by Larry Honeycutt. The motion passed by unanimous vote of 7-0.

Brian Carnes moved that the I&R Committee discuss returning the \$75,000 line of credit to the Reid Pointe HOA when the Committee considers the extension request. Seconded by Larry Honeycutt. The motion passed by unanimous vote of 7-0.

## **Citizens Comments**

Lisa Bird, 2974 Arthur Road, Indian Land, SC, spoke regarding the roads in the Reid Pointe subdivision. She requested that the \$75,000 line of credit be returned to the Reid Pointe HOA so that the subdivision can move forward with a subdivision special tax district.

Jason Reeves, 9976 Black Horse Run Road, Fort Mill, SC, spoke regarding storm water issues in the Black Horse Run subdivision. He provided two handouts to Council Members, but did not provide copies to the Clerk.

Chris Davis, 9527 Man A War Road, Indian Land, SC, spoke regarding storm water issues in the Black Horse Run subdivision. He provided a handout to Council Members, but did not provide a copy to the Clerk.

## **Consent Agenda**

Billy Mosteller moved to approve Consent Agenda Item a. and Item d. below. Seconded by Charlene McGriff. No further discussion. Council approved Consent Agenda Items a. and d. below by unanimous vote of 7-0.

a. Minutes of the January 8, 2018 County Council regular meeting

d. **2<sup>nd</sup> Reading of Ordinance 2018-1492 regarding Amendment to UDO regarding Signs**

Ordinance Title: An Ordinance To Amend Sections Of The Unified Development Ordinance Relating To Real Estate Signs And Outdoor Storage Yards.

## **Non-Consent Agenda**

### **Resolution 0986-R2018 regarding donation of surplus ambulance to the Lancaster County School District**

Resolution Title: A Resolution To Transfer A Surplus Ambulance To The Lancaster County School District.

Charlene McGriff moved to approve Resolution 0986-R2018. Seconded by Jack Estridge. Council approved Resolution 0986-R2018 by unanimous vote of 7-0.



**DRAFT**

**2<sup>nd</sup> Reading of Ordinance 2018-1489 regarding Amendment to PDD-20**

Ordinance Title: An Ordinance To Amend A Portion Of Ordinance #798, Known Also As PDD-20 As Amended, Regarding The Maximum Sign Surface Permitted On A Building In A Commercial District.

Larry Honeycutt moved to approve the 2<sup>nd</sup> Reading of Ordinance 2018-1489. Seconded by Brian Carnes.

Penelope Karagounis stated that Council sent Ordinance 2018-1489 back to the Planning Commission for approval due to the modified text. She stated that the Planning Commission met on January 16, 2018 and recommended approval of the modified text in Ordinance 2018-1489 by a vote of 4-2 and the Memo stating this information is attached as Schedule B. Terry Graham asked how the Planning Department came up with the tiers and what criteria they used. Penelope Karagounis stated that this was a minor change and was based on percentages of what was passed at the Planning Commission meeting. Terry Graham asked how the staff came up with the original formula for the signage tiers. Penelope Karagounis explained that the amendment/proposal was originally made by the applicant. Terry Graham asked if this decision will impact other signs on Highway 521. John Weaver stated that this decision will only effect signs for PDD-20. Penelope Karagounis stated that maybe a Committee needs to look at signage in the Indian Land area, but that these tiers are an innovative design and are based on the linear frontage of each tenant.

Council approved the 2<sup>nd</sup> Reading of Ordinance 2018-1489 by unanimous vote of 7-0.

**3<sup>rd</sup> Reading of Ordinance 2017-1487 regarding Rezoning Property Owned by Jackie Jordan (Moved From Consent Agenda to Non-Consent Agenda)**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone ± 10.5 Acres Located At 1501, 1503, 1505, And 1511 Great Falls Highway From MDR, Medium Density Residential District to GB, General Business District.

Larry Honeycutt moved to approve the 3<sup>rd</sup> Reading of Ordinance 2017-1487. Seconded by Billy Mosteller. No further discussion. Council voted to approve the 3<sup>rd</sup> Reading of Ordinance 2017-1487 by unanimous vote of 7-0.

**3<sup>rd</sup> Reading of Ordinance 2017-1488 regarding Rezoning Property Owned By Branbro Investments LLC (Moved From Consent Agenda to Non-Consent Agenda)**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone ± 1.77 Acres Owned By Branbro Investments, LLC Located ± 750 Feet South Of The Intersection Of Collins Road And Charlotte Highway From INS, Institutional District To GB, General Business District.

Larry Honeycutt moved to approve the 3<sup>rd</sup> Reading of Ordinance 2017-1488. Seconded by Terry Graham. No further discussion. Council voted to approve the 3<sup>rd</sup> Reading of Ordinance 2017-1488 by unanimous vote of 7-0.

**DRAFT**

## **Discussion and Action Items**

### *Infrastructure and Regulation (I&R) Committee:*

Larry Honeycutt stated that he was not at the I&R Committee meeting and that Billy Mosteller as the acting Chairman will give the Committee report. Billy Mosteller reported that the I&R Committee received an update from the Library Board and that they are proceeding with their Request For Qualifications (RFQ) for architectural services. The Library Board did confirm their desire to improve all branches with available funding. He stated that Jeff Catoe provided an update on the Operation Rudolph boxes, which are working well. Jeff Catoe also gave the Committee an update on the closing of the County road systems, which the Council has already discussed tonight during the Special Presentation's road extension requests. He noted that the Committee gave a favorable recommendation for the part-time assistant at the Animal Shelter. He explained that the Committee heard a preliminary request from the Town of Kershaw regarding buying the AJ Recreation Center. He stated that the Committee also had a verbal update on all the pending projects. Lastly, the Committee had a discussion regarding review fees and Ordinance 2017-1455.

### *Public Safety Committee:*

Brian Carnes reported that the Public Safety Committee had two items on their agenda: (1) the donation of the surplus ambulance to the Lancaster County School District, which Council has already voted on tonight; and (2) the maintenance agreement for the Live Scan Machine for the Sheriff's Department, which the Committee sent down to procurement for negotiations. Steve Willis reported that Nicholas Miller was able to negotiate with the Company for them to continue with their maintenance agreement until the end of this fiscal year.

### *Administration Committee:*

Charlene McGriff reported that the Administration Committee did not meet in January.

### **Nomination for reappointment to the Board of Assessment Appeals.**

Brian Carnes moved to approve the reappointment of Jay Reitzes to the Board of Assessment Appeals for another 4 year term ending on 6/30/2021. Seconded by Jack Estridge. The appointment passed by unanimous vote of 7-0.

### **Part-time assistance at the Animal Shelter related to the Trap/Neuter/Return program.**

Larry Honeycutt moved to approve hiring a part-time assistant at the Animal Shelter. Seconded by Billy Mosteller. The motion passed by unanimous vote of 7-0.

**DRAFT**

**Adjournment**

Larry Honeycutt moved to adjourn the meeting. Seconded by Brian Carnes. The Council meeting adjourned at approximately 7:38 p.m.

Respectfully Submitted:

Approved by Council, February 12, 2018

Sherrie Simpson  
Clerk to Council

\_\_\_\_\_  
Larry Honeycutt, Secretary



AN ORDINANCE

TO AMEND SECTIONS OF THE UNIFIED DEVELOPMENT ORDINANCE  
RELATING TO REAL ESTATE SIGNS AND OUTDOOR STORAGE YARDS

**WHEREAS**, in November, 2016, Lancaster County adopted a new complex Unified Development Ordinance (UDO); and

**WHEREAS**, during the drafting and finalization of that ordinance, it was contemplated that from time to time certain amendments to the UDO text would be necessary for clarification and/or situations that required a revisiting of the UDO so as to provide a more practical application of the regulations involving development standards throughout Lancaster County; and

**WHEREAS**, the text amendments noted herein have been reviewed and recommended by the Planning Staff, the UDO Advisory Committee and the Planning Commission and it is the finding that following review by Council the recommended amendments are reasonable, necessary and appropriate in all respects;

**NOW, THEREFORE**, by the power and authority granted to the Lancaster County Council by the Constitution of the State of South Carolina and by the powers granted to the County by the General Assembly of the State, it is ordained that:

**Section 1.**      **Title**

The text of the Lancaster County Uniform Development Ordinance shall be amended in the following particulars:

- a. **Chapter 7:** Chapter 7.4.7, Subsection I.1.a. hereby is amended by the addition of additional wording so that henceforth Subsection I.1.a. shall read as follows.  
“Such Signs may be no greater than 4 square feet in a residential area *and 4 feet in height in a residential area and no greater than 16 square feet and 6 feet in height in a commercial area.*”

- b. **Chapter 2:** Subsection 2.5.3, Use Tables – Section H, Industry/Wholesale/Storage (UDO Page 2-13). This amendment relates to an Outdoor Storage Yard. Henceforth, a Outdoor Storage Yard shall be a permitted use in the General Business District after review (PR – Permitted with Review).
- c. **Chapter 5:** Use regulations, Section 5.9.10. In conjunction with the change made in b. above, a corresponding change is necessary in the wording of the UDO relating to Outdoor Storage Yard. Henceforth, **GB** shall be added to Section 5.9.10 Storage-Outdoor Storage Yard, as will be noted on UDO page 5-32.

**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 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 4. Effective Date.**

This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

Attest:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:	January 8, 2018	Passed 7-0
Second Reading:	January 22, 2018	Passed 7-0
Third Reading:	February 12, 2018	



## Agenda Item Summary

Ordinance # / Resolution # 0987-R2018

Contact Person / Sponsor: Alex Moore

Department: Planning

Date Requested to be on Agenda: 2/12/18

### **Issue for Consideration:**

The Six Mile Creek Mixed Use District/Master Plan Application of Mr. Dennis Walls of Land Design on behalf of Mr. Michael Oliver of Pollack Shores Real Estate Group (MX-017-002).

### **Points to Consider:**

The proposed Six Mile Creek Mixed Use District/Master Development Plan involves a  $\pm$  20 acre site in the Indian Land section of Lancaster County. The parcel, TMS 0010-00-006.00, is located on the east-side of US HWY 521 (opposite Bridgemill). The Master Plan proposes 300 multifamily units (Density is 15 dwelling units per acre) along with small, boutique style commercial uses to serve the residents of this project.

The boulevard-type, street-design at the center of the Master Plan provides the additional dynamic of pedestrian connectivity and open space. Along with boutique shops within Mixed-Use Building 400, this street can be the catalyst for a purposefully active community. With anticipated development to the south, this boulevard can become part of a larger open space/transportation system providing internal connectivity for pedestrians and vehicular traffic.

The property is zoned MX (Mixed Use). The adopted *2014 Future Land Use Map* indicates that this parcel is within the "Neighborhood-Mixed-Use" portion of Lancaster County. The 2014 Future Land Use Map provides policy-makers a context within which to make decisions affecting development activities. The Master Plan as submitted is appropriate for the Neighborhood Mixed Use category.

The subject parcel is also located within a "Pedestrian Center vis-à-vis the *Lancaster County 2014-2024 Comprehensive Plan*. There are three Pedestrian Centers located along US HWY 521. Along with the employment center in the vicinity of the Bailes Ridge Business Park on SC HWY 160, these special centers were identified to promote the relationship between land use and transportation and to guide economic development activities.

### **Funding and Liability Factors:**

N/A

### **Council Options:**

To approve or deny the Six Mile Creek Mixed Use District/Master Development Plan.

### **Recommendation:**

At the Lancaster County Planning Commission meeting on Thursday February 1<sup>st</sup>, 2018 the Commission voted to **APPROVE** the Six Mile Mixed Use District/Master Development Plan by a vote of (6-1) with the condition that all required off-site road improvements are implemented for this project. The required, off-site road improvements are illustrated on Sheet C-10-00. There were no adjacent property owners in attendance at the Planning Commission meeting.

---

STATE OF SOUTH CAROLINA

)

RESOLUTION NO. 0987-R2018

COUNTY OF LANCASTER

)

**A RESOLUTION**

**TO APPROVE THE FAVORABLE RECOMMENDATION OF BOTH THE LANCASTER COUNTY PLANNING STAFF AND THE LANCASTER COUNTY PLANNING COMMISSION OF A MIXED USE DISTRICT/MASTER DEVELOPMENT PLAN OF AN APARTMENT COMPLEX LOCATED ALONG THE EASTERN EDGE OF US HWY 521**

**WHEREAS**, on December 1<sup>st</sup>, 2017, Land Design submitted an application on behalf of Pollack Shores Real Estate Group to the Lancaster County Planning Department for its review and consideration of a Master Preliminary Plat within a Mixed Use District for an apartment complex to be located on Lancaster County Tax Map # 0010-00-006.00, a ± 20.0 acre parcel located in the Indian Land section of Lancaster County; and

**WHEREAS**, after consideration of the particular details of the application, the Planning Staff recommended approval of the project subject to certain conditions noted hereinafter; and

**WHEREAS**, on February 1<sup>st</sup>, 2018, the Planning Commission considered the project, identified as MX-017-002 and, following due consideration, recommended approval of the project subject to the same conditions noted by the Planning Staff; and

**WHEREAS**, in accordance with Unified Development Ordinance section 9.2.3 a Mixed Use Master Plan is to be reviewed and approved with finality by Lancaster County Council.

**NOW, THEREFORE**, upon review and consideration of the Land Design Master Plan Preliminary Plat and supporting documentation, it is resolved that:

Lancaster County Council approves the Master Plan Preliminary Plat subject to the following condition:

All required offsite road improvements shall be implemented per Sheet C-10-00 of the Six Mile Creek Master Plan Set, as provided by Land Design, and dated 1/23/18.

**AND IT IS SO RESOLVED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council



# MASTER PLAN APPLICATION SIX MILE CREEK APARTMENTSMULTI-FAMILY DEVELOPMENT

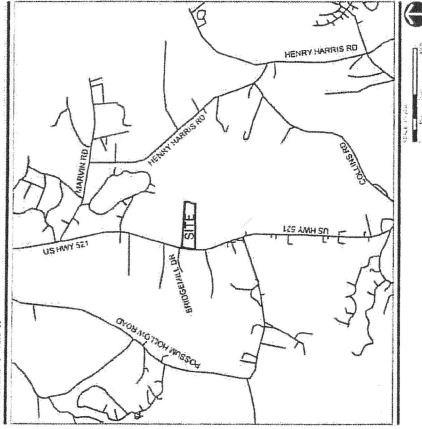
LANCASTER COUNTY, SC

DATE: 01.23.18

### CHAPTER INDEX

Chapter 0 - GENERAL	
Chapter 1 - EXISTING CONDITIONS	
Chapter 2 - SITE PLAN	
Chapter 3 - GRADING PLAN	
Chapter 4 - RESERVED	
Chapter 5 - RESERVED	
Chapter 6 - RESERVED	
Chapter 7 - UTILITY	
Chapter 8 - PLANTING	
Chapter 9 - ARCHITECTURE PLANS, ELEVATIONS AND SITE LIGHTING	
Chapter 10 - OFF-SITE ROAD IMPROVEMENTS	

VICINITY MAP



### PROJECT TEAM

#### OWNER/DEVELOPER

THE PRESTON PARTNERSHIP, LLC  
10000 WILLOW CREEK DRIVE, SUITE 850  
ATLANTA, GA 30348  
770.396.7248

#### LANDSCAPE ARCHITECT

LANDDESIGN  
10000 WILLOW CREEK DRIVE, SUITE 850  
ATLANTA, GA 30348  
770.396.7248

#### CIVIL ENGINEER

LANDDESIGN  
10000 WILLOW CREEK DRIVE, SUITE 850  
ATLANTA, GA 30348  
770.396.7248

#### SURVEYOR

R.B. PHARR & ASSOCIATES, P.A.  
450 HAWTHORNE LANE  
CHARLOTTE, NC 28204  
704.376.3185



LandDesign.



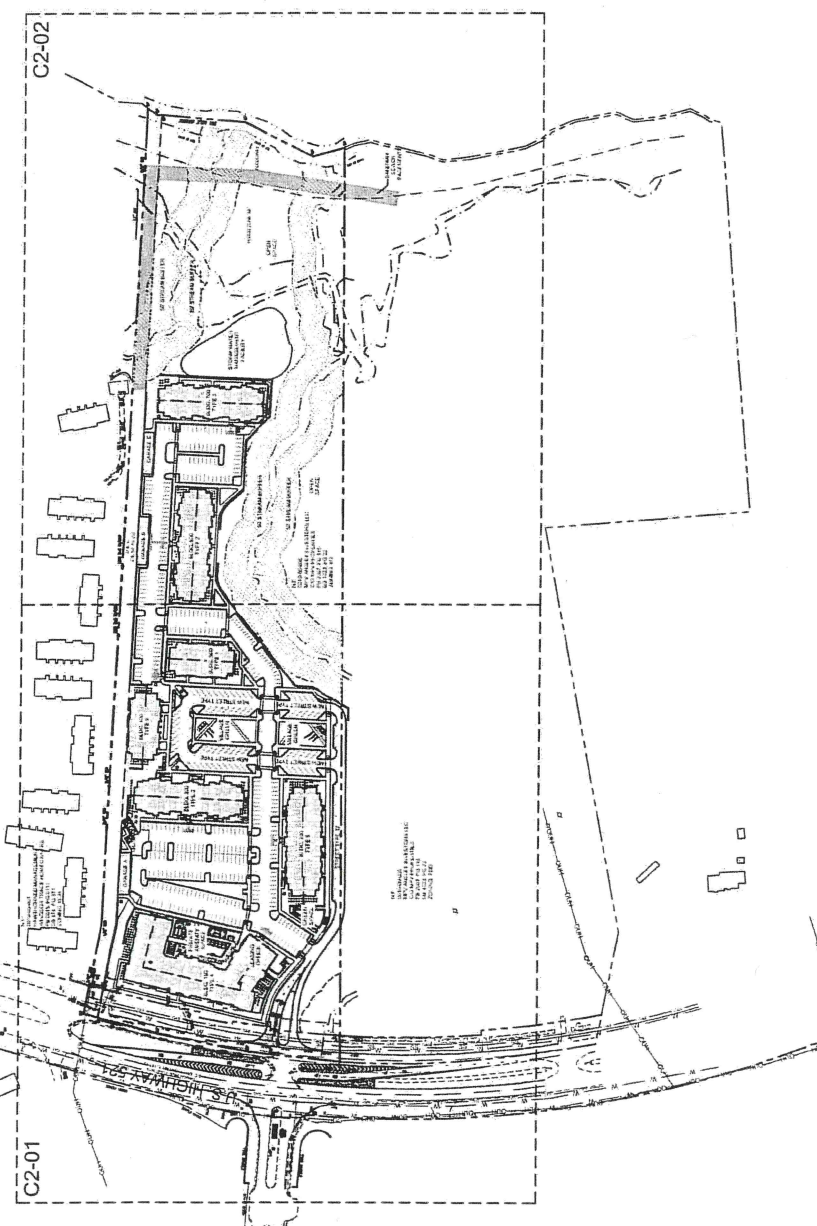
NOT FOR  
CONSTRUCTION

SIX MILE CREEK  
APARTMENTS  
OLACK SHORES DEVELOPMENT  
LLC  
LANCASTER COUNTY, PA

[illegible]

OVERALL SITE PLAN

C2-00



### SITE DATA

- | QUESTION  | ANSWER   |
|---|--|
| 1. What is the primary function of the cell membrane?                           | To regulate the movement of substances in and out of the cell. |
| 2. Which organelle is responsible for energy production in eukaryotic cells?    | Mitochondria.  |
| 3. What is the process by which a cell divides to produce two daughter cells?   | Cell division (mitosis or meiosis).                            |
| 4. What is the genetic material of a cell?                                      | Deoxyribonucleic acid (DNA).                                   |
| 5. What is the process by which a cell takes in nutrients from its environment? | Cellular respiration.  |
| 6. What is the process by which a cell releases waste products?                 | Excretion.   |
| 7. What is the process by which a cell grows and develops?                      | Cellular growth and differentiation.                           |
| 8. What is the process by which a cell responds to its environment?             | Cell signaling.  |
| 9. What is the process by which a cell maintains its internal environment?      | Homeostasis.   |
| 10. What is the process by which a cell reproduces?                             | Reproduction (sexual or asexual).                              |

### BUILDING LEGEND

1.  $\lim_{x \rightarrow 0} \frac{\sin x}{x} = 1$  (using L'Hôpital's rule)  
 2.  $\lim_{x \rightarrow 0} \frac{e^x - 1}{x} = 1$  (using L'Hôpital's rule)  
 3.  $\lim_{x \rightarrow 0} \frac{\ln(1+x)}{x} = 1$  (using L'Hôpital's rule)  
 4.  $\lim_{x \rightarrow 0} \frac{1 - \cos x}{x^2} = \frac{1}{2}$  (using L'Hôpital's rule)  
 5.  $\lim_{x \rightarrow 0} \frac{\tan x}{x} = 1$  (using L'Hôpital's rule)  
 6.  $\lim_{x \rightarrow 0} \frac{x - \sin x}{x^3} = \frac{1}{6}$  (using L'Hôpital's rule)  
 7.  $\lim_{x \rightarrow 0} \frac{1 - \cos x}{x} = 0$  (using L'Hôpital's rule)  
 8.  $\lim_{x \rightarrow 0} \frac{\cos x - 1}{x^2} = -\frac{1}{2}$  (using L'Hôpital's rule)  
 9.  $\lim_{x \rightarrow 0} \frac{\sin x - x}{x^3} = -\frac{1}{6}$  (using L'Hôpital's rule)  
 10.  $\lim_{x \rightarrow 0} \frac{x^2 \cos x}{1 - \cos x} = 0$  (using L'Hôpital's rule)

## **BUILDING TYPE DEVELOPMENT STANDARDS**

- [illegible]

### PARKING SUMMARY

- [illegible]

## BIKE PARKING

1.  $\frac{1}{2} \log \frac{1}{2}$  and  $\frac{1}{2} \log \frac{1}{2}$  are the only two values of  $\log \frac{1}{2}$  that are equal to their own reciprocals.

#### SITE LEGEND

- DATE RECEIVED  
 BY  
 FOR  
 FROM



2025  
 100%  
 100%  
 100%



NOT FOR  
 CONSTRUCTION

SIX MILE CREEK  
 MIXED-USE  
 PROJECT

PELACE SQUARE DEVELOPMENT  
 LLC

LANCASTER COUNTY, SC

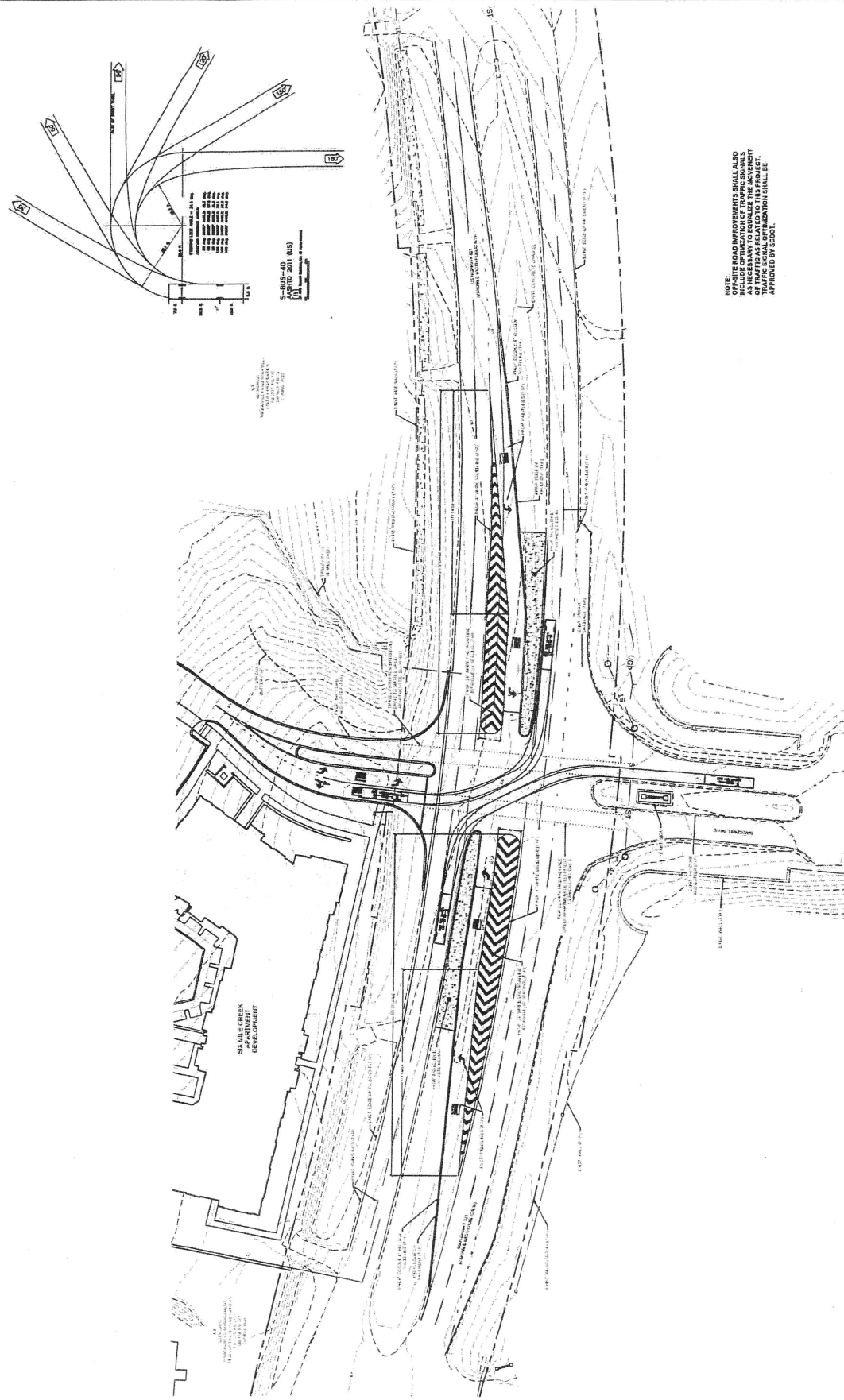
REVISION / ISSUANCE	DATE	BY	CHKD
1. INITIAL DESIGN	01/15/2011	J. L. L.	J. L. L.
2. PRELIMINARY DESIGN	02/15/2011	J. L. L.	J. L. L.
3. PRELIMINARY DESIGN	03/15/2011	J. L. L.	J. L. L.
4. PRELIMINARY DESIGN	04/15/2011	J. L. L.	J. L. L.
5. PRELIMINARY DESIGN	05/15/2011	J. L. L.	J. L. L.
6. PRELIMINARY DESIGN	06/15/2011	J. L. L.	J. L. L.
7. PRELIMINARY DESIGN	07/15/2011	J. L. L.	J. L. L.
8. PRELIMINARY DESIGN	08/15/2011	J. L. L.	J. L. L.
9. PRELIMINARY DESIGN	09/15/2011	J. L. L.	J. L. L.
10. PRELIMINARY DESIGN	10/15/2011	J. L. L.	J. L. L.
11. PRELIMINARY DESIGN	11/15/2011	J. L. L.	J. L. L.
12. PRELIMINARY DESIGN	12/15/2011	J. L. L.	J. L. L.
13. PRELIMINARY DESIGN	01/15/2012	J. L. L.	J. L. L.
14. PRELIMINARY DESIGN	02/15/2012	J. L. L.	J. L. L.
15. PRELIMINARY DESIGN	03/15/2012	J. L. L.	J. L. L.
16. PRELIMINARY DESIGN	04/15/2012	J. L. L.	J. L. L.
17. PRELIMINARY DESIGN	05/15/2012	J. L. L.	J. L. L.
18. PRELIMINARY DESIGN	06/15/2012	J. L. L.	J. L. L.
19. PRELIMINARY DESIGN	07/15/2012	J. L. L.	J. L. L.
20. PRELIMINARY DESIGN	08/15/2012	J. L. L.	J. L. L.
21. PRELIMINARY DESIGN	09/15/2012	J. L. L.	J. L. L.
22. PRELIMINARY DESIGN	10/15/2012	J. L. L.	J. L. L.
23. PRELIMINARY DESIGN	11/15/2012	J. L. L.	J. L. L.
24. PRELIMINARY DESIGN	12/15/2012	J. L. L.	J. L. L.
25. PRELIMINARY DESIGN	01/15/2013	J. L. L.	J. L. L.
26. PRELIMINARY DESIGN	02/15/2013	J. L. L.	J. L. L.
27. PRELIMINARY DESIGN	03/15/2013	J. L. L.	J. L. L.
28. PRELIMINARY DESIGN	04/15/2013	J. L. L.	J. L. L.
29. PRELIMINARY DESIGN	05/15/2013	J. L. L.	J. L. L.
30. PRELIMINARY DESIGN	06/15/2013	J. L. L.	J. L. L.
31. PRELIMINARY DESIGN	07/15/2013	J. L. L.	J. L. L.
32. PRELIMINARY DESIGN	08/15/2013	J. L. L.	J. L. L.
33. PRELIMINARY DESIGN	09/15/2013	J. L. L.	J. L. L.
34. PRELIMINARY DESIGN	10/15/2013	J. L. L.	J. L. L.
35. PRELIMINARY DESIGN	11/15/2013	J. L. L.	J. L. L.
36. PRELIMINARY DESIGN	12/15/2013	J. L. L.	J. L. L.
37. PRELIMINARY DESIGN	01/15/2014	J. L. L.	J. L. L.
38. PRELIMINARY DESIGN	02/15/2014	J. L. L.	J. L. L.
39. PRELIMINARY DESIGN	03/15/2014	J. L. L.	J. L. L.
40. PRELIMINARY DESIGN	04/15/2014	J. L. L.	J. L. L.
41. PRELIMINARY DESIGN	05/15/2014	J. L. L.	J. L. L.
42. PRELIMINARY DESIGN	06/15/2014	J. L. L.	J. L. L.
43. PRELIMINARY DESIGN	07/15/2014	J. L. L.	J. L. L.
44. PRELIMINARY DESIGN	08/15/2014	J. L. L.	J. L. L.
45. PRELIMINARY DESIGN	09/15/2014	J. L. L.	J. L. L.
46. PRELIMINARY DESIGN	10/15/2014	J. L. L.	J. L. L.
47. PRELIMINARY DESIGN	11/15/2014	J. L. L.	J. L. L.
48. PRELIMINARY DESIGN	12/15/2014	J. L. L.	J. L. L.
49. PRELIMINARY DESIGN	01/15/2015	J. L. L.	J. L. L.
50. PRELIMINARY DESIGN	02/15/2015	J. L. L.	J. L. L.
51. PRELIMINARY DESIGN	03/15/2015	J. L. L.	J. L. L.
52. PRELIMINARY DESIGN	04/15/2015	J. L. L.	J. L. L.
53. PRELIMINARY DESIGN	05/15/2015	J. L. L.	J. L. L.
54. PRELIMINARY DESIGN	06/15/2015	J. L. L.	J. L. L.
55. PRELIMINARY DESIGN	07/15/2015	J. L. L.	J. L. L.
56. PRELIMINARY DESIGN	08/15/2015	J. L. L.	J. L. L.
57. PRELIMINARY DESIGN	09/15/2015	J. L. L.	J. L. L.
58. PRELIMINARY DESIGN	10/15/2015	J. L. L.	J. L. L.
59. PRELIMINARY DESIGN	11/15/2015	J. L. L.	J. L. L.
60. PRELIMINARY DESIGN	12/15/2015	J. L. L.	J. L. L.
61. PRELIMINARY DESIGN	01/15/2016	J. L. L.	J. L. L.
62. PRELIMINARY DESIGN	02/15/2016	J. L. L.	J. L. L.
63. PRELIMINARY DESIGN	03/15/2016	J. L. L.	J. L. L.
64. PRELIMINARY DESIGN	04/15/2016	J. L. L.	J. L. L.
65. PRELIMINARY DESIGN	05/15/2016	J. L. L.	J. L. L.
66. PRELIMINARY DESIGN	06/15/2016	J. L. L.	J. L. L.
67. PRELIMINARY DESIGN	07/15/2016	J. L. L.	J. L. L.
68. PRELIMINARY DESIGN	08/15/2016	J. L. L.	J. L. L.
69. PRELIMINARY DESIGN	09/15/2016	J. L. L.	J. L. L.
70. PRELIMINARY DESIGN	10/15/2016	J. L. L.	J. L. L.
71. PRELIMINARY DESIGN	11/15/2016	J. L. L.	J. L. L.
72. PRELIMINARY DESIGN	12/15/2016	J. L. L.	J. L. L.
73. PRELIMINARY DESIGN	01/15/2017	J. L. L.	J. L. L.
74. PRELIMINARY DESIGN	02/15/2017	J. L. L.	J. L. L.
75. PRELIMINARY DESIGN	03/15/2017	J. L. L.	J. L. L.
76. PRELIMINARY DESIGN	04/15/2017	J. L. L.	J. L. L.
77. PRELIMINARY DESIGN	05/15/2017	J. L. L.	J. L. L.
78. PRELIMINARY DESIGN	06/15/2017	J. L. L.	J. L. L.
79. PRELIMINARY DESIGN	07/15/2017	J. L. L.	J. L. L.
80. PRELIMINARY DESIGN	08/15/2017	J. L. L.	J. L. L.
81. PRELIMINARY DESIGN	09/15/2017	J. L. L.	J. L. L.
82. PRELIMINARY DESIGN	10/15/2017	J. L. L.	J. L. L.
83. PRELIMINARY DESIGN	11/15/2017	J. L. L.	J. L. L.
84. PRELIMINARY DESIGN	12/15/2017	J. L. L.	J. L. L.
85. PRELIMINARY DESIGN	01/15/2018	J. L. L.	J. L. L.
86. PRELIMINARY DESIGN	02/15/2018	J. L. L.	J. L. L.
87. PRELIMINARY DESIGN	03/15/2018	J. L. L.	J. L. L.
88. PRELIMINARY DESIGN	04/15/2018	J. L. L.	J. L. L.
89. PRELIMINARY DESIGN	05/15/2018	J. L. L.	J. L. L.
90. PRELIMINARY DESIGN	06/15/2018	J. L. L.	J. L. L.
91. PRELIMINARY DESIGN	07/15/2018	J. L. L.	J. L. L.
92. PRELIMINARY DESIGN	08/15/2018	J. L. L.	J. L. L.
93. PRELIMINARY DESIGN	09/15/2018	J. L. L.	J. L. L.
94. PRELIMINARY DESIGN	10/15/2018	J. L. L.	J. L. L.
95. PRELIMINARY DESIGN	11/15/2018	J. L. L.	J. L. L.
96. PRELIMINARY DESIGN	12/15/2018	J. L. L.	J. L. L.
97. PRELIMINARY DESIGN	01/15/2019	J. L. L.	J. L. L.
98. PRELIMINARY DESIGN	02/15/2019	J. L. L.	J. L. L.
99. PRELIMINARY DESIGN	03/15/2019	J. L. L.	J. L. L.
100. PRELIMINARY DESIGN	04/15/2019	J. L. L.	J. L. L.



LANCASTER COUNTY, SC  
 ROAD IMPROVEMENTS  
 C10-00



NOTE: SITE ROAD IMPROVEMENTS SHALL ALSO  
 INCLUDE OPTIMIZATION OF TRAFFIC SIGNALS  
 AND SIGNALIZATION OF TRAFFIC AS RELATED TO THIS PROJECT.  
 APPROVED BY SCOT.





**STATE OF SOUTH CAROLINA**

**ORDINANCE NO.: 2018-1489**

**COUNTY OF LANCASTER**

**AN ORDINANCE**

**TO AMEND A PORTION OF ORDINANCE #798, KNOWN ALSO AS PDD-20 AS AMENDED, REGARDING THE MAXIMUM SIGN SURFACE PERMITTED ON A BUILDING IN A COMMERCIAL DISTRICT.**

**WHEREAS**, on March 5, 2007, through the passage of Ordinance #798, County Council did approve the Planned Development District, PDD-20, as amended; and

**WHEREAS**, a portion of PDD-20 located to the north of Jim Wilson Road and to the east of Highway 521 is being developed as a commercial retail center known as the Promenade of Carolina Reserve; and

**WHEREAS**, contained within the PDD-20 development document are the requirements for signage within the various parcels that together makeup the total acreage; and

**WHEREAS**, the developer of the Promenade of Carolina Reserve has made application to amend the PDD-20 signage requirements as to wall signage for parcels A1 and that portion of parcel A1A located north of Jim Wilson Road, particularly from tax map number 13, those parcels identified as numbers 113., 113.01, 114, 115, 115.01, 116, 117 and 118 and, further, from tax map number 16, those parcels identified as numbers 20, 22 and 23; and

**WHEREAS**, the purpose of the amendment is to allow for reasonably sized signage for the commercial tenants that will be, not only suitable aesthetically, but also proportional with the size of the various commercial spaces within the center; and

**WHEREAS**, the Planning Commission has considered the purpose of the proposed amendments and has recommended unanimously that legislative action by Council be taken to approve the text amendments to Section 11.7 of PDD-20, all as cited with particularity hereinafter; and

**NOW, THEREFORE**, by the power and authority granted to the Lancaster County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

**Section 1.** Section 11.7. of PDD-20 as amended, is further amended in the following particulars:

11.7 Signage

**Signage for Parcel A-1 and A-1-A**

Signage may include one freestanding monument or ground mounted project identification sign at or near the entrance to the Site along Highway 521 that will align with Carolina Lakes Boulevard. The copy area on this sign shall not exceed 25 feet in height and 225 square feet in size.

Other project signage may include up to two freestanding monument or ground mounted project identification signs per each of the other entrances to the site along Highway 521 and Jim Wilson Road. The copy area on these freestanding monument or ground mounted type signs shall not exceed 12 feet in height and 250 square feet in size.

Individual development parcels may have one freestanding monument or ground mounted identification sign. The copy area on these freestanding monument or ground mounted type signs shall not exceed 8 feet in height and 75 square feet in size.

All signs may include copy on both sides of the sign.

The following provisions shall apply to all attached signage. This includes, without limitation, all signage on walls, parapets, awnings or canopies, project identification, marquee, display, directional or address information greater than five square feet.

(i) **Tenants within a multi-tenant building with a linear frontage of 110' or greater.** The maximum aggregate signage area for tenants with a linear frontage 110' or greater for all types of wall signs shall not exceed square footage equal to two and a quarter (2.25) X (times) the linear foot length of the tenant's frontage per building side. **For tenants with a linear frontage 110' or greater, no one sign shall exceed 250 square feet and the aggregate sign area for each tenant shall not exceed 350 square feet regardless of linear frontage (e.g. if a building has frontage of 125 linear feet then the maximum aggregate square footage for this tenant shall be 281 square feet for all wall signs).**

(ii) **Tenants within a multi-tenant building with a linear frontage of 100' - 109' linear feet.** The maximum aggregate signage area for tenants with a linear frontage of 100' - 109' linear feet for all types of wall signs shall not exceed square footage equal to two (2) X (times) the linear foot length of the tenant's frontage per building side. **No one sign shall exceed 150 square feet and the aggregate sign area for each tenant shall not exceed 175 square feet regardless of linear frontage (e.g. if a building has frontage of 100 linear feet then the maximum aggregate square footage for this tenant shall not exceed 175 square feet for all wall signs).**

(iii) **Tenants within a multi-tenant building with a linear frontage less than 100' linear feet.** The maximum aggregate signage area for tenants with a linear frontage less than 100' linear feet for all types of wall signs shall not exceed square footage equal to one and three quarters (1.75) X (times) the linear foot length of the tenant's frontage per building side. **No one sign shall exceed 110 square feet and the aggregate sign area for each tenant shall not exceed 115 square feet** *(e.g. if a building has frontage of 50 linear feet then the maximum aggregate square footage for this tenant shall be 88 square feet for all wall signs).*

(iv) **Outparcel multi-tenant or single tenant buildings.** The maximum aggregate signage area for outparcel multi-tenant or single tenant buildings for all types of wall signs shall not exceed square footage equal to one and three quarters (1.75) X (times) the linear foot length of the tenant's frontage per building side. **No one sign shall exceed 110 square feet and the aggregate sign area for each tenant shall not exceed 115 square feet** *(e.g. if a building has frontage of 50 linear feet then the maximum aggregate square footage for this tenant shall be 88 square feet for all wall signs).*

Individual sign area shall be measured by enclosing the extreme limits of each line of writing, representation, emblem, or other display that comprise the sign within a single contiguous perimeter. The area within the perimeter may be composed of multiple squares and/or rectangles added together to calculate the total individual sign area. If the writing, representation, emblem, or other display are encompassed within a frame and/or bounding color area that is an integral part of the sign design, the sign area shall be measured by the frame or bounding color area excluding the wall color to which the sign is applied. *This measurement approach is intended to exclude white space that may result from multiple lines of text or graphics with varied lengths and/or similar.*

## **Section 2. Severability**

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

## **Section 3. Conflicting Provisions.**

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 supersedes all other provisions and this ordinance is controlling.

## **Section 4. Effective Date.**

This ordinance is effective upon passage of Third Reading.



**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**LANCASTER COUNTY, SOUTH CAROLINA**

---

Steve Harper, Chair, County Council

---

Larry Honeycutt, Secretary, County Council

ATTEST:

---

Sherrie Simpson, Clerk to Council

First Reading:	January 8, 2018	Passed 7-0
Second Reading:	January 22, 2018	Passed 7-0
Third Reading:	February 12, 2018	

## Agenda Item Summary

Ordinance # / Resolution# RZ-018-006 - Ordinance # 2018-1493

Contact Person / Sponsor: Penelope Karagounis

Department: Planning

Date Requested to be on Agenda: February 12<sup>th</sup>, 2018

**Issue for Consideration:**

Rezoning application of Berma Tims to rezone the property from NB, Neighborhood Business District, to RN, Rural Neighborhood District. The property is located off Highway 521, ± 915 feet southeast of the intersection of Louis Springs Road. The applicant would like to build a home on the property.

**Points to Consider:**

When the property was rezoned in the 2000's, it was not subdivided but the property is now subdivided. Therefore, this parcel does not need to be zoned as Neighborhood Business District, but be rezoned to a residential use. The property is surrounded by the RN, Rural Neighborhood District. Across the Highway 521, one parcel is zoned NB, Neighborhood Business District, which is a small commercial center.

In 2000, Berma Tims rezoned her property from Residential to B-2, Community Business District to build her small shopping center. At the time, the parcel was one parcel with the Highway 521 splitting the parcel. The intention of the rezoning was for only the northern parcel to be zoned commercial. Fast forward to 2018, Mrs. Berma would like to build a home and the property was not zoned residential. Therefore, Mrs. Berma subdivided the parcel by submitting a new plat and a new tax map number was issued. She has applied for this parcel to be rezoned to Rural Neighborhood District. The facts and findings of this report show that the property is designated as rural residential on the Lancaster County Future Land Use Map. This does not distinguish between site-built homes and manufactured homes.

**Funding and Liability Factors:**

N/A

**Council Options:**

To approve or deny the rezoning request.

**Recommendation:**

At the Lancaster County Planning Commission meeting on Tuesday, January 16<sup>th</sup>, 2018, the Commission voted to **APPROVE** the rezoning application of Berma Tims by a vote of (6-0). There were no public comments on this case.

---

STATE OF SOUTH CAROLINA

)

COUNTY OF LANCASTER

)

ORDINANCE NO. 2018-1493

**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE ± 5.1 ACRES OF PROPERTY OWNED BY BERMA TIMS, LOCATED OFF HIGHWAY 521, ± 915 FEET SOUTHEAST OF THE INTERSECTION AT LOUIS SPRINGS ROAD FROM NB, NEIGHBORHOOD BUSINESS DISTRICT TO RN, RURAL NEIGHBORHOOD DISTRICT.**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

(a) Berma Tims applied to rezone property located off Highway 521, ± 915 feet southeast of the intersection at Louis Springs Road from NB, Neighborhood Business District to RN, Rural Neighborhood District.

(b) On January 16<sup>th</sup>, 2018, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (6-0), recommended approval of the rezoning.

**Section 2. Rezoning.**

The Official Zoning Map is amended by changing the zoning district classification from NB, Neighborhood Business District to RN, Rural Neighborhood District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0020-00-037.01

**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.



**Section 4.      Conflicting Provisions.**

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 5.      Effective Date.**

This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:	February 12, 2018	
Second Reading:	February 26, 2018	(Tentative)
Third Reading:	March 12, 2018	(Tentative)

Date of 1<sup>st</sup> Reading: 2-12-18  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 2<sup>nd</sup> Reading: 2-26-18  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 3<sup>rd</sup> Reading: 3-12-18  
\_\_ Approved \_\_ Denied \_\_ No Action

## **PLANNING STAFF REPORT**

---

### **I. Facts**

#### **A. General Information**

*Proposal:* Rezoning application of Berma Tims to rezone the property from NB, Neighborhood Business District, to RN, Rural Neighborhood District.

*Property Location:* The property is located off Highway 521, +/- 915 feet southeast of the intersection of Louis Springs Road.

*Legal Description:* Portion of Tax Map Number 20, Parcel 37.01

*Voting District:* District 1, Terry Graham

#### **B. Site Information**

*Site Description:* The property is presently vacant. The property owner would like to build a home on the property. When the property was rezoned in the 90s, it was not divided but the property is now divided. Therefore, this parcel does not need to be zoned as Neighborhood Business District.

#### **C. Vicinity Data**

*Surrounding Conditions:* The property is surrounded by the RN, Rural Neighborhood District. Across the Highway 521, one parcel is zoned NB, Neighborhood Business District, which is a small commercial center.

#### **D. Exhibits**

1. Rezoning Application
2. Location Map
3. Zoning Map
4. Tax Inquiry Sheet

### **II. Findings and Conclusions**

In 2000, Berma Tims rezoned her property from Residential to B-2, Community Business District to build her small shopping center. At the time, the parcel was one parcel with the Highway 521 splitting the parcel. The intention of the rezoning was for only the northern parcel to be zoned commercial. Fast forward to 2018, Mrs. Berma would like to build a home and the property was not zoned residential. Therefore, Mrs. Berma split the parcel by submitted a new plat and a new tax map number was given. She has applied for this parcel to be rezoned to Rural Neighborhood District. The facts and findings of this report show that the property is designated as rural residential on the Lancaster County Future Land Use Map. This does not distinguish between site-built homes and manufactured homes.

Date of 1<sup>st</sup> Reading: 2-12-18  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 2<sup>nd</sup> Reading: 2-26-18  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 3<sup>rd</sup> Reading: 3-12-18  
\_\_ Approved \_\_ Denied \_\_ No Action

### **III. Recommendation:**

It is therefore the recommendation of the planning staff that the rezoning request by Berma Tims for the property located off Highway 521, +/- 915 feet southeast of the intersection of Louis Springs Road be **APPROVED**.

### **IV. RECOMMENDATION FROM PLANNING COMMISSION MEETING:**

At the Lancaster County Planning Commission meeting on Tuesday, January 16, 2018 the Commission voted to **approve** the rezoning application of Berma Tims by a vote of (6-0). No citizens signed up to speak on this rezoning case.

## Exhibit 1



Planning Department  
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721  
Phone: 803.285.6005, [planning@lanastercountysc.net](mailto:planning@lanastercountysc.net)  
[www.mylanastersc.org](http://www.mylanastersc.org)

### ZONING MAP AMENDMENT APPLICATION

#### SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

#### GENERAL INFORMATION

Property Address \_\_\_\_\_ Charlotte Hwy  
City Lancaster State SC Zip 29720 Tax Parcel ID 0020-00-037.01  
Current Zoning NB Current Use Vacant  
Proposed Zoning RW Total Acres 5.06  
Project Description Would like to build a home on the property. When property was rezoned, it was not divided but is now and needs rezoning on proposed parcel.  
Surrounding Property Description Vacant land and homes

#### CONTACT INFORMATION

Applicant Name Berma Tims  
Address 2176 Pheasant Rd  
City Lancaster State SC Zip 29720 Phone 803-320-7217  
Fax \_\_\_\_\_ Email bermatims@gmail.com  
Property Owner Name Kelvin & Berma Tims  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
Fax \_\_\_\_\_ Email Same



#### APPLICATION CERTIFICATIONS

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Berna King  
Applicant

12-19-17  
Date

Berna King  
Property Owner(s)

12/19/17  
Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

#### LANCASTER COUNTY OFFICE USE ONLY

Application Number R2018-006 Date Received 12/19/17 Receipt Number —  
Amount Paid Fee Waived Check Number — Cash Amount Fee Waived  
Received By P.G. KARAGOUNIS Planning Commission Meeting Date Jan 16, 2018

#### SCHEDULE/PROCESS

##### 1. Submit Application

- The deadline for this application is at least 30 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.

##### 2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

##### 3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.

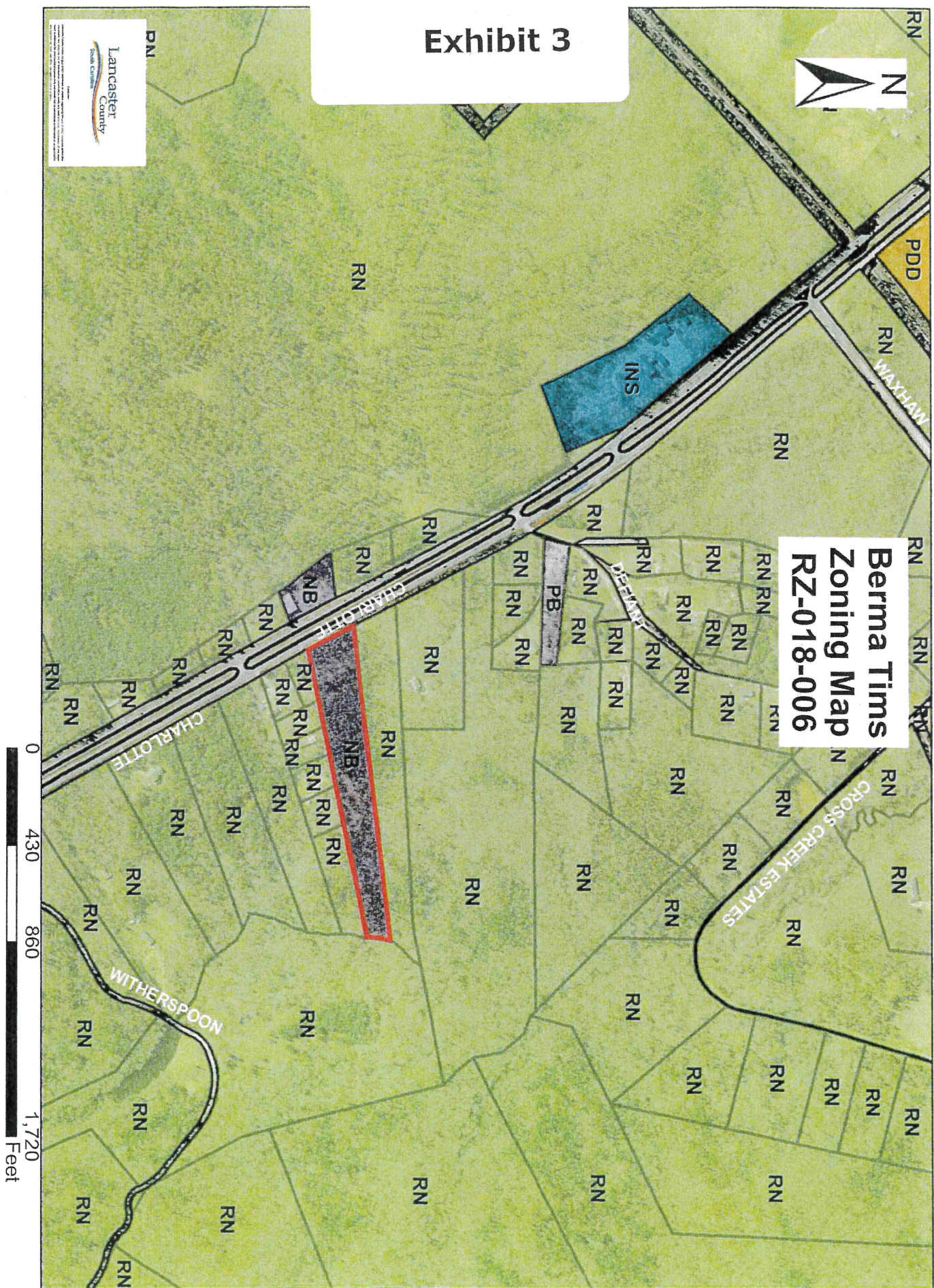


## Exhibit 2





Exhibit 3





# Exhibit 4

<b>Location (1 of 1)</b> Location: HWY 521 City: Lancaster Zip: 29720		<b>Sales Information</b> Legal Ref: 373-151 Date: 4/11/2007 Price: \$1 Grantor: TIMS REALTY LLC Validity: 1 LLC: NLN		<b>Picture</b> No image data	
<b>Account Information</b> Parcel ID: 0020-00-037.01 Property ID: 67348 User Account: Property LLC: QUSE - Quailg Primary Juris: 1 - COUNTY Assessed Size: 5.10000 District Group: 4 - 4 Council District:		<input type="checkbox"/> Closed <input type="checkbox"/> Locked Account Type: Imp/Mac/YI: Improved - I... Neighborhood: 02A - 02A Market Area: Unit Type: AC - ACRES District Code: 01 - County Appraisal Area: 01 - 01		<b>Valuation Information</b> Legal Ref: 0237-0304 Date: 3/8/2004 Price: \$1 Grantor: TIMS KELVIN & BERMA Validity: 2 LLC:	
<b>Owner (1 of 1)</b> Owner Name: TIMS KELVIN Mailing Address: 3013 MAMOTH OAKS DR, LANCASTER, SC, 29720		<b>Appraised: In Process</b> Total Land: \$172,246 Ag Credit: \$171,624 Land: \$622 Building: Yard: Mkt Total: \$172,246 Total: \$622		<b>Last 2015 - FV</b> Mkt Adj Cost Total Land: \$172,246 Ag Credit: \$171,624 Land: \$622 Building: Yard: Mkt Total: \$172,246 Total: \$622	
<b>Associated Parcels</b> Narrative: This Parcel contains 5.100 AC of land mainly classified as Quailg. It has 1 building(s) with a total of 0 square feet.		<b>Assessed:</b> Land: \$25 Building: Yard: Total: \$25 Limited Total:		<b>Sketch</b> No image data	
<b>Legal Description</b> Detail		<b>Detail</b>		<b>Detail</b>	

## Agenda Item Summary

Ordinance # 2018-1494

Contact Person: Penelope G. Karagounis, Planning Director and John Weaver, County Attorney

Date Requested to be on Agenda: February 12, 2018

**Issue for Consideration:**

This application is to amend the Lancaster County Unified Development Ordinance, Chapter 2, District Standards, Section 2.5.3, Use Table by deleting the Permitted Review (PR) use for Vehicle Services-Major Repair/Body Work in the Institutional Zoning District.

**Points to Consider:**

Both the Planning and Zoning Departments recommended that this use not be allowed in the Institutional Zoning District.

**Funding and Liability Factors:** N/A

**Council Options:** To approve the text amendment.

**Recommendation:** At the Lancaster County Planning Commission meeting on January 16, 2018, the Planning Commission recommended to approve the text amendment by a vote of (6-0).

AN ORDINANCE

TO AMEND SECTIONS OF THE UNIFIED DEVELOPMENT ORDINANCE  
RELATING TO VEHICLE SERVICES IN THE INSTITUTIONAL ZONING DISTRICT.

**WHEREAS**, on November 28, 2016, Lancaster County adopted a new complex Unified Development Ordinance (UDO); and

**WHEREAS**, during the drafting and finalization of that ordinance, it was contemplated that from time to time certain amendments to the UDO text would be necessary for clarification and/or situations that required a revisiting of the UDO so as to provide a more practical application of the regulations involving development standards throughout Lancaster County; and

**WHEREAS**, the text amendments noted herein have been reviewed and recommended by the Planning Staff, the Zoning Department and the Planning Commission and it is the finding that following review by Council the recommended amendments are reasonable, necessary and appropriate in all respects;

**NOW, THEREFORE**, by the power and authority granted to the Lancaster County Council by the Constitution of the State of South Carolina and by the powers granted to the County by the General Assembly of the State, it is ordained that:

**Section 1.**     **Title.**

The text of the Lancaster County Uniform Development Ordinance shall be amended in the following particulars:

**Chapter 2:** Chapter 2, District Standards, Section 2.5.3, Use Table, G. Automotive – from the subsection identified therein as **Vehicle Services – Major Repair/Body Work**, such activity shall no longer be Permitted with Review (PR) in an Institutional District and, accordingly, the PR designation shall be deleted therefrom within the subsection.



**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 elsewhere in the Lancaster County Code, 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**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

Attest:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading: February 12, 2018  
Second Reading: February 26, 2018 (Tentative)  
Third Reading: March 12, 2018 (Tentative)

1<sup>st</sup> Reading: 2/12/18  
\_\_Approved \_\_Denied

2<sup>nd</sup> Reading: 2/26/18  
\_\_Approved \_\_Denied

3<sup>rd</sup> Reading: 3/12/18  
\_\_Approved \_\_Denied

## **PLANNING STAFF REPORT – UDO-TA-018-001**

### **I. Facts:**

#### **A. General Information:**

The following is a proposed text amendment by Lancaster County to amend the Lancaster County Unified Development Ordinance, Chapter 2, District Standards, Section 2.5.3, Use Table by deleting the Permitted Review (PR) use for Vehicle Services - Major Repair/Body Work in the Institutional Zoning District.

#### **Chapter 2, District Standards, Section 2.5.3, Use Table**

##### **Current Text:**

See Exhibit 2

##### **Proposed Text:**

See Exhibit 3

### **II. Exhibits**

- 1) Application
- 2) Current Text
- 3) Proposed Text

### **III. Findings:**

The text amendment is to delete the Permitted with Review (PR) for the Vehicle Services - Major Repair/Body Work use in the Institutional Zoning District. The proposed County fleet operation will be a secondary use and not the primary use in the Institutional Zoning District. Therefore, we do not need to allow Vehicle Services - Major Repair/Body Work uses in the Institutional Zoning District.

### **IV. Recommendation:**

Both the Planning and Zoning Departments recommend for this text amendment to be approved.

### **V. Recommendation from the Planning Commission:**

The Lancaster County Planning Commission met on January 16, 2018 and voted to approve the text amendment by a vote of 6-0.



Planning Department  
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721  
Phone: 803.285.6005, [planning@lancastercountysc.net](mailto:planning@lancastercountysc.net)  
[www.mylancastersc.org](http://www.mylancastersc.org)

Exhibit 1

## TEXT AMENDMENT APPLICATION

### SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

### GENERAL INFORMATION

UDO Section(s) Proposed to be Amended Ch. 2, District Standards, Sec. 2.5.3

Current Text vehicle services, Use Table

PR For Major Repair / Body Work in the  
Institutional Zoning District.

Proposed Text vehicle-services-  
Delete PR For Major Repair / Body  
Work in the Institutional Zoning District.

Description of Need for Proposed Text The proposed Fleet operation  
will be A secondary use and not the primary  
use in the Institutional Zoning District. Therefore,  
we do not need to Allow Major Repair / Body  
Work in the Institutional Zoning District!

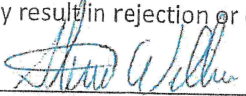
☐ Additional pages attached for more information

### CONTACT INFORMATION

Applicant Name Lancaster County  
Address P.O. Box 1809  
City Lancaster State SC Zip 29721 Phone 803-285-6005  
Fax \_\_\_\_\_ Email planning@lancastercountysc.net

### APPLICATION CERTIFICATIONS

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

  
Applicant

10-13-17  
Date

\_\_\_\_\_  
Property Owner(s)

\_\_\_\_\_  
Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

### LANCASTER COUNTY OFFICE, USE ONLY

Application Number: UDO-TA-018-001 Date Received 10/12/17 Receipt Number Ø  
Amount Paid \_\_\_\_\_ Check Number Ø Cash Amount Ø  
Received By POK Planning Commission Meeting Date January 16, 2018

### SCHEDULE/PROCESS

#### 1. Submit Application

- The deadline for this application is at least 30 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.

#### 2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

#### 3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.



Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL					SPECIAL					NEIGHBORHOOD						
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
E. CIVIC	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Cemetery	PR	PR	PR	PR	-	PR	PR	-	PR	PR	PR	PR	-	-	-	-	-	PR	-	-	PR	5.6.1
Conference/Convention Center	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Cultural or Community Facility	-	-	-	P	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P	P	
Event Venue/Banquet Hall	P	P	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.2
Places of Assembly	PR	PR	PR	PR	CU	CU	CU	PR	PR	PR	PR	PR	-	PR	-	-	-	CU	-	CU	CU	5.6.3
Private Recreation Facilities	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.4
Public Recreation Facilities	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	PR	PR	PR	PR	PR	5.6.5
Public Safety Station	P	P	P	P	-	-	-	P	P	P	P	P	-	P	P	-	-	-	-	P	P	
Sports Arena/Stadium (4,000 or more seats)	-	-	-	-	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	CU	5.6.6
F. EDUCATIONAL/INSTITUTIONAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Child/Adult Day Care Home (5 or fewer persons)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	PR	PR	-	PR	PR	5.7.1
Child/Adult Day Care Home (6 or more persons)	-	-	-	-	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.7.2
College/University	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	
Community Support Facility	-	-	-	PR	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	5.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	-	-	CU	-	SE	SE	-	-	-	-	-	-	5.7.4
Day Treatment Center	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	-	-	-	-	-	-	-	5.7.5
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	
Schools – Elementary and Secondary	PR	PR	PR	PR	-	PR	CU	CU	CU	CU	CU	PR	-	-	-	-	CU	CU	CU	CU	CU	5.7.6
Schools – Vocational/Technical	-	-	-	P	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-	P	P	
Studio – Art, dance, martial arts, music	P	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	
G. AUTOMOTIVE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Drive-Thru/Drive-In Facility	-	-	-	PR	-	-	-	-	CU	PR	PR	-	-	PR	PR	-	-	-	-	PR	PR	5.8.1
Electric Vehicle Charging Stations	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.8.2
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	-	-	-	SE	-	-	PR	PR	-	-	-	-	-	-	5.8.3
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.8.4
Vehicle Rental/Leasing/Sales	-	-	-	PR	-	-	-	-	-	PR*	PR	-	-	-	-	-	-	-	-	CU	CU	5.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	P	-	-	-	-	CU	CU	PR	-	-	PR	PR	-	-	-	-	CU	CU	5.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	PR	-	-	-	-	CU	CU	PR	PR	PR	PR	PR	-	-	-	-	-	-	5.8.7

P – Permitted by Right      PR – Permitted with Review      CU – Conditional Use Required      SE – Special Exception Required

Exhibit 2

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL					SPECIAL					NEIGHBORHOOD						
	AR	RR	RN	RUB	M-H	LDR	MCR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	
E CIVIC	AR	RR	RN	RUB	M-H	LDR	MCR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	
Cemetery	PR	PR	PR	PR	-	PR	PR	-	PR	PR	PR	PR	-	-	-	-	-	PR	-	-	PR	5.6.1
Conference/Convention Center	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Cultural or Community Facility	-	-	-	P	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P	P	
Event Venue/Banquet Hall	P	P	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.2
Places of Assembly	PR	PR	PR	PR	CU	CU	CU	PR	PR	PR	PR	PR	-	PR	-	-	-	CU	-	CU	CU	5.6.3
Private Recreation Facilities	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.4
Public Recreation Facilities	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	PR	PR	PR	PR	PR	5.6.5
Public Safety Station	P	P	P	P	-	-	-	P	P	P	P	P	-	P	P	-	-	-	-	P	P	
Sports Arena/Stadium (4,000 or more seats)	-	-	-	-	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	CU	5.6.6
F EDUCATIONAL/INSTITUTIONAL	AR	RR	RN	RUB	M-H	LDR	MCR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	
Child/Adult Day Care Home (5 or fewer persons)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	PR	PR	-	PR	PR	5.7.1
Child/Adult Day Care Home (6 or more persons)	-	-	-	-	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.7.2
College/University	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	
Community Support Facility	-	-	-	PR	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	5.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	-	-	CU	-	SE	SE	-	-	-	-	-	-	5.7.4
Day Treatment Center	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	-	-	5.7.5
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	
Schools – Elementary and Secondary	PR	PR	PR	PR	-	PR	CU	CU	CU	CU	CU	PR	-	-	-	-	CU	CU	CU	CU	CU	5.7.6
Schools – Vocational/Technical	-	-	-	P	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-	P	P	
Studio – Art, dance, martial arts, music	P	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	
G AUTOMOTIVE	AR	RR	RN	RUB	M-H	LDR	MCR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	
Drive-Thru/Drive-In Facility	-	-	-	PR	-	-	-	-	CU	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.8.1
Electric Vehicle Charging Stations	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.8.2
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	-	-	-	SE	-	-	PR	PR	-	-	-	-	-	-	5.8.3
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.8.4
Vehicle Rental/Leasing/Sales	-	-	-	PR	-	-	-	-	-	PR*	PR	PR	-	-	-	-	-	-	-	CU	CU	5.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	P	-	-	-	-	CU	CU	PR	PR	-	PR	PR	-	-	-	-	CU	CU	5.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	PR	-	-	-	-	-	CU	PR	PR	-	PR	PR	-	-	-	-	-	-	5.8.7

P – Permitted by Right      PR – Permitted with Review      CU – Conditional Use Required      SE – Special Exception Required

Exhibit 3



## Agenda Item Summary

Ordinance # / Resolution# RZ-018-002 - Ordinance # 2018-1495

Contact Person / Sponsor: Andy Rowe

Department: Planning

Date Requested to be on Agenda: 2-12-18

### **Issue for Consideration:**

Rezoning application of Fulton Gasper, to rezone  $\pm$  5.375 acres of property from MDR, Medium Density Residential District to NB, Neighborhood Business District. The property is located on Barberville Road  $\pm$  550 feet north of the intersection of Highway 160 and Barberville Road.

### **Points to Consider:**

The parcels that are included within this rezoning application are surrounded by the following immediately adjacent zoning districts: Adjacent parcels to the south are zoned GB, General Business District. Adjacent parcels to the east are zoned MDR, Medium Density Residential District and GB, General Business District. Adjacent parcels to the north and west are zoned MDR, Medium Density Residential District and apart of the Overlook at Barber Rock residential subdivision.

The property is designated as Neighborhood Mixed-Use based on the Lancaster County Comprehensive Plan 2014-2024. Neighborhood Mixed-Use according to the Comprehensive Plan is identified as a "Walkable Neighborhood". This does not distinguish between site-built homes and commercial uses.

If this rezoning is successful the applicant will be required to submit a site plan to the TRC (Technical Review Committee). The proposed site plan will be required to provide a Type B buffer yard as explained in section 7.1.5A of the Unified Development Ordinance. The applicant must provide building elevations to satisfy the Highway Corridor Overlay District for building materials, landscaping, sign requirements, and lighting requirements. Considering this property is located within a commercial corridor and adjacent to a neighborhood, rezoning this parcel to a Neighborhood Business District will complement the Future Land Use Map while allowing less intrusive commercial uses.

### **Funding and Liability Factors:**

N/A

### **Council Options:**

To approve or deny the rezoning request.

### **Recommendation:**

At the Lancaster County Planning Commission meeting on Tuesday, January 16, 2018 the Commission voted to **approve** the rezoning application of Fulton Gasper by a vote of (6-0). No citizens signed up to speak on this rezoning case. The complete staff report can be located on [www.mylancaster.org](http://www.mylancaster.org) -Click on Planning and go to 2018 Agendas.

---

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2018-1495

COUNTY OF LANCASTER

)

**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE ± 5.375 ACRES LOCATED ON BARBERVILLE ROAD ± 550 FEET NORTH OF THE INTERSECTION OF HIGHWAY 160 AND BARBERVILLE ROAD FROM MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT TO NB, NEIGHBORHOOD BUSINESS DISTRICT.**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

(a) Fulton Gasper applied to rezone property located on Barberville Road ± 550 feet north of the intersection of Highway 160 and Barberville Road from MDR, Medium Density Residential District, to NB, Neighborhood Business District.

(b) On January 16, 2018, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (6-0), recommended approval of the rezoning.

**Section 2. Rezoning.**

The Official Zoning Map is amended by changing the zoning district classification from MDR, Medium Density Residential District to NB, Neighborhood Business District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0006-00-058.00

**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.



**Section 4.      Conflicting Provisions.**

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 5.      Effective Date.**

This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:	February 12, 2018	
Second Reading:	February 26, 2018	(Tentative)
Third Reading:	March 12, 2018	(Tentative)

Date of 1<sup>st</sup> Reading: 2-12-18  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 2<sup>nd</sup> Reading: 2-26-18  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 3<sup>rd</sup> Reading: 3-12-18  
\_\_ Approved \_\_ Denied \_\_ No Action

## **PLANNING STAFF REPORT**

---

### **I. Facts**

#### **A. General Information**

*Proposal:* Rezoning application of Fulton Gasper, to rezone  $\pm$  5.375 acres of property from MDR, Medium Density Residential District to NB, Neighborhood Business District.

*Property Location:* The property is located on Barberville Road  $\pm$  550 feet north of the intersection of Highway 160 and Barberville Road.

*Legal Description:* Tax Map Number 6, Parcel 58.00

***Voting District:* District 7, Brian Carnes**

#### **B. Site Information**

*Site Description:* The property is presently wooded and vacant.

#### **C. Vicinity Data**

*Surrounding Conditions:* The parcels that are included within this rezoning application are surrounded by the following immediately adjacent zoning districts: Adjacent parcels to the south are zoned GB, General Business District. Adjacent parcels to the east are zoned MDR, Medium Density Residential District and GB, General Business District. Adjacent parcels to the north and west are zoned MDR, Medium Density Residential District and apart of the Overlook at Barber Rock residential subdivision.

#### **D. Exhibits**

1. Rezoning Application
2. Location Map
3. Zoning Map
4. Tax Inquiry Sheet

### **II. Findings and Conclusions**

The facts and findings of this report show that the property is designated as Neighborhood Mixed-Use based on the Lancaster County Comprehensive Plan 2014-2024. Neighborhood Mixed-Use according to the Comprehensive Plan is identified as a "Walkable Neighborhood". This does not distinguish between site-built homes and commercial uses. If this rezoning is successful the applicant will be required to submit a site plan to the TRC (Technical Review Committee). The proposed site plan will be required to provide a Type B buffer yard as explained in section 7.1.5A of the Unified Development Ordinance. The applicant must provide building elevations to satisfy the

Date of 1<sup>st</sup> Reading: 2-12-18  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 2<sup>nd</sup> Reading: 2-26-18  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 3<sup>rd</sup> Reading: 3-12-18  
\_\_ Approved \_\_ Denied \_\_ No Action

Highway Corridor Overlay District for building materials, landscaping, sign requirements, and lighting requirements. Considering this property is located within a commercial corridor and adjacent to a neighborhood, rezoning this parcel to a Neighborhood Business District will complement the Future Land Use Map while allowing less intrusive commercial uses.

### **III. Recommendation:**

It is therefore the recommendation of the planning staff that the rezoning request by Mr. Fulton Gasper for the property located off on Barberville Road ± 550 feet north of the intersection of Highway 160 and Barberville Road be **APPROVED** based on the above stated facts and conclusions.

### **IV. RECOMMENDATION FROM PLANNING COMMISSION MEETING:**

At the Lancaster County Planning Commission meeting on Tuesday, January 16, 2018 the Commission voted to **approve** the rezoning application of Fulton Gasper by a vote of (6-0). No citizens signed up to speak on this rezoning case.



## Exhibit 2



Fulton Gasper  
RZ-018-002  
Location Map

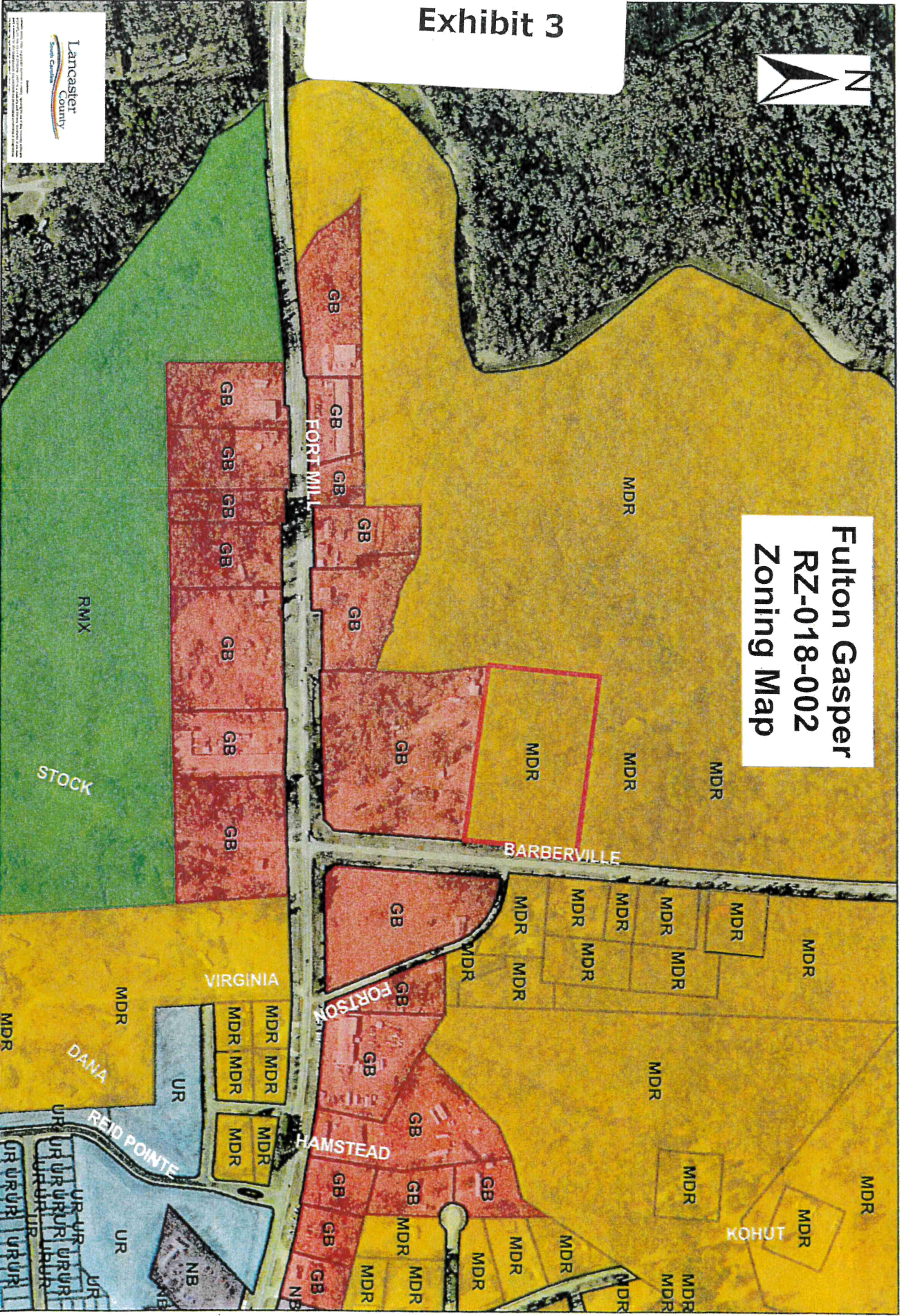




# Exhibit 3



## Fulton Gasper RZ-018-002 Zoning Map





## Agenda Item Summary

Ordinance # / Resolution# RZ-018-003 - Ordinance # 2018-1496

Contact Person / Sponsor: Andy Rowe

Department: Planning

Date Requested to be on Agenda: 2-12-18

### **Issue for Consideration:**

Rezoning application of Robert Wilson, to rezone a  $\pm 1.25$  acre portion of a  $\pm 11.031$  acre tract of property from LDR, Low Density Residential District to NB, Neighborhood Business District. The property is located fronting in part on Charlotte Highway and Charles Pettus Road in the Indian Land section of Lancaster County, SC.

### **Points to Consider:**

The parcels that are included within this rezoning application are surrounded by the following immediately adjacent zoning districts: Adjacent parcels to the south, east, and west are all zoned LDR, Low Density Residential District. One parcel to the north is zoned NB, Neighborhood Business District.

This does not distinguish between site-built homes and commercial uses. If this rezoning is successful the applicant will be required to submit a site plan to the TRC (Technical Review Committee). The proposed site plan will be required to provide a Type B buffer yard as explained in section 7.1.5A of the Unified Development Ordinance. The applicant must provide building elevations to satisfy the Highway Corridor Overlay District for building materials, landscaping, sign requirements, and lighting requirements. Considering this property is located adjacent to a previously rezoned Neighborhood Business District and in close proximity to other commercial uses, rezoning this parcel Neighborhood Business District is acceptable for this area. The applicant plans on building an office for professional services to house 7 total units which will include a CPA firm.

### **Funding and Liability Factors:**

N/A

### **Council Options:**

To approve or deny the rezoning request.

### **Recommendation:**

At the Lancaster County Planning Commission meeting on Tuesday, January 16, 2018 the Commission voted to approve the rezoning application of Robert Wilson by a vote of (5-1). No citizens signed up to speak on this rezoning case. The complete staff report can be located on [www.mylancastersc.org](http://www.mylancastersc.org) -Click on Planning and go to 2018 Agendas.

---

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2018-1496

COUNTY OF LANCASTER

)

**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A  $\pm$  1.25 ACRE PORTION OF A  $\pm$  11.031 ACRE TRACT OF PROPERTY LOCATED FRONTING IN PART ON CHARLOTTE HIGHWAY AND CHARLES PETTUS ROAD FROM LDR, LOW DENSITY RESIDENTIAL DISTRICT TO NB, NEIGHBORHOOD BUSINESS DISTRICT.**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

(a) Robert Wilson applied to rezone a  $\pm$  1.25 acre portion of a  $\pm$  11.031 acre tract of property from LDR, Low Density Residential District, to NB, Neighborhood Business District.

(b) On January 16, 2018, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (5-1), recommended approval of the rezoning.

**Section 2. Rezoning.**

The Official Zoning Map is amended by changing the zoning district classification from LDR, Low Density Residential District to NB, Neighborhood Business District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. Portion of 0016-00-047.00

**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.



**Section 4.      Conflicting Provisions.**

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 5.      Effective Date.**

This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:	February 12, 2018	
Second Reading:	February 26, 2018	(Tentative)
Third Reading:	March 12, 2018	(Tentative)

## **PLANNING STAFF REPORT**

---

### **I. Facts**

#### **A. General Information**

*Proposal:* Rezoning application of Robert Wilson, to rezone a  $\pm$  1.25 acre portion of a  $\pm$  11.031 acre tract of property from LDR, Low Density Residential District to NB, Neighborhood Business District.

*Property Location:* The property is located fronting in part on Charlotte Highway and Charles Pettus Road in the Indian Land section of Lancaster County, SC.

*Legal Description:* Portion of Tax Map Number 16, Parcel 47.00

***Voting District:* District 1, Terry Graham**

#### **B. Site Information**

*Site Description:* The property is presently wooded and vacant.

#### **C. Vicinity Data**

*Surrounding Conditions:* The parcels that are included within this rezoning application are surrounded by the following immediately adjacent zoning districts: Adjacent parcels to the south, east, and west are all zoned LDR, Low Density Residential District. One parcel to the north is zoned NB, Neighborhood Business District.

#### **D. Exhibits**

1. Rezoning Application
2. Location Map
3. Zoning Map
4. Tax Inquiry Sheet

### **II. Findings and Conclusions**

The facts and findings of this report show that the property is designated as Neighborhood Mixed-Use based on the Lancaster County Comprehensive Plan 2014-2024. Neighborhood Mixed-Use according to the Comprehensive Plan is identified as a "Walkable Neighborhood". This does not distinguish between site-built homes and commercial uses. If this rezoning is successful the applicant will be required to submit a site plan to the TRC (Technical Review Committee). The proposed site plan will be required to provide a Type B buffer yard as explained in section 7.1.5A of the Unified Development Ordinance. The applicant must provide building elevations to satisfy the Highway Corridor Overlay District for building materials, landscaping, sign requirements, and lighting requirements. Considering this property is located adjacent to a previously rezoned Neighborhood Business District and in close proximity to other

Date of 1<sup>st</sup> Reading: 11-13-17  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 2<sup>nd</sup> Reading: 11-27-17  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 3<sup>rd</sup> Reading: 12-11-17  
\_\_ Approved \_\_ Denied \_\_ No Action

commercial uses, rezoning this parcel Neighborhood Business District is acceptable for this area. The applicant plans on building an office for professional services to house 7 total units which will include a CPA firm.

### **III. Recommendation:**

It is therefore the recommendation of the planning staff that the rezoning request by Mr. Robert Wilson for the property fronting in part on Charlotte Highway and Charles Pettus Road in the Indian Land section of Lancaster County be **APPROVED** based on the above stated facts and conclusions.

### **IV. RECOMMENDATION FROM PLANNING COMMISSION MEETING:**

At the Lancaster County Planning Commission meeting on Tuesday, January 16, 2018 the Commission voted to **approve** the rezoning application of Robert Wilson by a vote of (5-1). No citizens signed up to speak on this rezoning case.



## Exhibit 2



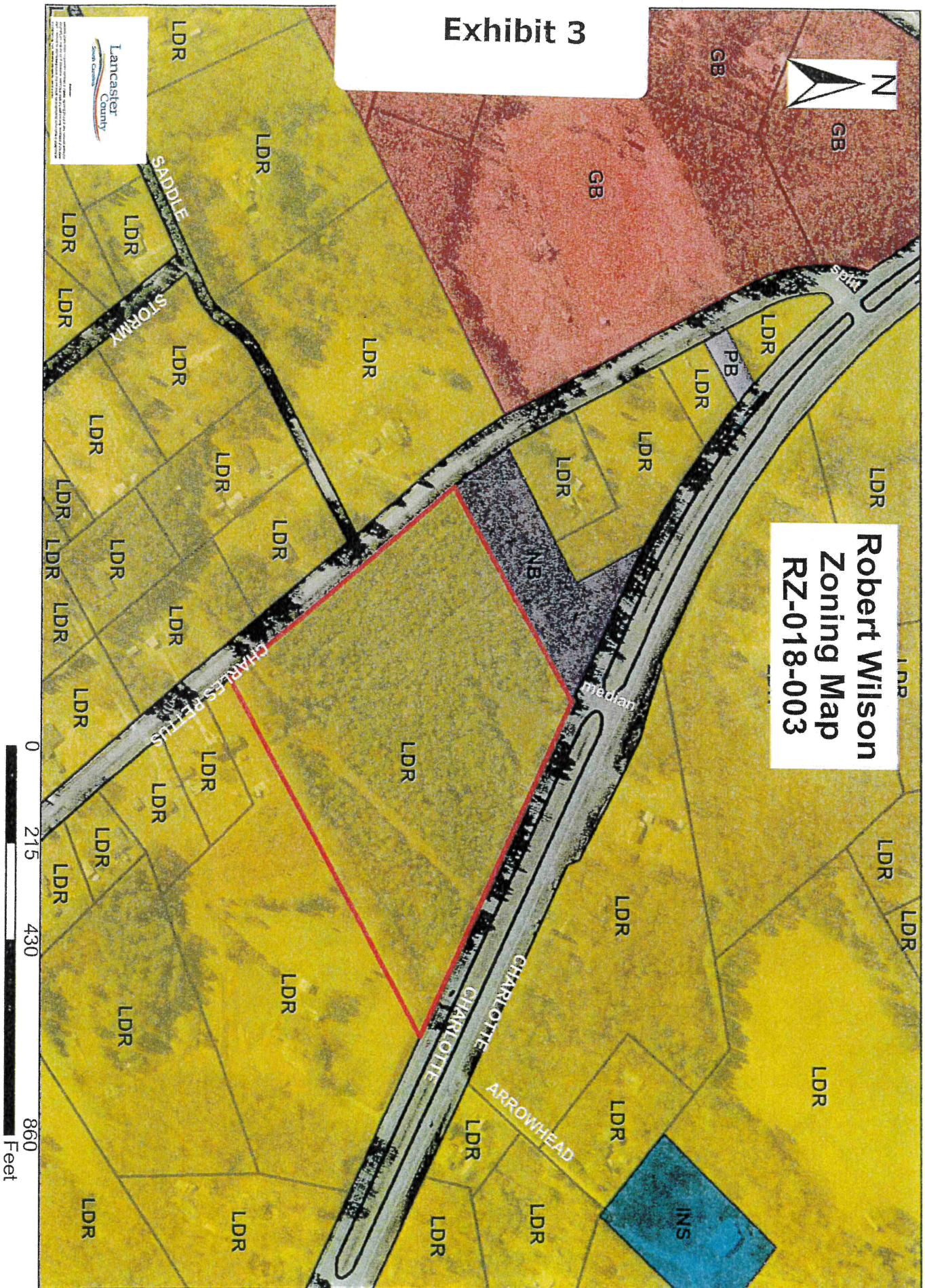
Robert Wilson  
Location Map  
RZ-018-003

0 215 430 860  
Feet





# Exhibit 3





## Agenda Item Summary

Ordinance # / Resolution# RZ-018-004 - Ordinance # 2018-1497

Contact Person / Sponsor: Andy Rowe

Department: Planning

Date Requested to be on Agenda: 2-12-18

### **Issue for Consideration:**

Rezoning application of Donald C. Alban to rezone a one acre portion of the +/- 8.60 acre tract of property from LDR, Low Density Residential District, to MH, Manufactured Home District. The property address is 467 Lancaster Estates Road, in the Indian Land section of Lancaster County.

### **Points to Consider:**

The property is presently vacant. There was a mobile home on the property at one time, but it is no longer there due to fire. The property owner would now like to put a new mobile home in. The owner had one year after the fire to build the mobile home but was unable to do so because of health issues. The property must now be rezoned, because the one-year time frame has expired.

The property is surrounded by LDR, Low Density Residential District. All of the neighboring properties contain mobile homes.

Mr. Alban's mobile home burned down approximately three years ago, and he was given one year to move a new mobile home onto the property. The one-year time period has expired, therefore, Mr. Alban has applied to rezone this parcel of land from Low Density Residential to Manufactured Home District, in order put in a new mobile home. According to the Municipal Association of South Carolina, "small areas may be rezoned as long as the action is not arbitrary or unreasonable." The surrounding properties all contain mobile homes, therefore the request to build a mobile home on the owner's property is considered a "compatible use", according to the Unified Development Ordinance.

### **Funding and Liability Factors:**

N/A

### **Council Options:**

To approve or deny the rezoning request.

### **Recommendation:**

At the Lancaster County Planning Commission meeting on Tuesday, January 16, 2018 the Commission voted to approve the rezoning application of Donald Alban by a vote of (6-0). No citizens signed up to speak on this rezoning case. The complete staff report can be located on [www.mylancastercsc.org](http://www.mylancastercsc.org) -Click on Planning and go to 2018 Agendas.



---

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2018-1497

COUNTY OF LANCASTER

)

**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A ± 1.00 ACRE PORTION OF A ± 8.60 ACRE TRACT OF PROPERTY LOCATED AT 467 LANCASTER ESTATES ROAD FROM LDR, LOW DENSITY RESIDENTIAL DISTRICT TO MH, MANUFACTURED HOME DISTRICT.**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

(a) Donald Alban applied to rezone a ± 1.00 acre portion of a ± 8.60 acre tract of property from LDR, Low Density Residential District, to MH, Manufactured Home District.

(b) On January 16, 2018, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (6-0), recommended approval of the rezoning.

**Section 2. Rezoning.**

The Official Zoning Map is amended by changing the zoning district classification from LDR, Low Density Residential District to MH, Manufactured Home District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. Portion of 0013-00-008.11

**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.

**Section 4.      Conflicting Provisions.**

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 5.      Effective Date.**

This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:	February 12, 2018	
Second Reading:	February 26, 2018	(Tentative)
Third Reading:	March 12, 2018	(Tentative)



Date of 1<sup>st</sup> Reading: 2-12-18  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 2<sup>nd</sup> Reading: 2-26-18  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 3<sup>rd</sup> Reading: 3-12-18  
\_\_ Approved \_\_ Denied \_\_ No Action

## **PLANNING STAFF REPORT**

---

### **I. Facts**

#### **A. General Information**

*Proposal:* Rezoning application of Donald C. Alban to rezone a one acre portion of the +/- 8.60 acre tract of property from LDR, Low Density Residential District, to MH, Manufactured Home District.

*Property Address:* The property address is 467 Lancaster Estates Road, in the Indian Land section of Lancaster County.

*Legal Description:* Portion of Tax Map Number 13, Parcel 8.11

*Voting District:* District 7, Brian Carnes

#### **B. Site Information**

*Site Description:* The property is presently vacant. There was a mobile home on the property at one time, but it is no longer there due to fire. The property owner would now like to put a new mobile home in. The owner had one year after the fire to build the mobile home but was unable to do so because of health issues. The property must now be rezoned, because the one-year time frame has expired.

#### **C. Vicinity Data**

*Surrounding Conditions:* The property is surrounded by LDR, Low Density Residential District. All of the neighboring properties contain mobile homes.

#### **D. Exhibits**

1. Rezoning Application
2. Location Map
3. Zoning Map
4. Tax Inquiry Sheet
5. Letter to the Zoning Department

### **II. Findings and Conclusions**

Mr. Alban's mobile home burned down approximately three years ago, and he was given one year to move a new mobile home onto the property. The one-year time period has expired, therefore, Mr. Alban has applied to rezone this parcel of land from Low Density Residential to Manufactured Home District, in order put in a new mobile home. According to the Municipal Association of South Carolina, "small areas may be rezoned as long as the action is not arbitrary or unreasonable." The surrounding properties all contain mobile homes, therefore the request to build a mobile home on the owner's property is considered a "compatible use", according to the Unified Development Ordinance.

Date of 1<sup>st</sup> Reading: 2-12-18  
☐ Approved ☐ Denied ☐ No Action

Date of 2<sup>nd</sup> Reading: 2-26-18  
☐ Approved ☐ Denied ☐ No Action

Date of 3<sup>rd</sup> Reading: 3-12-18  
☐ Approved ☐ Denied ☐ No Action

### **III. Recommendation:**

It is therefore the recommendation of the planning staff that the rezoning request by Donald C. Alban, for the one acre portion of the property located at 467 Lancaster Estates Road be **APPROVED**.

### **IV. RECOMMENDATION FROM PLANNING COMMISSION MEETING:**

At the Lancaster County Planning Commission meeting on Tuesday, January 16, 2018 the Commission voted to **approve** the rezoning application of Donald Alban by a vote of (6-0). No citizens signed up to speak on this rezoning case.



## Exhibit 2



**Donald Alban  
Location Map  
RZ-018-004**

0 430 860 1,720  
Feet



# Exhibit 3



**Donald Alban**  
**Zoning Map**  
**RZ-018-004**







## Lancaster County Zoning Department

101 N. Main Street  
P.O. Box 1809  
Lancaster, South Carolina 29721-1809

Telephone (803) 416-9777

Fax (803) 416-9797

December 18, 2017

Lancaster County Planning Department  
101 N. Main St.  
Lancaster, S. C.

Re: Donald C. Alban rezoning application for 467 Lancaster Estates Rd.

To: Lancaster County Planning Department:

As requested, the following is in regards to Mr. Alban's request to rezone a parcel at the above referenced location in Indian Land. The Lancaster County Zoning Department is familiar with this parcel and this street. Mr. Alban's mobile home burned in the recent past and he proceeded to pursue an option to purchase another property in the southern end to the county. This attempt did not work out. Now he is attempting to rezone this parcel to allow the replacement of the burned mobile home with another.

This department is aware that Mr. Alban is an amputee and is disabled, making it difficult to travel. Please accept this letter as acknowledgement that he is unable to travel to notarize the application for rezoning. We have spoken to Mr. Alban's nephew recently, Mark Sharpe, and we recognize the fact that he routinely assist Mr. Alban with business.

Thank you very much,

A handwritten signature in black ink, appearing to read "K. Cauthen", is written over a horizontal line.

Kenneth Cauthen – Lancaster County Zoning Official

CC: Amy Bowers  
Elaine Boone  
Dwight Witherspoon

## Exhibit 5



## Agenda Item Summary

Ordinance # / Resolution# RZ-018-005 - Ordinance # 2018-1498

Contact Person / Sponsor: Andy Rowe

Department: Planning

Date Requested to be on Agenda: 2-12-18

### **Issue for Consideration:**

Rezoning application of Sam's Express Car Wash (Michael Hill), to rezone a total of  $\pm$  5.392 acres of property from MX, Mixed-Use District and INS, Institutional District to GB, General Business District. The property is located at 8194 Charlotte Highway in the Indian Land section of Lancaster County, SC. (Tax Map Number 13, Parcel 48.00, and Portion of Tax Map Number 13, Parcel 49.01). Parcel 48.00 is currently occupied by K & S Auto Brokers, a golf cart sales store, commercial building, and a mobile home. A Portion of Parcel 49.01 is occupied by a church parsonage.

### **Points to Consider:**

The parcels that are included within this rezoning application are surrounded by the following immediately adjacent zoning districts: Adjacent parcels to the south include GB, General Business District. Adjacent parcels to the west include PDD, Planned Development District (PDD-9, Food Lion). Adjacent parcels to the north include MX, Mixed-Use District and INS, Institutional District. Adjacent parcels to the east include INS, Institutional District, which is the Belair Methodist Church.

If the rezoning is successful the applicant will be required to submit a Conditional Use Permit Application for review for the proposed car wash. The Conditional Use Permit requires the applicant to submit a site plan to the Planning Commission for a recommendation, and is then forwarded to County Council for one vote for final approval.

If approved through the rezoning process and successful completion of the Conditional Use Permit, the applicant will additionally be required to submit a Commercial Site Plan to be reviewed through the TRC (Technical Review Committee). The proposed Commercial Site Plan will be required to provide the appropriate buffer yard as explained in section 7.1.5A of the Unified Development Ordinance. The applicant must provide building elevations to satisfy the Highway Corridor Overlay District for building materials, landscaping, sign requirements, and lighting requirements. Considering this property is located adjacent to multiple commercial uses and is within a major commercial corridor, rezoning this parcel General Business District is acceptable for this location. In addition, parcel 48.00 was formerly zoned B-3, General Commercial District and the proposed rezoning would return the parcel back to the original zoning classification prior to the county zoning change in November of 2016.

### **Funding and Liability Factors:**

N/A

### **Council Options:**

To approve or deny the rezoning request.

### **Recommendation:**

At the Lancaster County Planning Commission meeting on Tuesday, January 16, 2018 the Commission voted to approve the rezoning application of Sam's Express Car Wash (Michael Hill) by a vote of (5-1). No citizens signed up to speak on this rezoning case. The complete staff report can be located on [www.mylancasteresc.org](http://www.mylancasteresc.org) -Click on Planning and go to 2018 Agendas.

---

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2018-1498

COUNTY OF LANCASTER

)

**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE PROPERTY LOCATED AT 8194 CHARLOTTE HIGHWAY AND A PORTION OF PROPERTY LOCATED AT 8095 SHELLY MULLIS ROAD FROM MX, MIXED-USE DISTRICT AND INS, INSTITUTIONAL DISTRICT TO GB, GENERAL BUSINESS DISTRICT.**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

(a) Sam's Express Car Wash (Michael Hill) applied to rezone property from MX, Mixed-Use District and a portion of property from INS, Institutional District, to GB, General Business District.

(b) On January 16, 2018, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (5-1), recommended approval of the rezoning.

**Section 2. Rezoning.**

The Official Zoning Map is amended by changing the zoning district classification from MX, Mixed-Use District and INS, Institutional District to GB, General Business District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0013-00-048.00 and Portion of 0013-00-049.01

**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.



**Section 4.      Conflicting Provisions.**

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 5.      Effective Date.**

This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:	February 12, 2018	
Second Reading:	February 26, 2018	(Tentative)
Third Reading:	March 12, 2018	(Tentative)

Date of 1<sup>st</sup> Reading: 2-12-18  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 2<sup>nd</sup> Reading: 2-26-18  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 3<sup>rd</sup> Reading: 3-12-18  
\_\_ Approved \_\_ Denied \_\_ No Action

## **PLANNING STAFF REPORT**

### **I. Facts**

#### **A. General Information**

*Proposal:* Rezoning application of Sam's Express Car Wash (Michael Hill), to rezone a  $\pm$  5.392 acres of property from MX, Mixed-Use District and INS, Institutional District to GB, General Business District.

*Property Location:* The property is located at 8194 Charlotte Highway in the Indian Land section of Lancaster County, SC

*Legal Description:* Tax Map Number 13, Parcel 48.00, and Portion of Tax Map Number 13, Parcel 49.01

***Voting District: District 7, Brian Carnes***

#### **B. Site Information**

*Site Description:* Parcel 48.00 is currently occupied by K & S Auto Brokers, a golf cart sales store, commercial building, and a mobile home. A Portion of Parcel 49.01 is occupied by a church parsonage.

#### **C. Vicinity Data**

*Surrounding Conditions:* The parcels that are included within this rezoning application are surrounded by the following immediately adjacent zoning districts: Adjacent parcels to the south include GB, General Business District. Adjacent parcels to the west include PDD, Planned Development District (PDD-9, Food Lion). Adjacent parcels to the north include MX, Mixed-Use District and INS, Institutional District. Adjacent parcels to the east include INS, Institutional District, which is the Belair Methodist Church.

#### **D. Exhibits**

1. Rezoning Application
2. Location Map
3. Zoning Map
4. Tax Inquiry Sheet

### **II. Findings and Conclusions**

The facts and findings of this report show that the property is designated as Neighborhood Mixed-Use based on the Lancaster County Comprehensive Plan 2014-2024. Neighborhood Mixed-Use according to the Comprehensive Plan is identified as a "Walkable Neighborhood". This does not distinguish between site-built homes and



Date of 1<sup>st</sup> Reading: 2-12-18  
\_\_\_ Approved \_\_\_ Denied \_\_\_ No Action

Date of 2<sup>nd</sup> Reading: 2-26-18  
\_\_\_ Approved \_\_\_ Denied \_\_\_ No Action

Date of 3<sup>rd</sup> Reading: 3-12-18  
\_\_\_ Approved \_\_\_ Denied \_\_\_ No Action

commercial uses. If the rezoning is successful the applicant will be required to submit a Conditional Use Permit Application for review for the proposed car wash. The Conditional Use Permit requires the applicant to submit a site plan to the Planning Commission for a recommendation, and is then forwarded to County Council for one vote for final approval.

If approved through the rezoning process and successful completion of the Conditional Use Permit, the applicant will additionally be required to submit a Commercial Site Plan to be reviewed through the TRC (Technical Review Committee). The proposed Commercial Site Plan will be required to provide the appropriate buffer yard as explained in section 7.1.5A of the Unified Development Ordinance. The applicant must provide building elevations to satisfy the Highway Corridor Overlay District for building materials, landscaping, sign requirements, and lighting requirements. Considering this property is located adjacent to multiple commercial uses and is within a major commercial corridor, rezoning this parcel General Business District is acceptable for this location. In addition, parcel 48.00 was formerly zoned B-3, General Commercial District and the proposed rezoning would return the parcel back to the original zoning classification prior to the county zoning change in November of 2016.

### **III. Recommendation:**

It is therefore the recommendation of the planning staff that the rezoning request by Sam's Express Car Wash (Michael Hill) for the property located at 8194 Charlotte Highway in the Indian Land section of Lancaster County be **APPROVED** based on the above stated facts and conclusions.

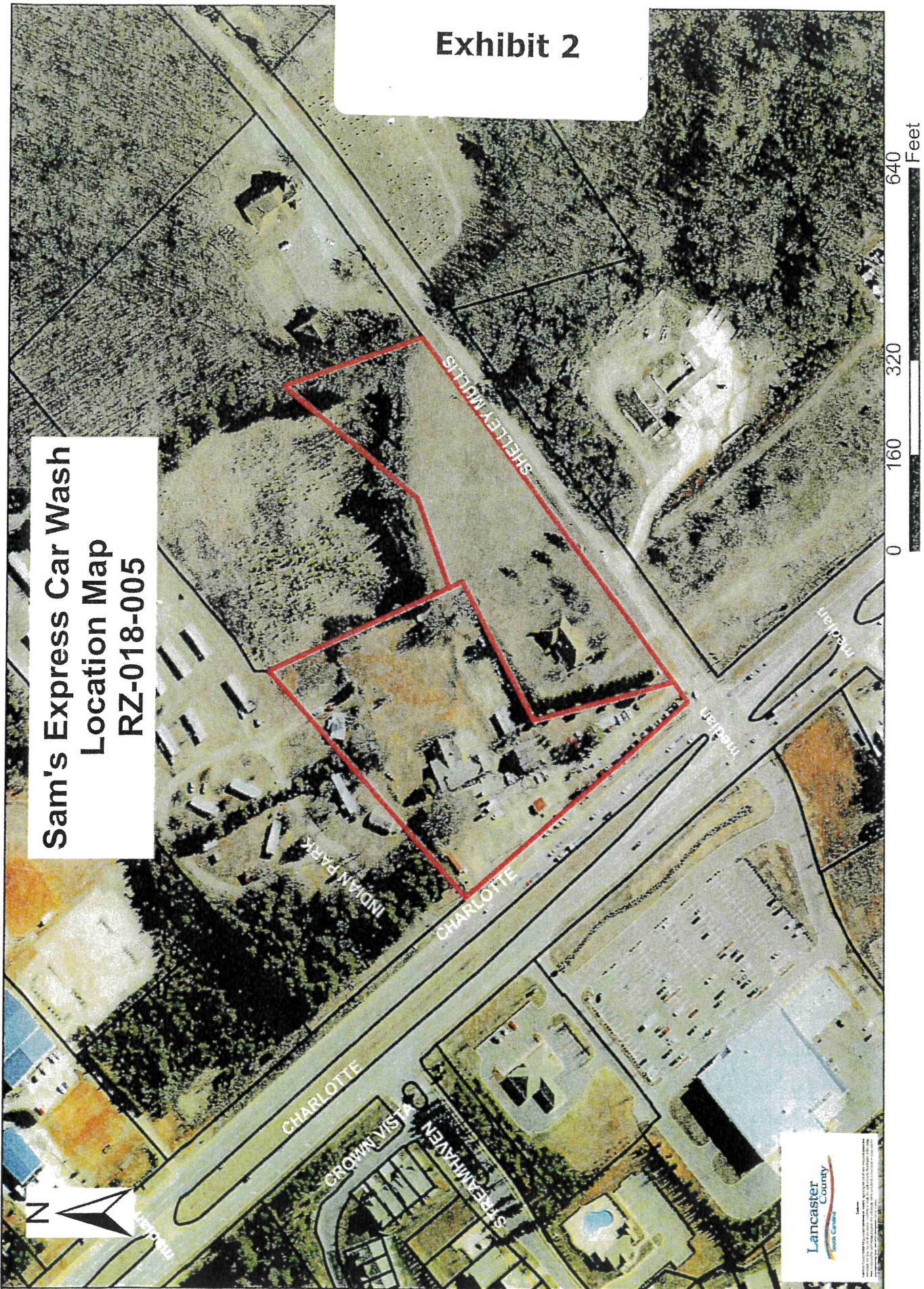
### **IV. RECOMMENDATION FROM PLANNING COMMISSION MEETING:**

At the Lancaster County Planning Commission meeting on Tuesday, January 16, 2018 the Commission voted to **approve** the rezoning application of Sam's Express Carwash (Michael Hill) by a vote of (5-1). No citizens signed up to speak on this rezoning case.



## Exhibit 2

Sam's Express Car Wash  
Location Map  
RZ-018-005





# Exhibit 3





## Agenda Item Summary

Ordinance # / Resolution# RZ-018-001 - Ordinance # 2018-1499

Contact Person / Sponsor: Andy Rowe

Department: Planning

Date Requested to be on Agenda: February 12<sup>th</sup>, 2018

### **Issue for Consideration:**

Rezoning application of Michael Bilodeau (MPV Properties, LLC) to rezone twelve (12) properties for a total of ± 10.30 acres. The properties which are proposed to be rezoned are located east of the intersection of Highway 160 and Charlotte Highway north of the Red Stone Development. Properties subject to the rezoning are located off Overhill Drive, Cedarbrook Lane, Cedarview Drive, Tanglewood Drive, and Fairview Road. The applicant has requested a zoning change from MX, Mixed Use District, to RB, Regional Business District. These properties will be incorporated into the RedStone Phase II Retail Center.

### **Points to Consider:**

The parcels that comprise this rezoning application are residential and vacant properties and are surrounded by the following immediately adjacent zoning districts: Adjacent parcels to the south are zoned MX, Mixed-Use District. Adjacent parcels to the east are zoned LDR, Low Density Residential District. These parcels are part of the Black Horse Run residential subdivision. Adjacent parcels to the north are zoned MX, Mixed Use District. Adjacent parcels to the west are zoned GB, General Business District and RB, Rural Business District. The property is designated as Neighborhood Mixed-Use based on the Lancaster County Comprehensive Plan 2014-2024. Neighborhood Mixed-Use according to the Comprehensive Plan is identified as a "Walkable Neighborhood". The walkable neighborhood allows land uses to produce more economically and environmentally attractive places to live, work, and play. Based on the current development of the RedStone Retail site the proposed rezoning will further add to this attractive and walkable site. Staff would note this development will add to the economic development of Lancaster County as well as provide citizens with a variety of retail establishments.

Planning staff would like to note that the roads located within the Black Horse Run subdivision are State maintained and are not County Roads. This being said the Lancaster County is not responsible for any road issues within the development. An issue was brought to the Planning Staff's attention from the Black Horse Run HOA and Planning Commission members concerning stormwater issues in relation to flooding and runoff from the RedStone Development. According to information provided from the applicant the RedStone Development has met all SCDHEC requirements for the Stormwater Pollution Prevention Plan.

### **Funding and Liability Factors:**

N/A

### **Council Options:**

To approve or deny the rezoning request.

### **Recommendation:**

At the Lancaster County Planning Commission meeting on Tuesday, January 16<sup>th</sup>, 2018, the Commission voted to **APPROVE** the rezoning application of Michael Bilodeau by a vote of (6-0).

At the above referenced meeting one person from the Black Horse Run HOA voiced his concerns regarding the stormwater runoff.



---

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2018-1499

COUNTY OF LANCASTER

)

**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A TOTAL OF ± 10.30 ACRES LOCATED EAST OF THE INTERSECTION OF HIGHWAY 160 AND CHARLOTTE HIGHWAY NORTH OF THE RED STONE DEVELOPMENT FROM MX, MIXED USE DISTRICT TO RB, REGIONAL BUSINESS DISTRICT.**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

(a) Michael Bilodeau of MPV Properties, LLC applied to rezone property located east of the intersection of Highway 160 and Charlotte Highway North of the Red Stone development from MX, Mixed Use District, to RB, Regional Business District.

(b) On January 16<sup>th</sup>, 2018, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (6-0), recommended approval of the rezoning.

**Section 2. Rezoning.**

The Official Zoning Map is amended by changing the zoning district classification from MX, Mixed Use District to RB, Regional Business District for the following properties as identified by tax map number or other appropriate identifier:

Tax Map No. 0008B-0B-009.00, 0008B-0B-001.00, 0008B-0B-004.00, 0008B-0B-005.00, 0008B-0B-007.00, 0008B-0B-008.00, 0008B-0C-002.00, 0008B-0C-003.00, 0008B-0C-004.00, 0005-00-106.00, 0008B-0B-003.00, 0008B-0A-001.00.

**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.

**Section 4.      Conflicting Provisions.**

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 5.      Effective Date.**

This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:	February 12, 2018	
Second Reading:	February 26, 2018	(Tentative)
Third Reading:	March 12, 2018	(Tentative)



Date of 1<sup>st</sup> Reading: 2-12-18  
\_\_\_ Approved \_\_\_ Denied \_\_\_ No Action

Date of 2<sup>nd</sup> Reading: 2-26-18  
\_\_\_ Approved \_\_\_ Denied \_\_\_ No Action

Date of 3<sup>rd</sup> Reading: 3-12-18  
\_\_\_ Approved \_\_\_ Denied \_\_\_ No Action

## **PLANNING STAFF REPORT**

---

### **I. Facts**

#### **A. General Information**

*Proposal:* Rezoning application of Michael Bilodeau (MPV Properties, LLC) to rezone twelve (12) properties for a total of ± 10.30 acres. The applicant has requested a zoning change from MX, Mixed-Use District to RB, Regional Business District. These properties will be incorporated into the RedStone Phase II Retail Center.

*Property Location:* The properties which are proposed to be rezoned east of the intersection of Highway 160 and Charlotte Highway north of the Red Stone Development. Properties subject to the rezoning are located off Overhill Drive, Cedarbrook Lane, Cedarview Drive, Tanglewood Drive, and Fairview Road.

*Legal Description:* Tax Map # 0008B-0B-009.00, 0008B-0B-001.00, 0008B-0B-004.00, 0008B-0B-005.00, 0008B-0B-007.00, 0008B-0B-008.00, 0008B-0C-002.00, 0008B-0C-003.00, 0008B-0C-004.00, 0005-00-106.00, 0008B-0B-003.00, 0008B-0A-001.00.

***Voting District:* District 7, Brian Carnes**

#### **B. Site Information**

*Site Description:* The parcels that comprise this rezoning application are residential and vacant properties.

#### **C. Vicinity Data**

*Surrounding Conditions:* The parcels that are included within this rezoning application are surrounded by the following immediately adjacent zoning districts: Adjacent parcels to the south are zoned MX, Mixed-Use District. Adjacent parcels to the east are zoned LDR, Low Density Residential District. These parcels are part of the Black Horse Run residential subdivision. Adjacent parcels to the north are zoned MX, Mixed Use District. Adjacent parcels to the west are zoned GB, General Business District and RB, Rural Business District.

#### **D. Exhibits**

1. Rezoning Application
2. Location Map
3. Zoning Map
4. Tax Inquiry Sheet
5. Letter from Black Horse Run HOA
6. Stormwater Pollution Prevention Letter and Supporting Data

Date of 1<sup>st</sup> Reading: 2-12-18  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 2<sup>nd</sup> Reading: 2-26-18  
\_\_ Approved \_\_ Denied \_\_ No Action

Date of 3<sup>rd</sup> Reading: 3-12-18  
\_\_ Approved \_\_ Denied \_\_ No Action

## II. Findings and Conclusions

The facts and findings of this report show that the property is designated as Neighborhood Mixed-Use based on the Lancaster County Comprehensive Plan 2014-2024. Neighborhood Mixed-Use according to the Comprehensive Plan is identified as a "Walkable Neighborhood". The walkable neighborhood allows land uses to produce more economically and environmentally attractive places to live, work, and play. Based on the current development of the RedStone Retail site the proposed rezoning will further add to this attractive and walkable site. Staff would note this development will add to the economic development of Lancaster County as well as provide citizens with a variety retail establishments.

Planning staff would like to note that the roads located within the Black Horse Run subdivision are State maintained and are not County Roads. This being said the Lancaster County is not responsible for any road issues within the development. An issue was brought to the Planning Staff's attention from the Black Horse Run HOA and Planning Commission members concerning stormwater issues in relation to flooding and runoff from the RedStone Development. According to information provided from the applicant the RedStone Development has met all SCDHEC requirements for the Stormwater Pollution Prevention Plan. According to the provided letter and supporting data (Exhibit 6) the culverts for the Black Horse Run subdivision are "significantly undersized". An addition, the letter states the RedStone Development has made necessary improvements and exceeded the size needed for the Stormwater Pollution Prevention Plan. A letter from the Black Horse Run HOA is also included (Exhibit 5) voicing concerns over stormwater runoff and includes several exhibits detailing problems of flooding within the development. The subdivision claims the flooding is a direct result of the development of the RedStone Development. Lancaster County Engineer, Scott Edgar will provide his opinion on this matter at the Lancaster County Planning Commission Meeting.

## III. Recommendation:

The proposed rezoning to RB, Regional Business District for these properties presents an opportunity for economic development for Lancaster County. The proposed rezoning will fit both in the Future Land Use Map and the description of a Regional Business zoning classification. It is therefore the recommendation of the Planning Staff that the rezoning request for the properties located east of the intersection of Highway 160 and Charlotte Highway north of the RedStone Development be **approved** to RB, Regional Business District based on the above stated facts and conclusions.

## IV. RECOMMENDATION FROM PLANNING COMMISSION MEETING:

At the Lancaster County Planning Commission meeting on Tuesday, January 16, 2018 the Commission voted to **approve** the rezoning application of Michael Bilodeau by a vote of (6-0). One citizen from the Blackhorse Run HOA spoke on this rezoning. He was not opposed to the rezoning but had concerns regarding storm water runoff.



## Exhibit 2



**Redstone Phase II  
Location Map  
RZ-018-001**

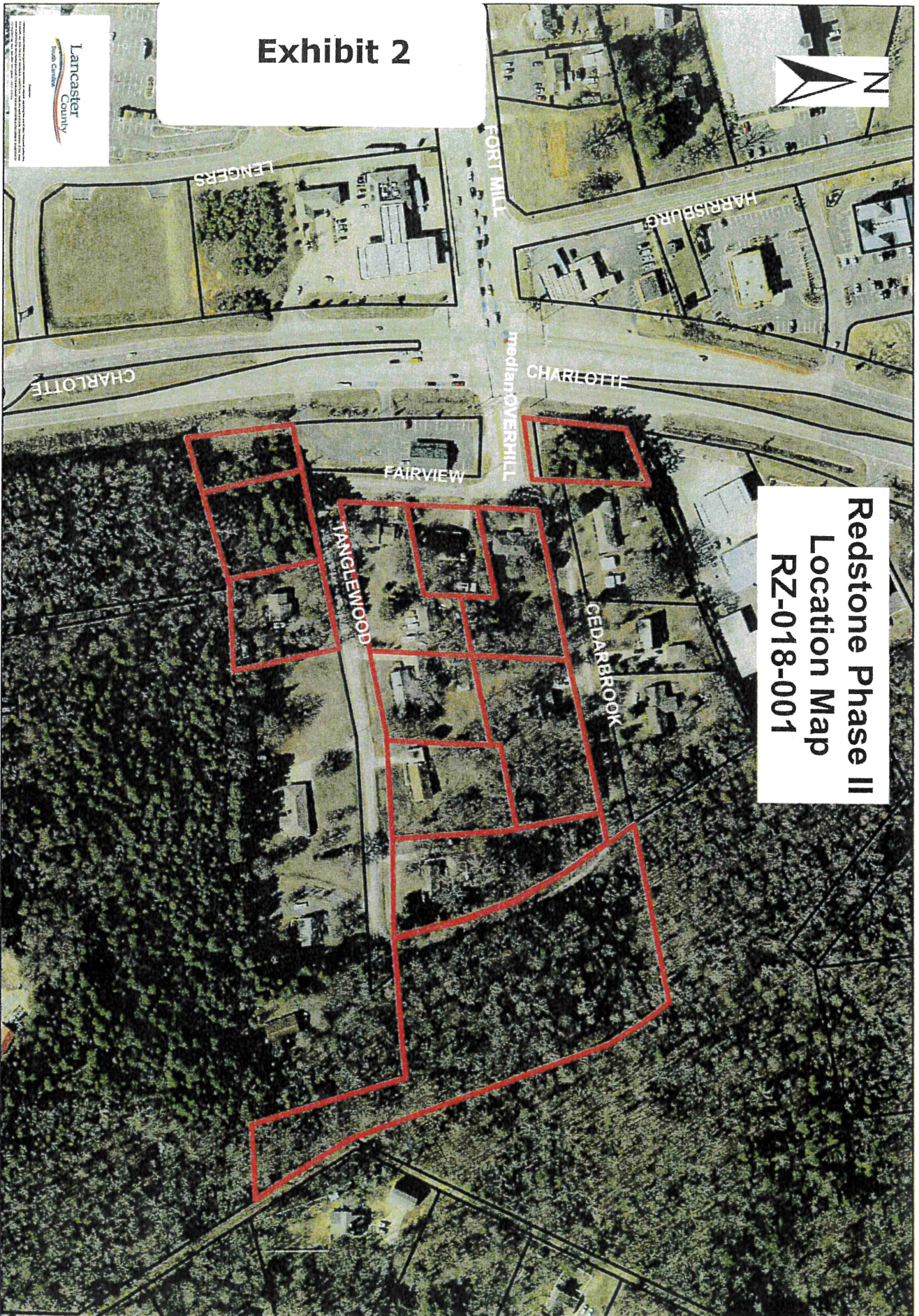
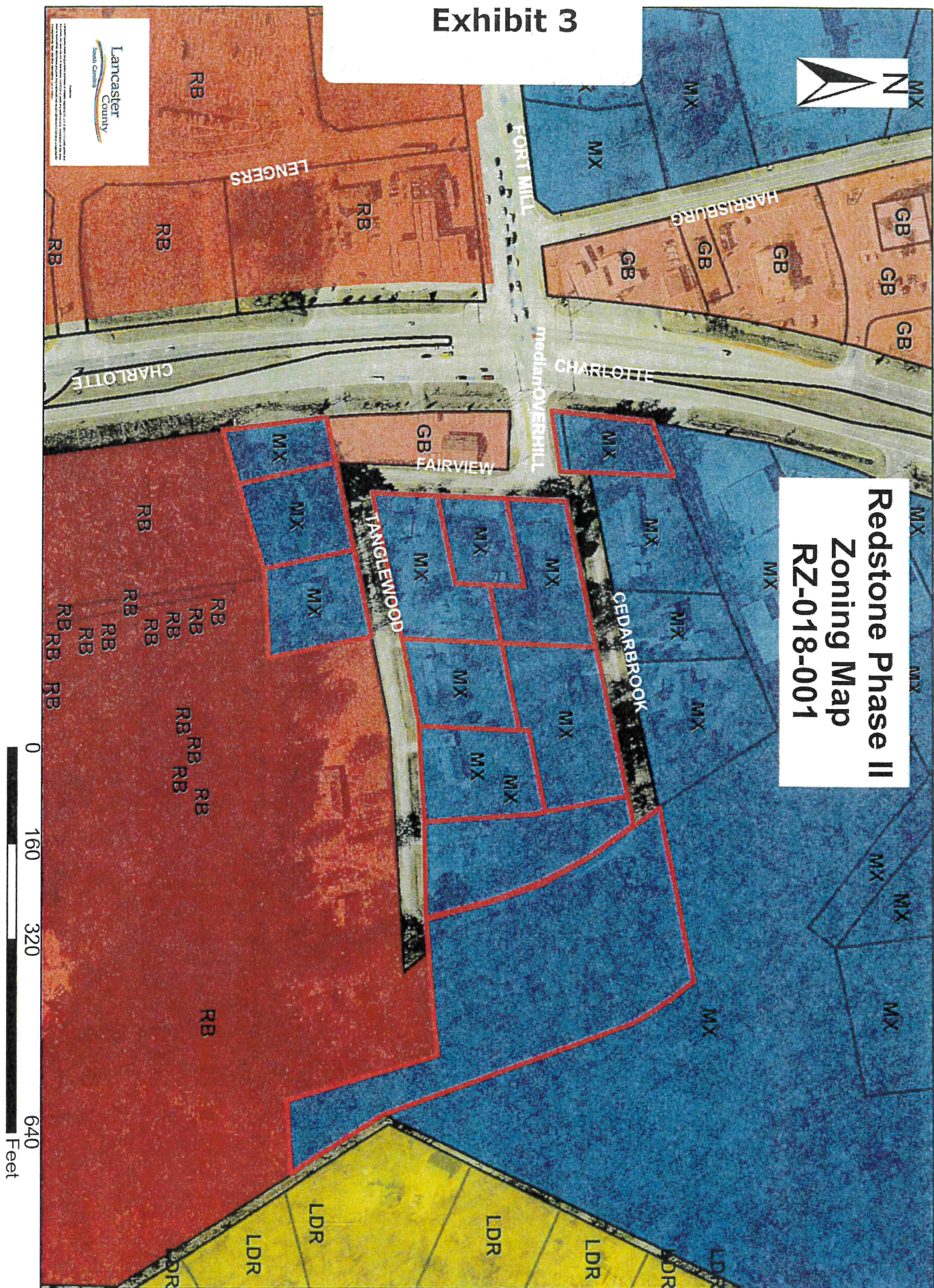




Exhibit 3





## Exhibit 5

**From:** overthejump [mailto:overthejump@yahoo.com]

**Sent:** Thursday, January 04, 2018 3:26 PM

**To:** Penelope Karagounis

**Cc:** Andy Rowe; Brian Carnes; Steve Willis; Black Horse Run POA

**Subject:** Black Horse Run Concerns for Redstone Phase II Rezoning Request RZ-018-001

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.

—IT Helpdesk, [support.lancastercountysc.net](mailto:support.lancastercountysc.net)

Dear Ms. Karagounis:

As the Black Horse Run POA President, I am submitting this letter of concern for your consideration related to the Red Stone Phase II Rezoning Request RZ-018-001. Our neighborhood is experiencing significant stormwater drainage problems from recent upstream development in the watershed upstream of our neighborhood that has been further aggravated by the recent Red Stone Phase I development. We are concerned about the affects of proposed rezoning of the proposed Red Stone Phase II development area will have on our neighborhood, and request that Lancaster County consider stricter stormwater control requirements for the proposed development to help minimize additional stormwater impacts to our neighborhood.

Sincerely,

Jason Reeves  
President Black Horse Run POA  
9976 Black Horse Run Road  
Fort Mill, SC 29707  
Phone 704-609-0848

Sent from my Verizon, Samsung Galaxy smartphone

# Exhibit 5

January 4, 2018

Ms. Penelope Karagounis  
Planning Director  
Office of Lancaster County Administration  
101 N. Main Street  
P.O. Box 1809  
Lancaster, SC 29720

Reference: Redstone Phase II Rezoning Case RZ-018-001

Dear Ms. Karagounis:

I currently serve as the President of the Black Horse Run Neighborhood Property Owner's Association. The Black Horse Run Phase I development is located directly downstream of the Redstone Phase I and proposed Redstone Phase II developments. Our neighborhood has concerns about the effects that rezoning of the twelve (12) former Tanglewood Neighborhood parcels from MX (Residential and Vacant) to RB (Regional Business) will have on the amount of stormwater flowing to our neighborhood. While development of this area is inevitable, we feel that Lancaster County Planning should consider stricter stormwater control requirements for the proposed Redstone Phase II development to help prevent further increases of the flooding problem being experienced by the Black Horse Run Phase I Neighborhood. Background information regarding our concerns is provided in this letter.

## Background

The Black Horse Run Neighborhood Phase I was initially developed by Bill Allen Enterprises, LLC beginning in 1972. Black Horse Run was one of the first larger neighborhoods in Lancaster County, SC. The neighborhood is unique in that it was developed as an equestrian neighborhood with all of the residential lots being 1 acre or greater in size with each residential lot bordered by riding and walking trails. The neighborhood has a mixture of residential home styles that were built ranging from the early 1970's to the most recent residence that was completed in 2017. Our neighborhood is zoned as Low Density Residential (LDR) per the Lancaster County Uniform Development Ordinance (UDO) guidelines. Information on our neighborhood is available on our website [www.blackhorserun-sc.net](http://www.blackhorserun-sc.net). Since the Black Horse Run Phase I neighborhood was developed, there have been significant changes in land use within the upper "Panhandle" area of Lancaster County, South Carolina of which Indian Land is a part, particularly along the Highway 521 corridor. The most recent developments are the Redstone Phase I and Red Ventures developments.

I have been a resident of Black Horse Run since March 1997. During the time that I have lived in Lancaster County, the northern Highway 521 corridor has essentially been transformed from a primarily wooded and agrarian landscape with a few houses and smaller businesses (gas station and feed store) to primarily commercial developments with an impervious landscape. Several of the transportation and business developments along the 521 corridor within the watershed upstream of Black Horse Run have included:

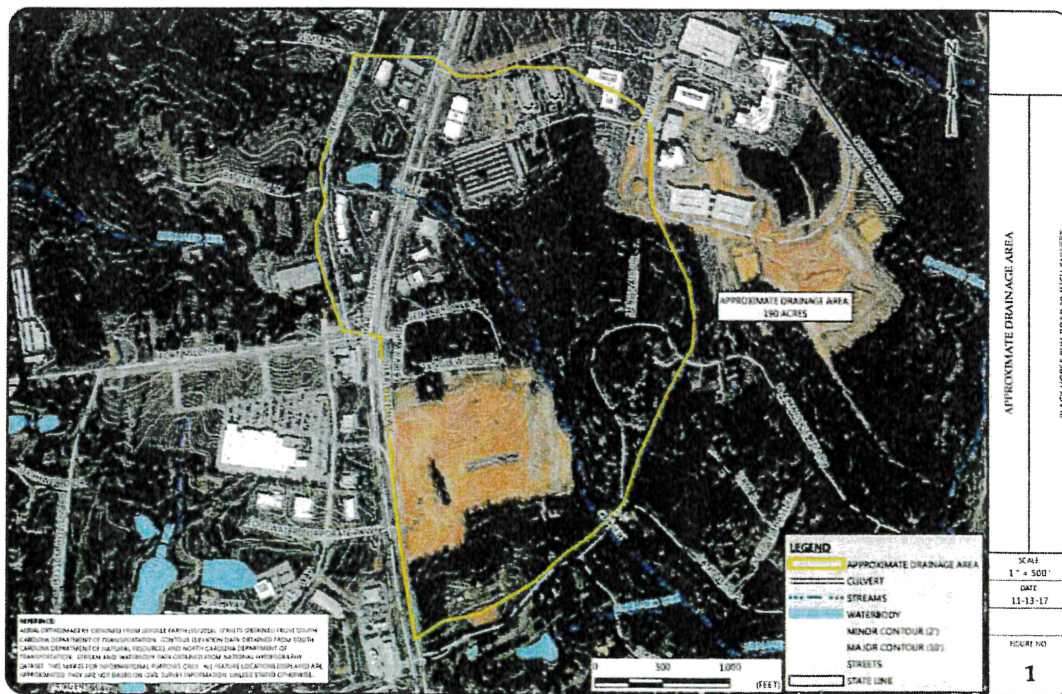
- In the 1990's, US Highway 521 was widened from two lanes to four lanes.
- Shops at 521 Business Park
- Tyndall Furniture Building



- Showmars Restaurant
- Founders Credit Union
- Morningstar Storage Building
- Stateline Elite Liquor Store
- Goodyear Tire Store
- Cobblestone Creek Marathon
- Tuffy Auto
- Taco Bell
- Towne Place Suites
- Red Ventures Campus
- Redstone Phase I

## Drainage Concerns

During each subsequent phase of the transportation and commercial construction that has occurred over the last 25 years, Black Horse Run has seen an increase in stormwater flows through the unnamed tributary stream of Six Mile Creek that runs through our neighborhood. The unnamed tributary stream follows along the western boundary of Black Horse Run and receives stormwater flows from all of the previously listed businesses including flows from the west side of Highway 521 as far north as Taco Bell, as far west as Tyndall Furniture, and as far East as the Red Ventures development. Approximately 190 acres of watershed area currently flow to the unnamed tributary stream as shown on Figure 1 below and Attachment 1 (outlined in yellow) and upstream of Black Horse Run Road.



Black Horse Run Phase I has a total of five (5) in-line culverts in our neighborhood along the unnamed tributary stream including culverts under Black Horse Run Road (30-inch diameter) and Man-O-War Road

## Exhibit 5

(42-inch diameter). These roadways are the only means of ingress and egress within our neighborhood. The frequency of overtopping of our roadways and other culverts along our horse trails during storm events has increased at an alarming rate, particularly during the construction of the Redstone Phase I development. Significant rainfall events occurred in 2016 and 2017 that led to overtopping of our culverts. Emergency personnel would not be able to access our neighborhood during these overtopping events. Flows over our roadways as much as 2 feet or greater have been observed during these rainfall events. On at least one occasion in 2016, Lancaster County Emergency Management closed the roadways. Damage has also occurred to the roadways in our neighborhood as a result of erosion caused by the flooding.

As can be seen on Figure 1, the majority of the area to the west of the tributary stream will become impervious area with the development of the Redstone Phase II area, which will further increase flows through our neighborhood. Additional flows from the Red Ventures Campus will occur as a result of further development of that campus and construction of Opportunity Lane.

The Black Horse Run POA Board contacted the South Carolina Department of Transportation (SCDOT) in early 2017 regarding the flooding along our roadways. SCDOT prepared a *Culvert Replacement Options for S-29-801 (Black Horse Run) and S-29-802 (Man O' War Rd.)*. A copy of this report is included as Attachment 2. The study found that the stormwater flows to the existing culvert beneath Black Horse Run Road are 8 and 11 times the current capacity of the 30-inch culvert beneath Black Horse Run Road with an estimated 10-year storm flow of 275 cfs compared to an estimated culvert capacity of 34 cfs. In fact, based on conversations with SCDOT personnel, we understand that a 4 feet by 7 feet culvert is proposed just upstream of the Redstone Development at the Opportunity Way crossing to Red Ventures, which has significantly greater flow capacity than the downstream culvert structures beneath our roadways.

Based on past conversations with Mr. Mike Bilodeau with MPV, the Redstone developer, it was stated that the stormwater infrastructure for the Redstone Phase I development was designed to pass no more than the 25-year pre-development storm based on post-construction 25-year storm event conditions. However, as shown on Photo 1 below, the flows from Redstone Phase I exit almost directly to the tributary stream from a 54-inch culvert that is larger than the culverts beneath both Black Horse Run Road and Man O War Road. The 54-inch culvert discharges less than 300 feet upstream of Black Horse Run Road.



**Photo 1 – 54-Inch Culvert from Redstone Phase I Development Detention Pond (10/7/16)**



As shown on Photo 2, rainfalls in 2016 and 2017, including rainfall on October 7, 2016 overtopped Black Horse Run Road, and the flows are anticipated to become greater since the Redstone Phase I is almost fully developed and Phase II will begin.

The Redstone Phase II development will be constructed to the north of the current Redstone Phase I development on what used to be the Tanglewood Neighborhood. This will add an additional 10.3 acres of impervious area to our severely impacted watershed.

Mr. Perry Crocker with the SCDOT Chester office stated that SCDOT does not currently have funding available to construct improvements to the Black Horse Run and Man O War Road culverts. He stated that if such repairs were to be performed in the future, SCDOT would look to partner with Lancaster County on the culvert repair costs, since Lancaster County has allowed development of our watershed area to become primarily a commercial land use resulting in the land surface becoming predominantly impervious.



**Photo 2 – Ponded Water and Overtopping at Black Horse Run Road Several Hours After Rainfall (10/7/16)**

Based on email correspondence from Mr. Steve Willis, Lancaster County Administrator on December 5, 2017, it was stated that Lancaster County lowered the stormwater fee which eliminated special project funding. Therefore, according to Mr. Willis, Lancaster County does not have funding dedicated for stormwater improvements such as ours.

One of the in-line culverts along our horse trails, just upstream of the Man O War Culvert is deteriorated and requires replacement. However, since SCDOT and Lancaster County will not replace the culverts beneath our roadways, it is delaying our neighborhood's ability to replace that culvert, since the future flows to the culvert requiring replacement are unknown until the roadway culvert improvements are made. This delay is resulting in more frequent flooding of the Davis property near Man O War road and Canonero Lane.

## Exhibit 5

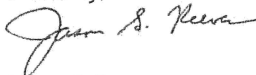
Lancaster County has allowed development upstream of our neighborhood to become increasingly commercial, and has been benefiting from property tax and sales tax revenues from each of those developments for several years now and many years to come. I understand that until recently, Lancaster County did not have a stormwater ordinance until Indian Land became subject to the National Pollutant Discharge Elimination System (NPDES) Phase II rule small municipal separate storm sewer systems (SMS4) criteria due to population density. Based on my own observations, many of the commercial businesses that are located along the northern Highway 521 corridor do not appear to have adequate stormwater detention basins or BMP structures. All of these developments were permitted through Lancaster County and SCDHEC. This has increased the stormwater flows to our neighborhood, as a result of reduced stormwater time of concentrations for each of these commercial developments, which cumulatively has increased the peak stormwater flows through our neighborhood via the unnamed tributary stream. Little to no thought was given by any of these developers or Lancaster County as to what the effects on the Black Horse Run Neighborhood would be, and we continue to bear the brunt of those decisions.

### Rezoning Request Planning Case RZ-018-001

In speaking for the Black Horse Run POA, we understand that the Redstone Phase II development will likely take place, and we are not asking that the rezoning not be approved. However, we have concerns with the severely impacted watershed above our neighborhood that is causing flooding of our streets and residences within our neighborhood. Lancaster County has allowed significant commercial development to occur upstream of our neighborhood with no regard for the effects on our neighborhood. We request that Lancaster County Zoning consider granting the rezoning request while imposing stricter stormwater requirements for the Redstone Phase II development than those currently required by the Lancaster County stormwater ordinance and SCDHEC stormwater criteria, such as designing for a 100-year pre-development storm event rather than a 25-year storm event and providing BMPs in accordance with the proposed SMS4 guidelines. Inspection of the structures should be performed by County or SCDHEC personnel to help ensure that those structures are built in accordance with the approved plans, including the current Redstone Phase I and future Redstone Phase II development.

We also request and expect that Lancaster County will do what is fair and just and use some of the tax revenue that it has been receiving from commercial developments to partner with SCDOT in improving the stormwater infrastructure in our neighborhood. This will require culvert and stream improvements to help mitigate the effects of the increased stormwater flows from commercial development that has been allowed to occur upstream of the Black Horse Run Neighborhood under Lancaster County's watch and authority.

Sincerely,



Jason S. Reeves  
Black Horse Run POA President  
9976 Black Horse Run Road  
Fort Mill, SC 29707 Phone (704) 609-0848

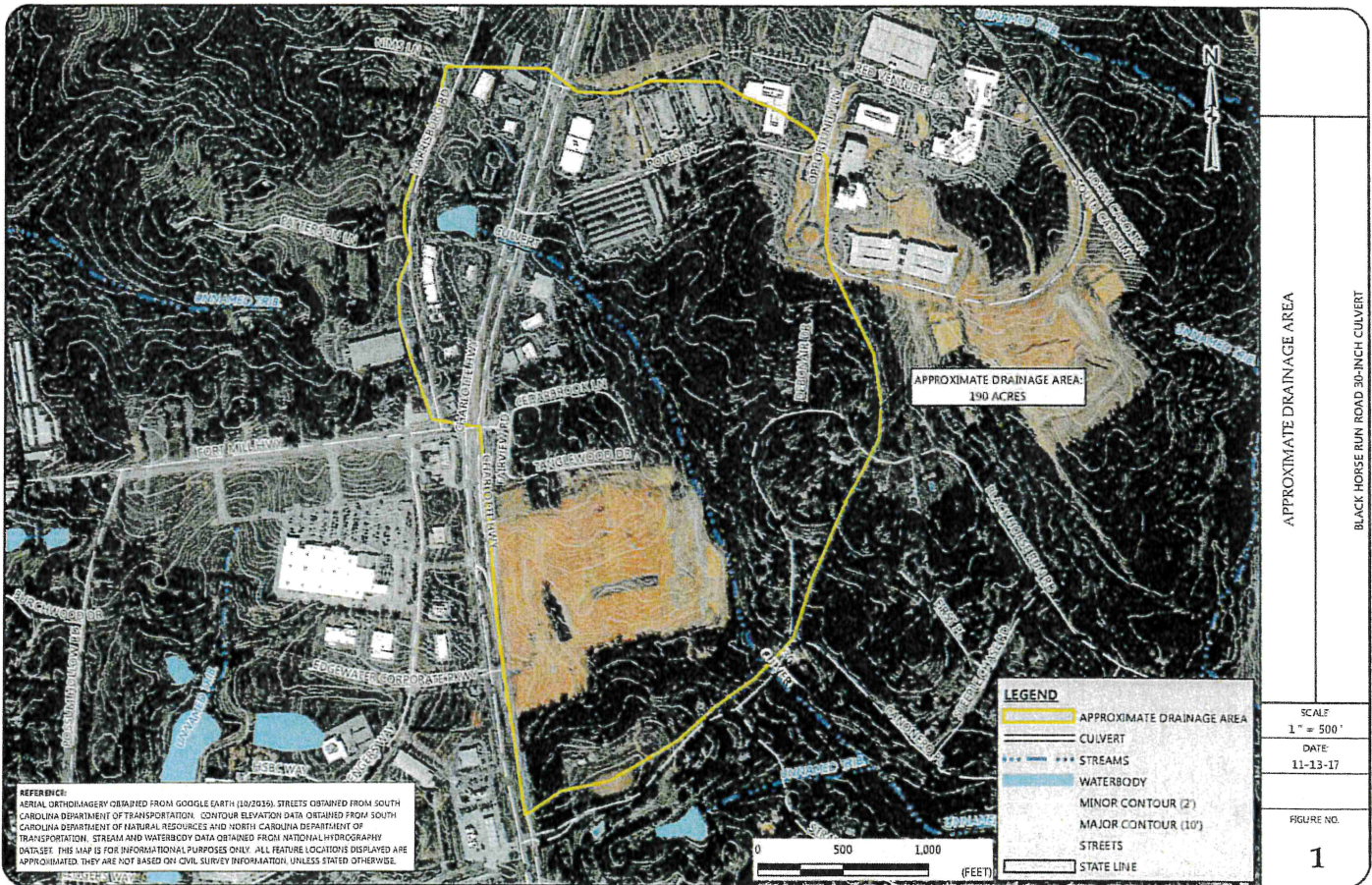
cc: Mr. Steve Willis – Lancaster County Administrator  
Mr. Andy Rowe – Planning Commission



Mr. Brian Carnes – District 7 Councilmember

Attachments: Attachment 1 - Figure 1, Approximate Drainage Area)  
Attachment 2 – SCDOT Culvert Replacement Options for S-29-801 (Black Horse Run) and  
S-29-802 (Man O' War Rd.)

# Exhibit 5





## Culvert Replacement Options for

**S-29-801(Black Horse Run) and S-29-802(Man O' War Rd.)**

The upstream culvert is located under Black Horse Run and the downstream culvert is located under Man O' War Rd. Between these two roads is a pipe that appears to be constructed by the local residents and utilized for horses to cross the stream. This crossing may be impacted by the changes made to the upstream culvert.

In order to meet the current requirements, noted as a Meets Current Requirements (MCR), very large culverts are required. These may not be constructible due to the physical limitations of the road and channel characteristics.

The following chart provides options for replacing the culverts based on current conditions, field visit and the information provided by the District. No surveys were performed at this location. The chart provides options for both the 10 year and 25 year rainfall events at both culvert locations.

The first option on the chart for both culverts and rainfall events provides for a 15% to 21 % improvement over current conditions. The next option gives a 24% to 33% improvement. The third option shows an improvement ranging from 33% to 46%. The last option is to show what would be required to prevent overtopping by our design standards and the information that we had for this analysis. This last option may also require downstream channel improvements.



## Culvert Comparison Charts for Black Horse Run and Man O' War Roads

### Upstream Crossing – S-801, Black Horse Run

<b><u>10 year event</u></b>	Passing through Culvert (CFS)	Overtopping Roadway (CFS)	% Overtopping
<b>Current 30" CMP</b>	<b>33.9</b>	<b>274.47</b>	<b>88</b>
Double 30" RCP	101.37	207.52	67
Double 36" RCP	139.23	169.58	55
*Double 42" RCP	179.27	129.49	42
<b>*MCR</b>			
Double 66" RCP or 11' X 4' Box RC	309	0	0

### **25 year event**

<b>Current 30" CMP</b>	<b>32.67</b>	<b>372.78</b>	<b>92</b>
Double 30" RCP	99.45	306.47	75
Double 36" RCP	141.84	264.05	60
* Double 42" RCP	183.28	222.48	55
<b>*MCR</b>			
Double 90" RCP or 16' X 4' Box RC	406	0	0

\* May Require Downstream Channel and Road Improvements

### Downstream Crossing S-802, Man O' War

<b><u>10 year event</u></b>	Passing through Culvert (CFS)	Overtopping Roadway (CFS)	% Overtopping
<b>Current 42" CMP</b>	<b>71.49</b>	<b>304.15</b>	<b>80</b>
Double 36" RCP	141.07	234.37	62
Double 42" RCP	182.10	193.14	51
*Double 48" RCP	223.46	152.29	40
<b>*MCR</b>			
Double 7' RCP or 12' X 6' Box RC	376	0	0

### **25 year event**

<b>Current 42" CMP</b>	<b>69.37</b>	<b>423.59</b>	<b>86</b>
Double 36" RCP	140.89	351.90	71
Double 42" RCP	186.36	306.46	62
*Double 48" RCP	229.70	262.95	53
<b>*MCR</b>			
Double 9.5' RCP or 16' X 6' Box RC	493	0	0

\*May Require Downstream Channel and Road Improvements

## Exhibit 5





## Exhibit 6

### YARBROUGH-WILLIAMS & HOULE, INC.

*Planning • Surveying • Engineering*

NCBELS C-0475

SC COA332

January 5, 2018

Mr. Michael C. Bilodeau  
Red Stone Investors LLC  
2400 South Boulevard, Suite 300  
Charlotte, NC 28203

RE: Red Stone

Dear Mr. Bilodeau:

Our office has prepared the construction plans and obtained the permits from the various regulatory agencies for the Red Stone Development located on U.S. Hwy. 521 in Lancaster County, S.C. The site has received approval from SCDHEC for the Stormwater Pollution Prevention Plan.

At your direction, we conducted a field inspection of the downstream culverts in Black Horse Run Subdivision. Based on our inspection and analysis of the upstream drainage basin, the existing culverts are significantly undersized for the undeveloped upstream drainage basin. After meeting with SCDOT to review the Black Horse Run culverts, we agreed to exceed the SCDHEC regulatory requirements and provide for stormwater detention up to the 25-year storm event. Currently, the detention basin as constructed was size for the build out of both Phases 1 and 2. Therefore, the basin is providing detention for the additional 25-year storm event for Phase 1. When Phase 2 is designed, adjustments will be made as needed to provide stormwater detention up to the 25-year storm event.

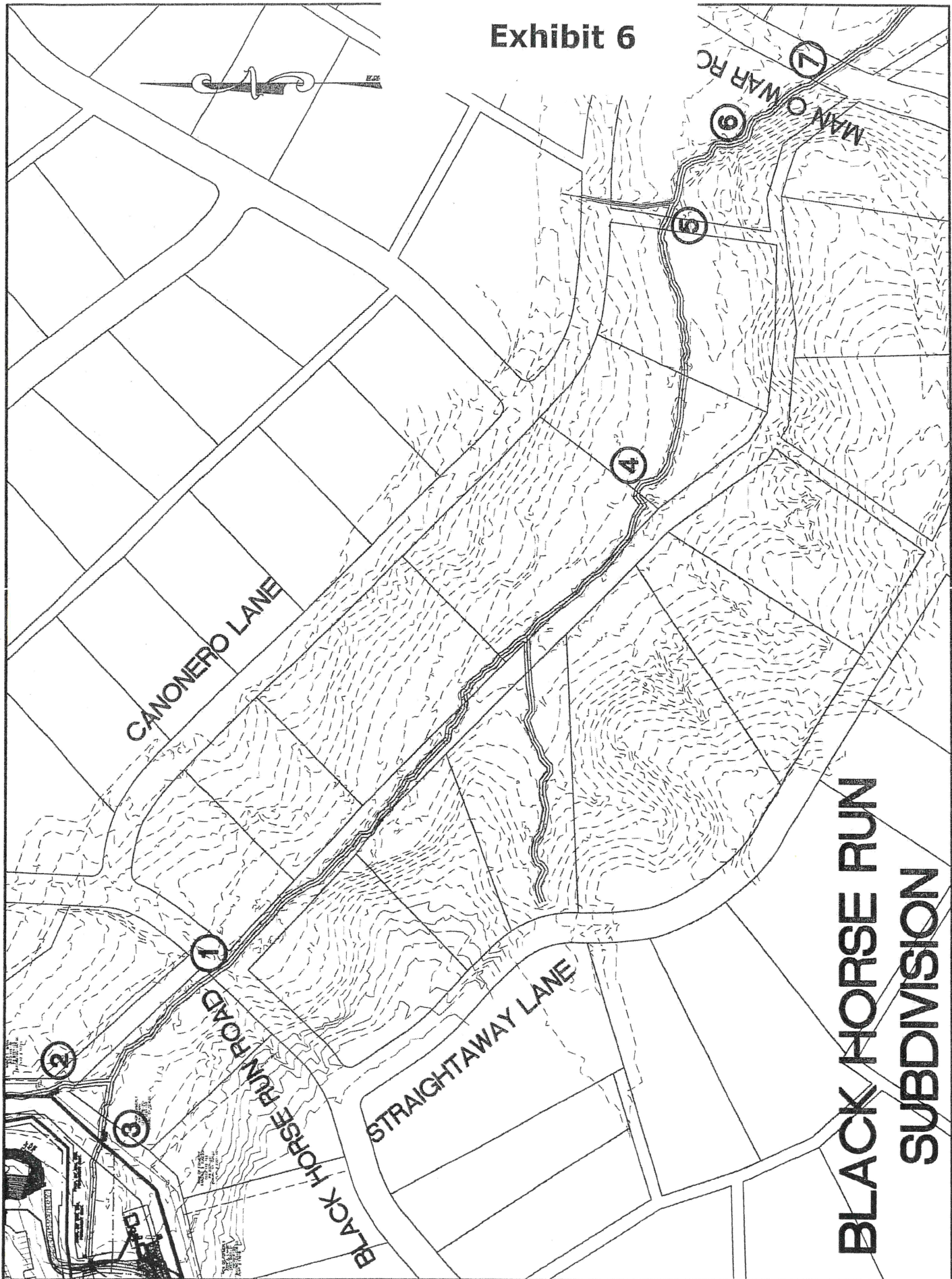
If you should have any questions or need additional information, feel free to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marc A. Houle', is written over a faint, larger signature.

Marc A. Houle, PE, PLS  
President

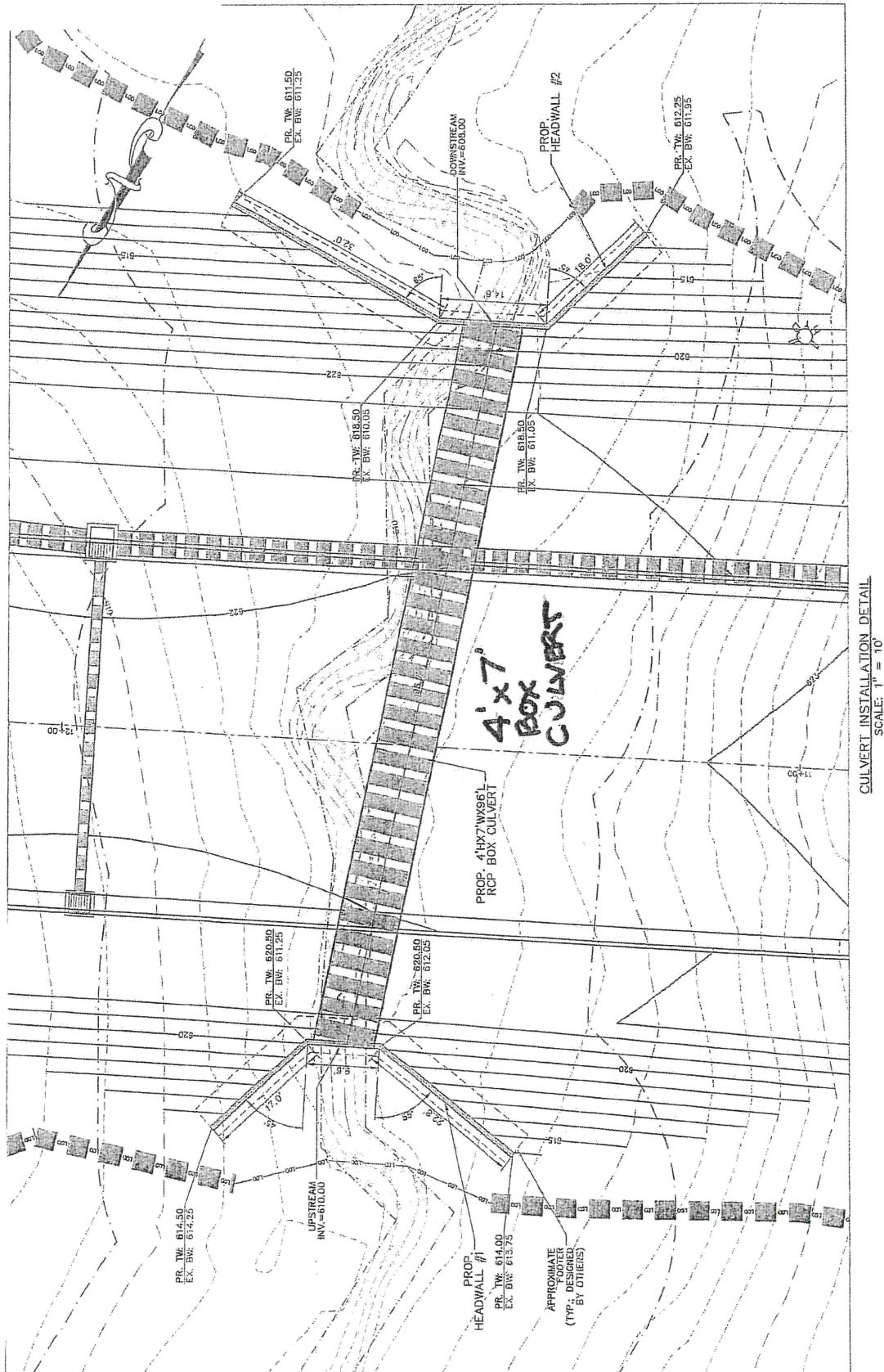
# Exhibit 6



## BLACK HORSE RUN SUBDIVISION



# Exhibit 6



Passed out at PC meeting  
1/16/18

## **MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Stormwater Utility Department/Public Works  
**SUBJECT:** Black Horse Run creek crossings

As requested, we have evaluated the submitted drainage reports associated with the Black Horse Run development. We generally concur with the findings outlined in the report. We visited the site investigate the area. Several things were noted during our field visit.

1. The culvert inlet conditions are compromised. The upstream 30" aluminum pipe was bent, distorted, and partially plugged such that it effectively creates a significant restriction to flows entering the roadway culvert.
2. The lower crossing pipe is steel with tar coating. It is nearing the end of its useful life, the protective tar coating has been removed and rust holes are evident in the pipe.
3. The downstream stream section below the lower crossing has vertical sides with little vegetation and exposed roots. It appears to have become unstable recently. These are typical indicators of changes to flow conditions. When flow conditions change, the stream responds to those changes.
4. The creek flowing through Black Horse Run has been impacted by sediment from upstream. Further staff investigation will occur upstream of this development to determine sources and minimize any future releases.

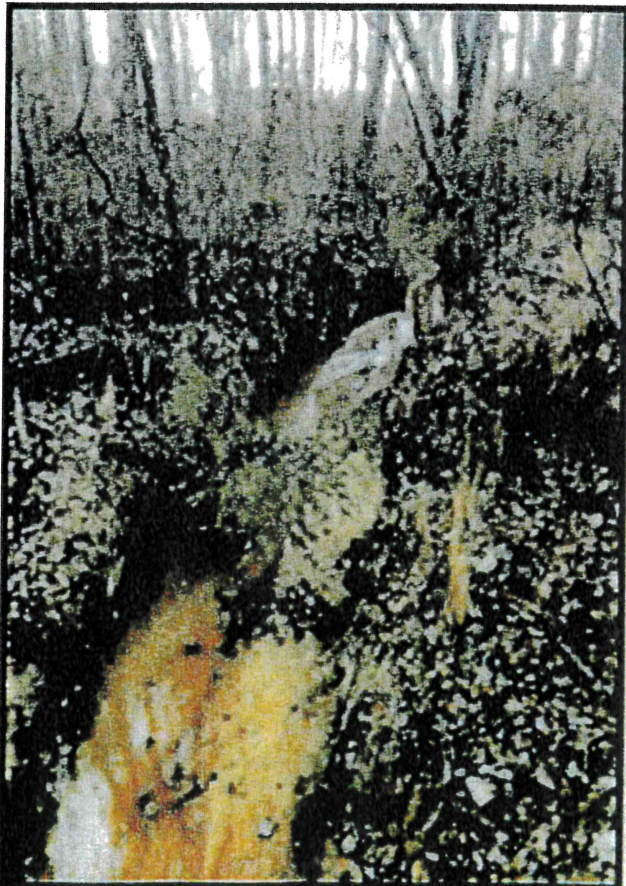
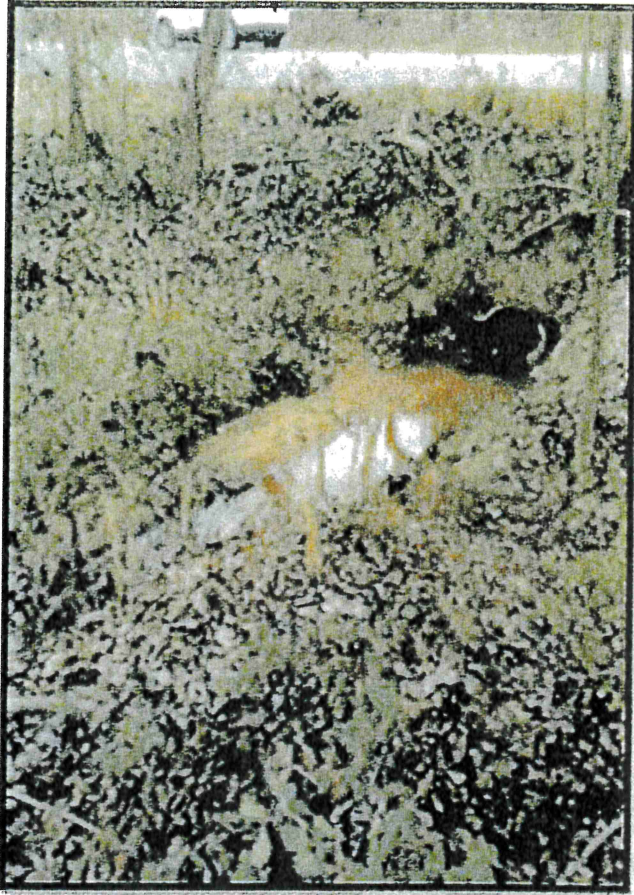
The existing pipe inlet conditions on both crossings could be improved to maximize the existing capacity with minimal expense and effort. Each inlet should be fitted with a flared end section designed for the pipe size and material. These improvements would maximize the amount of runoff transported within the existing pipes and thereby minimizing the frequency of roadway flooding events. This is not the ultimate solution to the flooding problems but only a temporary measure to minimize impacts to property and vehicular traffic.

We did not examine or evaluate the other horse trail crossings noted in the report as these are not associated with public roadway hazards.

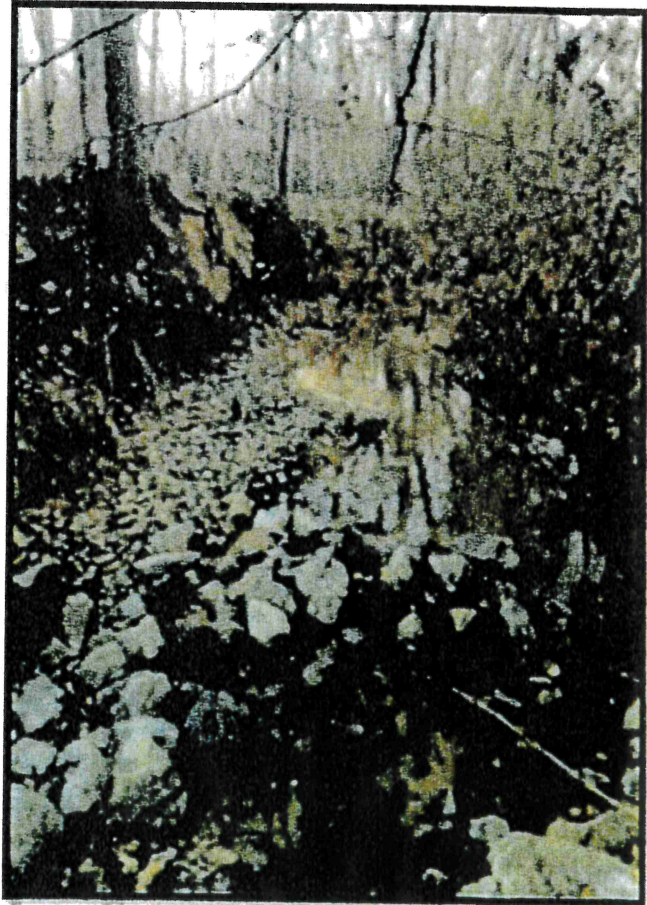
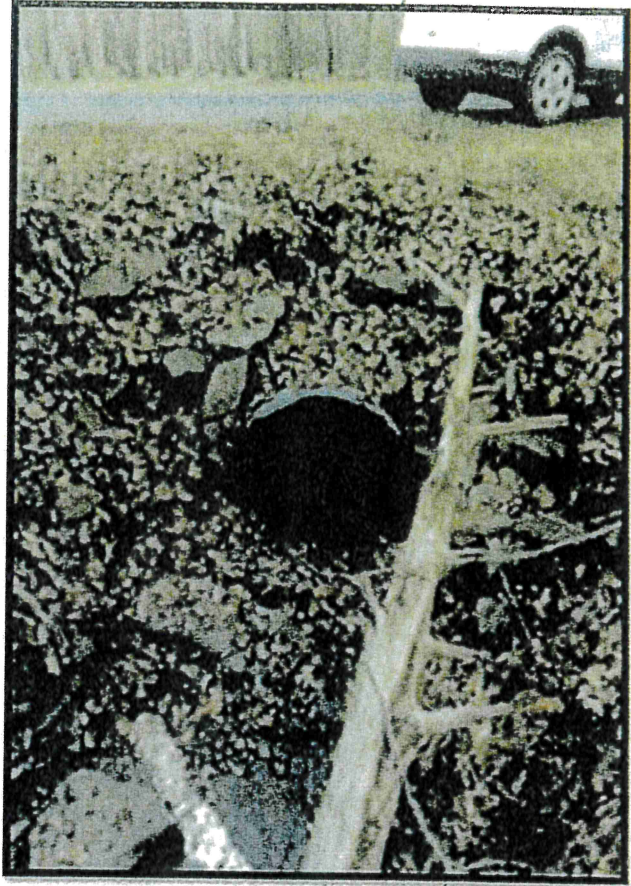
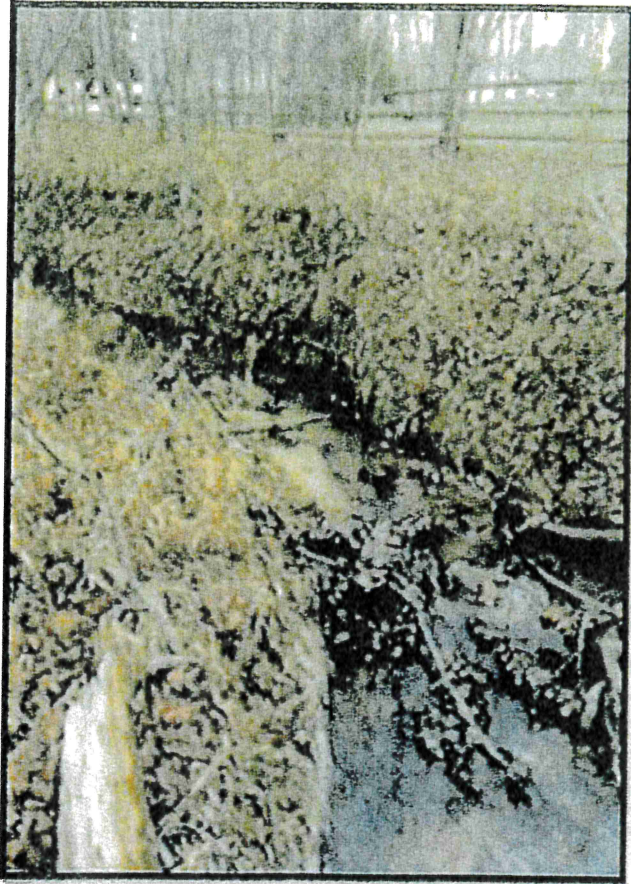
We would recommend several box structures with varying bottom elevations to mimic natural stream floodplain characteristic. This design approach the crossings considers multiple rainfall events rather than a single catastrophic rainfall. Many structures that have been designed for a single large event silt in due to low velocities during base flow and the flow capacity is not available when the catastrophic event occurs.

Attached are some photos of existing culvert conditions



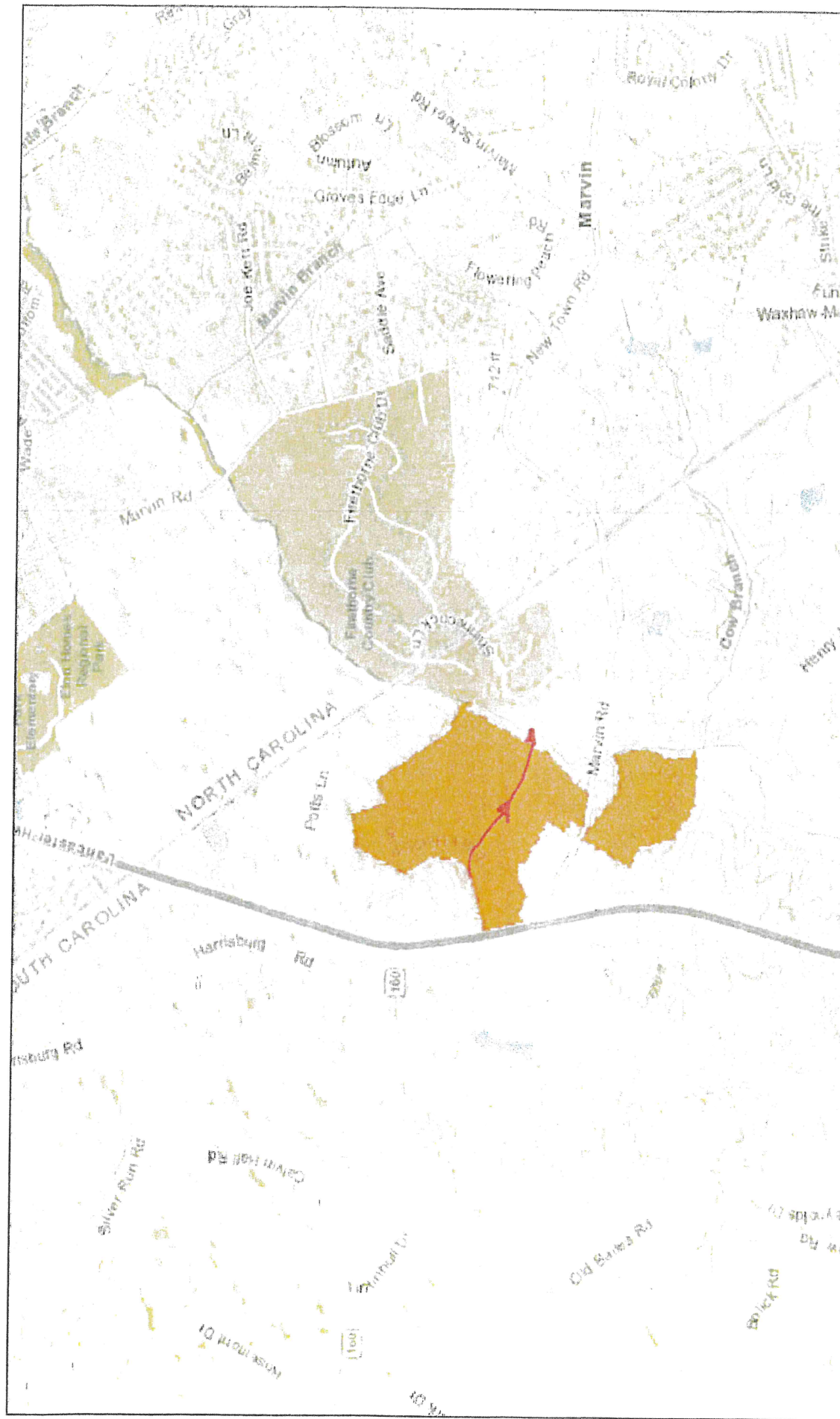








# Black Horse Run



January 16, 2018

1:36,112  
0 0.3 0.6 1.2 mi  
0 0.35 0.7 1.4 km

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,

## Penelope Karagounis

---

**From:** Steve Willis  
**Sent:** Wednesday, January 10, 2018 11:31 PM  
**To:** Scott Edgar; Penelope Karagounis  
**Cc:** Jeffery D. Catoe  
**Subject:** RE: Black Horse Run Concerns for Redstone Phase II Rezoning Request RZ-018-001

Penelope,

John will not be in town for the next meeting so I will be there. I can certainly inform the PC if needed but feel free to report that there is no funding in the Stormwater budget for Capital Projects to address undersized drainage like they have in Blackhorse Run. A recent SCDOT report indicated that even with the recent gas tax increase the road system is so far behind their goal in the next 10 years is to get 25% of the rural non-federal aid secondary roads (like the ones in Blackhorse Run) up to good condition. Scott isn't kidding about it being way down their priority list. I can report that while staff requested a Capital Projects budget it was eliminated to reduce the fee amount to only cover review and enforcement activities. Scott will make sure anything new he reviews meets standards but we have no money to take corrective action on old infrastructure like in Blackhorse Run. We will ask again for the next budget for Capital Projects money but that would mean an increase in the fee and I have no idea if Council will approve such at this point.

Thanks,  
Steve

---

**From:** Scott Edgar  
**Sent:** Friday, January 05, 2018 8:51 AM  
**To:** Steve Willis; Penelope Karagounis  
**Cc:** Jeffery D. Catoe  
**Subject:** RE: Black Horse Run Concerns for Redstone Phase II Rezoning Request RZ-018-001

FYI,

Jeff and I both have discussed this concern with both Black Horse run property owners and SCDOT. The report from SCDOT in the back of this e-mail we have reviewed before.

SCDOT acknowledges the problem but it is way down on their priority list. If Council agrees, this may be one of the first Capital Projects for IL Stormwater to construct.

**T. Scott Edgar, P.E. CFM** | County Engineer | Public Works  
P: 803.286.3607 | C: 803.288.3387 | [sedgar@lanastercountysc.net](mailto:sedgar@lanastercountysc.net)  
1033 W. Meeting Street | Lancaster, SC 29720 | [www.mylanastercsc.org](http://www.mylanastercsc.org)



CONFIDENTIALITY NOTICE: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain private, restricted and/or legally privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of Lancaster County. Finally, the recipient should check this email and any



LANCASTER COUNTY BOARDS & COMMISSIONS  
APPLICATION FOR SERVICE



Name Patricia Jones County Council District At Large  
Mailing Address \_\_\_\_\_ City/Zip Lancaster 29720

Street Address \_\_\_\_\_ Registered Voter yes ☒ no ☐

Tel. Number (home) \_\_\_\_\_ (work) \_\_\_\_\_ (other) \_\_\_\_\_  
Email: JPJONES@comporium.net

Occupation Nurse practitioner Place of employment DNP student

Address \_\_\_\_\_ Normal working hours \_\_\_\_\_  
(most meetings are scheduled after 6:00 pm - lack of attendance can be reason for replacement on a commission)

Name of Board or Commission in which you are interested

1st choice Health & Wellness 2nd choice \_\_\_\_\_

3rd choice \_\_\_\_\_

Reason for interest

I am a nurse practitioner currently completing my DNP at FMU. Would love to work in my local area to help others.

Why do you feel you are qualified to serve on these boards? In addition, note education, areas of expertise, skills & interests. (continue on separate sheet if needed)

Do you presently serve any State, County or Municipal Boards? NO If yes, list \_\_\_\_\_

Have you ever served on a county board? NO If yes, list \_\_\_\_\_

Additional pertinent information

Applicant's signature Patricia Jones Date 1-18-11  
Receipt of application does not guarantee an appointment. Applicants will be notified of appointments by mail.

<b>Animal Shelter</b>	Architect evaluations complete. Drafting Notice of Award for McMillan Pazdan Smith. Will enter into contract negotiations accordingly. Potential site on Pageland Highway but design specifications not yet completed.	No funding allocated - estimated budget \$1.5 million to \$1.75 million. Potential Fund Balance Project.
<b>Fleet Maintenance Garage</b>	Second architect interview scheduled for Feb-15. Will go to final evaluation scorecards thereafter. Notice to Award should be released prior to month end. Potential site on Pageland Highway but design specifications not yet completed.	No funding allocated - estimated budget \$2.5 million to \$3 million. Potential bond project with some offset from Fund Balance.
<b>Library</b>	Pre-proposal meeting held Jan-30; eleven (11) architectural firms attended. RFQ closes on Feb-15. Will hold interviews after submissions reviewed.	Funding from Capital Project Sales Tax is available but not yet allocated by Council.
<b>DSS</b>	Quote received from one builder (\$23,800), two additional GC's to meet at DSS on 2/7 and 2/8, respectively. New designs offer heavy savings versus original plans.	Exact cost remains to be determined but will be handled within current budget allocation for Building Maintenance.
<b>EMS Headquarters</b>	Tentative HVAC estimate of \$40k to get facility "running". Will bring in an additional inspection team for baseline quote. No GC's have been on-site yet.	Cost not yet scoped.



<b>Indian Land Service Center</b>		Signage on order. Scott Edgar has final plans and meeting with builders to obtain quotes/work schedule availability.		Currently within budget.
<b>Historic Jail</b>		Exterior renovations pushed back awaiting formal approval for exterior finish. That has been received. Exterior work to be completed by May (pushing for April). Tuck pointing and paint remain with interior work starting thereafter. Interior work is estimated to take 90 days.		Currently within budget. Time of completion is extended as noted previously.
<b>Harrisburg Road Site Clearance</b>		House demolished and removed by staff from Public Services Division; tree clearance underway by contractor.		Project almost completed; funding from Council account.
<b>Fire Study</b>		Data extraction is complete and analysis underway.		Project within budget but may go slightly over, as well as time of completion, due to additional time needed by Computer Aided Dispatch vendor.

February 2018



January 16, 2018

Mr. Steve Willis  
County Administrator  
County of Lancaster  
101 N. Main Street., 2nd Floor  
Lancaster, SC 29721

Re: Charter Communications - Upcoming Changes

Dear Mr. Willis:

I am writing to you as part of our ongoing efforts to keep you apprised of developments affecting Charter Communications subscribers in your area.

On or about January 18, 2018 Spike TV will be rebranded to Paramount Network. It will remain on the same channel and programming tier.

We remain committed to providing an excellent experience for our customers, in your community and in each of the communities we serve. If you have any questions about this change, please feel free to contact me at (704) 378-2739 or via email at [michael.tanck@charter.com](mailto:michael.tanck@charter.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael E. Tanck", written over a faint horizontal line.

Michael E. Tanck  
Director of Government Affairs  
Charter Communications





January 31, 2018

Mr. Steve Willis  
County Administrator  
County of Lancaster  
101 N. Main Street., 2nd Floor  
Lancaster, SC 29721

Re: Charter Communications - Upcoming Changes

Dear Mr. Willis:

I am writing to you as part of our ongoing efforts to keep you apprised of developments affecting Charter Communications subscribers in your area.

Effective February 20, 2018, Fusion (SD and HD) will launch on our Basic and Business Service Levels.

We remain committed to providing an excellent experience for our customers, in your community and in each of the communities we serve. If you have any questions about this change, please feel free to contact me at (704) 378-2739 or via email at [michael.tanck@charter.com](mailto:michael.tanck@charter.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael E. Tanck", written over a light blue horizontal line.

Michael E. Tanck  
Director of Government Affairs  
Charter Communications

# MEETINGS & FUNCTIONS – 2018

DAY/DATE	TIME	FUNCTION/LOCATION
Monday, February 12, 2018	6:00 p.m.	Council Meeting Council Chambers, Administration Building
Tuesday, February 13, 2018	3:00 p.m.	Infrastructure & Regulation (I&R) Committee Council Conference Room, Administration Building
Tuesday, February 13, 2018	5:00 p.m.	Public Safety Committee Council Conference Room, Administration Building
Thursday, February 15, 2018	6:00 p.m.	Administration Committee Council Conference Room, Administration Building
Monday, February 26, 2018	6:00 p.m.	Council Meeting Council Chambers, Administration Building

## LANCASTER COUNTY STANDING MEETINGS

The Tuesday following 1<sup>st</sup> Council meeting (most of the time it is the 2<sup>nd</sup> Tuesday)  
 .....5:00 p.m. ... Public Safety Committee  
 The Tuesday following the 1<sup>st</sup> Council meeting (most of the time it is the 2<sup>nd</sup> Tuesday)  
 .....3:00 p.m. ... Infrastructure and Regulation Committee  
 The Thursday following the 1<sup>st</sup> Council meeting (most of the time it is the 2<sup>nd</sup> Thursday)  
 .....6:00 p.m. ... Administration Committee  
 1<sup>st</sup> Thursday of each month .....7:00 p.m. ... Fire Commission, Covenant Street EOC Building  
 1<sup>st</sup> Tuesday of each month .....6:00 p.m. ... Zoning Appeals Board, County Council Chambers  
 2<sup>nd</sup> Tuesday of each month .....6:30 p.m. ... Recreation Commission, 260 S. Plantation  
 Last Tuesday of each month (Every other month – Beginning with Feb.) 6:00 p.m. Library Board, Carolinian Room, Library  
 2<sup>nd</sup> Wed (Jan/March/May/July/Sept/Nov) .....11:45 a.m. ... Health & Wellness Comm., various locations  
 2<sup>nd</sup> Tuesday .....6:00 p.m. ... Historical Commission, Historic Courthouse  
 3<sup>rd</sup> Thursday of each month .....6:30 p.m. ... Community Relations Commission, Marine Corps League Lodge  
 1<sup>st</sup> Thursday of each month .....5:00 p.m. ... Planning Commission work session, County Council Chambers  
 3<sup>rd</sup> Tuesday of each month .....6:00 p.m. ... Planning Commission, County Council Chambers