Lancaster County Council Regular Meeting Agenda

Monday, April 9, 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 Charlene McGriff**

4. **Approval of the agenda** ***[deletions and additions of non-substantive matter]***

5. **Special Presentations**

   a. Recognition of Parks and Recreation 10 and under girls basketball, State Champions - Presented by Hal Hiott and Chairman Steve Harper

   b. American Legion Indian Land Post 250 Law Enforcement Officer of the Year presented to Peter Beck, Deputy First Class, Lancaster County Sheriff's Office – Presented by William Chick, American Legion Indian Land Post 250

   c. American Legion Indian Land Post 250 Firefighter of the Year presented to Chris Miller – Presented by William Chick, American Legion Indian Land Post 250

   d. Presentation on the Rock Hill Fort Mill Area Transportation Study (RFATS) Regional Collector Road Study – Presented by Council Member Brian Carnes

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 from the March 26, 2018 County Council regular meeting – ***pgs. 6-13***

Lancaster County
South Carolina

b. **3rd Reading of Ordinance 2018-1500 regarding Rezoning Property of Jimaki Witherspoon**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone Property Of Jimaki Witherspoon, Located ± 850 Feet East Of The Intersection Of SC Hwy 200 And Highpoint Circle In Lancaster County From MH, Manufactured Housing District To MDR, Medium Density Residential District. – ***Planning Commission recommended approval by a vote of 7-0. Passed 7-0 at the March 12, 2018 County Council Meeting. Passed 7-0 at the March 26, 2018 County Council Meeting. – Penelope Karagounis – pgs. 14-15***

c. **3rd Reading of Ordinance 2018-1501 regarding Rezoning Property of Randall Collins, Trustee**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone Property Of Randall Collins, Trustee, Located At 1501-1539 Memorial Park Road In Lancaster County From MDR, Medium Density Residential District To HDR, High Density Residential District. – ***Planning Commission recommended approval by a vote of 7-0. Passed 7-0 at the March 12, 2018 County Council Meeting. Passed 7-0 at the March 26, 2018 County Council Meeting. – Penelope Karagounis – pgs. 16-17***

d. **3rd Reading of Ordinance 2018-1502 regarding Rezoning Property of Darren Sowell**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone Property Of Darren Sowell, Located On Wheat Street ± 500 Feet East Of The Intersection Of Fork Hill Road And Wheat Street In Lancaster County From MDR, Medium Density Residential District To RR, Rural Residential District. – ***Planning Commission recommended approval by a vote of 7-0. Passed 7-0 at the March 12, 2018 County Council Meeting. Passed 7-0 at the March 26, 2018 County Council Meeting. – Penelope Karagounis – pgs. 18-19***

8. **Non-Consent Agenda**

a. **Resolution 0996-R2018 regarding Approval of a Mixed Use District/Master Development Plan of an Apartment Complex within Red Ventures Campus West**
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 Within The Red Ventures Campus West Of Red Ventures Drive And South Of Potts Lane. – ***Planning Commission recommended approval by a vote of 6-0. – Alex Moore – pgs. 20-65***

b. **Resolution 0997-R2018 regarding Approval of the Conditional Use Application of Michael Hill**
Resolution Title: A Resolution To Approve The Conditional Use Application Of Michael Hill To Locate, Design, Construct And Operate An Automated Car Wash And Fuel Canopy (Doing Business As Sam's Express Car Wash) On Tax Map 13, Parcel 48.00 And A Portion Of Tax Map 13, Parcel 49.01, Both Zoned General Business (GB), And Located At The Northeastern Corner Of Highway 521 And Shelley Mullis Road In Indian Land. – ***Planning Commission recommended approval by a vote of 6-0. – Penelope Karagounis – pgs. 66-74***

c. **Resolution 0998-R2018 regarding Approval of the Conditional Use Application of Truth and Grace Bible Church**
Resolution Title: A Resolution To Approve The Conditional Use Application Of Truth And Grace Bible Church To Locate, Design, Construct And Operate A Church On A Five And 32/100 (5.32) Acre Tract, Zoned Low Density Residential District (LDR), On Tax Map 3, Parcel 49-18 – Tract #2, And Located On Harrisburg Road One Hundred (100') Feet South Of The Intersection With Carolina Acres Road In Indian Land. – ***Planning Commission recommended approval by a vote of 6-0. – Penelope Karagounis – pgs. 75-83***

d. **1st Reading of Ordinance 2018-1490 regarding Rezoning Property from PDD-5 to PDD-27**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone Approximately 9.625 Acres Located In Bailes Ridge, Identified As Tax Map No. 0005-00-090.00, From Planned Development District-5 (PDD-5) To Avondale Mixed Use Planned Development District (PDD-27); To Amend Various Sections Of Ordinance No. 2015-1369 (PDD-27), So As To Reflect The Addition Of The Approximately 9.625 Acres To PDD-27. – ***Planning Commission recommended approval by a vote of 6-0. – Penelope Karagounis – pgs. 84-89***

e. **1st Reading of Ordinance 2018-1491 regarding Approval of the Second Amendment To The Development Agreement Avondale Development**
Ordinance Title: An Ordinance To Approve A Second Amendment To The Development Agreement Avondale Development; To Authorize Certain County Officials To Execute And Deliver The Second Amendment To The Development Agreement Avondale Development. – ***Planning Commission recommended approval by a vote of 6-0. – John Weaver – pgs. 90-101***

f. **1st Reading of Ordinance 2018-1503 regarding a Budget Amendment**
Ordinance Title: An Ordinance To Amend Ordinance No. 2017-1447, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2017 And Ending June 30, 2018 (FY 2017-2018), To Further Provide For Revenues And Expenditures During The Fiscal Year. – ***Kim Hill – pgs. 102-105***

g. **1st Reading of Ordinance 2018-1504 regarding Rezoning Property Owned by the Katawba Valley Land Trust**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone ± 367.9 Acres Of Property Owned By The Katawba Valley Land Trust, Located Near The Intersection Of HWY 265 And Taxahaw Road From AR, Agricultural Residential District To OSP, Open Space Preservation District. – ***Planning Commission recommended approval by a vote of 6-0. – Penelope Karagounis – pgs. 106-117***

h. **1st Reading of Ordinance 2018-1505 regarding Rezoning Property Owned by the Lancaster County Water and Sewer District**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone ± 151 Acres Of Property Owned By The Lancaster County Water Sewer District, Located At 5107 Riverside Road From INS, Institutional District To HI, Heavy Industrial District. – ***Planning Commission recommended approval by a vote of 6-0. – Penelope Karagounis – pgs. 118-126***

i. **1st Reading of Ordinance 2018-1506 regarding Rezoning a Portion of Property Owned by Lyndell Thompson Builders, LLC**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A ± 2 Acre Portion Of Property Owned By Lyndell Thompson Builders, LLC, Located At 1034 Society Lane In The Indian Land Section Of Lancaster County From IMX, Industrial Mixed-Use District To GB, General Business District. – ***Planning Commission recommended approval by a vote of 6-0. – Penelope Karagounis – pgs. 127-133***

9. **Discussion and Action Items**

a. Authorize playground at Buford Recreation Center and authorize site consulting engineer to examine Indian Land Recreation Center property for a potential expansion. – ***Steve Willis/Hal Hiott – pg. 134***

b. TAP grant application for Lindsay Pettus Greenway – ***Steve Willis – pgs. 135-137***

c. Pending Projects Update **(2 projects have been completed and will be removed from future updates: DSS and Harrisburg Road Site Clearance)** – ***Steve Willis – pgs. 138-140***

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

d. Update on Finances and Revenue – ***Steve Willis***

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

11. **Miscellaneous Reports and Correspondence**

a. Distinguished Budget Presentation Award for Kimberly Hill, Budget Analyst – ***from the Government Finance Officers Association (GFOA) – pgs. 141-142***

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

13. **Executive Session**

a. *Discussions incident to two proposed contractual matters: SC Code Section 30-4-70(a)(2).*

14. Calendar of Events – *pg. 143*

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

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Minutes of the Lancaster County Council Regular Meeting

101 N. Main Street, Lancaster, SC 29720

Monday, March 26, 2018

Council Members present were Brian Carnes, Jack Estridge, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff and Billy Mosteller. Also present were Steve Willis, John Weaver, Sherrie Simpson, Chelsea Gardner, Penelope Karagounis, Veronica Thompson, various department heads and staff, 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 posted in the lobby of the County Administration Building and also 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. Larry Honeycutt led the Pledge of Allegiance to the American Flag and delivered the invocation.

Approval of the agenda

Billy Mosteller moved to approve the agenda. Seconded by Terry Graham. Council approved the agenda by unanimous vote of 7-0.

Special Presentations

John Henderson, Director of Risk Management Services for the South Carolina Association of Counties, presented three awards to Ryan Whitaker, Lancaster County Risk Manager: (1) the Sustained Excellence in Risk Management Award; (2) Outstanding Safety Achievement Award; and (3) the Claims Reporting Award.

Amanda Roberts, District Manager for the Lancaster Soil & Water Conservation District and Administrative Assistant to the Cane Creek and Little Lynches Watershed Boards, presented the Dam Rehabilitation Report – Watershed Boards Update and her presentation is attached as Schedule A.

Chairman Steve Harper presented Joe H. Ghent, Jr. with a Thumbs Up award from Lancaster County for receiving the South Carolina Association of Conservation District's 2017 Outstanding Commissioner of the Year Award.

Citizens Comments

Waylon Wilson, 15117 Legend Oaks Court, Indian Land, SC, spoke regarding PDD 20.

Beverly Williams, 131 Arrowhead Drive, Lancaster, SC, spoke regarding Ordinance 2018-1496.

Rob Wilson, 2031 East Foxwood Court, Indian Land, SC, spoke regarding Ordinance 2018-1496.

Olesya Pavlenko, 193 Rutledge Avenue, Charleston, SC, Attorney for Southern Current, spoke regarding Southern Current and solar farms.

Jack Brandon, 700 Daniel Ellis Drive, Charleston, SC, Engineer for Southern Current, spoke regarding solar energy and solar farms.

Dr. Elise Fox, 2850 Martingale Lane, Aiken, SC, spoke regarding solar energy and solar farms.

Richard Kirkland, 9408 Northfield Court, Raleigh, NC, Commercial General Appraiser, spoke regarding solar farms and their impact on adjoining property values.

Patrick Barnett, 599 6th Baxter Crossing, Fort Mill, SC, spoke regarding Ordinance 2018-1496.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Item **a.**, Item **b.**, Item **c.** and Item **d.** below. Seconded by Larry Honeycutt. No further discussion. Council approved Consent Agenda Items **a.**, **b.**, **c.** and **d.** below by unanimous vote of 7-0.

a. Minutes from the March 12, 2018 County Council regular meeting

b. **2nd Reading of Ordinance 2018-1500 regarding Rezoning Property of Jimaki Witherspoon**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone Property Of Jimaki Witherspoon, Located ± 850 Feet East Of The Intersection Of SC Hwy 200 And Highpoint Circle In Lancaster County From MH, Manufactured Housing District To MDR, Medium Density Residential District.

c. **2nd Reading of Ordinance 2018-1501 regarding Rezoning Property of Randall Collins, Trustee**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone Property Of Randall Collins, Trustee, Located At 1501-1539 Memorial Park Road In Lancaster County From MDR, Medium Density Residential District To HDR, High Density Residential District.

d. **2nd Reading of Ordinance 2018-1502 regarding Rezoning Property of Darren Sowell**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone Property Of Darren Sowell, Located On Wheat Street ± 500 Feet East Of The Intersection Of Fork Hill Road And Wheat Street In Lancaster County From MDR, Medium Density Residential District To RR, Rural Residential District.

Non-Consent Agenda

Resolution 0991-R2018 regarding Approval of a Conditional Use Application of Polaris Solar for a Solar Farm
Resolution Title: A Resolution To Approve The Conditional Use Application Of Polaris Solar, LLC, A Division Of Southern Current, LLC, To Locate, Design, Construct And Operate A Solar Farm On A Twenty (20) Acre Portion Of A One Hundred Eighty Five (185) Acre Pasture Land Parcel, Zoned RR, Identified As Tax Parcel # 0059-00-071 Located East Of The City Of Lancaster And North Of Highway 9 At The Intersection Of Pink Plyler Road And Burke Duncan Road.

Terry Graham moved to approve Resolution 0991-R2018. Seconded by Brian Carnes.

John Weaver stated that Council received a Memorandum regarding the two solar farms, attached as Schedule B, which contains information that Council requested at a previous Council meeting.

Penelope Karagounis stated that she wanted to add something for the record: she stated that she "wanted to make a correction: the thirty-five (35) days was to make a decision....was at the planning commission - not at County Council."

Larry Honeycutt asked what the life expectancy is for a solar farm. Jack Brandon stated that it is about 25 years and he provided the life expectancy for the various equipment associated with a solar farm. Larry Honeycutt asked what happens when one is dismantled and Jack Brandon stated that some of the equipment may be reused and recycled and some may be put in the landfill. Larry Honeycutt asked if the only item left in the ground once the solar farm is completely dismantled is the plastic pipe and Jack Brandon confirmed that that is all that is left in the ground.

Billy Mosteller stated that solar panels are not good for the County. Charlene McGriff asked Penelope Karagounis where the County stands in limiting solar farms to the agricultural residential district only. Penelope Karagounis stated that that change would need to be in the form of a text amendment and that the earliest it could heard before the Planning Commission would be in May.

Council voted to approve Resolution 0991-R2018 by a vote of 4-3. Jack Estridge, Brian Carnes, Steve Harper and Terry Graham voted in favor of Resolution 0991-R2018 and Larry Honeycutt, Charlene McGriff and Billy Mosteller opposed.

Resolution 0992-R2018 regarding Approval of a Conditional Use Application of Shem Solar for a Solar Farm

Resolution Title: A Resolution To Approve The Conditional Use Application Of Shem Solar, LLC, A Division Of Southern Current, LLC, To Locate, Design, Construct And Operate A Solar Farm On A Sixteen (16) Acre Portion Of A Thirty Four (34) Acre Pasture Land Parcel, Zoned RR, Identified As Tax Parcel # 0059-00-015.03 Located East Of The City Of Lancaster And North Of Highway 9 At The Intersection Of Pink Plyler Road And Red Doc Road.

Brian Carnes moved to approve Resolution 0992-R2018. Seconded by Jack Estridge. Council voted to approve Resolution 0992-R2018 by a vote of 4-3. Jack Estridge, Brian Carnes, Steve Harper and Terry Graham voted in favor of Resolution 0992-R2018 and Larry Honeycutt, Charlene McGriff and Billy Mosteller opposed.

Resolution 0995-R2018 regarding the Authorization of the Transportation Alternatives Program (TAP) Grant

Resolution Title: A Resolution To Authorize The Submission Of A Transportation Alternative Program Grant Through RFATS; To Commit To Funding A Local Grant Match In Cooperation With The Lancaster County School District.

Terry Graham moved to approve Resolution 0995-R2018. Seconded by Charlene McGriff. Council approved Resolution 0995-R2018 by unanimous vote of 7-0.

3rd 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.

Larry Honeycutt moved to approve the 3rd Reading of Ordinance 2018-1496. Seconded by Charlene McGriff. Council approved the 3rd Reading of Ordinance 2018-1496 by unanimous vote of 7-0.

Discussion and Action Items

Committee Reports:

I&R Committee:

Larry Honeycutt reported that the I&R Committee met on March 13, 2018. He stated that the Committee reviewed the Second Amendment to the Development Agreement for the Avondale Development, which adds more land to the Development. The Committee also discussed the hours for the recycle sites, the TAP grant for sidewalks, programs for Parks and Recreation and the City pool finances.

Public Safety Committee:

Brian Carnes reported that the Public Safety Committee had one discussion item on the March agenda, which was the future of the joint public safety telecommunications activity, and a couple of Executive Session items. He noted that the discussion item will be reviewed by Council later in the meeting and he further added that the Committee did not have any recommendations regarding this discussion item. He explained that the Committee also had an Executive Session during the March meeting, but that no recommendations came out of the Executive Session.

Administration Committee:

Charlene McGriff reported that the Administration Committee met on March 15, 2018. She stated that the Administration Committee agenda was similar to the I & R Committee's agenda and the Public Safety Committee's agenda. She stated that the Committee discussed the TAP grant and the two Parks and Recreation summer programs. She noted that the Committee also discussed the pool finances. She further noted that the Committee discussed the joint public safety telecommunications activity, but that the Committee did not have any recommendations regarding this item. She stated that the Committee also discussed a possible bond referendum but that the Committee determined that further study was needed regarding that item. She noted that the Committee had an update on the Indian Land satellite office and the delay in renovations for that office building. She explained that the Committee discussed the February budget monitoring report and she further noted that a discussion about that report will be taken up by Council later in the meeting.

Adoption of the updated Prioritized Community Needs List as modified at the 3/12/2018 County Council Meeting.

Larry Honeycutt moved to approve the adoption of the updated Prioritized Community Needs list for Lancaster County, attached as Schedule C. Seconded by Brian Carnes. Council approved the adoption of the Prioritized Community Needs list by unanimous vote of 7-0.

Nomination for appointment to the Construction Board of Appeals for District 7.

Terry Graham moved to approve the appointment of Kenneth Chad Faulkner to the Construction Board of Appeals for a four (4) year term ending on 6/30/2021. Seconded by Brian Carnes. The appointment passed by unanimous vote of 7-0.

Future of joint public safety telecommunications activity.

Steve Willis stated that he has authorized Stephen Blackwelder to proceed with looking at joint operations for telecommunications for the County and the City for fire/rescue services, as there would be no cost and no additional expense for this part of the joint public safety telecommunications. He noted that the City's fire/rescue telecommunications is already intertwined with the County and that this portion of the joint public safety telecommunications should be added to the County before summer. He asked if Council is comfortable with using a prior Council's recommendation or proposal to move towards a joint operations facility for public safety telecommunications. He noted that the proposal includes the concept of declining financial support from the City of Lancaster. He explained that under this proposal the City would pay the County for four telecommunications officers during the first year, three telecommunications officers during the second year, two telecommunications officers during the third year and one telecommunications officer during the fourth year. He noted that the County would absorb all the costs after the fourth year.

Charlene McGriff stated that she is in agreement with the joint concept but that the City should pay for four telecommunications officers every year. Steve Willis noted that the County would receive all the revenue from the land line 911 fees once the joint program is started. Billy Mosteller asked how much revenue that would generate and if it would cover all the costs for combining the programs. Steve Willis indicated that it would not cover all the costs. Billy Mosteller indicated that the City of Lancaster pays for one officer at the Detention Center and that they should also pay for one telecommunications officer. Larry Honeycutt and Charlene McGriff stated that the County should not assume responsibility for all of the costs for a joint public safety telecommunications department. Brian Carnes stated that the County should not be responsible for all the costs and that the City should split the costs with the County fifty-fifty because the program is beneficial for both parties. Stephen Blackwelder emphasized that the employees of this program will be County employees, not City employees. Billy Mosteller asked if the infrastructure is already in place for additional employees or if the County would incur any additional equipment costs. Stephen Blackwelder indicated that the infrastructure is already in place and that the City would be responsible for funding the migration of historical data to the

County. Steve Harper suggested that the revenues and costs for the program be obtained and reviewed at the April Administration Committee meeting.

February 2018 Budget Monitoring Report.

Steve Willis explained that the Administration Committee asked about where the County stands on the shortfall of revenue from the ad valorem taxes. He stated that the revenue shortfall was thought to be the product of a computer code glitch, but that staff discovered that that issue only effected 5 parcels of property. He noted that the computer coding errors have been corrected. He noted that the County is not seeing the increased revenue that it should based on the millage increase and increases in assessed values. He indicated that another potential issue has been discovered relating to manufacturers exemptions on utilities. He explained that the utilities were billed for school and municipal taxes but not their County taxes. Veronica Thompson stated that she has spoken with the school district and their collections seem fine. Steve Willis noted that vehicle revenue has decreased statewide.

Susan Hunter Wallace, Auditor, stated that the utility certification and verification from the State was the problem. She explained that she issued the bill based on the State certification for the special levy district. She explained that the State has now sent an amended certification and explained the billing correction that will be made for the Duke Energy Corporation. She explained the changes that have been made in billing for the Auditor's office. Charlene McGriff thanked the Auditor for her explanation. She asked if there is communication between the Finance Department and the Auditor's office, because she noted that they need to work together to prevent problems in the future. Susan Hunter Wallace agreed that there needs to be communication between Finance and the Auditor. Charlene McGriff asked if the budget would be delayed due to the delay in receiving the tax dollars. Veronica Thompson stated that the Finance Department does not want to delay the budget process, especially now that the utilities billing issue has been found. Terry Graham asked how the County can make projections with confidence as Council heads into the budget process. Veronica Thompson indicated that Kim Hill will lower her threshold on collections to compensate for these issues in the future. Steve Willis noted that some projects have been put on hold since the downward trend in revenue collections was discovered and if the revenue comes in, then those projects could possibly be carried forward into next year.

Charlene McGriff stated that checks and balances are needed to prevent such a problem from occurring again. Susan Hunter Wallace explained that the problem was unavoidable because the billing came from the State certification. Veronica Thompson explained that the corrected Duke Energy Corporation billing, once paid, will bring up the County revenues. Susan Hunter Wallace explained that the staff is continuing to search and compare the numbers and work on the problem.

Steve Harper asked that this discussion item be kept on the agenda and that an update be given to Council.

Executive Session

Larry Honeycutt moved to go into Executive Session to discuss an incident to a proposed contractual matter pursuant to SC Code Section 30-4-70(a)(2) and to discuss the Project Peach Economic Development matter pursuant to SC Code Section 30-4-70(a)(5). Seconded by Billy Mosteller. Chairman Steve Harper asked Nicholas Miller, Procurement Director, and Jeff Catoe, Director of Public Works, to join Council in Executive Session. The motion to go into Executive Session passed by unanimous vote of 7-0. Veronica Thompson also accompanied Council into Executive Session. Council went into Executive Session at approximately 7:37 p.m.

Brian Carnes moved to come out of Executive Session. Seconded by Charlene McGriff. The motion to come out of Executive Session passed by unanimous vote of 7-0. Council came out of Executive Session at approximately 8:44 p.m.

Upon returning to open session, Attorney John Weaver noted that a contractual matter and the Project Peach Economic Development matter were discussed during Executive Session. He stated that during the course of Executive Session, no votes were taken and no decisions were made.

Adjournment

Larry Honeycutt moved to adjourn the meeting. Seconded by Brian Carnes. Council voted to adjourn the meeting by unanimous vote of 7-0. The Council meeting adjourned at approximately 8:45 p.m.

Respectfully Submitted:

Approved by Council, April 9, 2018

Sherrie Simpson
Clerk to Council

_____
Larry Honeycutt, Secretary

STATE OF SOUTH CAROLINA	)	
	)	**ORDINANCE NO. 2018-1500**
COUNTY OF LANCASTER	)	

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE PROPERTY OF JIMAKI WITHERSPOON, LOCATED ± 850 FEET EAST OF THE INTERSECTION OF SC HWY 200 AND HIGHPOINT CIRCLE IN LANCASTER COUNTY FROM MH, MANUFACTURED HOUSING DISTRICT TO MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Kenny Barnes applied to rezone property located ± 850 Feet east of the intersection of SC HWY 200 and Highpoint Circle from MH, Manufactured Housing District to MDR, Medium Density Residential District.

(b) On February 20, 2018, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of 7-0, recommended approval of the rezoning.

Section 2. Rezoning.

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

Tax Map No. 0086-00-08.01.

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:	March 12, 2018	Passed 7-0
Second Reading:	March 26, 2018	Passed 7-0
Third Reading:	April 9, 2018	

STATE OF SOUTH CAROLINA)
) ORDINANCE NO. 2018-1501
COUNTY OF LANCASTER)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE PROPERTY OF RANDALL COLLINS, TRUSTEE, LOCATED AT 1501-1539 MEMORIAL PARK ROAD IN LANCASTER COUNTY FROM MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT TO HDR, HIGH DENSITY RESIDENTIAL DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Randall Collins, Trustee applied to rezone property located at 1501-1539 Memorial Park Road from MDR, Medium Density Residential District to HDR, High Density Residential District.

(b) On February 20, 2018, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of 7-0, 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 HDR, High Density Residential District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0082N-0C-013.00.

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:	March 12, 2018	Passed 7-0
Second Reading:	March 26, 2018	Passed 7-0
Third Reading:	April 9, 2018	

STATE OF SOUTH CAROLINA	)	
	)	**ORDINANCE NO. 2018-1502**
COUNTY OF LANCASTER	)	

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE PROPERTY OF DARREN SOWELL, LOCATED ON WHEAT STREET ± 500 FEET EAST OF THE INTERSECTION OF FORK HILL ROAD AND WHEAT STREET IN LANCASTER COUNTY FROM MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT TO RR, RURAL RESIDENTIAL DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Darren Sowell applied to rezone property located ± 500 Feet east of the intersection of Fork Hill road and Wheat Street from MDR, Medium Density Residential District to RR, Rural Residential District.

(b) On February 20, 2018, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of 7-0, 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 RR, Rural Residential District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0156A-0C-008.00, 0156A-0C-009.00.

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:	March 12, 2018	Passed 7-0
Second Reading:	March 26, 2018	Passed 7-0
Third Reading:	April 9, 2018	

Lancaster County
South Carolina

Agenda Item Summary

Resolution # 0996-R2018
Contact Person / Sponsor: Alex Moore
Department: Planning
Date Requested to be on Agenda: 4/9/18

Issue for Consideration:
The Red Ventures Mixed Use District/Master Plan Application of Mr. Kevin Vogel of Land Design on behalf of Red Ventures (MX-017-002).

Points to Consider:
The proposed Red Ventures Mixed Use District/Master Development Plan includes a portion of TMS 0005-00-106.00. This parcel consists of ± 91 acres and is located on the east-side of US HWY 521 within the existing Red Ventures campus. The Master Plan proposes 260 multifamily units.

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. This project 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.

Please review the attached Master Development Plan. Planning Staff would like to note that the development team for this project has communicated the intent to subdivide the project site from overall ± 91 acre tract. This would be subsequent to the project's final approval at County Council. Such an action is permissible as long as the tract continues to be conforming, i.e. a minimum of 25 acres, for the MX Zoning District.

Funding and Liability Factors:
N/A

Council Options:
To approve or deny the Red Ventures Mixed Use District/Master Development Plan.

Recommendation:
At the Lancaster County Planning Commission meeting on Tuesday March 20th, 2018 the Commission voted to **APPROVE** the Red Ventures Mixed Use District/Master Development Plan by a vote of (6-0) with the condition that any subdivision of the project site from the larger ± 91 acre tract must consist of a minimum of 25 acres.

STATE OF SOUTH CAROLINA	)	
	)	**RESOLUTION NO. 0996-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 WITHIN THE RED VENTURES CAMPUS WEST OF RED VENTURES DRIVE AND SOUTH OF POTTS LANE.

WHEREAS, on February 1st, 2018, Land Design submitted an application on behalf of Red Ventures 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 # 0005-00-106.00, a ± 91.0 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 March 20th, 2018, the Planning Commission considered the project, identified as MX-018-001 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:

Any subdivision of the project site from the larger ± 91 acre parcel shall contain a minimum of 25 acres.

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 DEVELOPMENT APPLICATION SUBMITTAL

RED VENTURES HOUSING

MULTI-FAMILY DEVELOPMENT

LANCASTER COUNTY, SC

DATE: 3/9/2018

CHAPTER INDEX

VICINITY MAP

PROJECT TEAM

OWNER/DEVELOPER
RED VENTURES
1101 RED VENTURES DRIVE
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704.697.1338
CONTACT: BERNIE ROSARIO

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CHEVINGTON ASSOCIATES
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704.621.8615
CONTACT: JUD LITTLE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

LandDesign.

SHEET INDEX

Sheet Number	Sheet Title	MASTER PLAN APPLICATION 2.1.2018	DESIGN DEVELOPMENT PROGRESS 2.1.2018	MASTER PLAN RESUBMITTAL 3.9.2018
GENERAL				
G0-00	COVER SHEET	X	X	X
G0-01	SHEET INDEX	X	X	X
G1-02	GENERAL NOTES	X	X	X
G1-03	REPRESENTATIONS AND SYMBOLS	X	X	X
G2-02	EXISTING CONDITIONS	X	X	X
G2-03	SURVEY	X	X	X
G2-04	SURVEY	X	X	X
G2-05	SURVEY	X	X	X
G2-06	SURVEY	X	X	X
G2-07	OVERALL SITE ANALYSIS	X	X	X
G3-04	SITE ANALYSIS	X	X	X
G3-00	OVERALL SITE PLAN	X	X	X
UTILITY PLAN				
C2-00	OVERALL UTILITY PLAN	X	X	X
C2-01	DETAILED UTILITY PLAN	X	X	
C2-02	DETAILED UTILITY PLAN	X	X	
STORMWATER PLAN				
C3-00	DRAINAGE AREA MAP PER OPPORTUNITY LANE PLANS	X	X	X
C3-01	PROPOSED DRAINAGE AREA MAP			X
ROAD IMPROVEMENTS PLAN				
C4-00	ROAD IMPROVEMENTS PLAN - PAVEMENT & STRIPING	X	X	X
C4-01	ROAD IMPROVEMENTS PLAN - GRADING & DRAINAGE	X	X	X
MATERIALS PLAN				
L1-00	MATERIALS SITE PLAN	X	X	X
LAYOUT PLAN				
L2-00	LAYOUT PLAN	X	X	X
L2-01	SERVICE PLAN	X	X	X
GRADING PLAN				
L3-00	GRADING PLAN	X	X	X
PLANTING PLAN AND DETAILS				
L4-00	REQUIRED PLANTING PLAN	X	X	X
ADDITIONAL DRAWINGS				
L5-00	LIGHTING PLAN	X	X	X
L5-01	LIGHTING DETAILS	X	X	X
L5-02	LIGHTING DETAILS	X	X	X
SITE DETAILS				
L5-01	SITE DETAILS - PAVING		X	
L5-02	SITE DETAILS - PAVING		X	
L5-10	SITE DETAILS - WALLS		X	
L5-30	SITE DETAILS - FURNISHINGS		X	X
L5-31	SITE DETAILS - FURNISHINGS		X	
L5-30	SITE DETAILS - OUTDOOR GRILL		X	
L5-30	SITE DETAILS - DRAINAGE		X	
ARCHITECTURE				
G-000	COVER SHEET			X
G-001	SHEET INDEX			X
A-101E	POOL BUILDING AND DETACHED GARAGE FLOOR PLANS			X
A-201A	BUILDING A ELEVATIONS	X	X	X
A-202A	BUILDING A ELEVATIONS	X	X	X
A-203A	BUILDING A COLORED ELEVATIONS & RENDERINGS			X
A-201B	BUILDING B ELEVATIONS	X	X	X
A-202B	BUILDING B ELEVATIONS	X	X	X
A-203B	BUILDING B COLORED ELEVATIONS & RENDERINGS			X
A-201C	BUILDING C ELEVATIONS	X	X	X
A-202C	BUILDING C ELEVATIONS	X	X	X
A-203C	BUILDING C ELEVATIONS	X	X	X
A-204C	BUILDING C COLORED ELEVATIONS & RENDERINGS			X
A-201D	BUILDING D ELEVATIONS	X	X	X
A-202D	BUILDING D ELEVATIONS	X	X	X
A-203D	BUILDING D COLORED ELEVATIONS & RENDERINGS			X
A-201E	POOL & GARAGE ELEVATIONS			X

LandDesign.

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

1817298

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER PLAN APPL. SUBMITTAL	02.01.18
2	MASTER PLAN APPL. RESUBMITTAL	03.09.18

SHEET INDEX

G0-01

MATERIALS + PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
   - 2.1. PROOF-ROLL SUBGRADE. PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
   - 2.2. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED UNLESS NOTED OTHERWISE.
4. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
   - 4.1. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
5. CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
   - 5.1. MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE
   - 5.2. AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
   - 5.3. SLUMP: 3 TO 5 INCHES
   - 5.4. AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
6. CONCRETE THICKNESS
   - 6.1. PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
   - 6.2. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
7. CONCRETE REINFORCING
   - 7.1. 4" THICK PAVING: #3's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
   - 7.2. 5" THICK PAVING: #4's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
   - 7.3. 6" THICK PAVING: #5's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
   - 7.4. ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
   - 7.5. ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
8. CONTROL JOINTS (TROWEL OR SAWCUT)
   - 8.1. TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/4 OF CONCRETE THICKNESS
   - 8.2. SAWCUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
   - 8.3. SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".
   - 8.4. SAWN JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. SEALANT MATERIAL SHALL BE SONNEBORN SONOLASTIC SL2 MULTI-COMPONENT, SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
9. EXPANSION JOINTS
   - 9.1. PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
   - 9.2. PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
   - 9.3. CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
10. ALL CONSTRUCTION JOINTS SHALL BE SAWN. CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
11. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAWCUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
14. PAVEMENT MARKINGS
    - 14.1. PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE SCDOT STANDARDS.
    - 14.2. FIRE LANES SHALL BE STRIPED AND/OR SIGNED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REGULATIONS.
    - 14.3. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
    - 14.4. PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED, PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
15. CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
16. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED AT A MINIMUM IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

1. MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
2. MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
3. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
4. ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
5. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
6. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDDESIGN.

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1-2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE.
6. SIZES LISTED ARE MIN. AND REFER TO HEIGHT UNLESS OTHERWISE SPECIFIED.
7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
9. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND/OR REMOVED.
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
15. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
16. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND/OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
19. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 45-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
20. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 6 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
21. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 6 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
22. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS. MINIMUM 36" DEPTH FOR ALL TREES.
2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 4" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
3. PLANTERS/POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 1-2 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 4" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
5. IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS, SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

GENERAL NOTES:

1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: THE ISAACS GROUP
2. ARCHITECTURAL INFORMATION IS FROM PLANS BY: ODA AND THE HOUSING STUDIO
3. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
4. DIMENSIONS ARE TO FACE OF OBJECT UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS IN THE FIELD, INCLUDING, BUT NOT LIMITED TO, ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS, ALL ABOVE GROUND UTILITIES AND STRUCTURES, EXISTING TOPOGRAPHY, SUBSURFACE CONDITIONS, VEGETATION, EASEMENTS AND PROPERTY BOUNDARIES. IF ANY EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IMMEDIATELY AND BARE THE COST OF ANY ADDITIONAL REQUIRED SURVEY. ANY EXISTING CONDITIONS DISCOVERED IN THE FIELD THAT DEVIATE FROM THOSE SHOWN IN THESE PLANS SHALL BE ACCEPTED BY CONTRACTOR AS-IS, AND NOT BE GROUNDS FOR ADDITIONAL PAYMENT BY OWNER.
8. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
9. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY.
10. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
11. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
12. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDE BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
13. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
14. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
15. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
16. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
17. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND WILL BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
18. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
19. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
20. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE SC DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
4. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
5. ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
6. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
7. BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY THE ISAACS GROUP. REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
8. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
9. LAY PAVERS IN PATTERNS SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
10. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
11. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
12. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
13. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
14. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
15. IN NO CASE SHALL A CUT PAVER BE LESS THAN 1/3 FULL PAVER SIZE.
16. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

1. STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING INTENT ONLY.
2. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
3. ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
4. REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT. ANY DEVIATIONS FROM THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT SHALL REQUIRE APPROVAL FROM THE GEOTECHNICAL ENGINEER.
5. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
6. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF 3% SLOPE ON THE CURB.
7. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
8. CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
9. CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
10. CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
11. REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. BEFORE GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
12. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
13. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
14. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.

LandDesign.

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

1017243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER PLAN APPL. SUBMITTAL	12.03.18
2	MASTER PLAN APPL. SUBMITTAL	01.23.19

DESIGNED BY
DRAWN BY
CHECKED BY

VERT: N/A
HORIZ: N/A

GENERAL NOTES

G1-02

ABBREVIATIONS

A	AD	AREA DRAIN
	ADJ	ADJACENT
	AFG	ABOVE FINISHED GRADE
	ALT	ALTERNATE
	ALUM	ALUMINUM
	APPROX	APPROXIMATE
	ARCH	ARCHITECTURAL
B	BC	BOTTOM OF CURB
	BLDG	BUILDING
	BLKG	BLOCKING
	BOC	BACK OF CURB
	BOT	BOTTOM
	BR	BOTTOM OF RAMP
	BS	BOTTOM OF STAIR
	BW	BOTTOM OF WALL
C	CEM	CEMENT
	CIP	CAST IN PLACE
	CJ	CONTROL JOINT
	CMU	CONCRETE MASONRY UNIT
	CO	CLEANOUT
	COL	COLUMN
	CONT	CONTINUOUS
	CONC	CONCRETE
	CU FT	CUBIC FEET
D	DD	DECK DRAIN
	DE	DRAINAGE EASEMENT
	DI	DRAIN INLET
	DIA	DIAMETER
	DIAG	DIAGONAL
	DIM	DIMENSION
	DN	DOWN
	DS	DOWN SPOUT
	DWG(S)	DRAWING(S)
E	E	EAST
	EA	EACH
	EJ	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRICAL
	EOP	EDGE OF PAVEMENT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	ESMT	EASEMENT
	EW	EACH WAY
	EXP	EXPANSION
	EXIST	EXISTING
	EXT	EXTERIOR
F	FAB	FABRIC
	FDC	FIRE DEPT. CONNECTION
	FH	FIRE HYDRANT
	FIN	FINISH
	FOC	FACE OF CURB
	FT	FOOT, FEET
	FTG	FOOTING
G	GA	GAUGE
	GAL	GALLON
	GALV	GALVANIZED
	GC	GENERAL CONTRACTOR
	GV	GATE VALVE
H	HDW	HARDWARE
	HDWD	HARDWOOD
	HORZ	HORIZONTAL
	HP	HIGH POINT
	HT	HEIGHT
I	ID	INSIDE DIAMETER
	INCL	INCLUDE
	INSUL	INSULATION
	INT	INTERIOR
	INV	INVERT
J	JB	JUNCTION BOX
	JT	JOINT
K	KO	KNOCK OUT
L	L	LENGTH
	LT	LIGHT
	LP	LOW POINT

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY

L	L	LENGTH
	LT	LIGHT
	LP	LOW POINT
M	MAS	MASONRY
	MATL	MATERIAL
	MAX	MAXIMUM
	MECH	MECHANICAL
	MED	MEDIUM
	MFR	MANUFACTURER
	MIN	MINIMUM
	MISC	MISCELLANEOUS
	MTL	METAL
N	N	NORTH
	NIC	NOT IN CONTRACT
	NO	NUMBER
	NOM	NOMINAL
	NTS	NOT TO SCALE
O	OC	ON CENTER
	OD	OUTSIDE DIAMETER
	OPNG	OPENING
	OPP	OPPOSITE
P	PB	PLANT BED
	PERF	PERFORATED
	PNL	PANEL
	PNT	PAINTED
	PSI	POUNDS/SQUARE INCH
	PT	PRESSURE TREATED
	POB	POINT OF BEGINNING
	PSC	POINT OF CURVATURE
	PROP	PROPOSED
Q	QTY	QUANTITY
R	RAD	RADIUS
	REINF	REINFORCED (ING)
	REQD	REQUIRED
	REV	REVISION
	R.O.W	RIGHT OF WAY
S	S	SOUTH
	SB	SETBACK
	SCHED	SCHEDULE(ED)
	SD	STORM DRAIN
	SF	SQUARE FOOT, FEET
	SIM	SIMILAR
	SQ	SQUARE
	SSMH	SANITARY SEWER MANHOLE
	STL	STEEL
	SSTL	STAINLESS STEEL
	STD	STANDARD
	SUSP	SUSPENDED
	SW	SIDEWALK
	SYM	SYMBOL
T	TBD	TO BE DETERMINED
	TC	TOP OF CURB
	THK	THICKNESS
	TR	TOP OF RAMP
	TS	TOP OF STAIR
	TW	TOP OF WALL
	TYP	TYPICAL
U	UE	UTILITY EASEMENT
	UNO	UNLESS NOTED OTHERWISE
V	VERT	VERTICAL
	VIF	VERIFY IN FIELD
W	W	WEST, WIDE WIDTH
	W/	WITH
	W/O	WITHOUT
	WD	WOOD
	WL	WATER LINE
	WM	WATER METER
	WT	WEIGHT
	WWM	WELDED WIRE MESH

LandDesign.

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES

INDIAN LAND

LANCASTER COUNTY, SC

1017269

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MINOR CHANGES SUBMITTAL	02.01.19
2	MINOR CHANGES SUBMITTAL	03.04.19

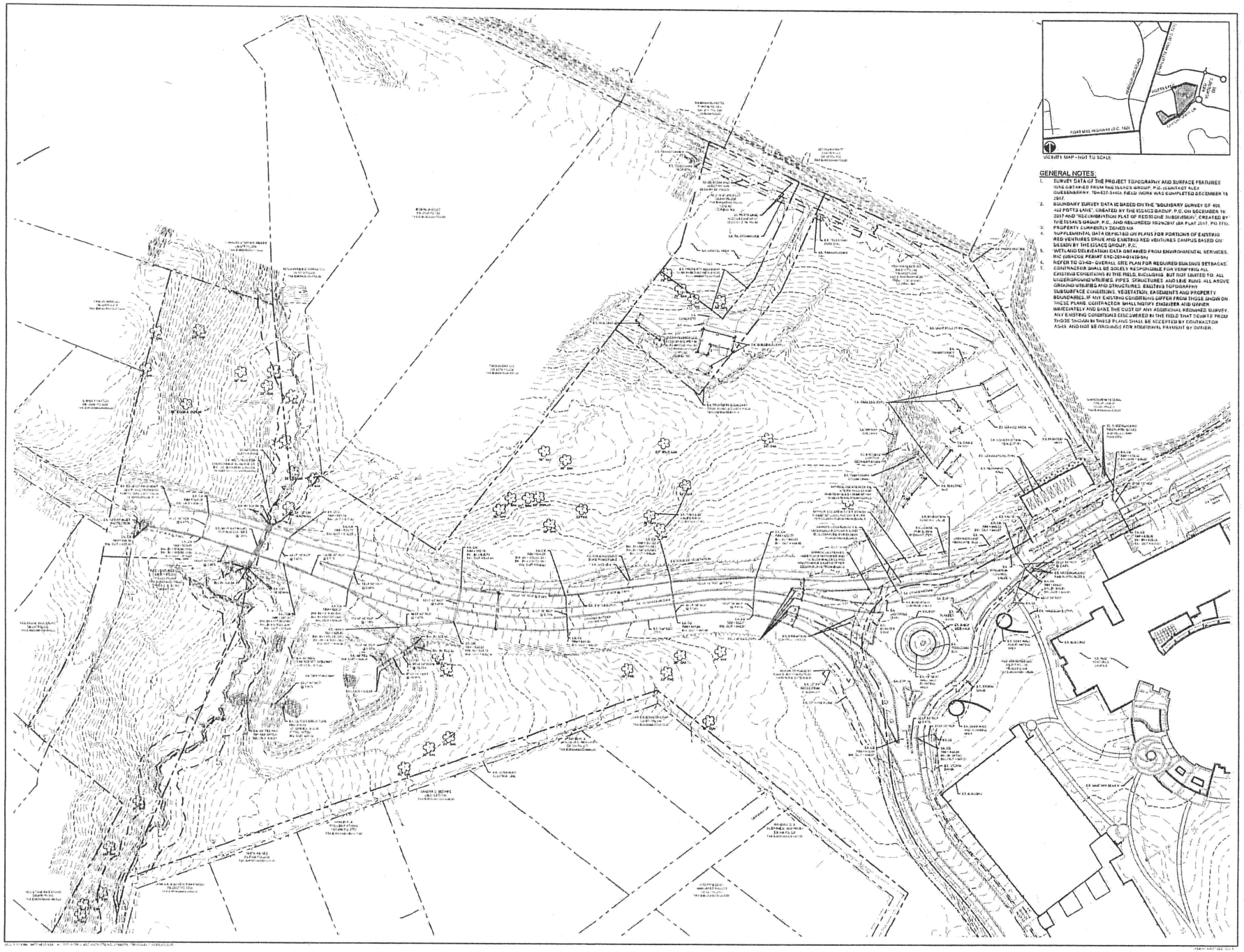
DESIGNED BY:
DRAWN BY:
CHECKED BY:

DATE:

SCALE:
HORZ: N/A
VERT: N/A

ABBREVIATIONS AND SYMBOLS

G1-03



LandDesign.

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

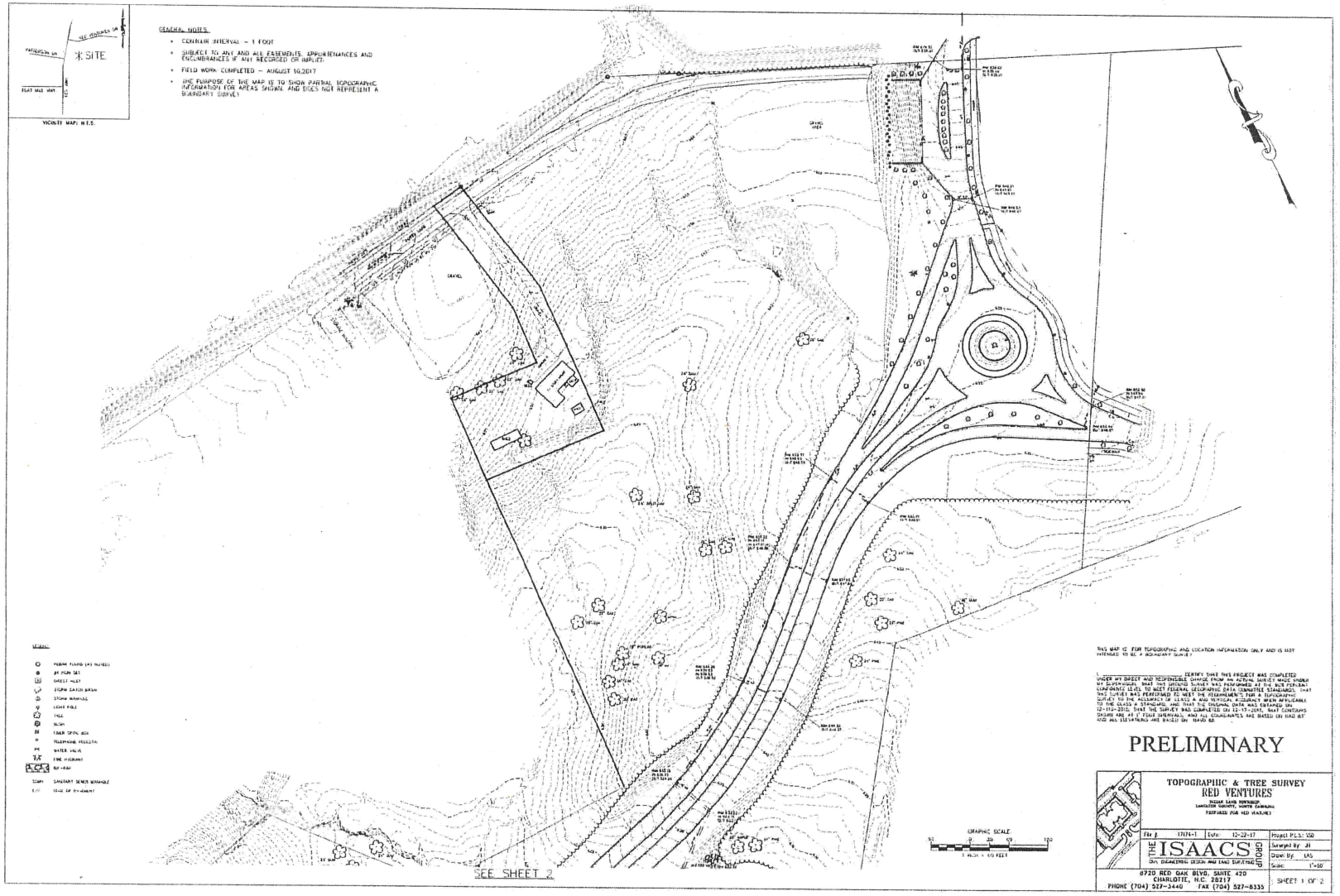
1017180

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISED PER PRE-APP COMMENTS	[illegible]
2	REVISED PER PRE-APP SUBMITTAL	[illegible]

EXISTING CONDITIONS

G2-02



LandDesign.

FOR REFERENCE ONLY

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

17172.00

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	WATER IN ROAD ROW (CONDITIONAL)	02-15-17
2	WATER IN ROAD ROW (UNCONDITIONAL)	03-20-17

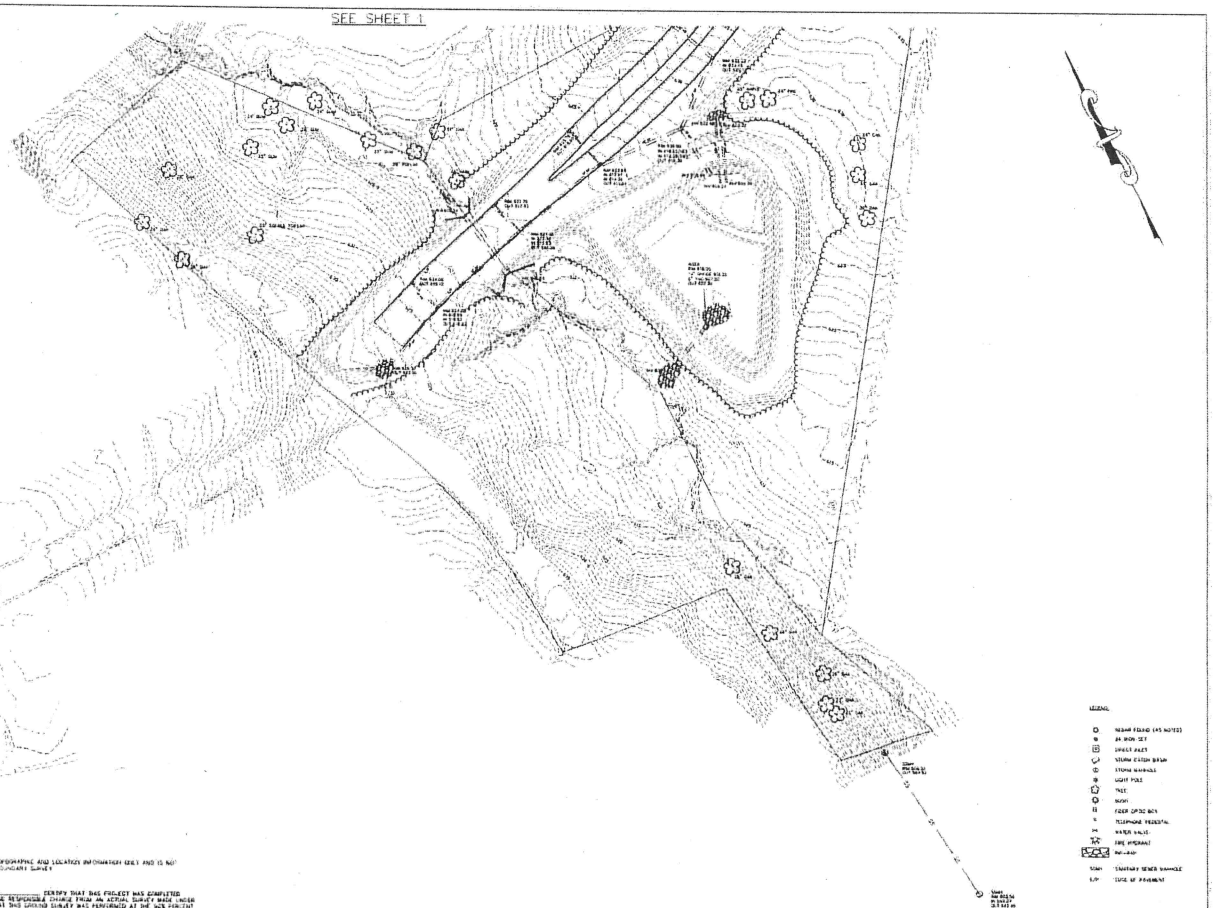
SURVEY

G2-03

VICINITY MAP: N.T.S

GENERAL NOTES:

- CONTOUR INTERVAL – 1 FOOT
- SUBJECT TO ANY AND ALL EASEMENTS, APPURTENANCES AND ENCUMBRANCES IF ANY RECORDED OR IMPLIED
- FIELD WORK COMPLETED – DECEMBER 18, 2017
- THE PURPOSE OF THE MAP IS TO SHOW PARTIAL TOPOGRAPHIC INFORMATION FOR AREAS SHOWN, AND DOES NOT REPRESENT A BOUNDARY SURVEY. NO SHOW A TREE SURVEY WITH TREES OVER 24"



LEGEND:

- REBAR FOUND (AS NOTED)
- 5/8 IRON SET
- INVERT PIPE
- STORM DRAIN BASIN
- STORM MANHOLE
- LIGHT POLE
- TREE
- HOOD
- FIBER OPTIC BOX
- TELEPHONE PEDESTAL
- WATER VALVE
- FIRE HYDRANT
- RIP-RAP
- SSMH SANITARY SEWER MANHOLE
- E/P EDGE OF PAVEMENT

THIS MAP IS FOR TOPOGRAPHIC AND LOCATION INFORMATION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY

I, _____, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE NON ACCURATE CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON: 12-18-2017; THAT THE SURVEY WAS COMPLETED ON: 12-18-2017; THAT CONTOURS SHOWN ARE AT 1' FOOT INTERVALS, AND ALL COORDINATES ARE BASED ON NAD 83 AND ALL BEARINGS ARE BASED ON NAD 83

GRAPHIC SCALE

1 INCH = 60 FEET

PRELIMINARY

TOPOGRAPHIC & TREE SURVEY
RED VENTURES
INDIAN LAND TOWNSHIP
LANCASTER COUNTY, NORTH CAROLINA
PREPARED FOR: RED VENTURES

File # 17174-T	Date 08-15-17
Project P.L.S.: SW	
Surveyed by: JH	
Dwn By: LAS	
Scale: 1"=60'	
SHEET 2 OF 2	

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING
8720 RED OAK BLVD. SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

LandDesign.

FOR REFERENCE ONLY

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

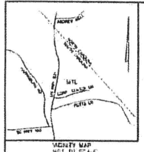
17174-0

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	[illegible]	02.21.19
2	[illegible]	03.04.19

SURVEY

G2-04



VICINITY MAP
NOT TO SCALE

Line #	Length	Direction
L1	85.65	N64°02'42"E
L2	55.25	N62°53'53"E
L3	27.56	N37°48'01"E
L4	89.55	N48°08'04"E
L5	196.34	N48°41'27"E
L6	56.07	S78°43'09"E
L7	114.55	S34°58'47"W
L8	13.78	S74°48'26"E
L9	83.19	S31°08'50"E
L10	42.67	S31°08'50"E
L11	411.49	S75°28'48"E
L12	133.84	N10°27'41"W
L13	84.84	S22°36'49"W
L14	170.00	S0°41'36"W
L15	225.53	S8°24'32"E
L16	235.36	S13°08'01"W
L17	176.37	S34°29'15"W
L18	25.46	S42°46'38"E
L19	213.68	S11°38'51"E
L20	33.05	S16°37'22"E
L21	160.13	S14°48'06"W
L22	80.71	S8°01'28"W
L23	85.32	S83°04'47"W
L24	74.23	S37°08'35"W
L25	25.30	S53°36'38"W

Line #	Length	Direction
L26	88.27	N53°19'25"W
L27	150.20	N17°07'12"E
L28	296.81	N65°22'50"W
L29	308.41	N62°20'44"W
L30	87.23	N33°52'50"W
L31	124.58	S87°56'41"W
L32	175.49	S03°53'10"W
L33	50.00	S87°33'03"W
L34	121.87	N14°35'35"W
L35	60.10	N15°50'11"W
L36	94.13	N27°40'23"W
L37	38.94	N34°50'13"W
L38	47.21	N34°50'13"W
L39	54.07	N34°28'23"W
L40	247.96	N31°57'05"W
L41	186.13	N30°33'46"W
L42	144.90	N48°18'12"E
L43	99.87	S34°59'15"E

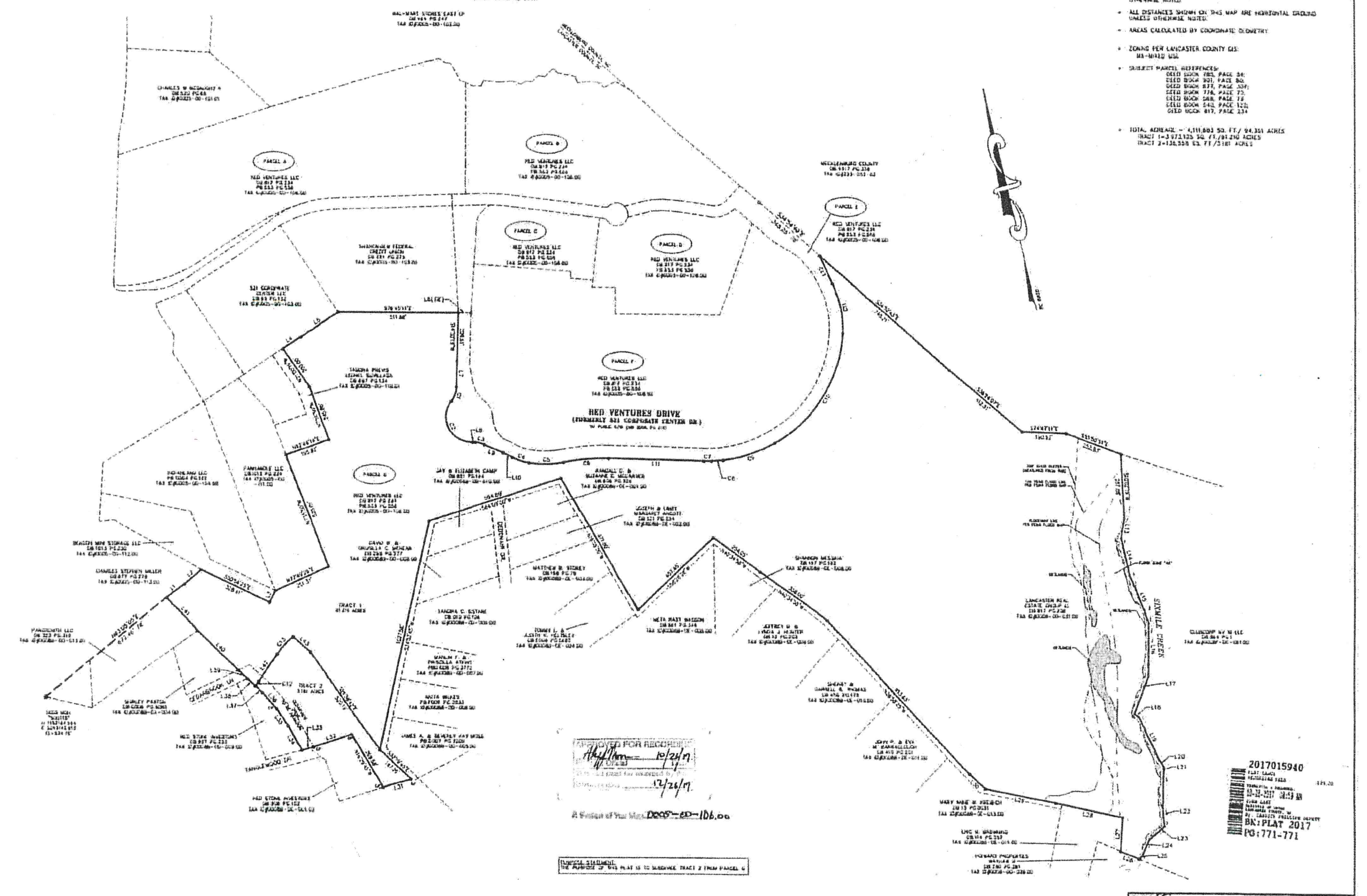
Curve #	Length	Radius	CHORD	BEARING	DELTA
C1	85.73	104.70	84.81	S31° 40' 52"W	34.3422
C2	251.56	111.00	201.25	S13° 50' 55"E	130.0569
C3	42.36	105.00	42.09	S62° 42' 38"E	23.1268
C4	78.86	270.00	78.58	S58° 30' 53"E	16.7351
C5	148.15	411.66	147.36	S76° 11' 32"E	20.6201
C6	153.91	862.00	153.50	S82° 03' 28"E	12.0690
C7	31.71	568.00	31.70	S73° 03' 39"E	3.0696
C8	54.56	563.98	54.54	S81° 21' 32"E	5.5730
C9	238.10	587.96	234.52	N84° 28' 45"E	23.0070
C10	553.78	587.98	543.36	N44° 14' 25"E	53.4707
C11	225.43	468.00	223.43	N2° 16' 21"E	28.4680
C12	73.09	553.50	73.08	N47° 30' 03"E	7.5663
C13	101.75	347.50	101.38	N54° 41' 29"E	16.7758

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT PART OF THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 45057C-0010D & 45057C-0030D, DATED AUG. 18, 2011.

NOTES:

- MONUMENTATION FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- ALL DISTANCES SHOWN ON THIS MAP ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
- AREAS CALCULATED BY COORDINATE GEOMETRY.
- ZONING PER LANCASTER COUNTY GIS:
  MX-MIXED USE
- SUBJECT PARCEL REFERENCES:
  DEED BOOK 785, PAGE 34;
  DEED BOOK 901, PAGE 80;
  DEED BOOK 877, PAGE 337;
  DEED BOOK 774, PAGE 72;
  DEED BOOK 588, PAGE 73;
  DEED BOOK 540, PAGE 122;
  DEED BOOK 817, PAGE 234
- TOTAL ACREAGE = 4,111,683 SQ. FT./ 94.391 ACRES
  TRACT 1=3,973,125 SQ. FT./91.210 ACRES
  TRACT 2=138,558 SQ. FT./3.181 ACRES



2017015940
BK:PLAT 2017
PG:771-771

APPROVED FOR RECORDING
Abyl Thom 10/24/17
12/26/17

A Portion of Tax Map 0005-00-106.00

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 2 FROM PARCEL G

LEGEND:
△ – CALCULATED POINT
● – #5 REBAR FOUND, UNLESS NOTED DIFFERENTLY
○ – IRON PIN SET (#5 REBAR)
SB – SETBACK
R/W – RIGHT OF WAY
PID – PARCEL IDENTIFICATION NUMBER
⊡ – CONTROL CORNER, CONCRETE MONUMENT

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 200 FEET

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS. AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

STEPHEN S. DYER S.C.P.L.S. #10604 DATED

I, ______________, REVIEW OFFICER OF LANCASTER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE REVIEW OFFICER

NO.	BY	DATE	REVISION

RECOMBINATION PLAT OF
REDSTONE SUBDIVISION

INDIAN LAND TOWNSHIP
LANCASTER COUNTY, SOUTH CAROLINA
PREPARED FOR: RED VENTURES

File #	17221-RC[illegible]	Date	9-29-17
Project P.L.S.	SD	Surveyed By	BA
Drawn By	JAF	Scale	1"=200'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING
8720 RED OAK BLVD. SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

LandDesign.

FOR REFERENCE ONLY

RED VENTURES HOUSING

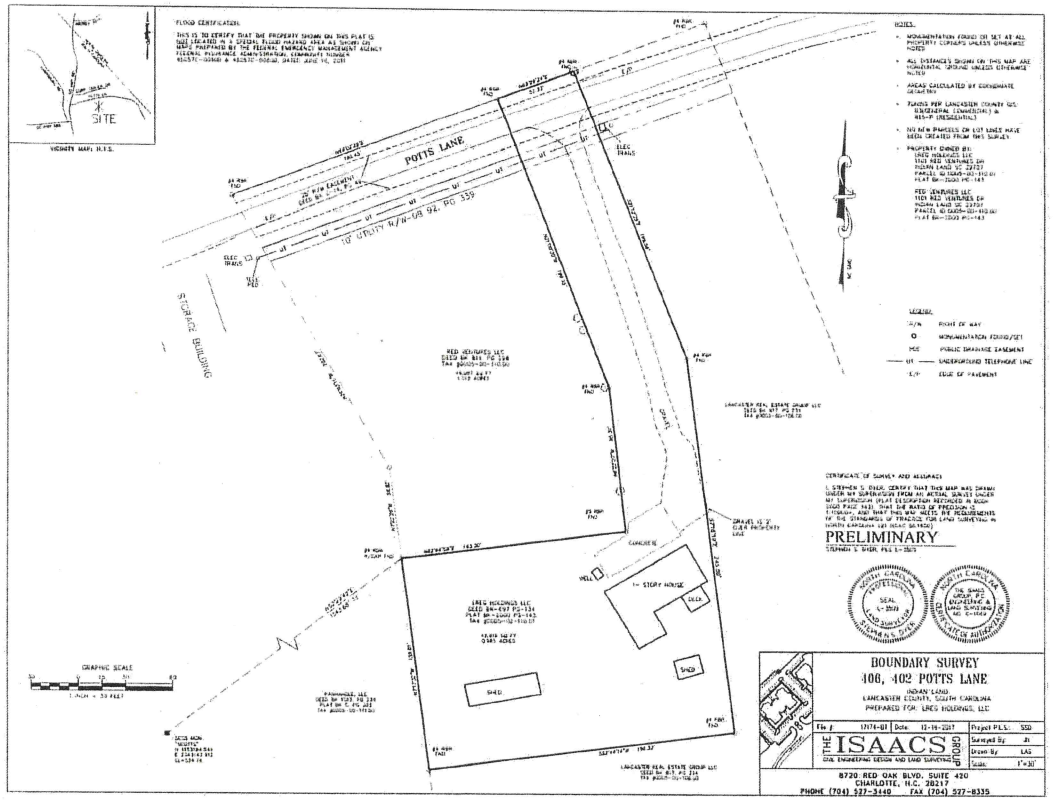
RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

1017240

REVISION / ISSUANCE

SURVEY

G2-05



LandDesign

FOR REFERENCE ONLY

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

REVISION / ISSUANCE

SURVEY

G2-06

SITE INFORMATION:

1. SURVEY DATA OF THE PROJECT TOPOGRAPHY AND SURFACE FEATURES WAS OBTAINED FROM THE ISSACS GROUP, P.C. (CONTACT ALEX QUESENBERRY, 704-527-3449). FIELD WORK WAS COMPLETED DECEMBER 18, 2017
2. BOUNDARY SURVEY DATA IS BASED ON THE "BOUNDARY SURVEY OF 406, 402 POTTS LANE", CREATED BY THE ISSACS GROUP, P.C. ON DECEMBER 18, 2017 AND "RECOMBINATION PLAT OF REDSTONE SUBDIVISION", CREATED BY THE ISSACS GROUP, P.C., AND RECORDED 10/26/2017 (BK PLAT 2017, PG 771)
3. PROPERTY CURRENTLY ZONED MX
4. SUPPLEMENTAL DATA DEPICTED ON PLANS FOR PORTIONS OF EXISTING RED VENTURES DRIVE AND EXISTING RED VENTURES CAMPUS BASED ON DESIGN BY THE ISSACS GROUP, P.C.
5. WETLAND DELINEATION DATA OBTAINED FROM ENVIRONMENTAL SERVICES, INC (USACOE PERMIT SAC-2014-01439-SK)
6. REFER TO C3.00 - OVERALL SITE PLAN FOR REQUIRED BUILDING SETBACKS

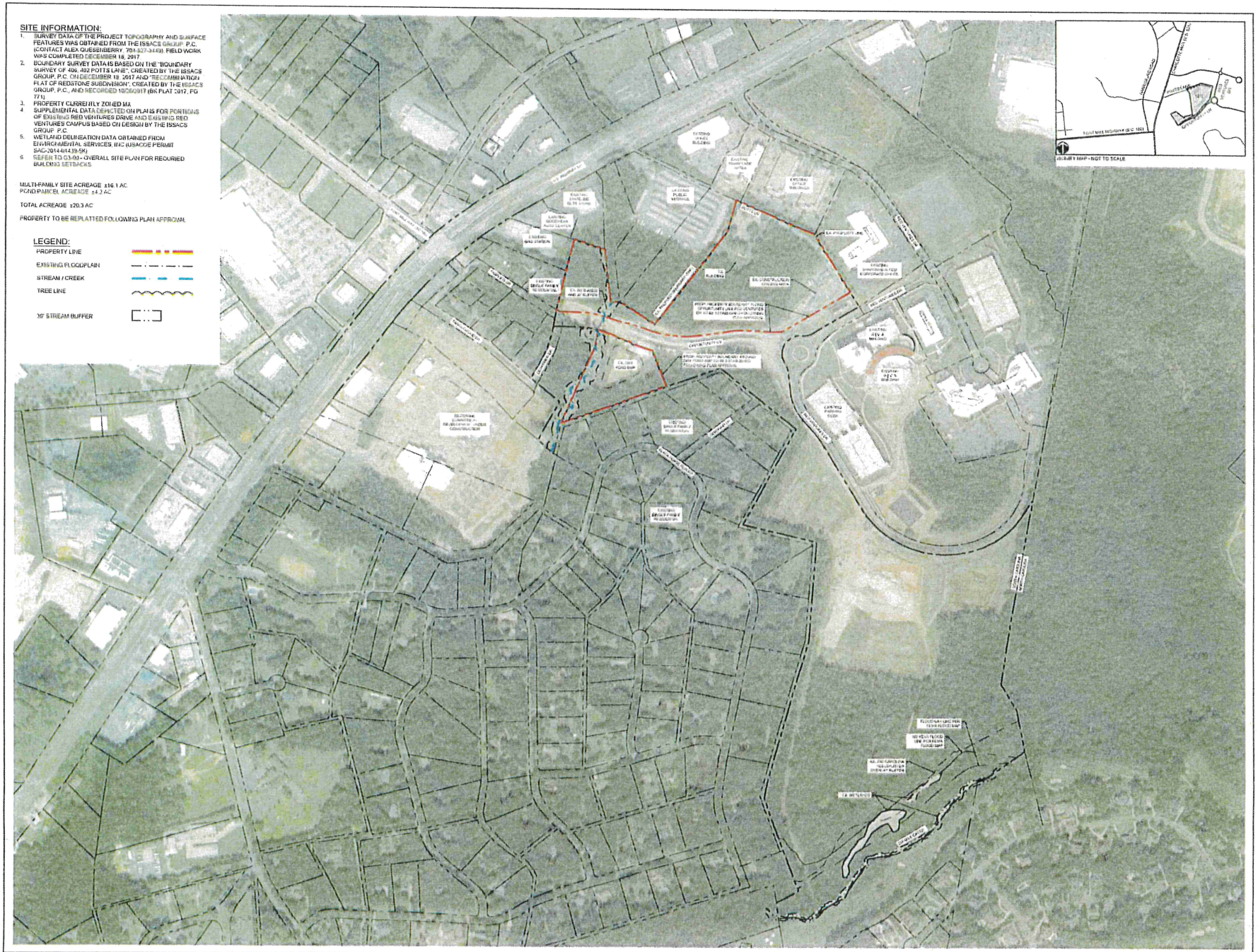
MULTI-FAMILY SITE ACREAGE ±16.1 AC
POND PARCEL ACREAGE ±4.2 AC

TOTAL ACREAGE ±20.3 AC

PROPERTY TO BE REPLATTED FOLLOWING PLAN APPROVAL

LEGEND:

- PROPERTY LINE
- EXISTING FLOODPLAIN
- STREAM / CREEK
- TREE LINE
- 30' STREAM BUFFER



LandDesign.

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1		
2		

OVERALL SITE ANALYSIS

G2-07

SITE INFORMATION:

1. SURVEY DATA OF THE PROJECT TOPOGRAPHY AND SURFACE FEATURES WAS OBTAINED FROM THE ISSACS GROUP, P.C. (CONTACT ALEX OLESENBERRY, 704-577-1440). FIELD WORK WAS COMPLETED DECEMBER 18, 2017.
2. BOUNDARY SURVEY DATA IS BASED ON THE "BOUNDARY SURVEY OF 404, 402 POTTS LANE", CREATED BY THE ISSACS GROUP, P.C. ON DECEMBER 19, 2017 AND "RECOMBINATION PLAT OF REDSTONE SUBDIVISION", CREATED BY THE ISSACS GROUP, P.C., AND RECORDED 10/30/2017 (BK PLAT 2017, PG 771).
3. PROPERTY CURRENTLY ZONED MX
4. SUPPLEMENTAL DATA DEPICTED ON PLANS FOR PORTIONS OF EXISTING RED VENTURES DRIVE AND EXISTING RED VENTURES CAMPUS BASED ON DESIGN BY THE ISSACS GROUP, P.C.
5. WETLAND DELINEATION DATA OBTAINED FROM ENVIRONMENTAL SERVICES, INC IN ACOE PERMIT SAC-2014-01439-SM
6. REFER TO G3.00 - OVERALL SITE PLAN FOR REQUIRED BUILDING SETBACKS

MULTI-FAMILY SITE ACREAGE ±10.1 AC
POND PARCEL ACREAGE ±4.2 AC

TOTAL ACREAGE ±20.3 AC

PROPERTY TO BE REPLATTED FOLLOWING PLAN APPROVAL

LEGEND:

- PROPERTY LINE
- EXISTING FLOODPLAIN
- STREAM / CREEK
- APPROXIMATE 100' HWY 521 CORRIDOR
- TREE LINE
- 30' STREAM BUFFER

LandDesign.

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

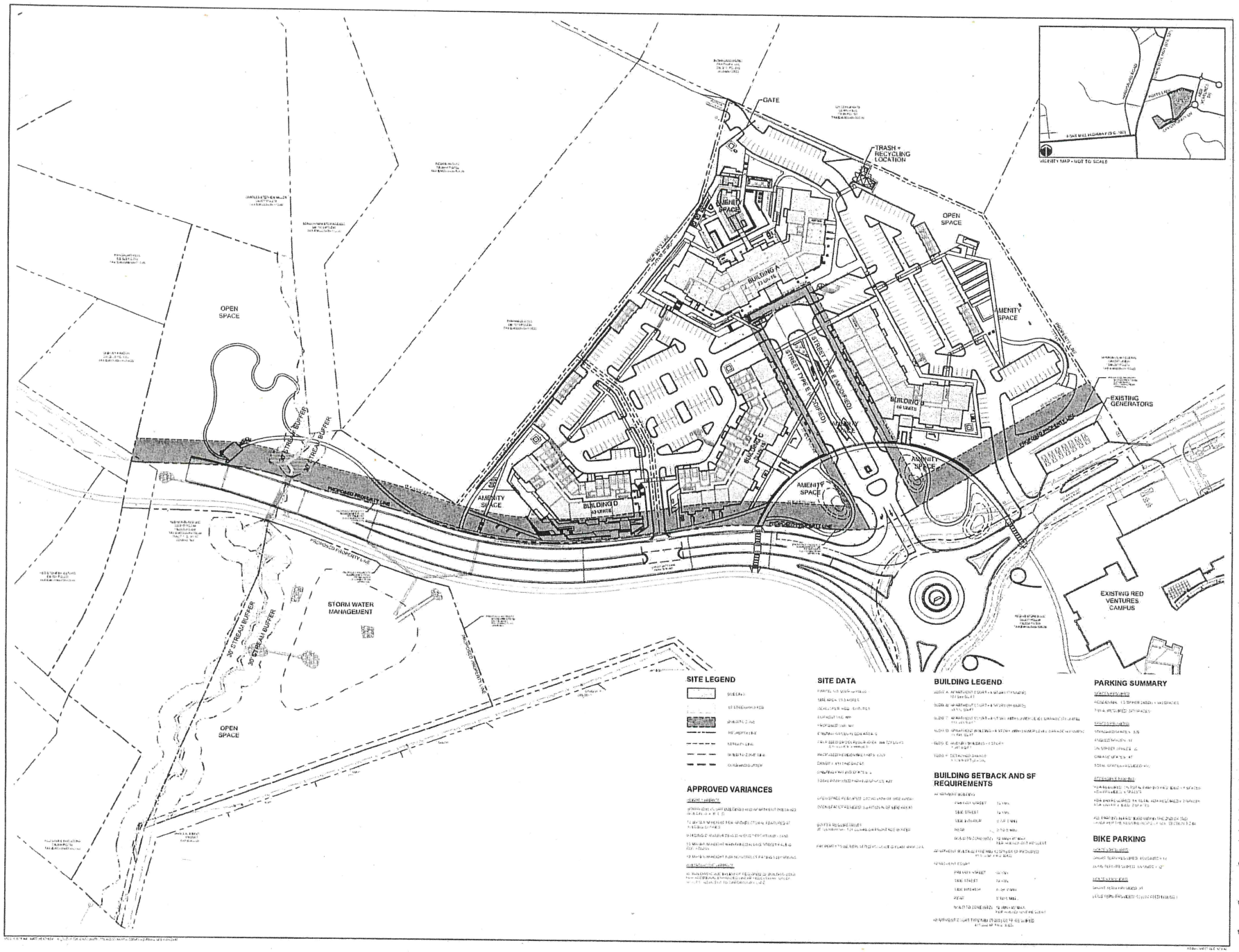
1007200

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	[illegible]	02.20.19
2	[illegible]	04.05.19

SITE ANALYSIS

G0-08



LandDesign.

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

1017230

REVISION / ISSUANCE

OVERALL SITE PLAN

G3-00

LandDesign.

VICINITY MAP - NOT TO SCALE

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES

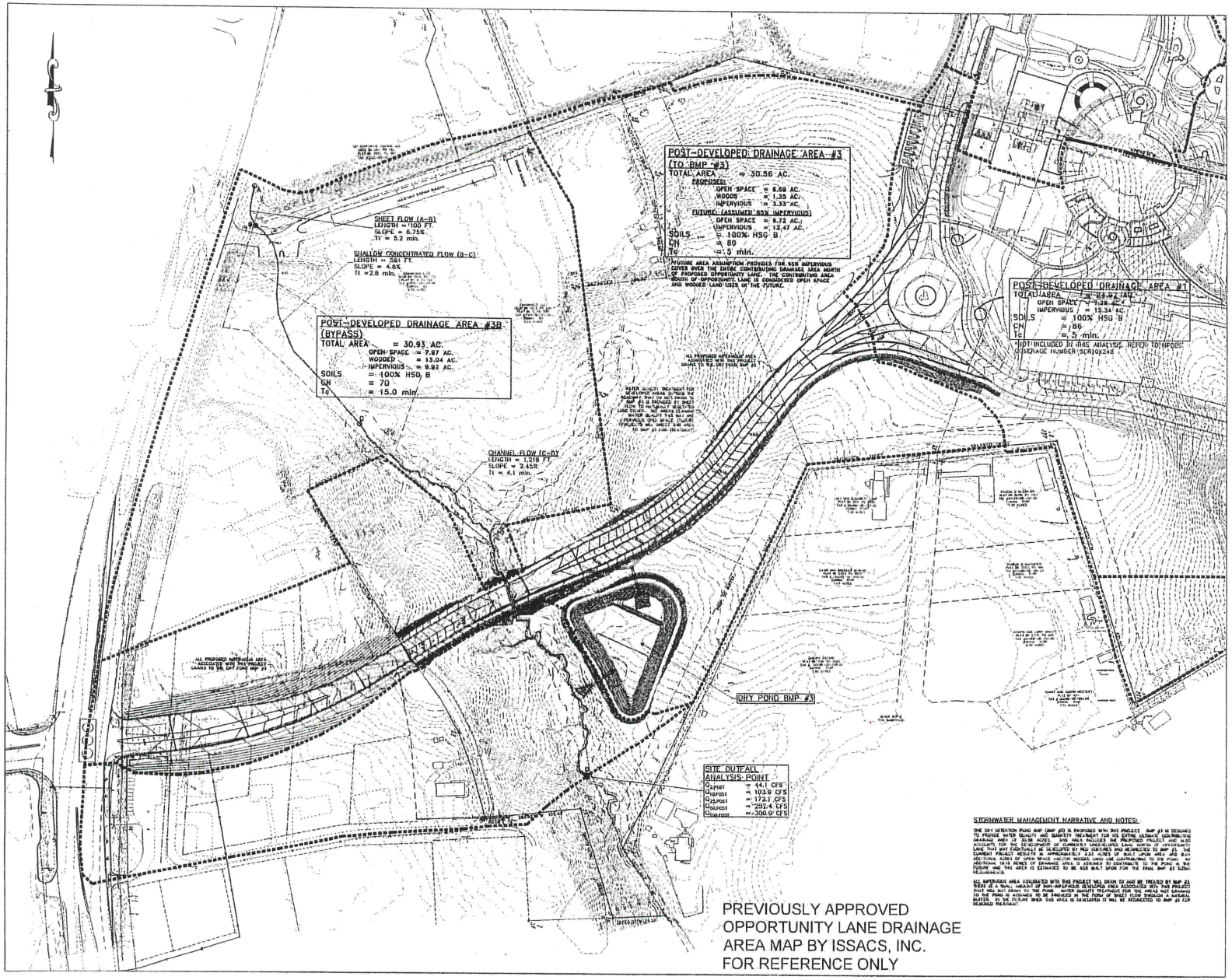
INDIAN LAND

LANCASTER COUNTY, SC

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	MASTER PLAN REVISIONS SUBMITTAL	02.20.18
2	MASTER PLAN REVISIONS SUBMITTAL	03.20.18

OVERALL UTILITY PLAN

C2-00



LandDesign.

ODa
overcash demmitt
2010 south tryon st. suite 1a
charlotte north carolina 28203
office.704.332.1615
web.www.odarch.com

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING
8720 RED OAK BLVD. SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440
FAX (704) 527-8135

RED|VENTURES

OPPORTUNITY LANE

Lancaster County, SOUTH CAROLINA

GRAPHIC SCALE

DHEC SUBMITTAL 1	7/8/16
DHEC SUBMITTAL 2	12/9/16
LANCASTER COUNTY REVISIONS	2/22/17

POST-DEVELOPMENT D.A. MAP & SWM PLAN

C40.01

FOR REFERENCE ONLY

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

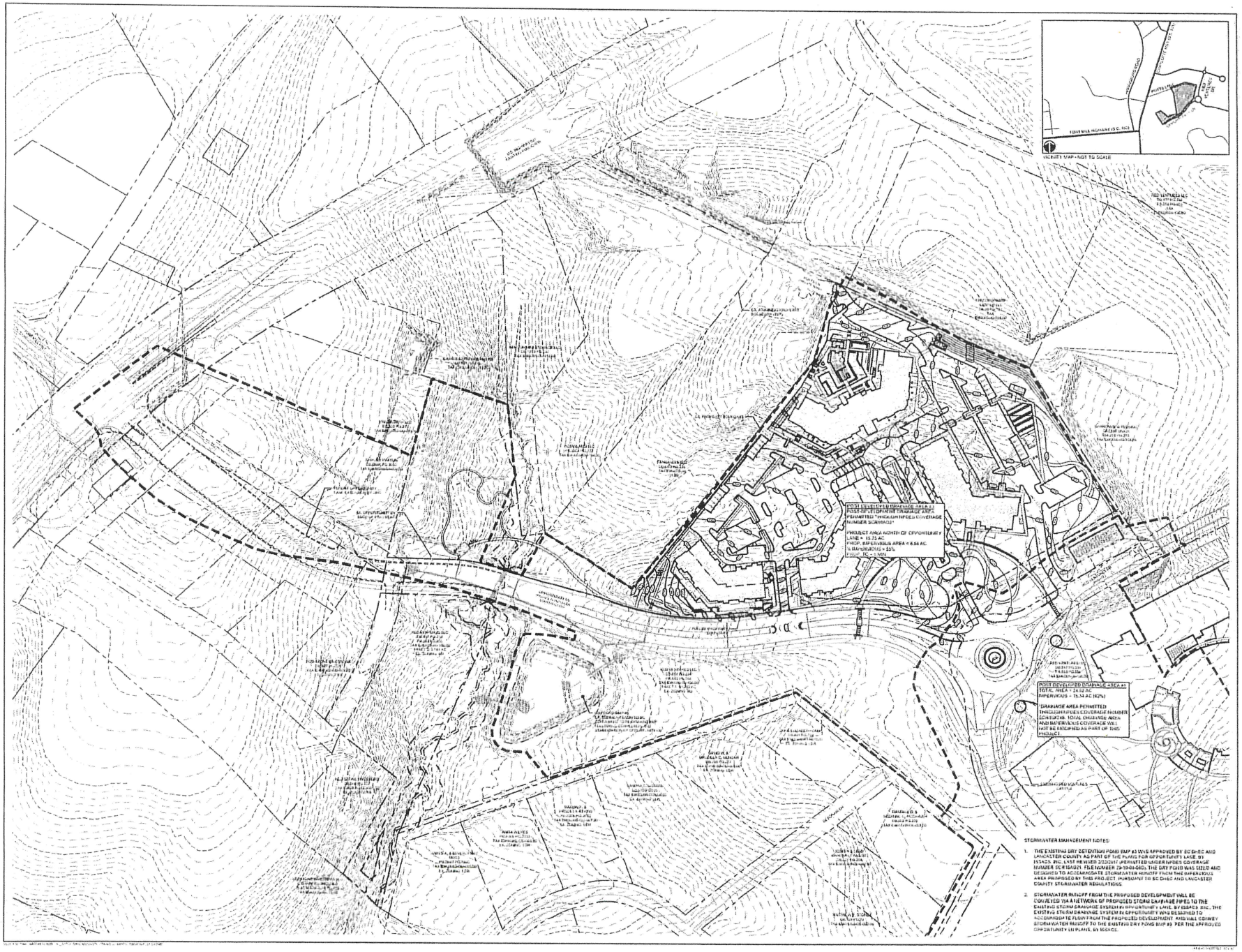
1017286

REVISION / ISSUANCE

NO.	REVISION/ISSUANCE	DATE
1	MINOR REVISIONS PER COMMENTS	02.20.18
2	MINOR REVISIONS PER COMMENTS	04.04.18

DRAINAGE AREA MAP PER OPPORTUNITY LANE PLANS

C3-00



LandDesign.

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

1917280

REVISION / ISSUANCE

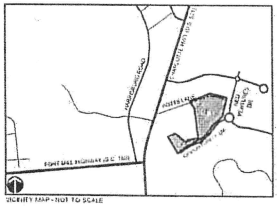
No.	Description	Date
1	REVISION PER LANCASTER COUNTY	04.29.19
2	REVISION PER LANCASTER COUNTY	04.30.19

PROPOSED DRAINAGE AREA MAP

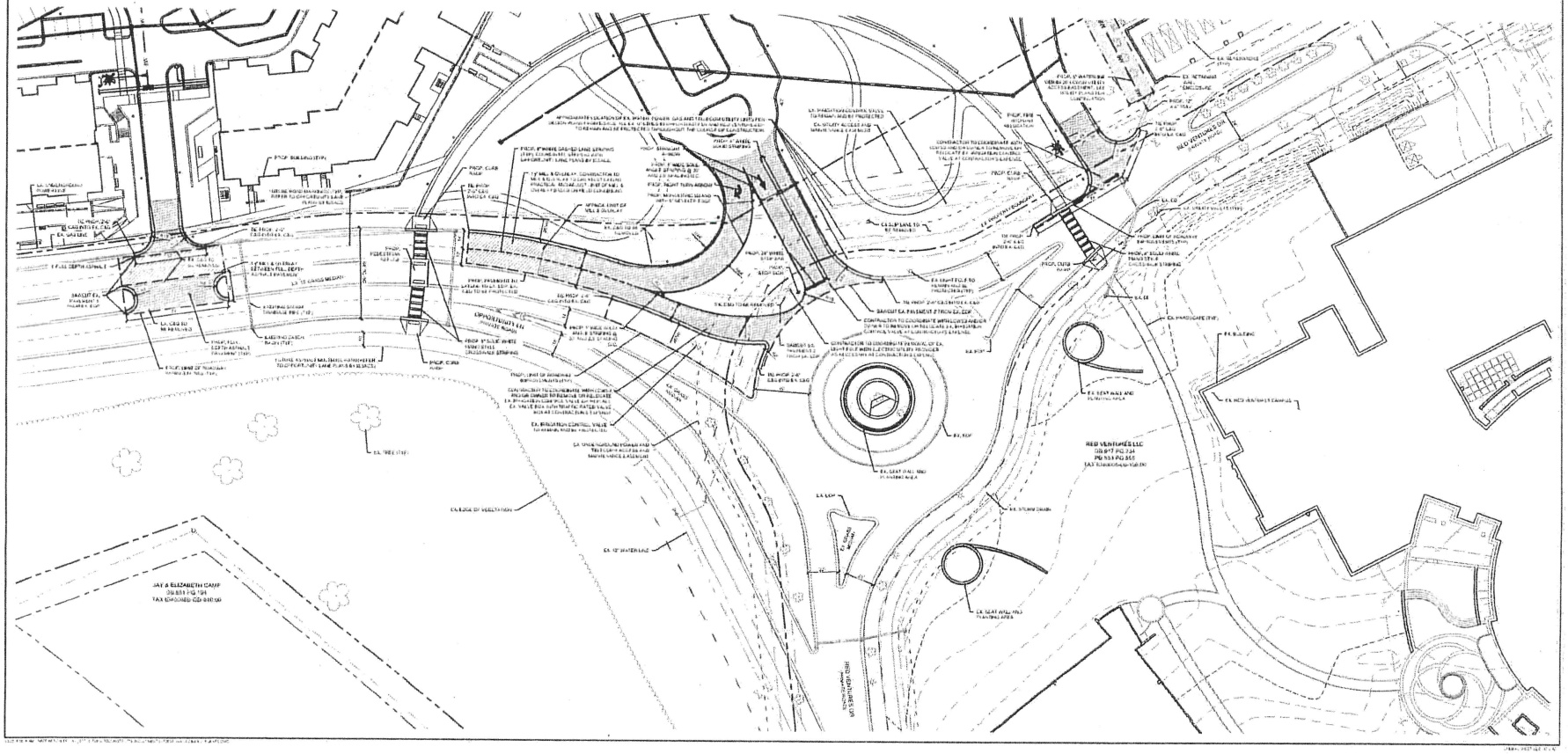
C3-01

GENERAL NOTES:

1. ALL PAVEMENT STRIPING SHALL ADHERE TO THE MOST RECENT SCDOT STANDARDS. DETAILS AND SPECIFICATIONS UNLESS OTHERWISE NOTED ON THESE PLANS.
2. OPPORTUNITY LANE IS CURRENTLY UNDER CONSTRUCTION. REFER TO OPPORTUNITY LANE PLANS BY ESSACS FOR FUTURE PLANTING, STRIPING AND MULTI-USE PATH. CONTRACTOR TO COORDINATE ROAD IMPROVEMENTS WITH OPPORTUNITY LANE CONSTRUCTION ACTIVITY.



SCHEMATIC MAP - NOT TO SCALE



LandDesign.

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

REVISION / ISSUANCE

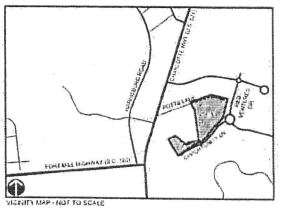
NO.	DESCRIPTION	DATE
1	[illegible]	[illegible]
2	[illegible]	[illegible]

ROAD IMPROVEMENTS PLAN - PAVEMENT & STRIPING

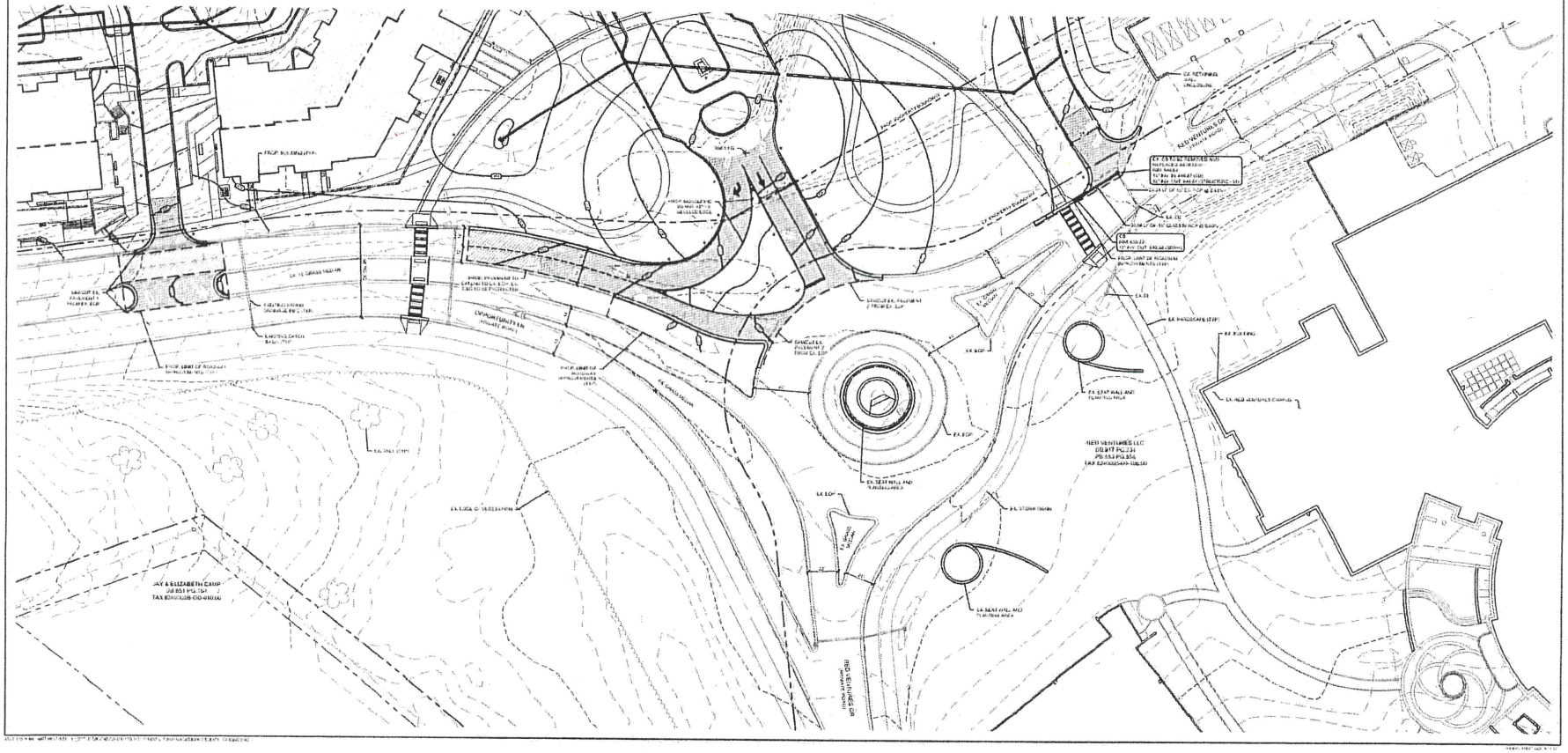
C4-00

GENERAL NOTES:

1. ALL PAVEMENT STRIPING SHALL ADHERE TO THE MOST RECENT SCDOT STANDARDS, DETAILS AND SPECIFICATIONS UNLESS OTHERWISE NOTED ON THESE PLANS.
2. OPPORTUNITY LANE IS CURRENTLY UNDER CONSTRUCTION. REFER TO OPPORTUNITY LANE PLANS BY ESSACS FOR FUTURE PLANTING, STAMPED MULCH/BENCH/SIDE PATH. CONTRACTOR TO COORDINATE ROAD IMPROVEMENTS WITH OPPORTUNITY LANE CONSTRUCTION ACTIVITY.



VICINITY MAP - NOT TO SCALE



LandDesign.

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

1917280

REVISION / ISSUANCE

1	[illegible]	[illegible]
2	[illegible]	[illegible]

ROAD IMPROVEMENTS PLAN
- GRADING & DRAINAGE

C4-01

REFERENCE NOTES SCHEDULE

SYMBOL	SITE FURNISHINGS DESCRIPTION
F-100	BOND STREET SQUARE TREE GRATE
F-101	BOLLARD
F-102	LANDSCAPE FORMS ARCATA BENCH
F-103	LANDSCAPE FORMS PARALLEL BENCH
F-104	CANTILEVERED BENCH
F-105	STONE BLOCK BENCH
F-106	BIKE RACK
F-107	HAMMOCK
F-108	TRASH AND RECYCLING

SYMBOL	GENERAL IMPROVEMENTS DESCRIPTION
G-101	PLANTING AREA, TYP.
G-102	DIRECTIONAL ACCESSIBLE RAMP
G-103	ADA ACCESSIBLE PARKING SPACE
G-104	ADA ACCESSIBLE ANGLED PARKING SPACE
G-105	ANGLED PARKING SPACE
G-106	PARALLEL PARKING SPACE

SYMBOL	CONCRETE DESCRIPTION
P-101	CONCRETE PAVEMENT
P-102	HEAVY DUTY CONCRETE
P-103	LIGHT DUTY ASPHALT PAVEMENT
P-104	HEAVY DUTY ASPHALT PAVEMENT
P-105	1'-6" CONCRETE CURB AND GUTTER
P-106	MOUNTABLE CURB
P-107	CONCRETE BANDING

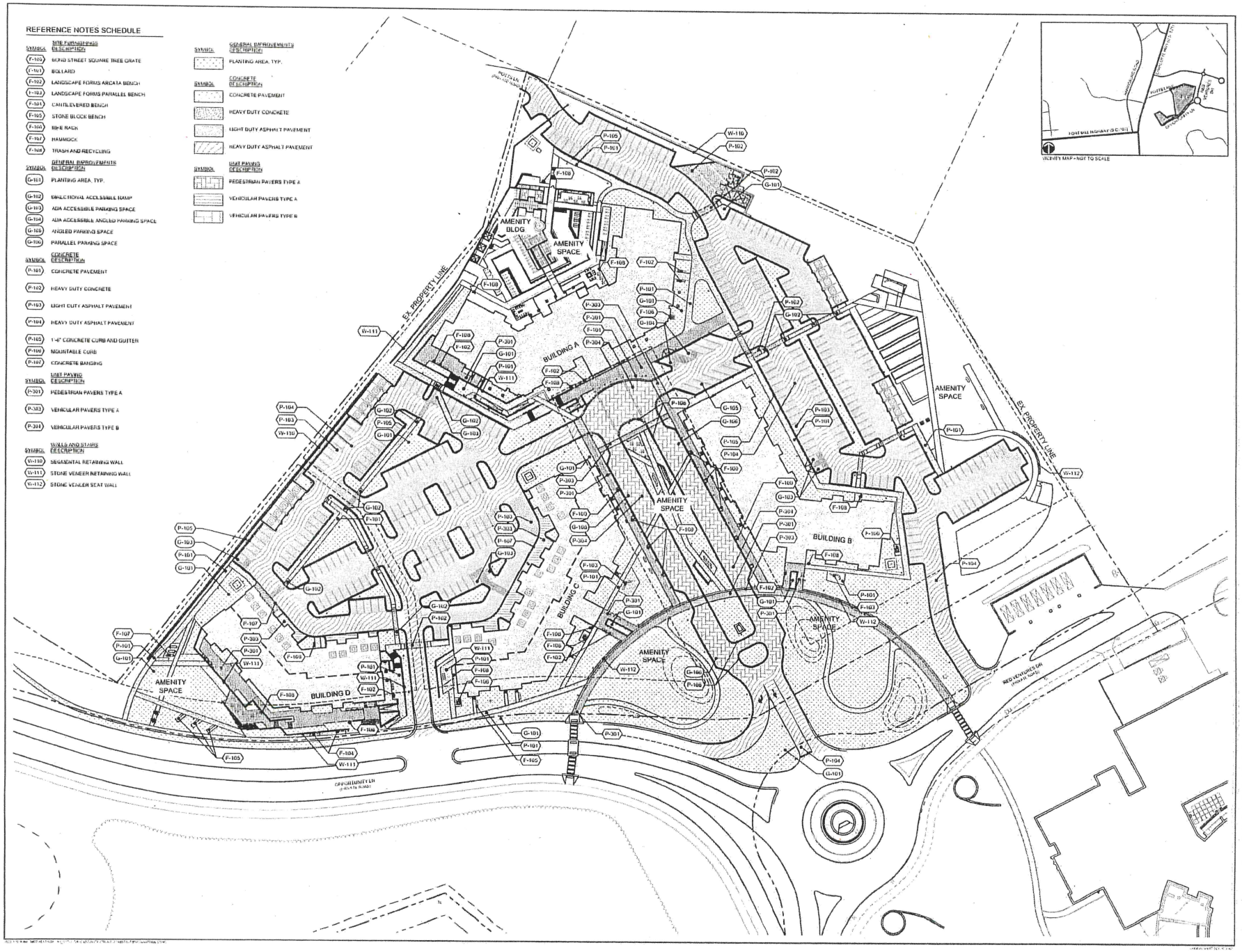
SYMBOL	UNIT PAVING DESCRIPTION
P-301	PEDESTRIAN PAVERS TYPE A
P-303	VEHICULAR PAVERS TYPE A
P-304	VEHICULAR PAVERS TYPE B

SYMBOL	WALLS AND STAIRS DESCRIPTION
W-110	SEGMENTAL RETAINING WALL
W-111	STONE VENEER RETAINING WALL
W-112	STONE VENEER SEAT WALL

SYMBOL	GENERAL IMPROVEMENTS DESCRIPTION
	PLANTING AREA, TYP.

SYMBOL	CONCRETE DESCRIPTION
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT

SYMBOL	UNIT PAVING DESCRIPTION
	PEDESTRIAN PAVERS TYPE A
	VEHICULAR PAVERS TYPE A
	VEHICULAR PAVERS TYPE B



LandDesign.

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

1017209

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER PLAN PRELIMINARY SUBMITTAL	02.20.15
2	MASTER PLAN PRELIMINARY SUBMITTAL	03.20.15

MATERIALS SITE PLAN

L1-00

SITE DATA

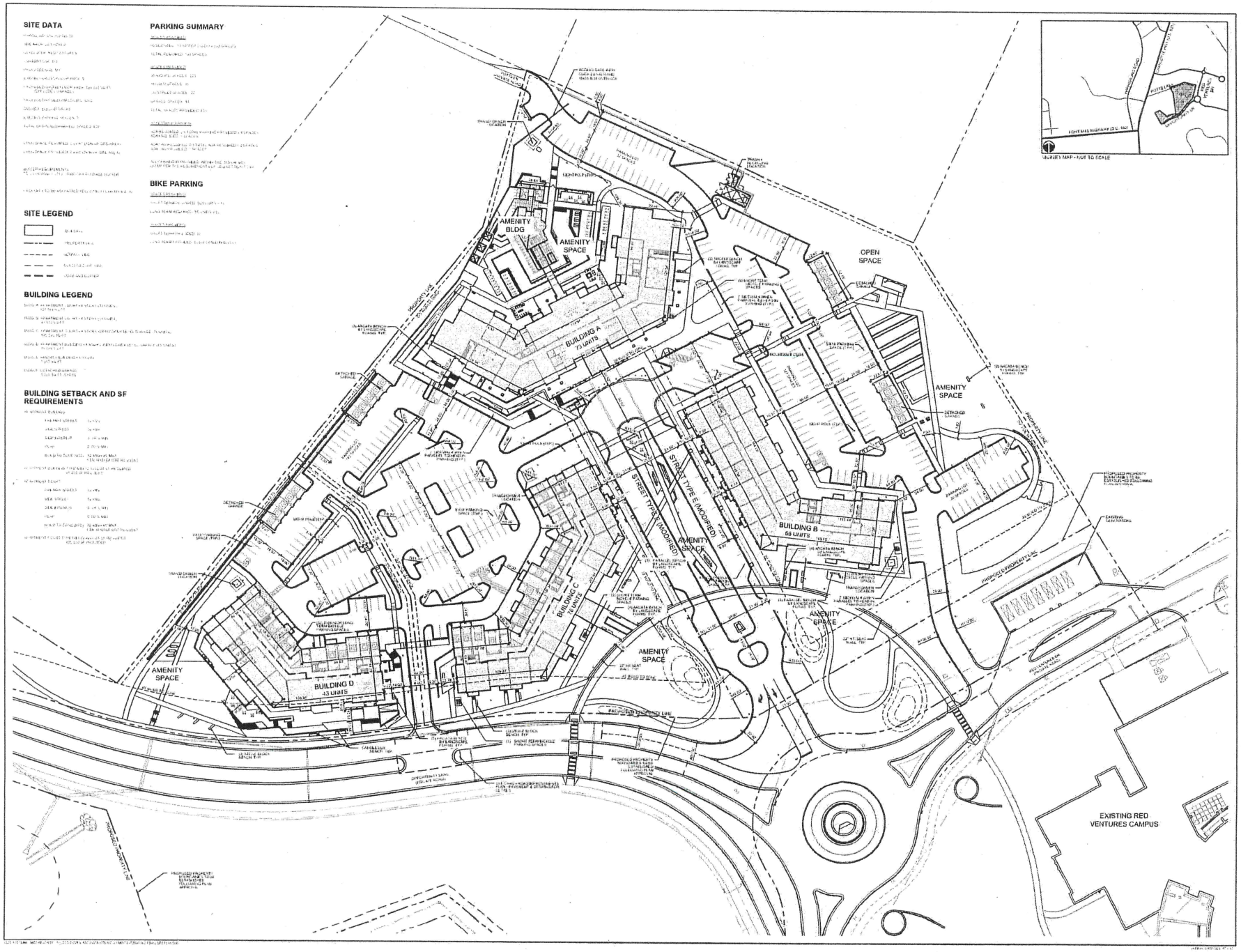
PARKING SUMMARY

BIKE PARKING

SITE LEGEND

BUILDING LEGEND

BUILDING SETBACK AND SF REQUIREMENTS



LandDesign.

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES

INDIAN LAND

LANCASTER COUNTY, SC

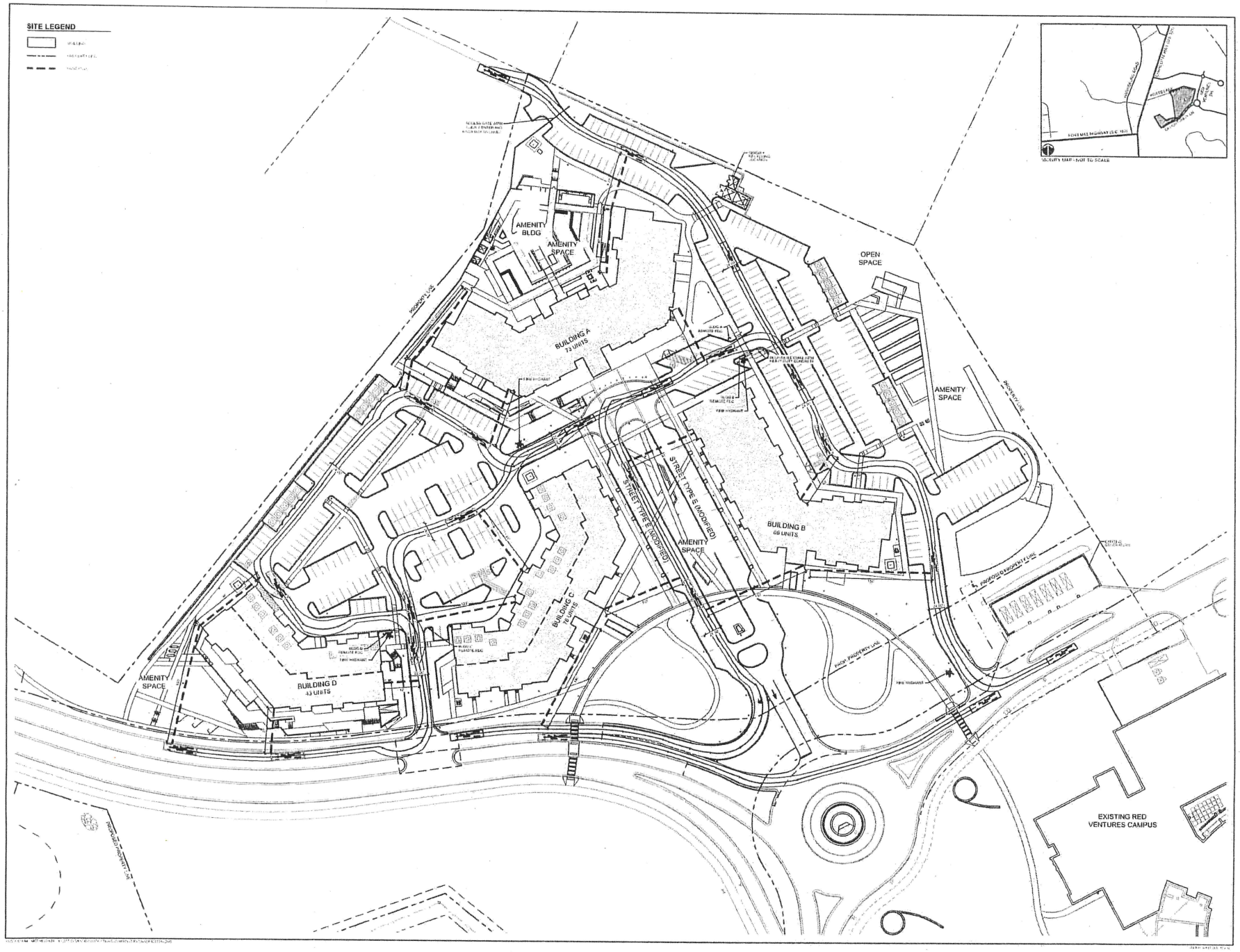
1017240

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
3	REVISED PER REV. REQ.	2.27.19
2	REVISED PER REV. REQ.	2.12.19
1	REVISED PER REV. REQ.	2.5.19

LAYOUT PLAN

L2-00



LandDesign.

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY SC

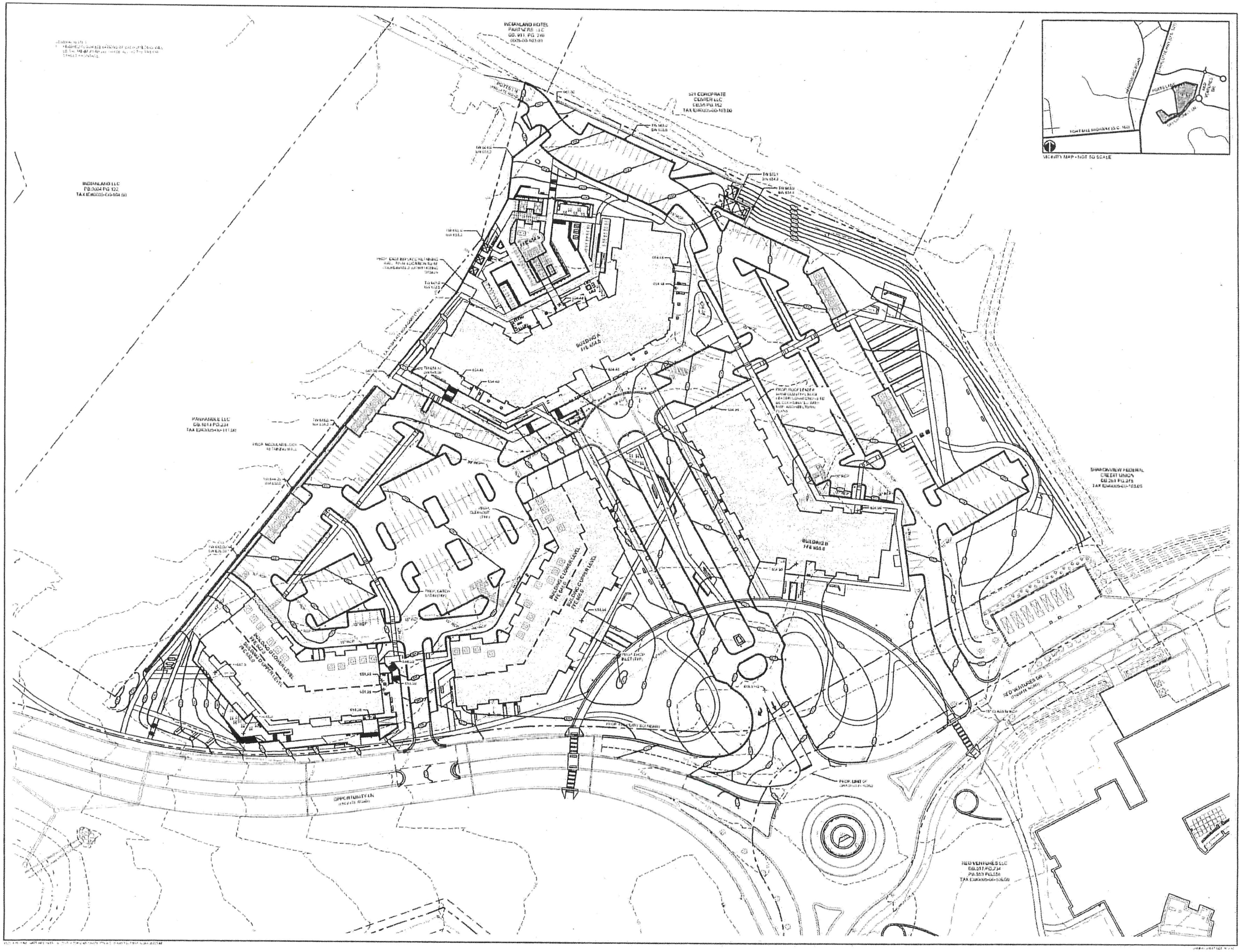
1017230

REVISION / ISSUANCE

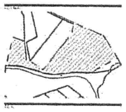
NO.	DESCRIPTION	DATE
1	REVISED PER REVIEW COMMENTS	2-22-18
2	REVISED PER REVIEW COMMENTS	3-9-18

SERVICE PLAN

L2-01



LandDesign.



NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

1917289

REVISION / ISSUANCE

GRADING PLAN

L3-00

PLANT SCHEDULE

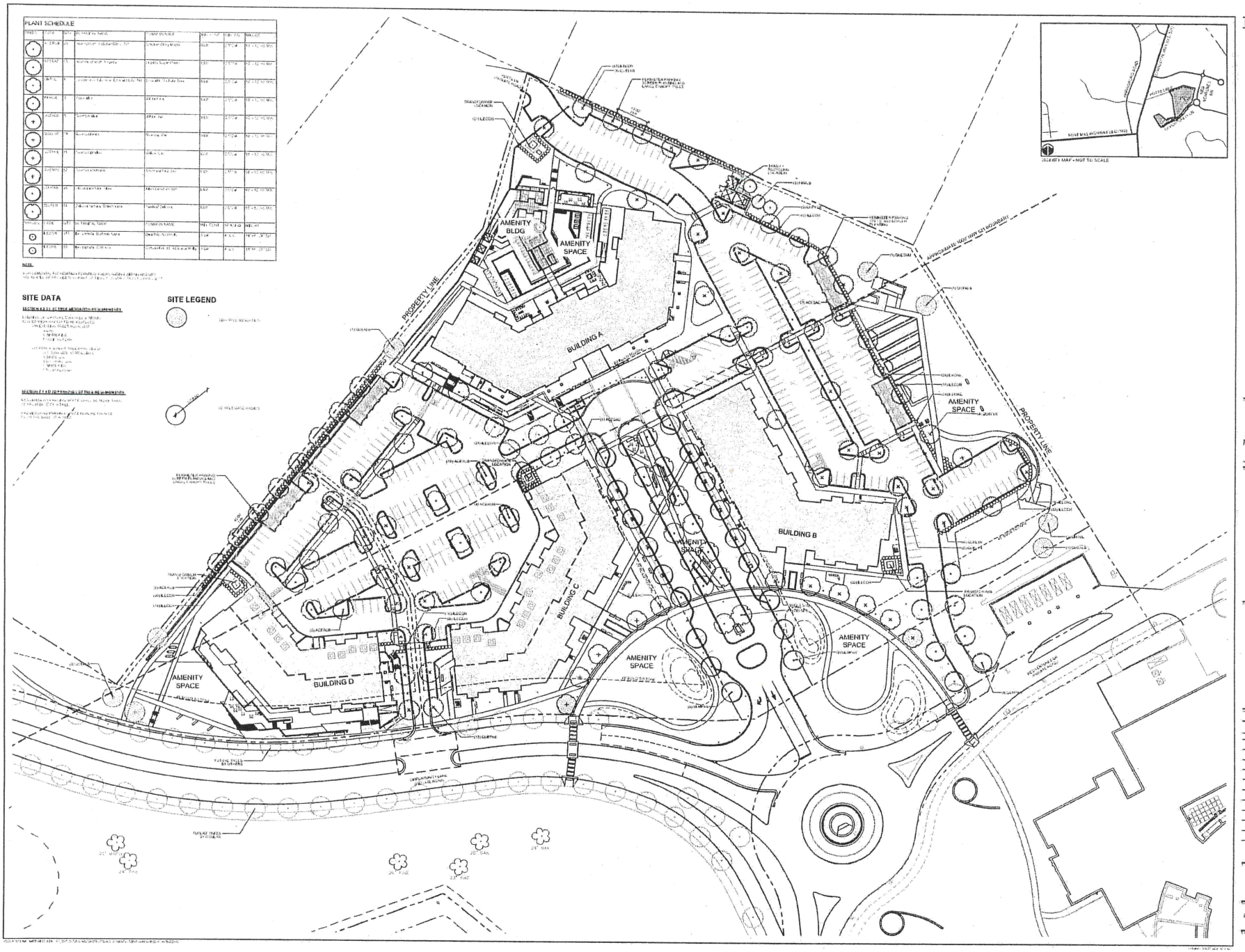
NOTE:

SITE DATA

SECTION 4.2.1.1 STREET INTEGRATION REQUIREMENTS

SECTION 4.2.1.2 PARKING LOT TREE REQUIREMENTS

SITE LEGEND



LandDesign.

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

1917240

REVISION / ISSUANCE

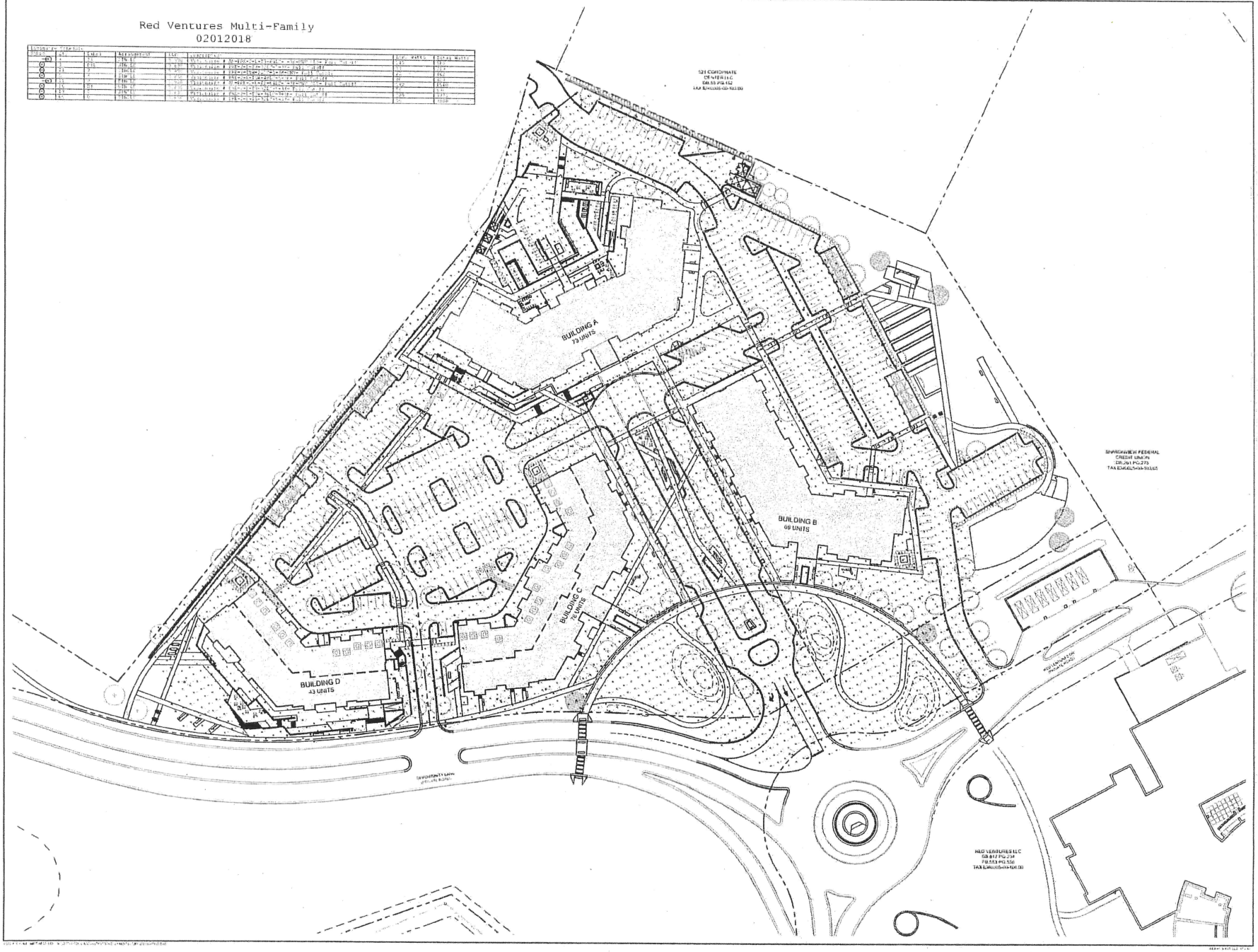
NO.	DESCRIPTION	DATE
1	MASTER PLAN NOTES SUBMITTAL	02.20.20
2	MASTER PLAN NOTES SUBMITTAL	03.30.20

REQUIRED PLANTING PLAN

L4-00

Red Ventures Multi-Family
02012018

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts
	1	S1	SINGLE	[illegible]	[illegible]
	3	S1L	SINGLE	[illegible]	[illegible]
	21	T	TWIN	[illegible]	[illegible]
	7	T	SINGLE	[illegible]	[illegible]
	13	T	TWIN	[illegible]	[illegible]
	15	W1	SINGLE	[illegible]	[illegible]
	13	W	TWIN	[illegible]	[illegible]
	6	W	SINGLE	[illegible]	[illegible]



LandDesign.

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES

INDIAN LAND

LANCASTER COUNTY, SC

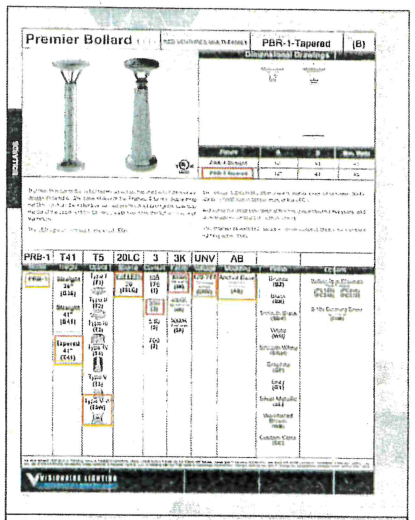
1917290

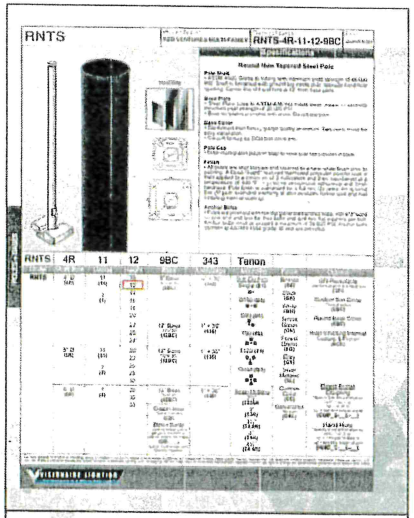
REVISION / ISSUANCE

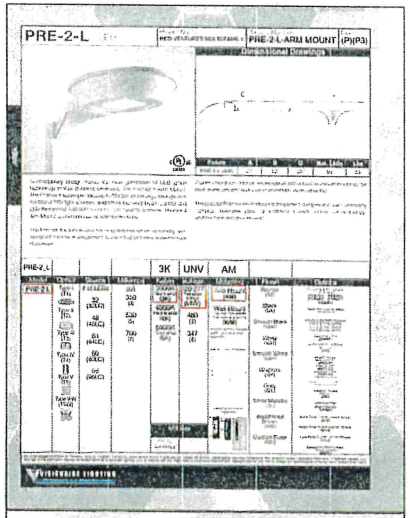
No.	Description	Date
1	[illegible]	[illegible]
2	[illegible]	[illegible]

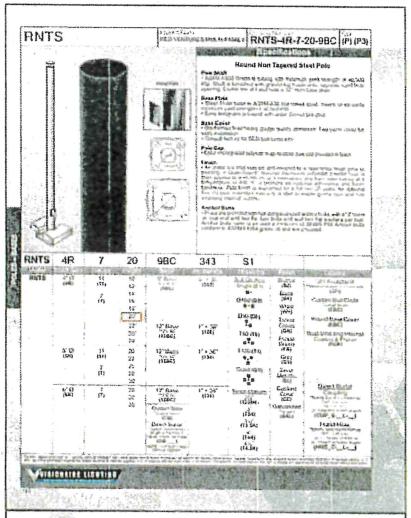
LIGHTING PLAN

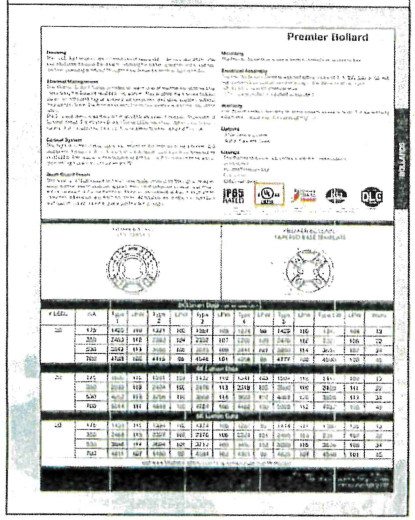
L5-00

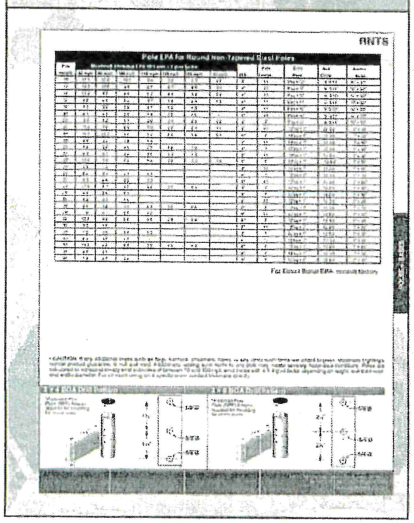


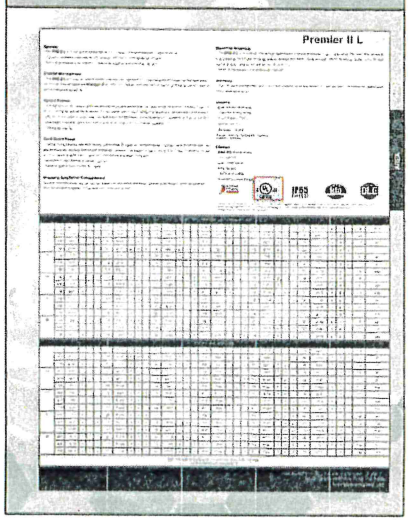


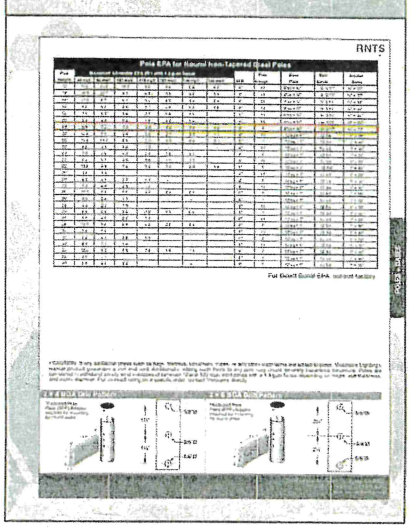








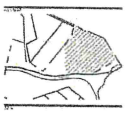




NOTE:

ALL FREE STANDING LIGHT POLES WITHIN THE SITE WILL BE DECORATIVE IN NATURE AND COMPLIMENTARY TO THE EXISTING RED VENTURES CAMPUS AND ALL PROPOSED FIXTURES WITHIN THIS PROJECT. FIXTURES SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE.

LandDesign.



NOT FOR CONSTRUCTION

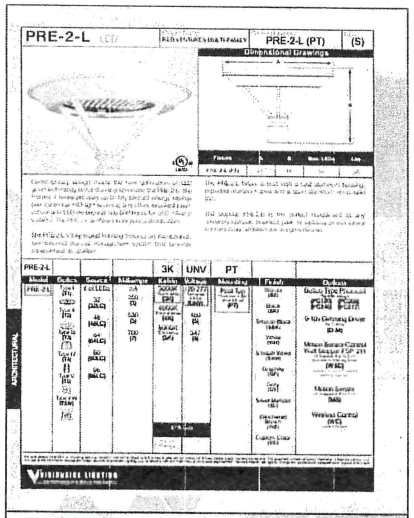
RED VENTURES HOUSING

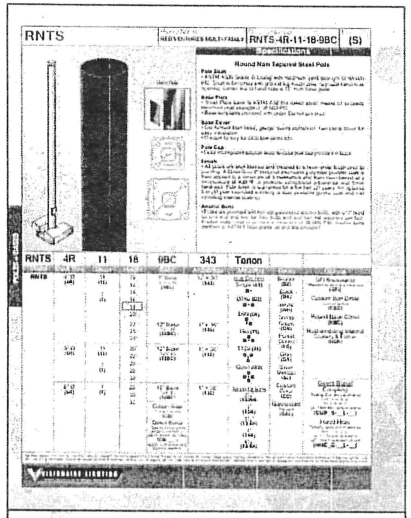
RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

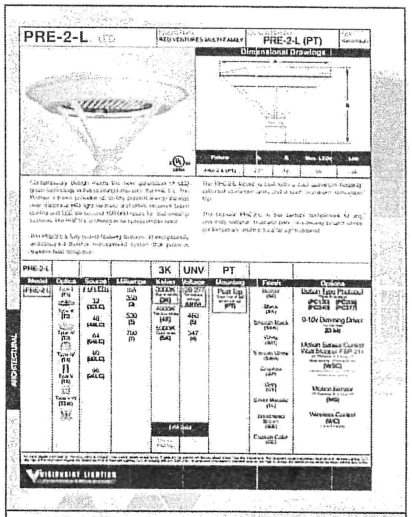
REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	[illegible]	12.01.14
2	[illegible]	03.24.15

LIGHTING DETAILS

L5-01







NOTE:

ALL FREE STANDING LIGHT POLES WITHIN THE SITE WILL BE DECORATIVE IN NATURE AND COMPLIMENTARY TO THE EXISTING RED VENTURES CAMPUS AND ALL PROPOSED FIXTURES WITHIN THIS PROJECT. FIXTURES SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE.

LandDesign

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

1017288

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SP VISTA PLAN APVL (Landdesign)	3/20/19
2	SP VISTA PLAN APVL (Landdesign)	5/10/19

LIGHTING DETAILS

L5-02

NOTE:

ALL FREE STANDING SITE FURNISHINGS WITHIN THE SITE WILL BE DECORATIVE IN NATURE AND COMPLIMENTARY TO THE EXISTING RED VENTURES CAMPUS AND ALL PROPOSED FURNISHINGS WITHIN THIS PROJECT. SITE FURNISHINGS SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE.

SPECIFICATIONS:
MANUFACTURER LANDSCAPE FORMS

MODEL ARCATA BACKED BENCH W ARMS

QUANTITY TBD

COLOR/FINISH TBD

MATERIAL POWDERCOATED ALUMINUM
WOODPLASTIC TBD

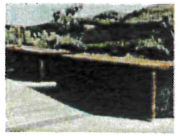
DIMENSIONS 24"D x 75"L x 32"H

WEIGHT 230 LBS

MOUNTING SURFACE MOUNT

NOTE:
1. INSTALL PER MFG. RECOMMENDATIONS & DETAILS.
2. SEE LAYOUT AND PAVING PLANS FOR ADDITIONAL INFORMATION.
3. BENCH MUST BE ANCHORED TO THE GROUND PER MFG SPECIFICATIONS

1 / L5-20 LANDSCAPE FORMS ARCATA BENCH
IMAGE NTS



SPECIFICATIONS:

MANUFACTURER LANDSCAPE FORMS

MODEL PARALLEL 42

QUANTITY TBD

COLOR/FINISH TBD

MATERIAL TBD

DIMENSIONS TBD

MOUNTING TBD

LIGHTING TBD

NOTE:
1. INSTALL PER MFG. RECOMMENDATIONS & DETAILS.
2. SEE LAYOUT AND PAVING PLANS FOR ADDITIONAL INFORMATION.
3. BENCH MUST BE ANCHORED TO THE GROUND PER MFG SPECIFICATIONS

2 / L5-20 LANDSCAPE FORMS PARALLEL 42 BENCH
IMAGE NTS

MORRISON TABLE HEIGHT INFORMATION

MANUFACTURER LANDSCAPE FORMS

MODEL # 42" MORRISON BAR HEIGHT TABLE

MATERIAL DETAILS
TABLE POWDERCOATED ALUMINUM COLOR TBD
TABLE BASE POWDERCOATED ALUMINUM COLOR TBD

QUANTITY TBD

DIMENSIONS
42" W x 42" L

MOUNTING SURFACE MOUNTED

MORRISON BAR STOOL PRODUCT INFORMATION

MANUFACTURER LANDSCAPE FORMS

MODEL # BACKLESS MORRISON STOOL

MATERIAL DETAILS
FRAME POWDERCOATED ALUMINUM COLOR TBD
SEAT POWDERCOATED ALUMINUM COLOR TBD

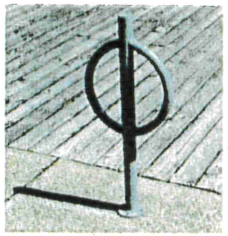
QUANTITY TBD

DIMENSIONS
STOOL HEIGHT 29"

AVAILABLE AT
A 181 LANDMARK AVENUE KANNAPOLIS, NC 28083
B 800 EAST 22nd
C
D

NOTES
1. INSTALL PER MFG RECOMMENDATIONS & DETAILS.
2. FINAL COLORS & FINISHES TO BE DETERMINED

3 / L5-20 LANDSCAPE FORMS MORRISON TABLE & STOOLS
IMAGE NTS



PRODUCT INFORMATION

MANUFACTURER HUNTCO

PRODUCT MINIMALIST CIRCLE BIKE RACK

MATERIALS T304 STAINLESS STEEL
FINISH- #4 SATIN FINISH

MOUNTING IN-GROUND MOUNT

DIMENSIONS 16.5"L, 5.5"W, 36"HT

QTY REFER TO LAYOUT PLAN

NOTES
1. INSTALL PER MFG RECOMMENDATIONS & DETAILS
2. INCLUDE ALL NECESSARY HARDWARE
3. REFER TO LAYOUT PLAN FOR RACK LOCATIONS
4. FINAL COLOR/MATERIALS TO BE DETERMINED.

4 / L5-20 MINIMALIST CIRCLE BIKE RACK
IMAGE NTS

MANUFACTURER PALOFORM

MFG MODEL # P-FIR-FOL48 (FOLD 48 FIRE TABLE)

FINISH POWDER-COATED ALUMINUM

TOPPING RIVER ROCK

BURNER/FUEL TYPE: NATURAL GAS 60,000-80,000 BTU & ETL LISTED (US AND CANADA) ELECTRONIC IGNITION

MOUNTING: FREESTANDING MOUNT

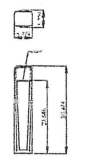
DIMENSIONS 46" x 46" x 14" H

QUANTITY TBD

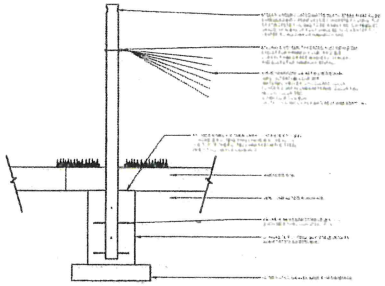
NOTES

1. INCLUDE TABLE TOP INSERT & ALL WEATHER COVER.
2. INSTALL PER MANUFACTURER PROCEDURES AND DETAILS.
3. REFER TO LAYOUT & GRADING PLANS FOR FIRE TABLE LOCATION AND ADDITIONAL INFORMATION.
4. ALL GAS LINES FOR FIRE TABLE SHALL COMPLY WITH LOCAL GAS CODES AND FIRE CODES.
5. ALL FIRE FEATURES SHALL BE A MINIMUM OF 10' FROM ALL STRUCTURES.
6. FIRE TABLE SHALL HAVE ALL NECESSARY SAFETY AND EMERGENCY SHUT OFF EQUIPMENT. FIRE TABLE SHALL HAVE REMOTE ACCESSIBLE CONTROLS. THEY SHALL BE WITHIN ACCESSIBLE REACH RANGE OF 15" MIN AND 48" MAX FFF. CONTROLS SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO AVOID THE ELECTRICAL ENERGY USE.
7. REQUIRED AUTO SHUTOFF FOR FLAME, SIGN LIGHTED BURNER INDICATOR REQUIRE FIRE PIT SURFACE PROVIDED LOCATIONS TO BE MINIMUM 48" BELOW THE FLAME SURFACE AND TRACK TO BE APPROVED BY OWNER REPRESENTATIVE.
8. GAS LINE MUST BE INSTALLED BY A LICENSED CONTRACTOR IN COMPLIANCE WITH LOCAL CODES.

5 / L5-20 FIRE PIT
IMAGE NTS



6 / L5-20 BOLLARD
IMAGE NTS



7 / L5-20 HAMMOCK WITH SUPPORT POSTS
DETAIL SUBTITLE 1" = 1'-0"

PRODUCT INFORMATION

MANUFACTURER LANDSCAPE FORMS
PRODUCT SCARBOROUGH LITTER
MATERIALS METALLIC SILVER POWDERCOATED METAL
SILVER POLYETHYLENE LINER
VERTICAL STRAP SIDE PANEL
SIDE OPENING

QTY REFER TO MATERIALS SITE PLAN

NOTES
1. INSTALL PER MFG RECOMMENDATIONS & DETAILS
2. INCLUDE ALL NECESSARY HARDWARE
3. REFER TO LAYOUT PLAN FOR LITTER LOCATIONS
4. FINAL COLOR/MATERIALS TO BE DETERMINED

8 / L5-20 SCARBOROUGH LITTER
IMAGE NTS

PRODUCT INFORMATION

MANUFACTURER LANDSCAPE FORMS
PRODUCT SCARBOROUGH RECYCLING RECEPTACLE
MATERIALS METALLIC SILVER POWDERCOATED METAL
SILVER POLYETHYLENE LINER
VERTICAL STRAP SIDE PANEL
DUAL USE
5" DIAMETER
SIDE OPENING

QTY REFER TO MATERIALS SITE PLAN

NOTES
1. INSTALL PER MFG RECOMMENDATIONS & DETAILS
2. INCLUDE ALL NECESSARY HARDWARE
3. REFER TO LAYOUT PLAN FOR RECEPTACLE LOCATIONS
4. FINAL COLOR/MATERIALS TO BE DETERMINED.

9 / L5-20 SCARBOROUGH RECYCLING RECEPTACLE
IMAGE NTS

LandDesign.

NOT FOR CONSTRUCTION

RED VENTURES HOUSING

RED VENTURES
INDIAN LAND
LANCASTER COUNTY, SC

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SPA REVIEW ALL APPL. COMMENTS	02.20.14
2	MASTER PLAN APPL. COMMENTS	04.09.14

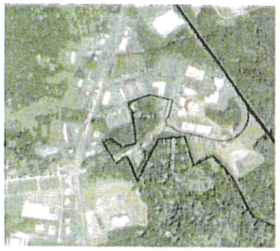
SITE DETAILS - FURNISHINGS

L5-20

MATERIAL LEGEND

	BATT INSULATION
	BRICK (PLAN)
	BRICK (ELEVATION)
	CONCRETE
	CONCRETE MASONRY UNIT
	FINISHED WOOD
	GRANULAR FILL
	PLYWOOD
	WOOD BLOCKING (CONTINUOUS)
	WOOD BLOCKING (SHIM)
	STEEL
	CUT STONE
	RIGID INSULATION
	EARTH
	GYPSUM SHEATHING
	GROUT

VICINITY MAP



SYMBOLS LEGEND

1	COLUMN REFERENCE AND IDENTIFICATION		DOOR NUMBER
	WINDOW SYMBOL TAG		BEARING/FLOOR ELEVATION
EXT	EXTERIOR WALL TYPE	X'-X"	CEILING HEIGHT
	FINISH TAG		TOILET ACCESSORY TAG
A	SECTION TAG		CONTROLLER

MATCH LINE

INDICATES
SIM — INDICATES SIMILAR SECTION
CH — INDICATES MIRRORED SECTION
TYP — INDICATES TYPICAL SECTION

ROOM NAME
ROOM NAME 101

FLOOR ELEVATION
FLOOR ELEVATION A'-X"

DETAIL TARGET
1 A-501

ELEVATION TARGET
DIRECTION ELEVATION IS TO BE VIEWED (TYP.)
1 A-201 1
SHEET NUMBER FOR ELEVATION

BUILDING SECTION TARGET
A-301 A-301

WALL SECTION TARGET
A-401

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
A.C.T.	ACOUSTICAL CEILING TILE
ALUM.	ALUMINUM
APPROX.	APPROXIMATELY
C.L.	CENTERLINE
C.O.	CLEAN OUT
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CT.	CERAMIC TILE
D.O.	DOWNSPOUT
EIFS	EXTERIOR INSULATION FINISH SYSTEM
E.W.C.	ELECTRIC WATER COOLER
EXP.JT.	EXPANSION JOINT
F.R.P.	FIBERGLASS REINFORCED POLYESTER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.	FLOOR DRAIN
H.M.	HOLLOW METAL DOOR FRAME TYPE
GA.	GAUGE
G.W.B.	GYPSUM WALL BOARD
L-4	LOUVER NUMBER
M.O.	MASONRY OPENING
MUL#	MULLION (FIELD NUMBER)
O.C.	ON CENTER
PVMT.	PAINT CONCRETE
REINF.	REINFORCED
R.D.	ROOF DRAIN
R.J.	REAR JAMB
R.O.	ROUGH OPENING
SQ.	SQUARE
S.S.	STAINLESS STEEL
STRUCT.	STRUCTURAL
T.J.	THRESHOLD TYPE
T.O.M.	TOP OF MASONRY
(TYP.)	TYPICAL
VERT.	VERTICAL
V.C.T.	VINYL COMPOSITION TILE

RED VENTURES - UNIT TABULATION

UNIT TYPE	DESCRIPTION	HEATED	GROSS	BUILDING A	BUILDING B	BUILDING C	BUILDING D	PROJECT TOTAL	% TOTAL	TOTAL HEATED (sq ft)	TOTAL GROSS (sq ft)
S1	1 BR STUDIO	544	757	16	0	6	0	22	9.23%	13456	18150
A1	1 BR / 1 BA	844	1037	7	4	6	4	22	9.65%	19448	23851
A2	1 BR / 1 BA	777	900	14	20	24	4	62	25.95%	48174	55800
A3	1 BR / 1 BA (DEN)	1035	1222	1	2	2	0	5	1.92%	5175	6110
A4	1 BR / 1 BA	1103	1142	6	4	6	4	24	9.23%	26472	27408
A5	1 BR / 1 BA (DEN)	1184	1347	0	0	0	0	0	0.00%	0	0
TOTAL	1 BEDROOM			44	30	50	12	136	53.85%	115195	131337
B1	2 BR / 2 BA	1240	1375	11	20	12	16	59	22.69%	73160	81125
B2	2 BR / 2 BA	1294	1441	16	12	16	11	55	21.15%	71170	79255
TOTAL	2 BEDROOM			27	32	28	27	114	43.85%	144330	160380
C1	3 BR / 2 BA	1433	1746	0	4	0	4	8	3.08%	13064	15648
TOTAL	3 BEDROOM			0	4	0	4	8	3.08%	13064	15648
Total Units				73	66	78	43	260	100.00%	272589	305365
CLUB			12,000 sf +/-								
STORAGE			TBD								
SUBTERRANEAN			1222	2	0	1	1				
SKYTERRACE/LOUNGE			1222	1	1	1	0				
SKYTERRACE/IN-LAW SUITE			1375	1	0	0	0				

RED VENTURES MULTI-FAMILY

LANCASTER COUNTY, SC

ODA
overcash demmitt
2010 south tryon st suite 10
charlotte north carolina 28203
office 704.332.1616
web www.odarch.com

HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina
ODA Project No. 173241

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

DATE 02.15.2018

REVISIONS

No.	Description	Date
DD-1	DRC REVIEW COMMENTS	02.15.18

COVER SHEET

G-000

LandDesign
223 N. GRAHAM STREET
704.333.0325

HOUSING STUDIO
333 W. TRADE STREET
CHARLOTTE, NC 28202
704.333.7862

overcash demmitt
2010 south tryon st suite 10
charlotte north carolina 28203
OD 704 332 1616

CIVIL

SHEET NUMBER	SHEET TITLE	REVISION DATE
G0-00	COVER SHEET	02.01.18
G0-01	SHEET INDEX	02.01.18
G1-02	GENERAL NOTES	02.01.18
G1-03	ABBREVIATIONS AND SYMBOLS	02.01.18
G2-02	EXISTING CONDITIONS	02.01.18
G2-03	SURVEY	02.01.18
G2-04	SURVEY	02.01.18
G2-05	SURVEY	02.01.18
G2-06	SURVEY	02.01.18
G2-07	OVERALL SITE ANALYSIS	02.01.18
G0-04	SITE ANALYSIS	02.01.18
G3-00	OVERALL SITE PLAN	02.01.18
C2-00	OVERALL UTILITY PLAN	02.01.18
C2-01	DETAILED UTILITY PLAN	02.01.18
C2-02	DETAILED UTILITY PLAN	02.01.18
C3-00	DRAINAGE AREA MAP PER OPPORTUNITY LATIE PLANS	02.01.18
C4-00	ROAD IMPROVEMENTS PLAN - PAVEMENT & STRIPING	02.01.18
C4-01	ROAD IMPROVEMENTS PLAN - GRADING & DRAINAGE	02.01.18
L1-00	MATERIALS SITE PLAN	02.01.18
L2-00	LAYOUT PLAN	02.01.18
L2-01	SERVICE PLAN	02.01.18
L3-00	GRADING PLAN	02.01.18
L4-00	REQUIRED PLANTING PLAN	02.01.18
L5-00	LIGHTING PLAN	02.01.18
L5-01	LIGHTING DETAILS	02.01.18
L5-02	LIGHTING DETAILS	02.01.18
L5-03	SITE DETAILS - PAVING	02.01.18
L5-04	SITE DETAILS - PAVING	02.01.18
L5-10	SITE DETAILS - WALLS	02.01.18
L5-20	SITE DETAILS - FURNISHINGS	02.01.18
L5-21	SITE DETAILS - FURNISHINGS	02.01.18
L5-30	SITE DETAILS - OUTDOOR GRILL	02.01.18
L5-50	SITE DETAILS - DRAINAGE	02.01.18

GENERAL

SHEET NUMBER	SHEET TITLE	REVISION DATE
G-000	COVER SHEET	03.09.18
G-001	SHEET INDEX	03.09.18
G-010A	CODE SUMMARY SHEET - BUILDING A	02.14.18
G-010B	CODE SUMMARY SHEET - BUILDING B	02.14.18
G-010C	CODE SUMMARY SHEET - BUILDING C	02.14.18
G-010D	CODE SUMMARY SHEET - BUILDING D	02.14.18

ARCHITECTURAL

SHEET NUMBER	SHEET TITLE	REVISION DATE
A-101A	FIRST FLOOR PLAN - BUILDING A	02.14.18
A-102A	SECOND FLOOR PLAN - BUILDING A	02.14.18
A-103A	THIRD FLOOR PLAN - BUILDING A	02.14.18
A-104A	FOURTH FLOOR PLAN - BUILDING A	02.14.18
A-105A	ROOF PLAN - BUILDING A	02.14.18
A-101B	FIRST FLOOR PLAN - BUILDING B	02.14.18
A-102B	SECOND FLOOR PLAN - BUILDING B	02.14.18
A-103B	THIRD FLOOR PLAN - BUILDING B	02.14.18
A-104B	FOURTH FLOOR PLAN - BUILDING B	02.14.18
A-105B	ROOF PLAN - BUILDING B	02.14.18
A-100C	BASEMENT FLOOR PLAN - BUILDING C	02.14.18
A-101C	FIRST FLOOR PLAN - BUILDING C	02.14.18
A-102C	SECOND FLOOR PLAN - BUILDING C	02.14.18
A-103C	THIRD FLOOR PLAN - BUILDING C	02.14.18
A-104C	FOURTH FLOOR PLAN - BUILDING C	02.14.18
A-105C	ROOF PLAN - BUILDING C	02.14.18
A-100D	BASEMENT FLOOR PLAN - BUILDING D	02.14.18
A-101D	FIRST FLOOR PLAN - BUILDING D	02.14.18
A-102D	SECOND FLOOR PLAN - BUILDING D	02.14.18
A-103D	THIRD FLOOR PLAN - BUILDING D	02.14.18
A-104D	FOURTH FLOOR PLAN - BUILDING D	02.14.18
A-105D	ROOF PLAN - BUILDING D	02.14.18
A-101E	POOL BUILDING AND DETACHED GARAGE FLOOR PLANS	03.09.18
A-201A	BUILDING ELEVATIONS - BUILDING A	03.09.18
A-202A	BUILDING ELEVATIONS - BUILDING A	03.09.18
A-203A	COLORED ELEVATIONS AND RENDERINGS - BUILDING A	03.09.18
A-201B	BUILDING ELEVATIONS - BUILDING B	03.09.18
A-202B	BUILDING ELEVATIONS - BUILDING B	03.09.18
A-203B	COLORED ELEVATIONS AND RENDERINGS - BUILDING B	03.09.18
A-201C	BUILDING ELEVATIONS - BUILDING C	03.09.18
A-202C	BUILDING ELEVATIONS - BUILDING C	03.09.18
A-203C	BUILDING ELEVATIONS - BUILDING C	03.09.18
A-204C	COLORED ELEVATIONS AND RENDERINGS - BUILDING C	03.09.18
A-201D	BUILDING ELEVATIONS - BUILDING D	03.09.18
A-202D	BUILDING ELEVATIONS - BUILDING D	03.09.18
A-203D	COLORED ELEVATIONS AND RENDERINGS - BUILDING D	03.09.18
A-201E	POOL HOUSE AND TYPICAL GARAGE ELEVATIONS	03.09.18
A-401	WALL SECTIONS	02.14.18
A-402	WALL SECTIONS	02.14.18
A-403	WALL SECTIONS	02.14.18
A-601	DOOR ELEVATIONS & SCHEDULES	02.14.18
A-602	WINDOW & DOOR ELEVATIONS	02.14.18

INTERIOR DESIGN

SHEET NUMBER	SHEET TITLE	REVISION DATE
I-XXX		

STRUCTURAL

SHEET NUMBER	SHEET TITLE	REVISION DATE
S-XXX		

PLUMBING

SHEET NUMBER	SHEET TITLE	REVISION DATE
P-XXX		

MECHANICAL

SHEET NUMBER	SHEET TITLE	REVISION DATE
M-XXX		

ELECTRICAL

SHEET NUMBER	SHEET TITLE	REVISION DATE
E-XXX		

FIRE PROTECTION

SHEET NUMBER	SHEET TITLE	REVISION DATE
FP-XXX		

overcash demmitt
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HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina
ODA Project No. 173241

DESIGN DEVELOPMENT
(NOT FOR CONSTRUCTION)

DATE 02.15.2018

REVISIONS

No.	Description	Date
001	TRC REVIEW COMMENTS	03.09.18

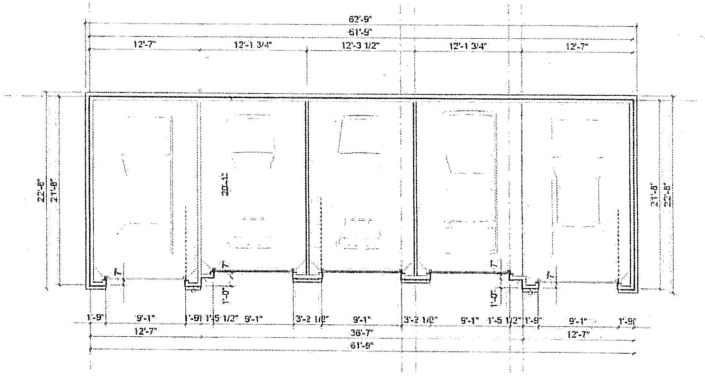
SHEET INDEX

G-001

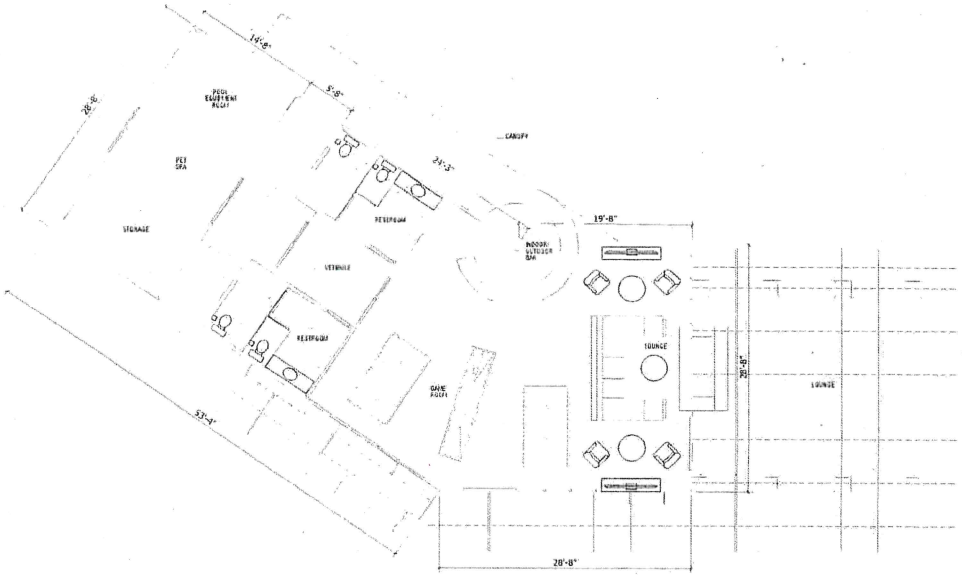
LandDesign
223 N. GRAHAM STREET
704.333.0325

HOUSING STUDIO
333 W. TRADE STREET
CHARLOTTE, NC 28202
704.333.7862

overcash demmitt
2010 south tryon st. suite 1a
charlotte north carolina 28203
ODA 704.332.1615



02 | DETACHED 5 BAY GARAGE PLAN | 3/16 = 1'-0"



01 | POOL BUILDING PLAN | 3/16 = 1'-0"

overcash demmitt

3010 south tryon st. suite 1a
charlotte, north carolina 28203
office: 704.332.1615
web: www.odarch.com

HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina

ODA Project No. 173241

DESIGN DEVELOPMENT

(NOT FOR CONSTRUCTION)

DATE 02.15.2018

REVISIONS

No.	Description	Date
DD-1	TAC REVIEW COMMENTS	03.26.18

NEW SHEET

POOL BUILDING AND DETACHED GARAGE FLOOR PLANS

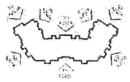
A-101E

NOTE:
DECORATIVE LIGHTING FIXTURES WILL BE ADDED TO BUILDING FACADES TO ENHANCE ENTRANCES AND OTHER LOWER LEVEL FEATURES

03 | BUILDING ELEVATION - BUILDING A — 1/8" = 1'-0"

02 | BUILDING ELEVATION - BUILDING A — 1/8" = 1'-0"

01 | BUILDING ELEVATION - BUILDING A — 1/8" = 1'-0"



BUILDING A
ELEVATION KEY

ODA
overcash demmitt
2919 south tryon st suite 100
charlotte north carolina 28203
office . 704 . 332 . 1415
web . www . odarch . com

HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina
ODA Project No. 173241

DESIGN DEVELOPMENT
(NOT FOR CONSTRUCTION)

DATE 02.15.2018

REVISIONS		
No.	Description	Date
DD-1	TAC REVIEW COMMENTS	02.15.18

BUILDING ELEVATIONS

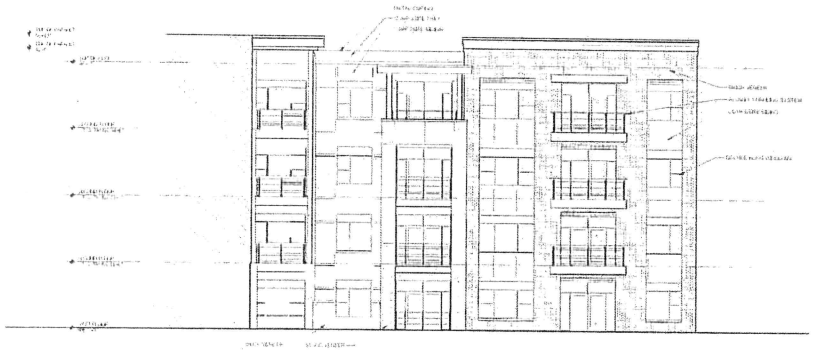
BUILDING A

A-201A

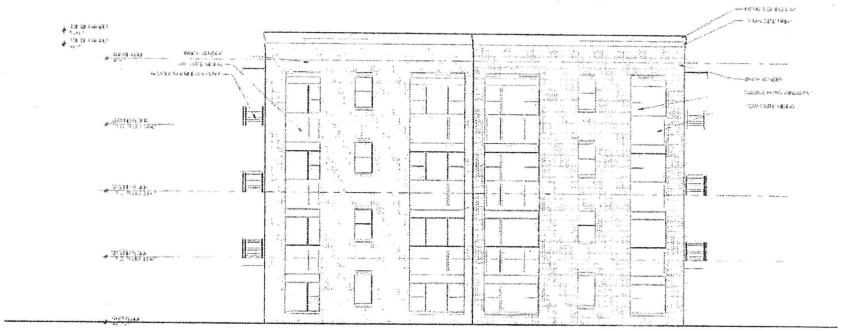
NOTE:
DECORATIVE LIGHTING FIXTURES WILL BE ADDED TO BUILDING FACADES TO ENHANCE ENTRANCES AND OTHER LOWER LEVEL FEATURES

05 | BUILDING ELEVATION - BUILDING B 1/8" = 1'-0"

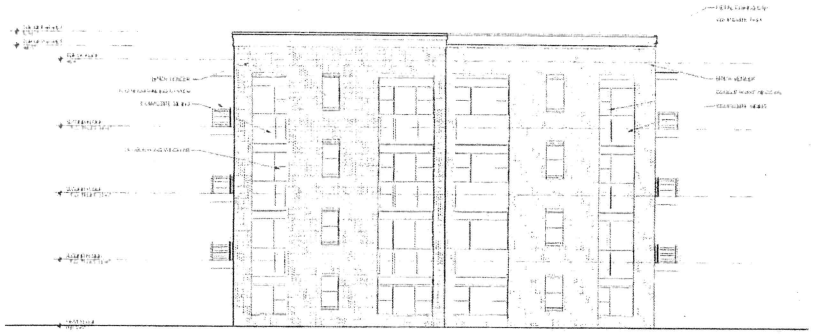
BUILDING A
ELEVATION KEY



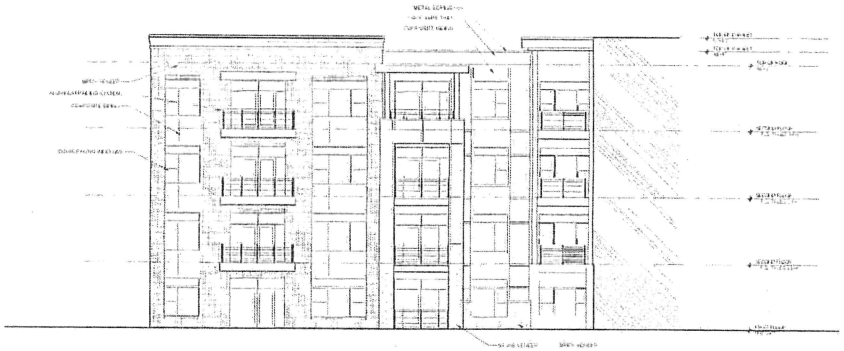
04 | BUILDING ELEVATION - BUILDING A 1/8" = 1'-0"



03 | BUILDING ELEVATION - BUILDING A 1/8" = 1'-0"



02 | BUILDING ELEVATION - BUILDING A 1/8" = 1'-0"



01 | BUILDING ELEVATION - BUILDING A 1/8" = 1'-0"

ODa
overcash demmitt
300 south tryon st suite 10
charlotte north carolina 28202
office 704 332 1615
web www.odarch.com

HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina
ODA Project No. 173241

DESIGN
DEVELOPMENT
(NOT FOR CONSTRUCTION)

DATE 02.15.2018

REVISIONS

No.	Description	Date
ODA	TRC REVIEW COMMENTS	01.29.18

BUILDING
ELEVATIONS

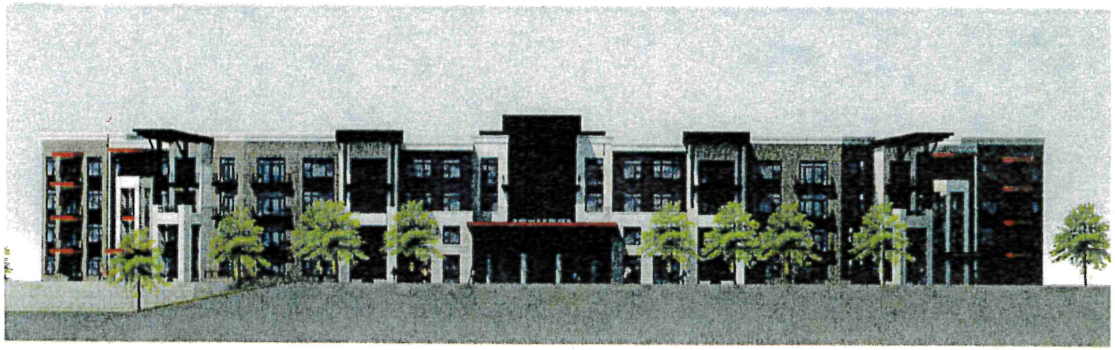
BUILDING A

A-202A

04 | PERSPECTIVE RENDERING - BUILDING A | NTS

03 | PERSPECTIVE RENDERING - BUILDING A | NTS

02 | RENDERED ELEVATION - REAR ELEVATION AT BUILDING A | 1/8" = 1'-0"



01 | RENDERED ELEVATION - FRONT ELEVATION OF BUILDING A | 1/8" = 1'-0"

ODA
overcash demmitt
2010 south tryon st suite 10
charlotte north carolina 28203
office 704.337.1
web www.odarch.com

HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina
ODA Project No. 173241

DESIGN DEVELOPMENT
(NOT FOR CONSTRUCTION)

DATE 02.15.2018

REVISIONS

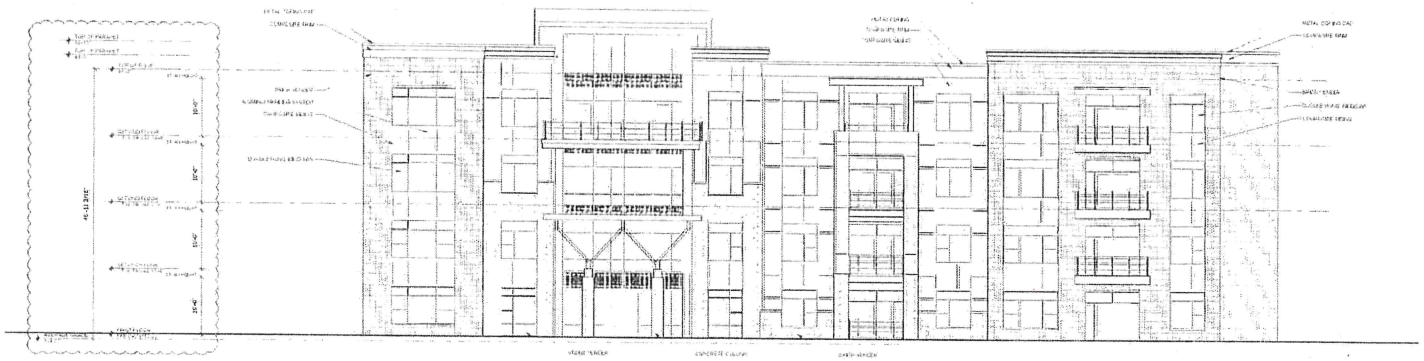
No.	Description	Date
DD-1	TRC REVIEW COMMENTS	01.05.18

COLORED ELEVATIONS & RENDERINGS
BUILDING A

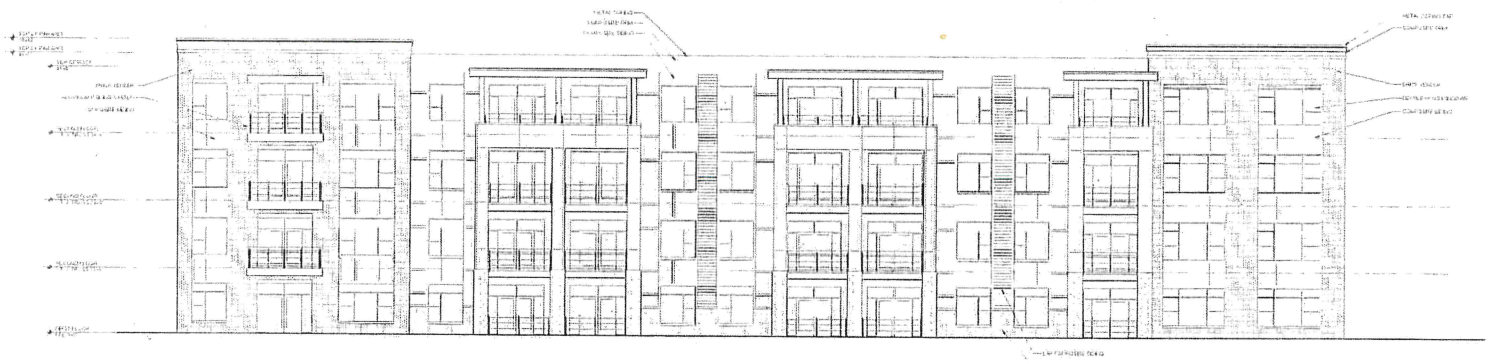
A-203A

NOTE:
DECORATIVE LIGHTING FIXTURES WILL BE ADDED TO BUILDING FACADES TO ENHANCE ENTRANCES AND OTHER LOWER LEVEL FEATURES.

03 | BUILDING ELEVATION - BUILDING B — 1/8" = 1'-0"



02 | BUILDING ELEVATION - BUILDING B — 1/8" = 1'-0"



01 | BUILDING ELEVATION - BUILDING B — 1/8" = 1'-0"

BUILDING B
ELEVATION KEY

ODa
overcash demmitt
200 south tryon st. suite 10
charlotte north carolina 28202
office 704.332.1615
web www.odarch.com

HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina
ODA Project No. 173241

DESIGN
DEVELOPMENT
NOT FOR CONSTRUCTION

DATE 02.15.2018

REVISIONS

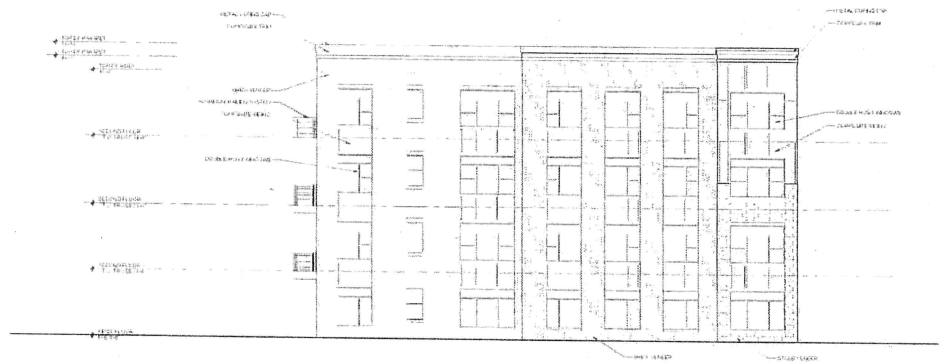
No.	Description	Date
DD-1	TRC REVIEW COMMENTS	02.22.18

BUILDING
ELEVATIONS

BUILDING B

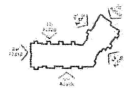
A-201B

NOTE:
DECORATIVE LIGHTING FIXTURES WILL BE ADDED TO BUILDING FACADES TO ENHANCE ENTRANCES AND OTHER LOWER LEVEL FEATURES

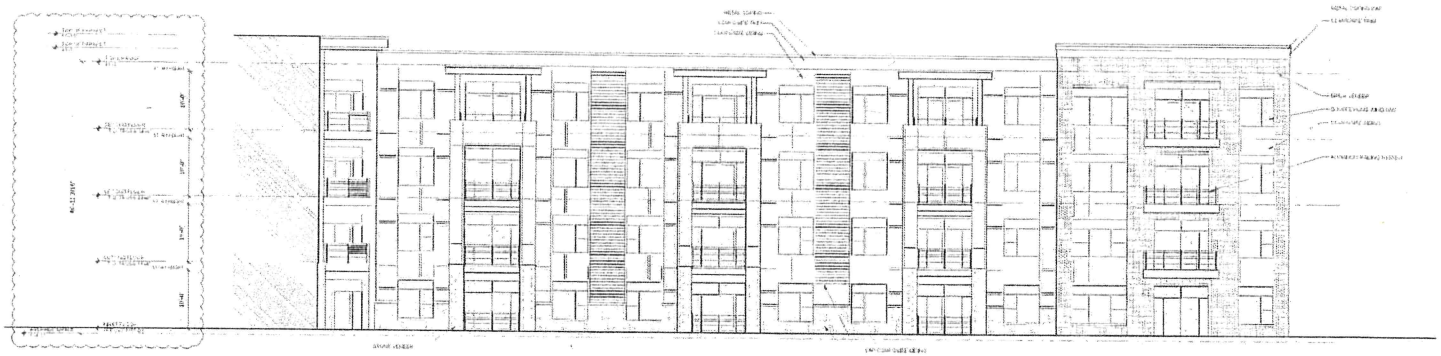


03 | BUILDING ELEVATION - BUILDING B

1/8" = 1'-0"



BUILDING B
ELEVATION KEY



02 | BUILDING ELEVATION - BUILDING B

1/8" = 1'-0"

01 | BUILDING ELEVATION - BUILDING B

1/8" = 1'-0"

ODa
overcash demmitt
2010 south tryon st suite 1a
charlotte north carolina 28203
office 704 332 1615
web www.odarch.com

HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina

ODA Project No. 173241

DESIGN
DEVELOPMENT
(NOT FOR CONSTRUCTION)

DATE 02.15.2018

REVISIONS

No.	Description	Date
RD-1	TAC REVIEW COMMENTS	02.23.18

BUILDING
ELEVATIONS

BUILDING B

A-202B

04 | PERSPECTIVE RENDERING - BUILDING B | NTS

03 | PERSPECTIVE RENDERING - BUILDING B | NTS

02 | RENDERED ELEVATION - REAR ELEVATION AT BUILDING B | 1/16" = 1'-0"

01 | RENDERED ELEVATION - FRONT ELEVATION OF BUILDING B | 1/16" = 1'-0"

ODa
overcash demmitt
2010 south tryon st suite c
charlotte north carolina 28203
office 704.332.1615
web www.odarch.com

HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina
ODA Project No. 173241

DESIGN DEVELOPMENT
(NOT FOR CONSTRUCTION)

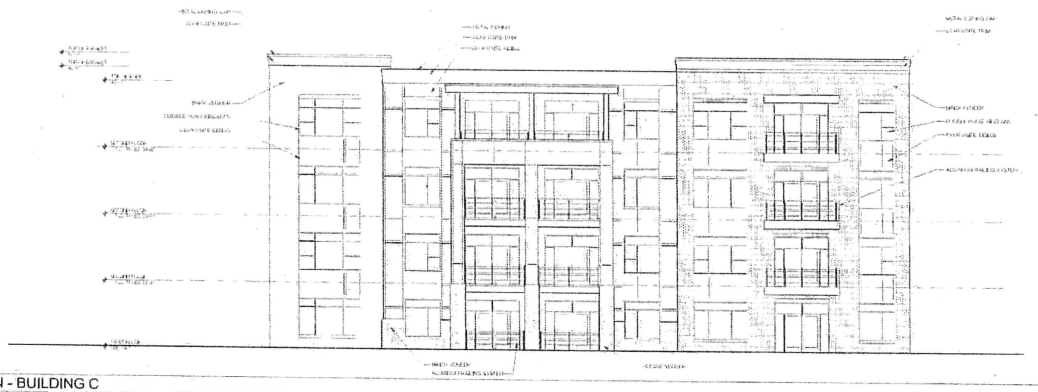
DATE 02.15.2018

REVISIONS

No.	Description	Date
01	1ST REVIEW COMMENTS	02.22.18

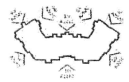
COLORED ELEVATIONS & RENDERINGS
BUILDING B
A-203B

NOTE:
DECORATIVE LIGHTING FIXTURES WILL BE ADDED TO BUILDING FACADES TO ENHANCE ENTRANCES AND OTHER LOWER LEVEL FEATURES.



03 | BUILDING ELEVATION - BUILDING C

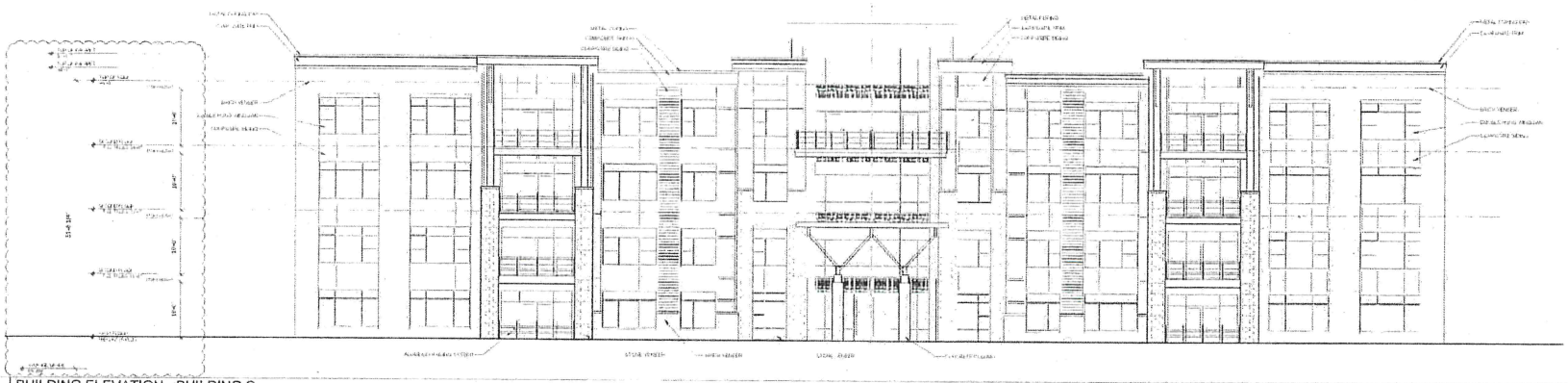
1/8" = 1'-0"



BUILDING C
ELEVATION KEY

02 | BUILDING ELEVATION - BUILDING C

1/8" = 1'-0"



01 | BUILDING ELEVATION - BUILDING C

1/8" = 1'-0"

ODA
overcash demmitt
3010 south tryon st suite 1a
charlotte north carolina 28203
office 704.332.1615
web: www.odaicn.com

HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina
ODA Project No. 173241

DESIGN DEVELOPMENT
(NOT FOR CONSTRUCTION)

DATE 02.15.2018

REVISIONS

No.	Description	Date
DD-1	TRC REVIEW COMMENTS	03.23.18

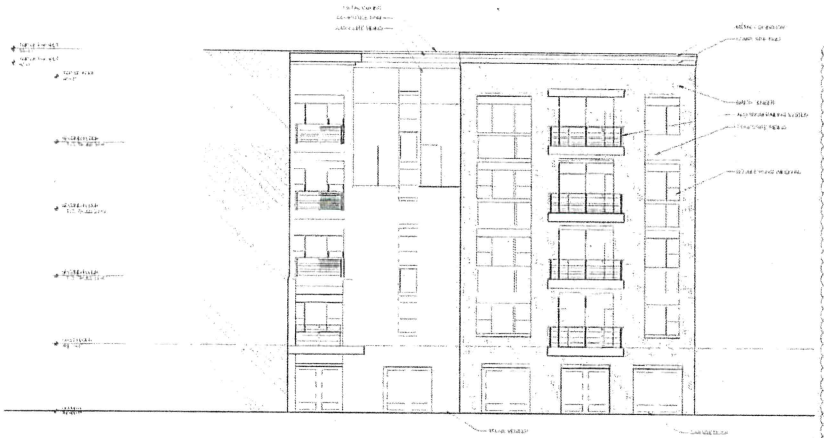
BUILDING ELEVATIONS

BUILDING C

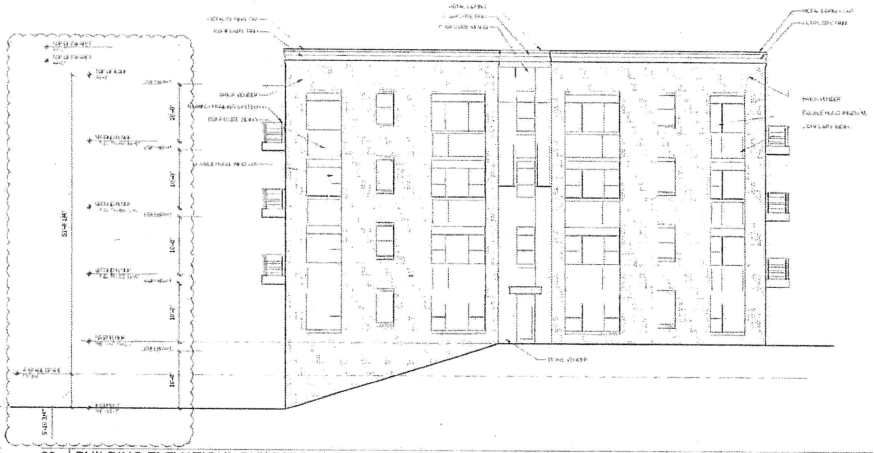
A-201C

NOTE
DECORATIVE LIGHTING FIXTURES WILL BE ADDED TO BUILDING FACADES TO ENHANCE ENTRANCES AND OTHER LOWER LEVEL FEATURES.

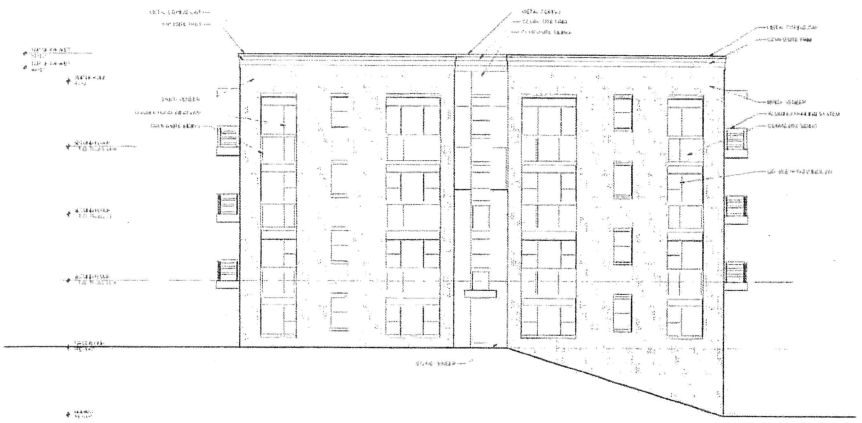
BUILDING C
ELEVATION KEY



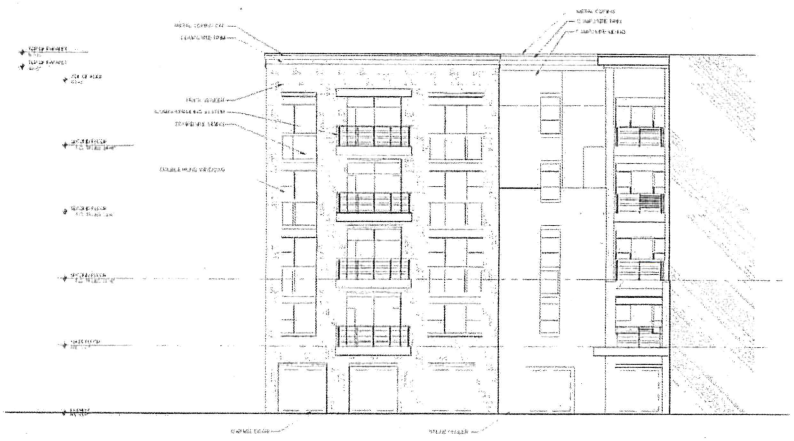
04 | BUILDING ELEVATION - BUILDING C 1/8" = 1'-0"



03 | BUILDING ELEVATION - BUILDING C 1/8" = 1'-0"



02 | BUILDING ELEVATION - BUILDING C 1/8" = 1'-0"



01 | BUILDING ELEVATION - BUILDING C 1/8" = 1'-0"

ODa
overcash demmitt
2010 south tryon st suite 1a
charlotte north carolina 28203
office 704.332.1615
web www.odarch.com

HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina
ODA Project No. 173241

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
DATE 02.15.2018

REVISIONS		
No.	Description	Date
001	THE REVIEW COMMENTS	03.05.18

BUILDING ELEVATIONS

BUILDING C

A-202C

NOTE:
DECORATIVE LIGHTING FIXTURES WILL BE ADDED TO BUILDING FACADES TO EMPHASIZE ENTRANCES AND OTHER LOWER LEVEL FEATURES.

BUILDING C
ELEVATION KEY

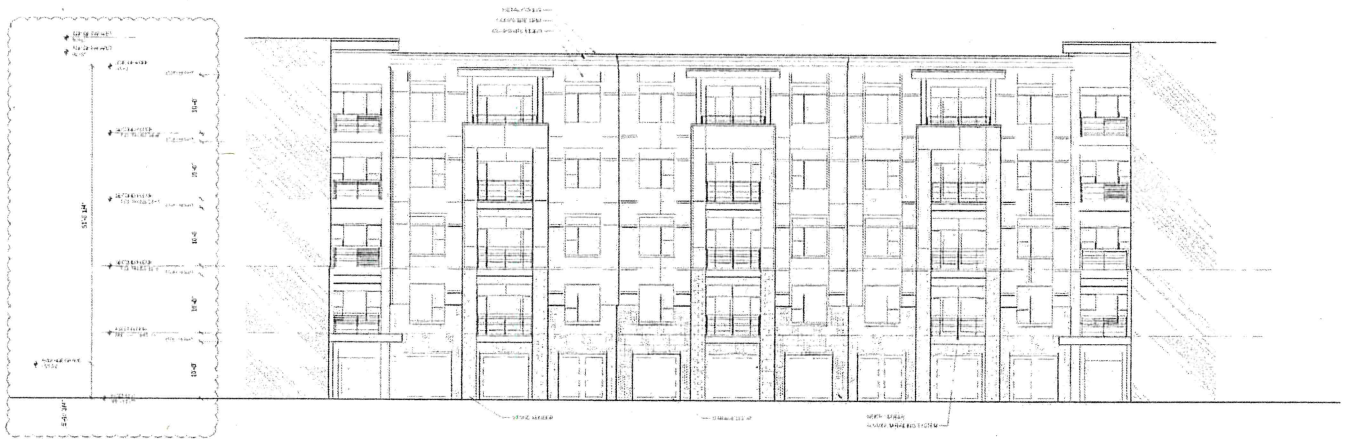
ODa
overcash demmitt

2010 South Tryon St. Suite 10
Charlotte North Carolina 28203
office 704.332.1615
web www.odarch.com

HOUSING STUDIO

02 | OPEN

1/8" = 1'-0"



01 | BUILDING ELEVATION - BUILDING C

1/8" = 1'-0"

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina
ODA Project No. 173241

DESIGN
DEVELOPMENT
NOT FOR CONSTRUCTION

DATE 02.15.2018

REVISIONS

No.	Description	Date
60-1	TRC REVIEW COMMENTS	03.23.18

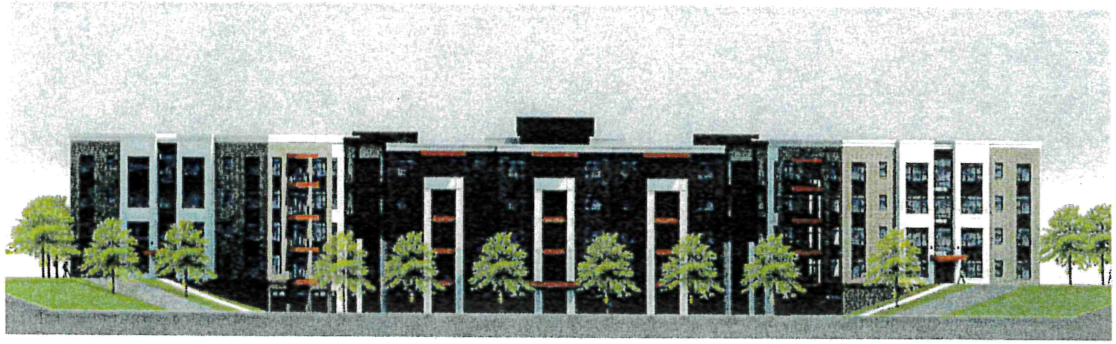
BUILDING
ELEVATIONS

BUILDING C

A-203C

04 | PERSPECTIVE RENDERING - BUILDING C | NTS

03 | PERSPECTIVE RENDERING - BUILDING C | NTS



02 | RENDERED ELEVATION - REAR ELEVATION AT BUILDING C | 1/16" = 1'-0"

01 | RENDERED ELEVATION - FRONT ELEVATION OF BUILDING C | 1/16" = 1'-0"

ODA
overcash demmitt
2010 south tryon st suite [illegible]
charlotte north carolina 2820[illegible]
office 704 332 [illegible]
web www.odarc.com

HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina
ODA Project No. 173241

DESIGN DEVELOPMENT
(NOT FOR CONSTRUCTION)

DATE 02.15.2018

REVISIONS

No.	Description	Date
02-1	TRC REVIEW COMMENTS	02.23.18

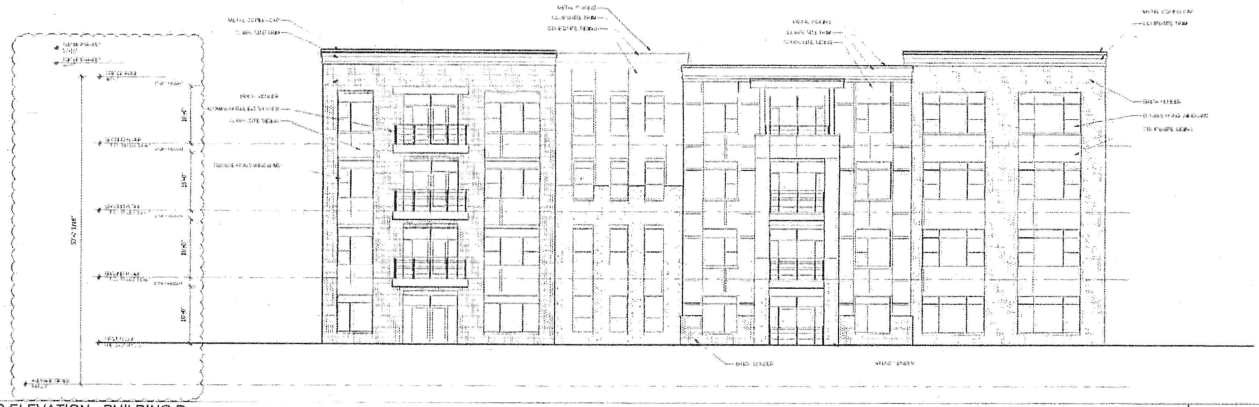
COLORED ELEVATIONS & RENDERINGS
BUILDING C
A-204C

NOTE:
DECORATIVE LIGHTING FIXTURES WILL BE ADDED TO BUILDING FACADES TO ENHANCE ENTRANCES AND OTHER LOWER LEVEL FEATURES.

BUILDING D
ELEVATION KEY

03 | OPEN — 1/8" = 1'-0"

02 | BUILDING ELEVATION - BUILDING D — 1/8" = 1'-0"



01 | BUILDING ELEVATION - BUILDING D — 1/8" = 1'-0"

ODA
overcash demmitt
300 south tryon st suite 1a
charlotte north carolina 28202
office 704.332.1515
web www.odarch.com

HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina
ODA Project No. 173241

DESIGN DEVELOPMENT
(NOT FOR CONSTRUCTION)

DATE 02.15.2018

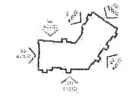
REVISIONS		
No.	Description	Date
DD-1	THE REVIEW COMMENTS	07.12.18

BUILDING ELEVATIONS

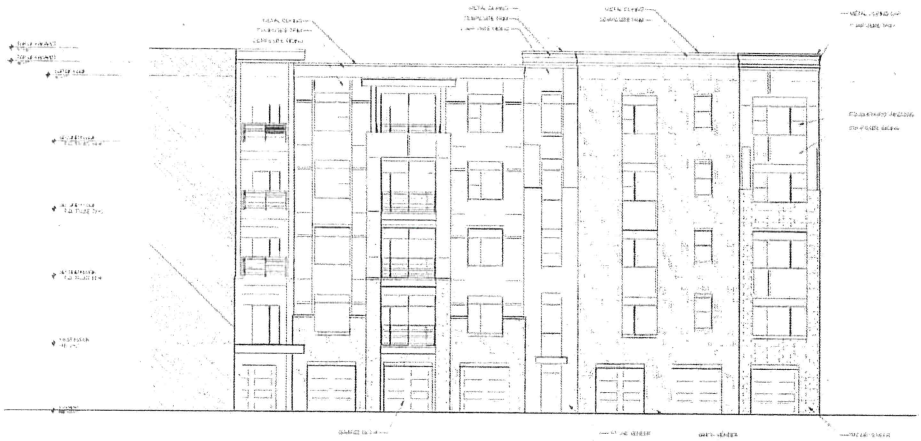
BUILDING D

A-201D

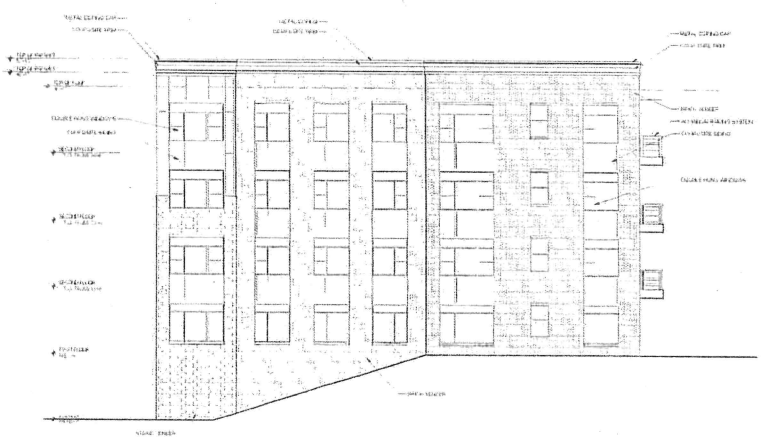
NOTE:
DECORATIVE LIGHTING FIXTURES WILL BE ADDED TO BUILDING FACADES TO ENHANCE ENTRANCES AND OTHER LOWER LEVEL FEATURES



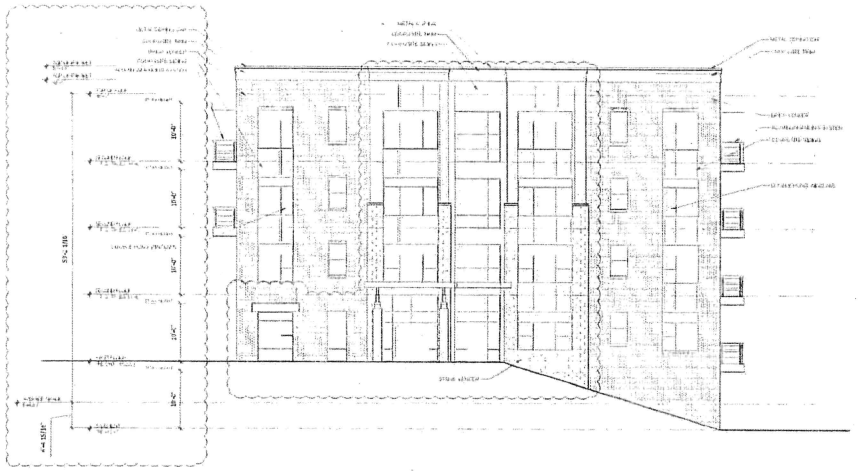
BUILDING D
ELEVATION KEY



04 | BUILDING ELEVATION - BUILDING D | 1/8" = 1'-0"



03 | BUILDING ELEVATION - BUILDING D | 1/8" = 1'-0"



02 | BUILDING ELEVATION - BUILDING D | 1/8" = 1'-0"

01 | BUILDING ELEVATION - BUILDING D | 1/8" = 1'-0"

ODA
overcash demmitt
2010 south tryon st suite 10
charlotte north carolina 28203
office 704 337 1615
web www.odarch.com

HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina
ODA Project No. 173241

DESIGN
DEVELOPMENT
(NOT FOR CONSTRUCTION)

DATE 02.15.2018

REVISIONS

No.	Description	Date
DD-1	TRC REVIEW COMMENTS	02.15.18

BUILDING
ELEVATIONS

BUILDING D

A-202D

04 | PERSPECTIVE RENDERING - BUILDING D | NTS

03 | PERSPECTIVE RENDERING - BUILDING D | NTS

02 | RENDERED ELEVATION - REAR ELEVATION AT BUILDING D | 1/16" = 1'-0"

01 | RENDERED ELEVATION - FRONT ELEVATION OF BUILDING D | 1/16" = 1'-0"

overcash demmitt

HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina
ODA Project No. 173241

DESIGN DEVELOPMENT
(NOT FOR CONSTRUCTION)

DATE 02.15.2018

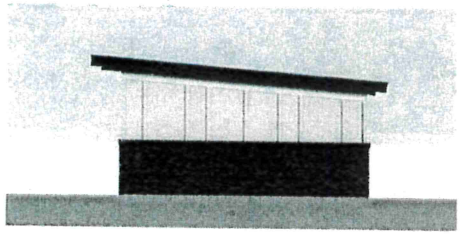
REVISIONS

No.	Description	Date
DD-1	TRC REVIEW COMMENTS	03.02.18

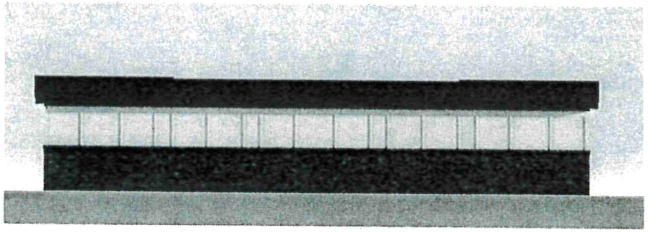
COLORED ELEVATIONS & RENDERINGS
BUILDING D

A-203D

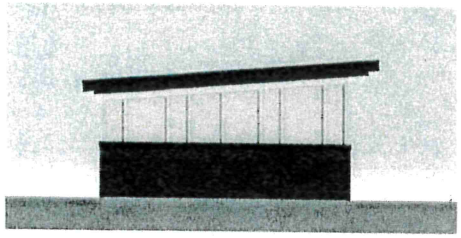
NOTE:
POOL HOUSE AND DETACHED GARAGE EXTERIOR MATERIALS WILL MATCH BUILDING MATERIALS USED ON APARTMENT BUILDINGS



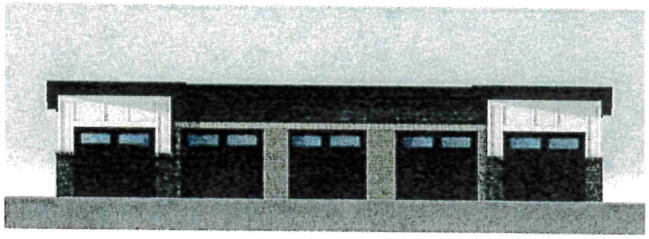
08 | RIGHT ELEVATION - TYPICAL DETACHED GARAGE | 3/16" = 1'-0"



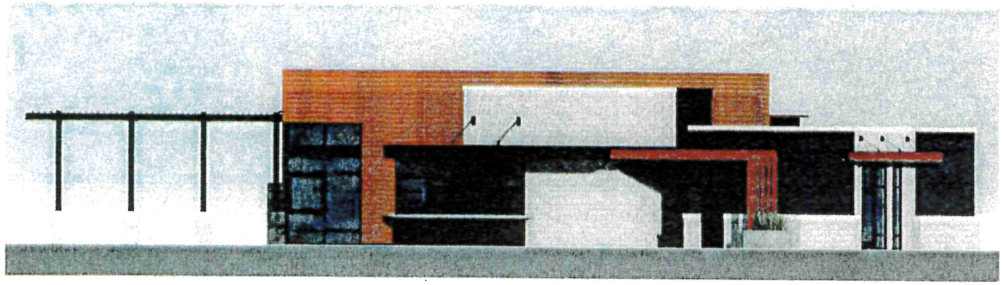
07 | BACK ELEVATION - TYPICAL DETACHED GARAGE | 3/16" = 1'-0"



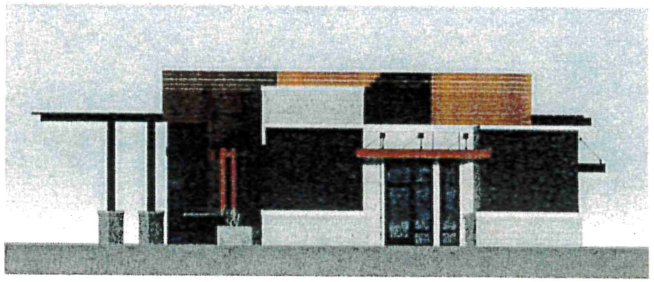
06 | LEFT ELEVATION - TYPICAL DETACHED GARAGE | 3/16" = 1'-0"



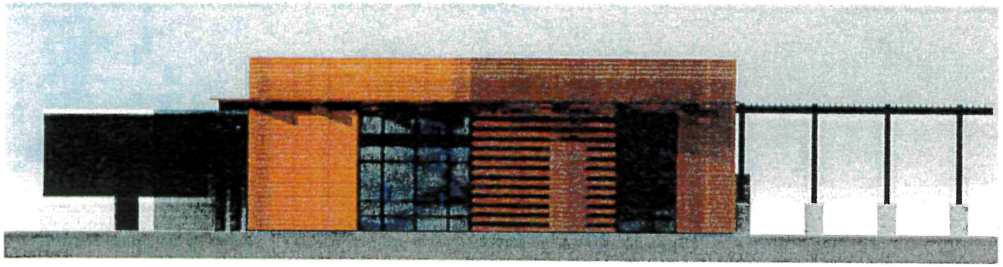
05 | FRONT ELEVATION - TYPICAL DETACHED GARAGE | 3/16" = 1'-0"



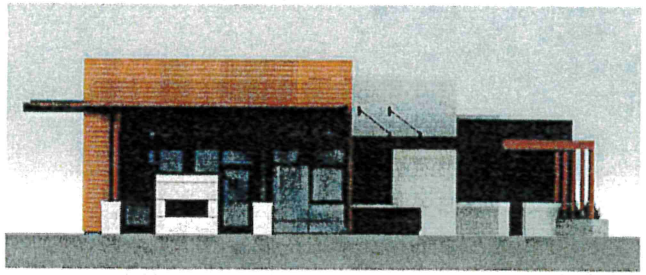
04 | RIGHT ELEVATION - POOL HOUSE | 3/16" = 1'-0"



03 | BACK ELEVATION - POOL HOUSE | 3/16" = 1'-0"



02 | LEFT ELEVATION - POOL HOUSE | 3/16" = 1'-0"



01 | FRONT ELEVATION - POOL HOUSE | 3/16" = 1'-0"

ODA
overcash demmitt
2010 south tryon st suite 10
charlotte north carolina 28203
office 704 332 1615
web www.odarch.com

HOUSING STUDIO

RED VENTURES
MULTI-FAMILY

Lancaster County, South Carolina
ODA Project No. 173241

DESIGN DEVELOPMENT
(NOT FOR CONSTRUCTION)

DATE 02.15.2018

REVISIONS

No.	Description	Date
DD-1	TRC REVIEW COMMENTS	03.05.18

POOL & GARAGE ELEVATIONS

A-201E

Lancaster County
South Carolina

Agenda Item Summary

Ordinance # / Resolution# CU-018-004 Resolution # 0997-R2018
Contact Person / Sponsor: Andy Rowe
Department: Planning
Date Requested to be on Agenda: 4/9/18

Issue for Consideration:
A conditional use permit application (CU-018-004) for a proposed car wash and fuel canopy subject to the requirements of UDO Section 5.8.6. (See Exhibit 5).

Points to Consider:
Conditional Use application of Sam's Express Car Wash to construct a Car Wash and Fuel Canopy to be located on 8194 Charlotte Highway in the Indian Land section of Lancaster County (Tax Map 13, Parcel 48.00, and a portion of Tax Map 13, Parcel 49.01). The subject property is currently zoned GB, General Business District. Adjacent zoning classifications include MX, Mixed-Use District, GB, General Business District, PDD, Planned Development District, and INS, Institutional Zoning District (See Exhibit 3).
The applicant has also submitted a site plan which has addressed all conditions set forth in Chapter 5 (See Exhibit 2)

Funding and Liability Factors:
N/A

Council Options:
1. Approve the proposed use.
2. Approve the proposed use with modifications.
3. Reject the proposed use.
4. Refer the proposed use back to the Planning Commission for further consideration.
5. Refuse to take further action.

Recommendation:
At the Lancaster County Planning Commission meeting on Tuesday, March 20th, 2018 the Commission voted to **approve** the Conditional Use Permit application of Sam's Express Car Wash by a vote of (6-0). Please see the attached (Exhibit 6) written recommendation from the Lancaster County Planning Commission which contains the required conditions.

STATE OF SOUTH CAROLINA) RESOLUTION NO.: 0997 – R2018
)
COUNTY OF LANCASTER)

A RESOLUTION

TO APPROVE THE CONDITIONAL USE APPLICATION OF MICHAEL HILL TO LOCATE, DESIGN, CONSTRUCT AND OPERATE AN AUTOMATED CAR WASH AND FUEL CANOPY (DOING BUSINESS AS SAM'S EXPRESS CAR WASH) ON TAX MAP 13, PARCEL 48.00 AND A PORTION OF TAX MAP 13, PARCEL 49.01, BOTH ZONED GENERAL BUSINESS (GB), AND LOCATED AT THE NORTHEASTERN CORNER OF HIGHWAY 521 AND SHELLEY MULLIS ROAD IN INDIAN LAND.

WHEREAS, on February 12, 2018, Michael Hill in behalf of Sam's Express Car Wash submitted to Lancaster County its Conditional Use Application for his company's design, construction and operation of an automated car wash and fuel canopy to be located on properties zoned General Business (GB) and identified as tax map 13, parcel 48.00 and a portion of tax map 13, parcel 49.01; and

WHEREAS, the Planning Department has considered the terms and conditions of the application along with a multitude various supporting documents and has reported that the applicant's plans are in compliance with the Lancaster County Uniform Development Ordinance (UDO) and that the application has received the Department's recommendation for approval; and

WHEREAS, on March 20, 2018, the Lancaster County Planning Commission, following a full presentation by the applicant's representatives and the Planning Department's staff and, additionally, following a Public Hearing being conducted wherein input from those citizens and residents having an interest in the project was voiced and received, the Planning Commission likewise recommended to the County Council that the project was in compliance and that the Conditional Use Application should be approved; and

WHEREAS, Lancaster County Council itself has received a full presentation as to the applicable law as set forth in the UDO and, additionally, Council has received both written and verbal details and specifics of the car wash and fuel canopy's construction and operation.

NOW, THEREFORE, BE IT RESOLVED, that the Lancaster County Council pursuant to Section 9.2.16.C.2.b. of the Lancaster County UDO approves the Conditional Use Application submitted by Michael Hill for the commercial project to be known as Sam's Express Car Wash.

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

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

Telephone (803) 285-6005

NOTICE OF PLANNING COMMISSION RECOMMENDATION

TO: Mr. Steve Harper
Chairman, Lancaster County Council

FROM: Mr. Charles Deese
Chairman, Lancaster County Planning Commission

SUBJECT: Recommendation by Lancaster County Planning Commission on CU-018-004 (Sam's Express Car Wash).

On February 12th, 2018, Sam's Express Car Wash (Michael Hill) submitted an application to the Lancaster County Planning Department for a Conditional Use Permit (CU-018-004) for an Automated Carwash with Fuel Canopy for review and consideration. After consideration of the particular details of the application, Planning Staff recommended approval of the project.

On Tuesday March 20th, 2018 the Lancaster County Planning Commission held a public hearing on CU-018-004 in accordance with UDO Chapter 9. At this meeting, Lancaster County Planning Commission considered comment from Planning Department Staff, the Applicants, as well as surrounding residents and property owners.

Additionally, Planning Commission considered the application with regard to consistency with UDO Chapter 5, the surrounding neighborhood and other matters deemed appropriate by the Commission.

Subsequent to the public hearing, Planning Commission voted (6-0) to recommend **APPROVAL** of CU-018-004 (Sam's Express Carwash).

Charles Deese
Chairman, Lancaster County Planning Commission

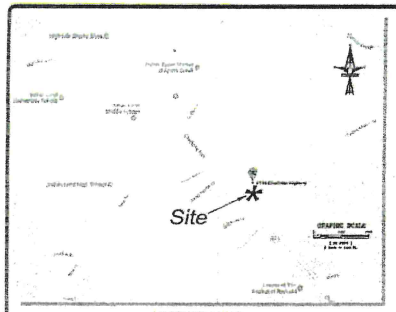
3/29/18
Date

ATTEST:

Judy Barrineau,
Clerk to Planning Commission

3/29/18
Date

Exhibit 2



VICINITY MAP
NOT TO SCALE

S.4.5 VEHICLE SERVICES – MINOR MAINTENANCE/REPAIR (RB, CB, RB, LI, HI, MX, MXT)

A. OUTDOOR VEHICLE STORAGE. ALL OUTDOOR STORAGE OF VEHICLES AWAITING WORK OR PICK-UP SHALL BE SCREENED BY A TYPE C BUFFER IN ACCORDANCE WITH SECTION 7.1.5. NO VEHICLES OR AWAITING WORK OR PICK-UP SHALL BE LOCATED CLOSER THAN 5 FEET TO ANY ADJOINING PROPERTY LINE, WITHIN A REQUIRED LANDSCAPE AREA, OR IN ANY RIGHT-OF-WAY. NO OUTSIDE STORAGE OF JUNK VEHICLES OR PARTS SHALL BE PERMITTED UNLESS A PERMIT FOR AN OUTDOOR STORAGE YARD IS ALSO OBTAINED.

- NO OUTDOOR STORAGE OF VEHICLES IS PROPOSED.

B. VEHICLE BAYS. VEHICLE BAYS WHICH ARE NOT SET PERPENDICULAR TO THE STREET MUST BE SCREENED FROM DIRECT VIEW BY A HEDGE OR OTHER LANDSCAPING. BAYS FACING THE STREET MUST ALSO INCORPORATE AWNINGS, WINDOWS, AND/OR OTHER ARTICULATION/ORNAMENTATION SUFFICIENT TO REDUCE THE IMPACT OF THE REPAIR BAYS ON THE STREET AS DETERMINED BY THE TECHNICAL REVIEW COMMITTEE (TRC).

- CAR WASH BAY IS PROPOSED TO BE PARALLEL WITH STREET SO THERE IS NO DIRECT VIEW INTO BAY

C. NOISE. NO NOXIOUS NOISE THAT FROM THE OCCASIONAL REPAIR OR MAINTENANCE OF A MOTOR VEHICLE SHALL BE AUDIBLE AT OR BEYOND THE PROPERTY LINE BETWEEN 6 PM AND 7 AM THE FOLLOWING MORNING. INTERCOMS/SOUND SYSTEMS SHALL NOT BE AUDIBLE AT OR BEYOND THE PROPERTY LINE.

- ALL VACUUM MOTORS ARE PROPOSED TO BE WITHIN AN ENCLOSURE TO REDUCE SOUND

D. REPAIR WORK. ALL REPAIR WORK SHALL BE CONDUCTED ENTIRELY WITHIN AN ENCLOSED STRUCTURE. CAR WASH ACTIVITIES MAY BE DONE OUTSIDE WHEN ALL REQUIREMENTS OF STORMWATER MANAGEMENT ARE MET.

- NO REPAIR WORK IS PROPOSED. CAR WASH ACTIVITY IS WITHIN THE STRUCTURE OF THE BUILDING WITH THE EXCEPTION OF A PRE-SPRAY

E. SCREENING. ALL BOUNDARIES OF A PROPERTY CONTAINING SUCH USES THAT DIRECTLY ADJOIN A SINGLE FAMILY RESIDENTIAL DISTRICT SHALL BE BUFFERED WITH A SOLID FENCE EXTENDING FROM THE GROUND TO A HEIGHT OF NOT LESS THAN 6 FEET AND A TYPE B BUFFER.

- THE SUBJECT PROPERTY DOES NOT ADJOIN A SINGLE FAMILY DISTRICT.

F. ACCESSORY STRUCTURE LOCATION. ACCESSORY STRUCTURES SUCH AS SELF-SERVICE VACUUM CLEANERS, AIR PUMPS, AND OTHER SELF-SERVICE STRUCTURES MUST BE SETBACK 50 FEET FROM ANY RESIDENTIAL USE AND 25 FEET FROM ANY RIGHT-OF-WAY.

- ALL SELF-SERVICE EQUIPMENT MEETS THESE MINIMUM REQUIREMENTS.

G. FUELING ISLANDS. EACH DRIVE-UP FUELING FACILITY PERMITTED UNDER THIS TITLE SHALL HAVE OFF-STREET DRIVEWAY STACKING SPACE THAT SHALL NOT EXHIBIT OR AFFECT ACCESS TO OR FROM ANY PARKING SPACE OR DRIVE.

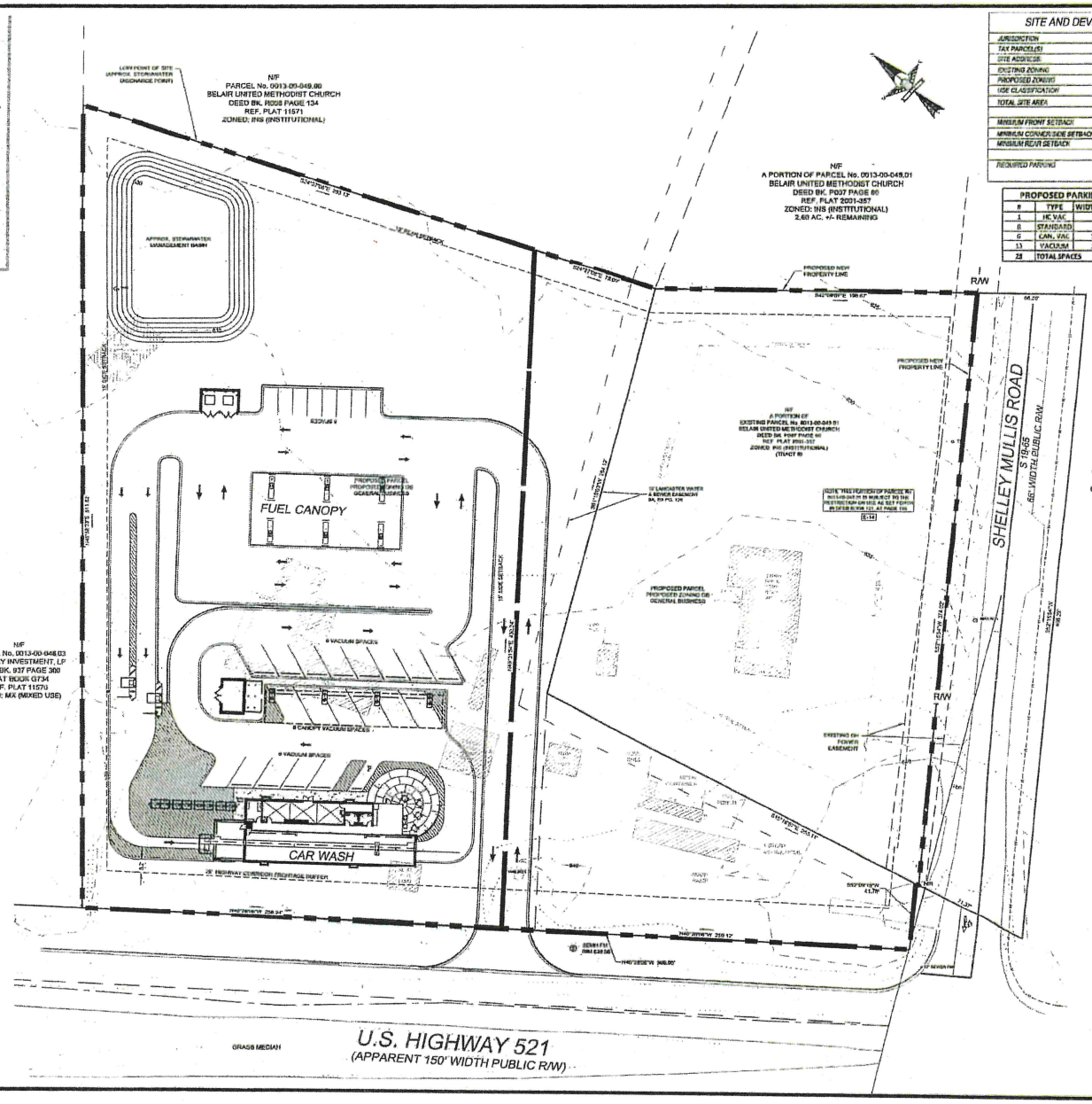
- SUFFICIENT SPACE IS PROVIDED AT FUEL ISLANDS TO ALLOW QUEUING AND ACCESS AROUND THE QUEUED VEHICLES

H. LIGHTING
1. CANOPY LIGHTING FIXTURES SHALL BE HIDDEN INSIDE A CANOPY SO AS NOT TO BE VISIBLE FROM OFFSITE.
2. FREESTANDING LIGHTING FIXTURES SHALL NOT EXCEED 18 FEET IN HEIGHT IF THE USE ADJOINS AN EXISTING RESIDENTIAL DISTRICT OR RESIDENTIAL USE. ALL LIGHT FIXTURES SHALL BE CUTOFF VARIANCES THAT BLOCK THE LIGHT SOURCE FROM OFF-SITE VIEW.

- ALL LIGHTING REQUIREMENTS ABOVE WILL BE MET ON SITE CONSTRUCTION PLANS.

I. CAR WASH. ALLOWED AS ACCESSORY USE. A ONE-BAY CAR WASH MAY BE ALLOWED AS AN ACCESSORY USE. THE CAR WASH SHALL MEET THE SETBACKS FOR THE PRINCIPAL USE AND NOT EXCEED 800 SQUARE FEET IN AREA. THE CAR WASH BAY SHALL NOT BE ORIENTED TOWARD THE PUBLIC RIGHT-OF-WAY. CAR WASHES ARE REQUIRED TO HAVE OPERATIONAL RECYCLED WATER SYSTEMS WHERE A MINIMUM OF 50 PERCENT OF WATER UTILIZED IS RECYCLED.

- CAR WASH IS PROPOSED TO BE THE PRIMARY USE. THE CAR WASH BAY IS ORIENTED PARALLEL TO THE STREET RATHER THAN TOWARD THE STREET. THE CAR WASH RECLAIM WATER SYSTEM EXCEEDS THE MINIMUM 50 PERCENT WATER RECYCLE REQUIREMENT.



SITE AND DEVELOPMENT DATA

JURISDICTION	LANCASTER COUNTY, SC
TAX PARCEL(S)	0913-00-048.00 & 0913-00-049.01
SITE ADDRESS	1134 CHARLOTTE HWY
EXISTING ZONING	INS / MX
PROPOSED ZONING	CB
USE CLASSIFICATION	GENERAL BUSINESS
TOTAL SITE AREA	225,624 SQ. FT. OR 5.39 AC
MINIMUM FRONT SETBACK	15 FEET
MINIMUM CORNER/SIDE SETBACK	15 FEET
MINIMUM REAR SETBACK	15 FEET
REQUIRED PARKING	1 SPACES / BAY + 2 SPACES REQUIRED

PROPOSED PARKING SPACE SUMMARY

#	TYPE	WIDTH (FT)	LENGTH (FT)	ANGLE
1	HC VAC	8	18	60
8	STANDARD	9	18	90
6	CAN. VAC	14	18	90
13	VACUUM	14	18	60
28	TOTAL SPACES			

ENGLE ENGINEERING
FIRM LICENSE # C-0473
P.O. BOX 151
Indian Trail, NC 28079
(704) 882-2323
www.englenc.com
3103 A Unionville Indian Trail Rd. W.
Indian Trail, NC 28079
(678) 376-8408

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	BY	ISSUE
1	02.20.19	JAR	ADDRESS LANCASTER COUNTY PLANNING COMMENTS

SAM'S XPRESS CAR WASH
INDIAN LAND, SC

SAM'S XPRESS CAR WASH
7935 COUNCIL PLACE, SUITE 102
MATTHEWS, NC 28105

CONCEPTUAL SITE PLAN

DESIGNED BY	JAR	CHECKED BY	JLR
DRAWN BY	JAR	APPROVED BY	RSG
SCALE	AS SHOWN	DATE	02/13/19

Sheet
CSP-2

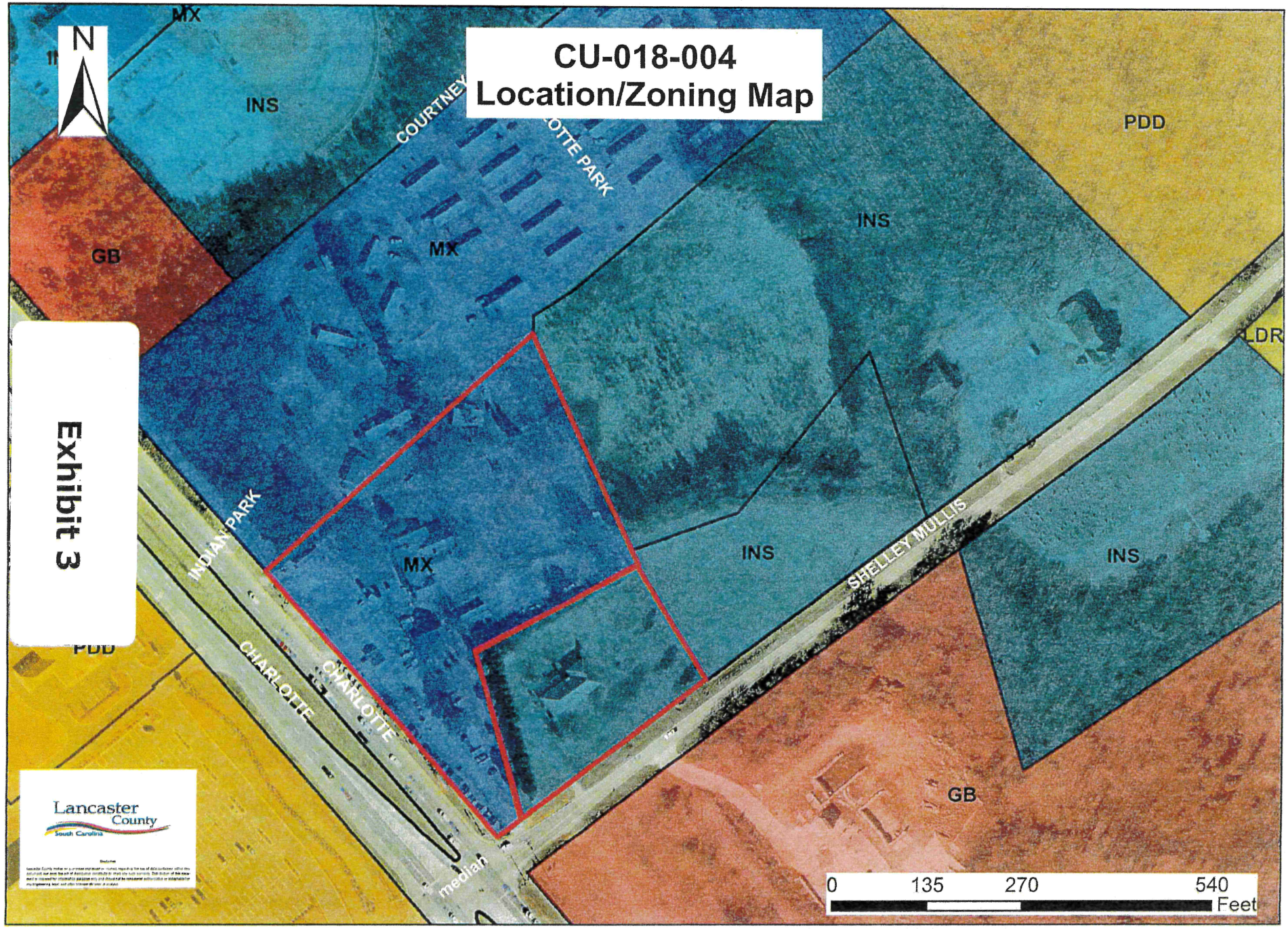

CU-018-004
Location/Zoning Map
N
MX
INS
COURTNEY
OTTE PARK
PDD
GB
MX
INS
LDR
MX
INDIAN PARK
INS
SHELLEY MULLIS
INS
PDD
CHARLOTTE
CHARLOTTE
GB
median
0
135
270
540
Feet
Lancaster County
South Carolina

Exhibit 3

B. **Parking**

1. Electric vehicle charging stations may be counted toward satisfying minimum off-street parking space requirements.

2. Public electric vehicle charging stations must be reserved for parking and charging electric vehicles. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that apply to any other vehicle.

C. **Equipment:** Vehicle charging equipment must be designed and located so as to not impede pedestrian, bicycle, or wheelchair movement or create safety hazards on sidewalks.

5.8.3 HEAVY EQUIPMENT/MANUFACTURED HOME RENTAL/SALES [RB, LI, HI]

A. **Screening:** A Type A buffer must be maintained at all property lines and along any street frontage, except that a Type C buffer must be maintained where the property abuts Residential uses.

B. **Buffers:** Outdoor display/storage of vehicles shall be set back at least 50 feet from any right-of-way line, unless such display/storage of vehicles excludes any used or pre-owned vehicles, in which case the display/storage of vehicles shall not encroach into the required building setbacks. In addition, outdoor display/storage of vehicles shall not encroach into floodways or stream buffers.

5.8.4 PARKING LOT/STRUCTURE – PRINCIPAL USE [GB, RB, INS, LI, HI, MX, IMX]

Where an above-ground parking structure fronts a street, the ground level, at a minimum, shall be screened in such a way that vehicles are not visible from the streetscape or sidewalk, such as landscaping standards included in Chapter 7.

5.8.5 VEHICLE RENTAL/LEASING/SALES [RUB, GB, RB, MX, IMX]

A. **Outdoor Vehicle Display:** No vehicles displayed for sale or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any public rights-of-way.

B. **Conditional Use Permit Required for Non-Franchised Dealerships:** All such uses that are within 200 feet of a Residential use and are not a manufacturer-franchised dealership must obtain a Conditional Use permit.

C. **Screening:** All boundaries of a property containing such uses that directly adjoin a Single Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer in accordance with Section 7.1.5.

D. **In the MX and IMX Districts:**

1. Vehicle sales are restricted to manufacturer-franchised dealerships only.

2. In new construction, or renovation to a building which amounts to greater than 50 percent of the building's value, vehicle bays shall not face the street or shall be screened from direct view by landscaping.

3. Vehicle painting and body and fender repair are specifically prohibited as service/repair functions, except by those establishments also conducting vehicle sales as restricted above.

5.8.6 VEHICLE SERVICES – MINOR MAINTENANCE/REPAIR [NB, GB, RB, LI, HI, MX, IMX]

A. **Outdoor Vehicle Storage:** All outdoor storage of vehicles awaiting work or pick-up shall be screened by a Type C buffer in accordance with Section 7.1.5. No vehicles or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any right-of-way. No outside storage of junk vehicles or parts shall be permitted unless a permit for an outdoor storage yard is also obtained.

B. **Vehicle Bays:** Vehicle bays which are not set perpendicular to the street must be screened from direct view by a hedge or other landscaping. Bays facing the street must also incorporate awnings, windows, and/or other articulation/ornamentation sufficient to reduce the impact of the repair bays on the street as determined by the Technical Review Committee (TRC).

C. **Noise:** No noises resulting from the occasional repair or maintenance of a motor vehicle shall be audible at or beyond the property line between 8 PM and 7 AM the following morning. Intercom/sound systems shall not be audible at or beyond the property line.

D. **Repair Work:** All repair work shall be conducted entirely within an enclosed structure; car wash activities may be done outside when all requirements of stormwater management are met.

E. **Screening:** All boundaries of a property containing such uses that directly adjoin a Single Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer.

F. **Accessory Structure Location:** Accessory structures such as self-service vacuum cleaners, air pumps, and other self-service structures must be setback 50 feet from any residential use and 25 feet from any right-of-way.

G. **Fueling Islands:** Each drive-up fueling facility permitted under this title shall have off-street driveway stacking space that shall not inhibit or impede access to or from any parking space or drive.

H. **Lighting**

1. Canopy lighting fixtures shall be hidden inside a canopy so as not to be visible from off-site.

2. Freestanding lighting fixtures shall not exceed 15 feet in height if the use adjoins an existing residential district or residential lot. All light fixtures shall be cutoff luminaries that block the light source from off-site view.

I. **Car Wash Allowed as Accessory Use:** A one-bay car wash may be allowed as an accessory use. The car wash shall meet the setbacks for the principal use and not exceed 900 square feet in area. The car wash bay shall not be oriented toward the public right-of-way. Car washes are required to have operational recycled water systems where a minimum of 50 percent of water utilized is recycled.

5.8.7 VEHICLE SERVICES – MAJOR REPAIR/BODY WORK [RUB, GB, RB, LI, HI]

A. **Outdoor Vehicle Storage:** No outside storage of junk vehicles or parts shall be permitted unless a permit for an outdoor storage yard is also obtained. No vehicles awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any right-of-way.

B. **Vehicle Bays:** Vehicle bays which are not set perpendicular to the street must be screened from direct view by a hedge or other landscaping. Bays facing the street must also incorporate awnings, windows, and/or other articulation/ornamentation sufficient to reduce the impact of the repair bays on the street as determined by the Technical Review Committee.

C. **Noise:** No noises resulting from the repair, maintenance, or body work of a motor vehicle shall be audible at or beyond the property line between 8 PM and 8 AM the following morning. Intercom/sound systems shall not be audible at or beyond the property line.

D. **Repair Work:** All repair work shall be conducted entirely within an enclosed structure; car wash activities may be done outside when all requirements of stormwater management are met.

E. **Screening:** All boundaries of a property containing such uses that directly adjoin a Single

3. **Type C Buffer Yard:** A Type C buffer yard is intended to provide a very dense all-season sight barrier to significantly separate uses and zoning districts. It is intended to reduce intrusive lighting and noise from adjacent properties.

Type C Buffer Yard Options	Minimum Depth	Minimum Plantings per 100 linear feet	Wall, Fence, or Berm	Required Opacity
Option 1	40 feet	4 Evergreen Trees 4 Canopy Trees 4 Understory Trees 36 Evergreen Shrubs	Not Required	Completely opaque (i.e., having no horizontal openings from the ground to a height of 8 feet within 2 years of planting)
Option 2	25 feet	4 Evergreen Trees 4 Canopy Trees 4 Understory Trees	Wall or Fence	
Option 3	10 feet	2 Evergreen Trees 2 Canopy Trees 2 Understory Trees 12 Evergreen Shrubs	Berm	

C. BUFFER DETAILS

1. **Fences and Walls:** Any required 6-foot-tall privacy fence or wall shall be made of any combination of treated and stained wood, brick, stone, wrought iron, polymer, decorative face block, or other composite material as approved by the Administrator and maintained in a like-new manner with the finished side facing towards the zone to be buffered (protected). The material(s) used shall provide an opaque fence. All required vegetation shall be placed on the unfinished side of the fence or wall. A chain link fence with slats is not considered a solid fence for purposes of this section.

2. **Berms:** All berms, if provided, shall not exceed a slope with maximum rise of 1 foot to a run of 2 feet (a ratio of 1:2) and a maximum height of 4 feet with a compacted flat top of at least 15 inches wide. All berms, regardless of size, shall be stabilized with a ground cover or other suitable vegetation or permanent slope retention device. A combination of trees and shrubs are to be installed in an appropriate design scheme along the berm for appearance, durability, and maintenance as approved by the Administrator. Berms taller than 4 feet shall be approved by the Administrator on a case-by-case basis.

3. **Existing Vegetation, Fences, Walls, and Berms:** Existing vegetation berms, walls, or fences within the landscaped area, but not including chain link fencing, may be used to fulfill the standards for the type of landscaping required provided that these elements are in good condition as determined by the Administrator. Where existing vegetative areas are to be credited, they shall be shown on the plan with a certification by a licensed landscape architect that the existing vegetation fully complies with the landscape requirements.

4. **Riparian Buffer:** Any required riparian buffer may be used to satisfy other buffer requirements, provided the plants are equivalent in number and type required by the landscape ordinance. Additional plant materials shall be installed in the riparian buffer to satisfy any remaining plant requirements. Additional plantings shall meet best management practices as determined by the Administrator.

Lancaster County
South Carolina

Agenda Item Summary

Ordinance # / Resolution# CU-018-005 Resolution 0998-R2018
Contact Person / Sponsor: Andy Rowe
Department: Planning
Date Requested to be on Agenda: 4/9/18

Issue for Consideration:
A conditional use permit application (CU-018-005) for a proposed Church subject to the requirements of UDO Section 5.6.3 Section B. (See Exhibit 6).

Points to Consider:
Conditional Use application of Truth and Grace Bible Church to construct a proposed Church to be located on Harrisburg Road, ± 100 feet south of the intersection of Carolina Acres Road, in the Indian Land section of Lancaster County (Tax Map 3, Parcel 49.18- Tract #2). The subject property is currently zoned LDR, Low Density Residential District. Adjacent zoning classifications include LDR, Low Density Residential District, and MDR, Medium Density Residential District (See Exhibit 4). The applicant has also submitted a site plan which has addressed all conditions set forth in Chapter 5 (See Exhibit 2)

Funding and Liability Factors:
N/A

Council Options:
1. Approve the proposed use.
2. Approve the proposed use with modifications.
3. Reject the proposed use.
4. Refer the proposed use back to the Planning Commission for further consideration.
5. Refuse to take further action.

Recommendation:
At the Lancaster County Planning Commission meeting on Tuesday, March 20th, 2018 the Commission voted to **approve** the Conditional Use Permit application of Truth in Grace Bible Church (Yuhui Wang) by a vote of (6-0). Please see the attached (Exhibit 7) written recommendation from the Lancaster County Planning Commission which contains the required conditions.

STATE OF SOUTH CAROLINA) **RESOLUTION NO.: 0998 – R2018**
)
COUNTY OF LANCASTER)

A RESOLUTION

TO APPROVE THE CONDITIONAL USE APPLICATION OF TRUTH AND GRACE BIBLE CHURCH TO LOCATE, DESIGN, CONSTRUCT AND OPERATE A CHURCH ON A FIVE AND 32/100 (5.32) ACRE TRACT, ZONED LOW DENSITY RESIDENTIAL DISTRICT (LDR), ON TAX MAP 3, PARCEL 49-18 – TRACT #2, AND LOCATED ON HARRISBURG ROAD ONE HUNDRED (100') FEET SOUTH OF THE INTERSECTION WITH CAROLINA ACRES ROAD IN INDIAN LAND.

WHEREAS, on February 14, 2018, Truth and Grace Bible Church submitted to Lancaster County its Conditional Use Application for his company's design, construction and operation of a church on property zoned Low Density Residential (LDR) and identified as tax map 3, parcel 49.18 – tract #2; and

WHEREAS, the Planning Department has considered the terms and conditions of the application along with a multitude various supporting documents and has reported that the applicant's plans are in compliance with the Lancaster County Uniform Development Ordinance (UDO) and that the application has received the Department's recommendation for approval; and

WHEREAS, on March 20, 2018, the Lancaster County Planning Commission, following a full presentation by the applicant's representatives and the Planning Department's staff and, additionally, following a Public Hearing being conducted wherein input from those citizens and residents having an interest in the project was voiced and received, the Planning Commission likewise recommended to the County Council that the project was in compliance and that the Conditional Use Application should be approved; and

WHEREAS, Lancaster County Council itself has received a full presentation as to the applicable law as set forth in the UDO and, additionally, Council has received both written and verbal details and specifics of the car wash and fuel canopy's construction and operation.

NOW, THEREFORE, BE IT RESOLVED, that the Lancaster County Council pursuant to Section 9.2.16.C.2.b. of the Lancaster County UDO approves the Conditional Use Application of Truth and Grace Bible Church.

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

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

Telephone (803) 285-6005

NOTICE OF PLANNING COMMISSION RECOMMENDATION

TO: Mr. Steve Harper
Chairman, Lancaster County Council

FROM: Mr. Charles Deese
Chairman, Lancaster County Planning Commission

SUBJECT: Recommendation by Lancaster County Planning Commission on CU-018-005 (Truth and Grace Bible Church).

On February 14th, 2018, Truth and Grace Bible Church (Yuhui Wang) submitted an application to the Lancaster County Planning Department for a Conditional Use Permit (CU-018-005) for a Proposed Church for review and consideration. After consideration of the particular details of the application, Planning Staff recommended approval of the project.

On Tuesday March 20th, 2018 the Lancaster County Planning Commission held a public hearing on CU-018-005 in accordance with UDO Chapter 9. At this meeting, Lancaster County Planning Commission considered comment from Planning Department Staff, the Applicants, as well as surrounding residents and property owners.

Additionally, Planning Commission considered the application with regard to consistency with UDO Chapter 5, the surrounding neighborhood and other matters deemed appropriate by the Commission.

Subsequent to the public hearing, Planning Commission voted (6-0) to recommend **APPROVAL** of CU-018-005 (Truth and Grace Bible Church).

Charles Deese
Chairman, Lancaster County Planning Commission

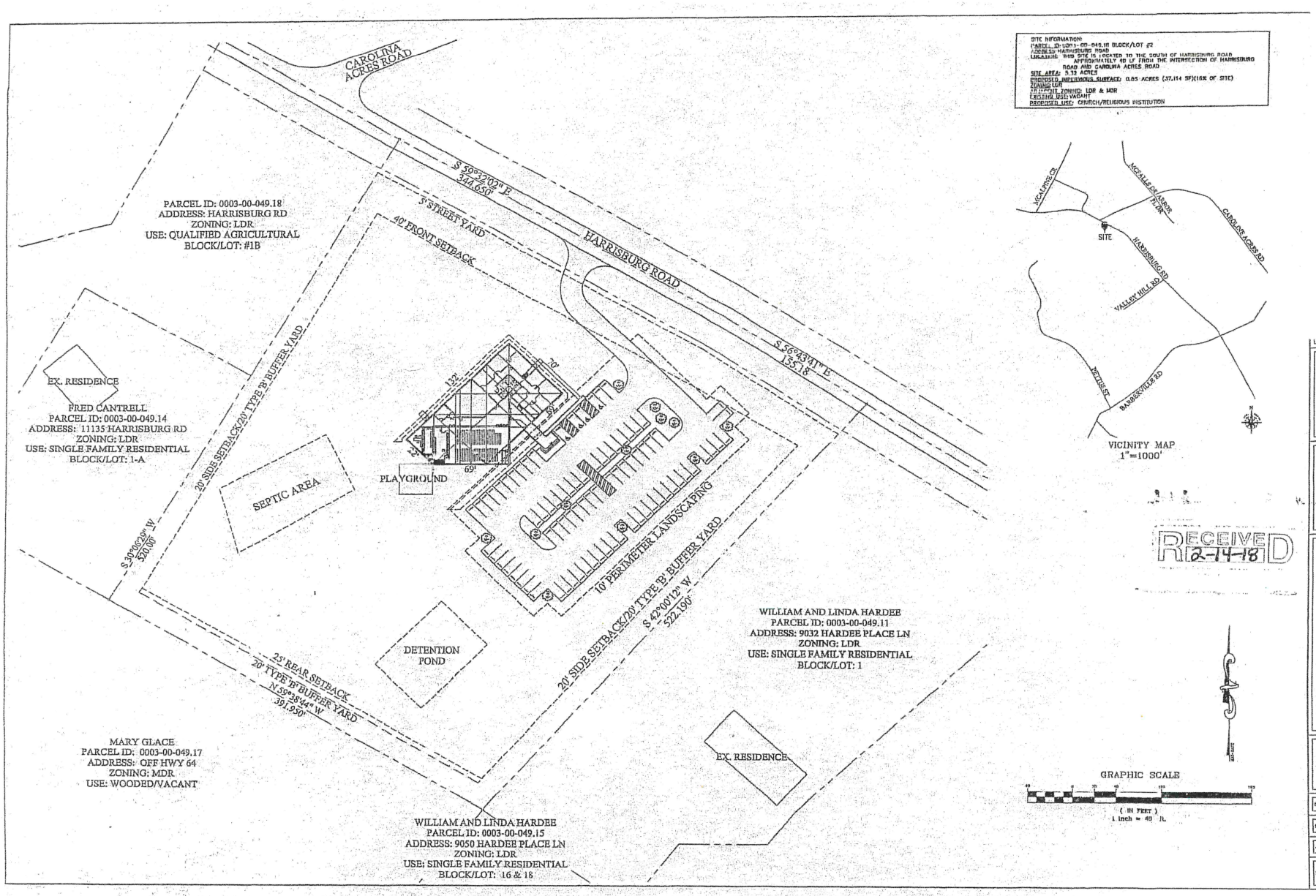
3/29/18
Date

ATTEST:

Judy Barrineau
Judy Barrineau,
Clerk to Planning Commission

3/29/18
Date

Exhibit 2


SITE INFORMATION:
PARCEL ID: 0003-00-049.18 BLOCK/LOT #2
ADDRESS: HARRISBURG ROAD
LOCATION: THIS SITE IS LOCATED TO THE SOUTH OF HARRISBURG ROAD APPROXIMATELY 40 LF FROM THE INTERSECTION OF HARRISBURG ROAD AND CAROLINA ACRES ROAD
SITE AREA: 5.13 ACRES
PROPOSED INDEFINITE SURFACE: 0.85 ACRES (37,114 SF)(16% OF SITE)
ZONING: LDR
ADJACENT ZONING: LDR & MDR
EXISTING USE: VACANT
PROPOSED USE: CHURCH/RELIGIOUS INSTITUTION
CAROLINA ACRES ROAD
S 59°32'02" E 344.650'
HARRISBURG ROAD
S 56°43'41" E 155.18'
3' STREET YARD
40' FRONT SETBACK
PARCEL ID: 0003-00-049.18
ADDRESS: HARRISBURG RD
ZONING: LDR
USE: QUALIFIED AGRICULTURAL
BLOCK/LOT: #1B
EX. RESIDENCE
FRED CANTRELL
PARCEL ID: 0003-00-049.14
ADDRESS: 11135 HARRISBURG RD
ZONING: LDR
USE: SINGLE FAMILY RESIDENTIAL
BLOCK/LOT: 1-A
20' SIDE SETBACK/20' TYPE 'B' BUFFER YARD
S 30°06'29" W 520.00'
SEPTIC AREA
PLAYGROUND
132'
70'
92'
69'
10' PERIMETER LANDSCAPING
20' SIDE SETBACK/20' TYPE 'B' BUFFER YARD
S 42°00'12" W 522.190'
DETENTION POND
25' REAR SETBACK
20' TYPE 'B' BUFFER YARD
N 59°28'44" W 391.950'
MARY GLACE
PARCEL ID: 0003-00-049.17
ADDRESS: OFF HWY 64
ZONING: MDR
USE: WOODED/VACANT
WILLIAM AND LINDA HARDEE
PARCEL ID: 0003-00-049.15
ADDRESS: 9050 HARDEE PLACE LN
ZONING: LDR
USE: SINGLE FAMILY RESIDENTIAL
BLOCK/LOT: 16 & 18
WILLIAM AND LINDA HARDEE
PARCEL ID: 0003-00-049.11
ADDRESS: 9032 HARDEE PLACE LN
ZONING: LDR
USE: SINGLE FAMILY RESIDENTIAL
BLOCK/LOT: 1
EX. RESIDENCE
MCCLAINE CR
MCCLAINE DR
JASPER DR
CAROLINE ACRES RD
SITE
HARRISBURG RD
VALLEY HILL RD
BARBERVILLE RD
VICINITY MAP
1"=1000'
RECEIVED 12-14-18
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
Truth and Grace Bible Church, Charlotte, NC
CONDITIONAL USE PLAN
DATE: 5/03/18
SCALE: 1"=40'
JOB NO. 413.001
SHEET C1 OF 1
02/07/18

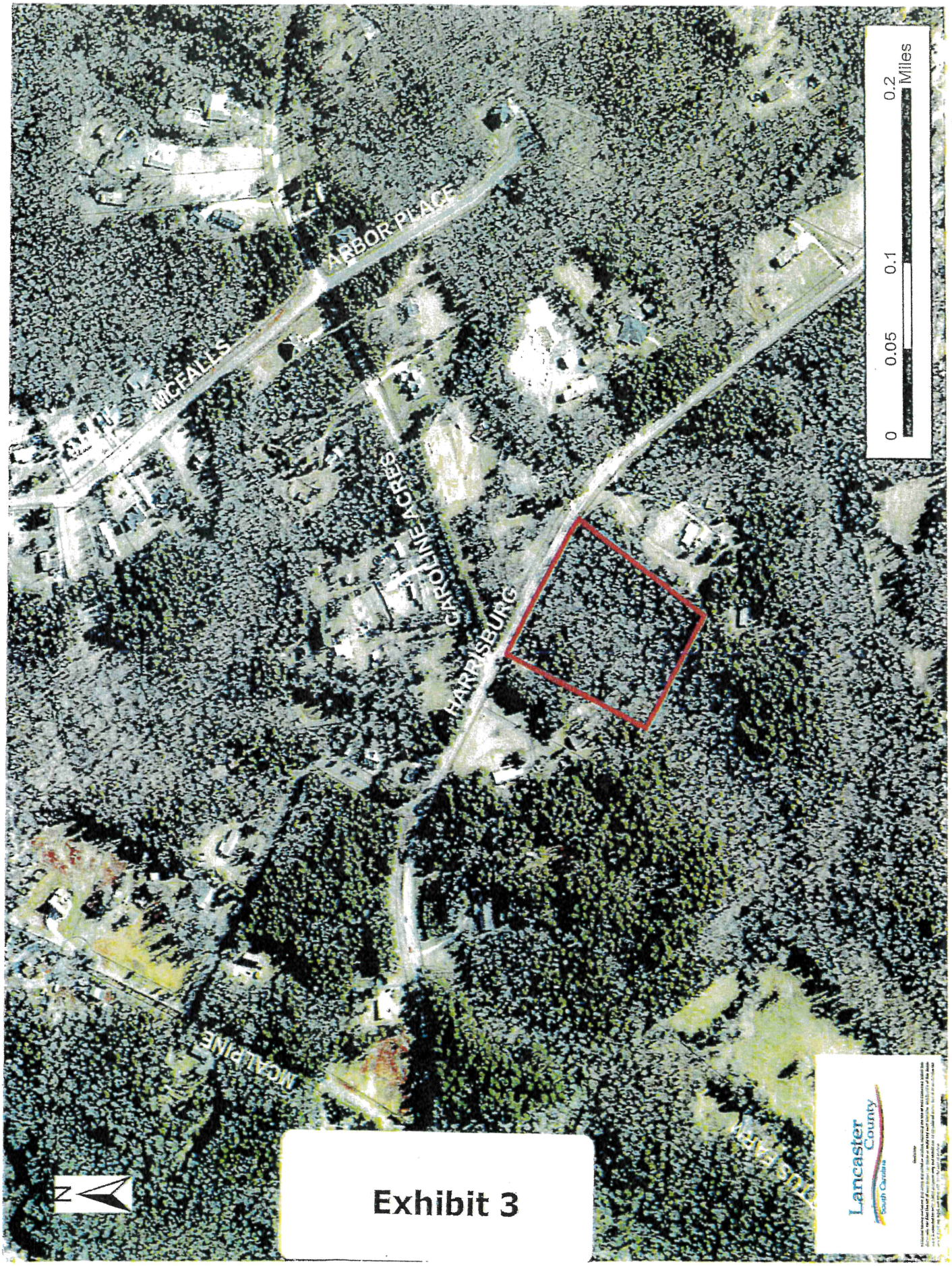
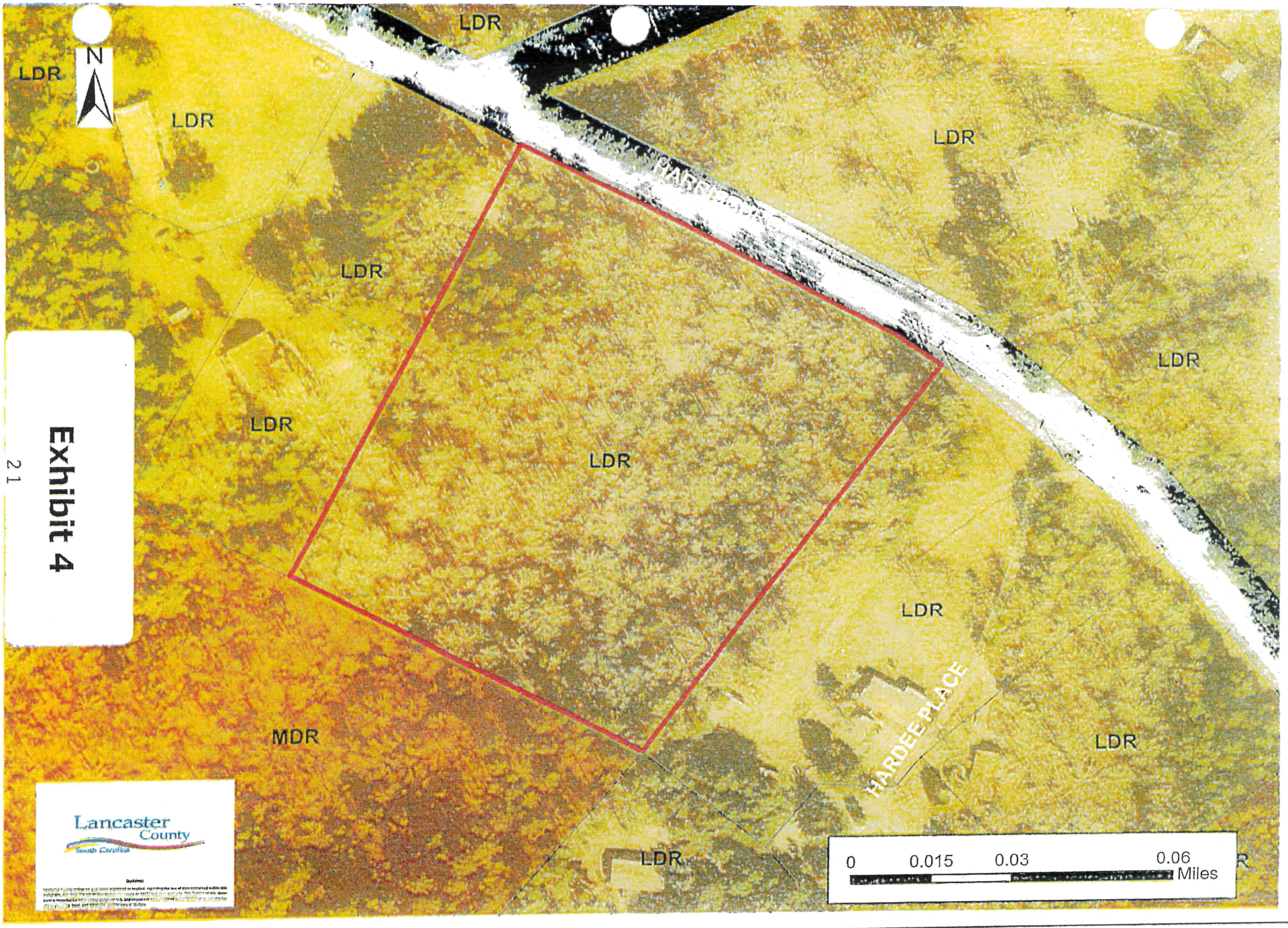

ARBOR PLACE
MCEALLS
CAROLINE ACRES
HARRISBURG
MCALPINE
0
0.05
0.1
0.2
Miles
Lancaster County
South Carolina

Exhibit 3


LDR
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HARDEE PLACE
Lancaster County
South Carolina
0
0.015
0.03
0.06
Miles

Exhibit 4

21

3. Type C buffers are required along the side and rear property lines.

4. The structure shall be located a minimum of 100 feet from the adjacent property lines.

B. **In the RN, LDR, MDR, and PB Districts:** Maximum square footage use shall not exceed 6,000 square feet.

5.6.3 PLACES OF ASSEMBLY [AR, RR, RN, RUB, MH, LDR, MDR, PB, NB, GB, RB, INS, LI, HDR, MX, IMX]

A. **In the MX and IMX Districts**

1. **Prohibited Except as an Accessory Use:** Places of Assembly are prohibited from operating in a commercial or mixed-use building type except as an accessory use (less than 50 percent of the total first floor area) to an otherwise permitted use. All such operations shall be to the rear of the structure away from the public frontage or in upper stories. The use of upper stories is not limited.

2. **Operating Hours:** Commercial uses related to Places of Assembly (e.g., bookstores) must be open for business during typical business hours (from 8 AM to 5 PM on regular non-holiday weekdays) in order to be considered as a primary use.

B. **In all Districts**

1. Places of Assembly shall be buffered from adjoining residential uses with a Type B buffer in accordance with Section 7.1.5.

2. The sum of all principal and accessory structures may not exceed the allowable floor space for this use in the district in which it is located (i.e. over or under 15,000 square feet). Additionally, the floor area of all accessory uses may not exceed the floor area of the principal building.

Delete

Don't have Floor Area Ratio.

5.6.4 PRIVATE RECREATION FACILITIES [RUB, NB, GB, RB, INS, MX, IMX]

A. **Applicability**

1. Golf courses that are a part of a residential development shall be exempt from these requirements.

2. Restaurant and/or bar uses in conjunction with a Private Recreation Facility shall require a Conditional Use (CU) permit.

B. **Connectivity to Surrounding Neighborhoods:** Outdoor recreation facilities shall be connected to adjacent neighborhoods to the extent practical via street connections, driveways, and/or pedestrian/bicycle paths.

C. **Operational Standards**

1. Lighting systems shall be installed and operated in accordance with requirements of Chapter 7 Lighting and the International Energy Conservation Code.

2. Lights and loudspeaker systems shall not be operated between the hours of 10 PM and 8 AM.

3. No equipment, machinery, or mechanical device of any kind (other than customary HVAC systems) may be operated within 200 feet of any residentially-zoned property except as needed for routine maintenance of the grounds or facility.

4. Adequate provisions shall be made for the disposal of waste products and the control of noise associated with the recreational industry

7. Buffer Location Restrictions: Buffers shall not be located on any portion of any existing or proposed street right-of-way or utility easement (unless permitted by the easement holder).

B. BUFFER YARD TYPES

1. Type A Buffer Yard: A Type A buffer yard is a planting strip intended to separate uses, provide vegetation in densely developed areas, and enhance the appearance of individual properties.

Type A Buffer Yard Options	Minimum Depth	Minimum Plantings per 100 linear feet	Wall, Fence, or Berm	Required Opacity
Option 1	20 feet	1 Canopy Tree 2 Understory Trees 8 Evergreen Shrubs	Not Required	Semi-opaque (i.e., having only seasonal horizontal openings not exceeding 25% of the total width from the ground to a height of 6 feet within 2 years of planting)
Option 2	10 feet	2 Canopy Trees 2 Understory Trees 12 Evergreen Shrubs	Not Required	

2. Type B Buffer Yard: A Type B buffer yard is a medium density screen which is intended to create a visual separation between uses and zoning districts.

Type B Buffer Yard Options	Minimum Depth	Minimum Plantings per 100 linear feet	Wall, Fence, or Berm	Required Opacity
Option 1	20 feet	2 Evergreen Trees 1 Canopy Tree 2 Understory Trees 12 Evergreen Shrubs	Not Required	Semi-opaque (i.e., having only seasonal horizontal openings not exceeding 10% of the total width from the ground to a height of 8 feet within 2 years of planting)
Option 2	10 feet	1 Evergreen Tree 1 Canopy Tree 3 Understory Trees 24 Evergreen Shrubs	Not Required	

Lancaster County
South Carolina

Agenda Item Summary

Ordinance Number 2018-1490 (RZ-018-010)
Contact Person: Penelope G. Karagounis, Planning Director
Date Requested to be on Agenda: April 9, 2018 County Council Meeting

Issue for Consideration:

Application of David Hughes on behalf of D.R. Horton, Inc. to rezone +/- 9.625 acres of property from Planned Development District, PDD-5, Bailes Ridge to Planned Development District, PDD-27, Avondale.

The property is located on the right side of Calvin Hall Road, north of Elven Drive in the Clairmont subdivision in the Indian Land section of Lancaster County. Tax Map 5, Parcel 90.00

Points to Consider: D.R. Horton purchased the property and they would like to assemble the property with the overall PDD-27, Avondale development. The fact and findings of this report show that the property is designated as PDD-5 on the Lancaster County Zoning Map. The subject property would like to be added to the PDD-27, Avondale. The total of acreage for PDD-5, is 467 acres and by subtracting the 9 acres, the overall requirement for a PDD will still be a conforming PDD. The remaining number of lots that PDD-5 has for High Density Residential is 175 units; for the Medium Density is 73 units; and for the Low Density is 1 unit. The PDD allows for those remaining units to be shifted within the PDD-5 boundaries. The PDD-27 Avondale Development is currently 179.35 acres and the additional 9.625 acres will be 188.98 acres.

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, March 20, 2018, the Planning Commission recommended to approve the rezoning application by a vote of (6-0).

STATE OF SOUTH CAROLINA)
) ORDINANCE NO. 2018-1490
COUNTY OF LANCASTER)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE APPROXIMATELY 9.625 ACRES LOCATED IN BAILES RIDGE, IDENTIFIED AS TAX MAP NO. 0005-00-090.00, FROM PLANNED DEVELOPMENT DISTRICT-5 (PDD-5) TO AVONDALE MIXED USE PLANNED DEVELOPMENT DISTRICT (PDD-27); TO AMEND VARIOUS SECTIONS OF ORDINANCE NO. 2015-1369 (PDD-27), SO AS TO REFLECT THE ADDITION OF THE APPROXIMATELY 9.625 ACRES TO PDD-27.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) D.R. Horton, Inc., applied to rezone approximately 9.625 acres located in Bailes Ridge, identified as Tax Map No. 0005-00-090.00, from Planned Development District-5 (PDD-5, Ordinance No. 458) to Avondale Mixed Use Planned Development District (PDD-27, Ordinance No. 2015-1369).

(b) On March 20, 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 Planned Development District-5 (PDD-5) to Avondale Mixed Use Planned Development District (PDD-27, Ordinance No. 2015-1369) for the following property:

Tax Map No. 0005-00-090.00

Section 3. Property Included in the PDD-27 Ordinance.

Section 4 of Ordinance No. 2015-1369 (PDD-27), relating to the property zoned PDD-27, is amended to read:

"This Ordinance applies to the property known as the Avondale mixed use development property which consists of approximately ~~179.35~~ 188.975 acres (the "Property"). The Tax Map Numbers for the Property are 0005-00-093.05, 0005-00-078.00, 0005-00-083.00, 0005-00-089.01, 0005-00-089.00, 0005-00-076.00, 0005-00-077.00, 0005-00-093.04, 0005-00-092.00, 0005-00-091.03, 0005-00-091.00, 0005-00-075.01, 0005-00-075.00, 0005-00-079.01, 0005-00-090.00, and a portion of 0005-00-074.03."

Section 4. **Amendment of Master Plan for PDD-27.**

Section 6 of Ordinance No. 2015-1369 (PDD-27), relating to the PDD-27 Master Plan, is amended to read:

"The Master Plan for the Development, prepared by ESP Associates and dated ~~October 10, 2016~~ _____ (the "Master Plan"), is attached hereto as Exhibit A and incorporated into this Ordinance by reference."

Section 5. **Model Homes.**

Section 21 of Ordinance No. 2015-1369 (PDD-27), relating to model homes and other buildings, is amended to read:

"Within the boundaries of tax parcels 0005-00-093.05, 0005-00-078.00, 0005-00-083.00, 0005-00-089.01, 0005-00-089.00, 0005-00-076.00, 0005-00-077.00, 0005-00-093.04, 0005-00-092.00, 0005-00-091.03, 0005-00-091.00, 0005-00-075.01, 0005-00-075.00, 0005-00-079.01, 0005-00-090.00, and a portion of 0005-00-074.03, prior to the installation of water and sewer for the Development or any of its components, the Developer at any given time may be issued not more than eleven (11) building permits of which ten (10) may be for model single family residences for sale ("Model Homes") and one (1) for a sales office, provided that all applicable requirements of the Lancaster County Water and Sewer District are satisfied by Developer, and all applicable requirements of the South Carolina Department of Health and Environmental Control and other relevant governmental agencies are satisfied by Developer. The absence of a certificate of occupancy does not prevent developer from using the Model Home for Model Home purposes."

Section 6. **Village Designation.**

For the purposes of the Avondale Mixed Use Planned Development District (PDD-27, Ordinance No. 2015-1369), the 9.625 acres added to PDD-27 pursuant to Section 2 of this ordinance is included in Village __ for all purposes of the Avondale Mixed Use Planned Development District (PDD-27, Ordinance No. 2015-1369).

Section 7. **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 8. **Conflicting Provisions.**

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

Section 9. **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:	April 9, 2018	
Second Reading:	April 23, 2018	(Tentative)
Third Reading:	May 14, 2018	(Tentative)

Exhibit 2

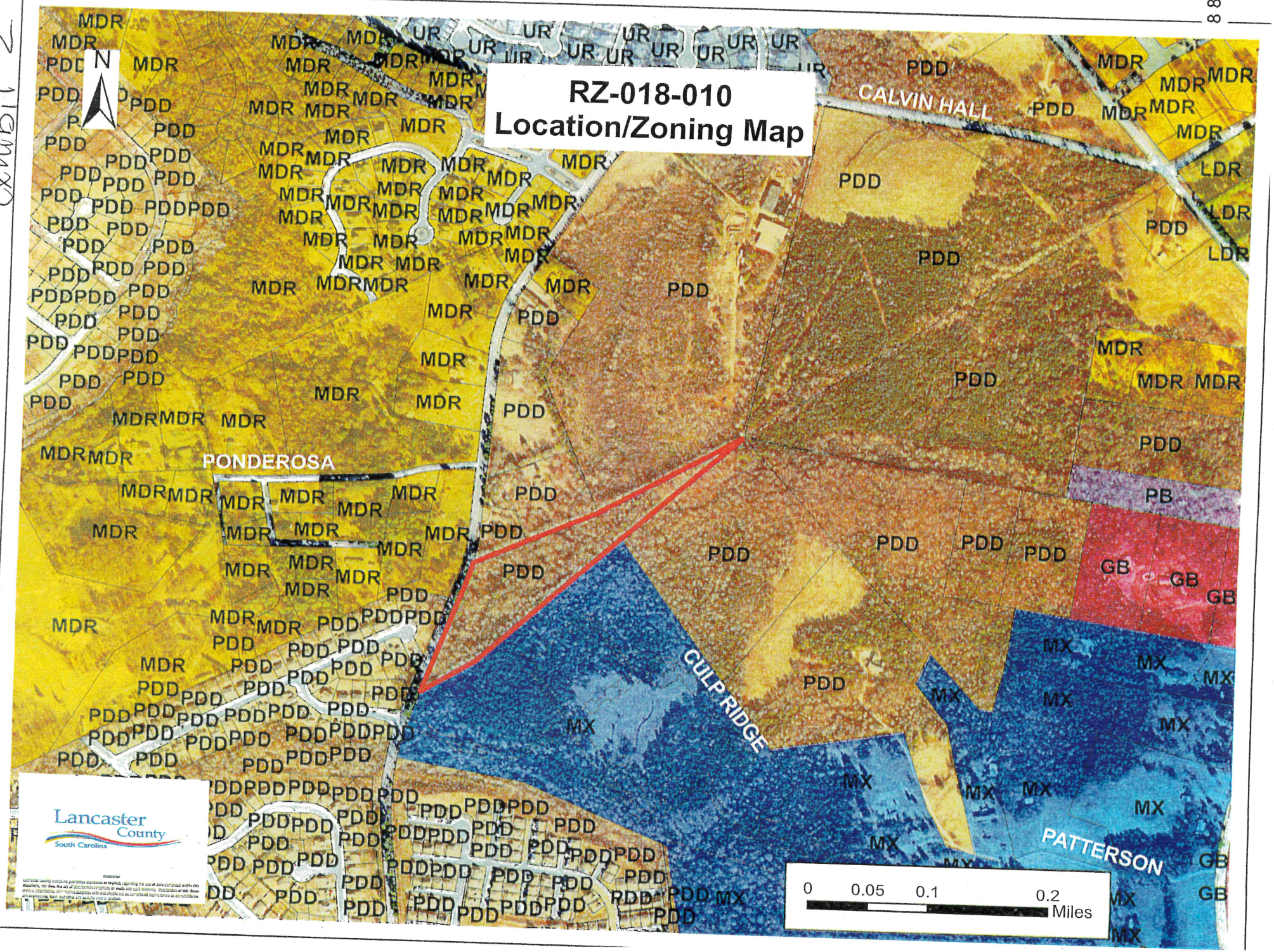
RZ-018-010
Location/Zoning Map
N
CALVIN HALL
PONDEROSA
CULP RIDGE
PATTERSON
MDR
PDD
UR
LDR
PB
GB
MX
0 0.05 0.1 0.2
Miles
Lancaster County
South Carolina

Exhibit 3

qPublic.net™ Lancaster County, SC

Parcel Summary

Parcel ID	0005-00-090.00
Account #	77072
Millage Group	01 - County - County - (1)
Land Size	9.625 AC
Utilities	
2017 Tax Rate	
Location Address	FORT MILL HWY , Indian Land
Acres/Lots	9.625
Zoning	
	(Note: Not to be used on legal documents)
Neighborhood	01A
Property Usage	Land Only (NLN)
Plat Book/Page	2002/0119
Block # / Lot #	1-10

Owner Information

D R HORTON INC
8001 ARROWRIDGE BLVD
CHARLOTTE NC 28273

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
LandOnly (NLN)	9.63	ACRES	SITE	0	0	$0

Sales Information

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/7/2017	$16,405,000	DEED	1035	187	Unqualified - SOLD DOES NOT MATCH APPRAISAL RECORD	Improved	SINACORI BUILDERS LLC	
12/30/2016	$0	DEED	1025	327	Unqualified - QUIT CLAIM	Improved	GALLAP HUI SUN	
4/22/2013	$0	DEED	726	81	Unqualified - CORRECTIVE DEED	Improved	GALLAP,HUI SUN	
1/9/2012	$17,500	DEED	649	305	Unqualified - TAX SALE	Improved	RHEIN INTEREST OF CHARLOTTE LL,	GALLOP HUI SUN
2/25/2002	$3,847,300		0150	0233	Qualified	Improved	BAILES LIMITED PARTNERSHIP ETAL	

Assessed Values

	2017	2016	2015
Market Land Value	$635,580	$635,580	$1,174
+ Market Improvement Value	$0	$0	$0
+ Market Misc Value	$0	$0	$0
= **Total Market Value**	**$635,580**	**$635,580**	**$635,832**
Taxable Land Value	$635,580	$635,580	$1,174
+ Taxable Improvement Value	$0	$0	$0
+ Taxable Misc Value	$0	$0	$0
- Ag Credit Value	($634,406)	($634,406)	($634,658)
= **Total Taxable Value**	**$1,174**	***$1,174**	***$1,174**
Assessed Land Value	$47	$47	$47
+ Assessed Improvement Value	$0	$0	$0
+ Assessed Misc Value	$0	$0	$0
= **Total Assessed Value**	**$47**	**$47**	**$47**

*This parcel is subject to the value cap

No data available for the following modules: Commercial Building Information, Building Information, Mobile Home Information, Accessory Information, Photos, Sketches.

Last Data Upload Data: 2/14/2018 3:46:43 AM

Schneider

Developed by The Schneider Corporation

Lancaster County
South Carolina

Agenda Item Summary

Ordinance #: 2018-1491
Contact Person: John Weaver
Department: County Attorney
Date Requested to be on Agenda: April 9, 2018

Issue for Consideration: Whether or not it is appropriate for the County Council to consider the approval of a 2nd Amendment to the Avondale Development Agreement whereby the present developer, D.R. Horton, will be authorized to add 9.625 acres of property adjoining the existing subdivision

Points to Consider: A Development Agreement (DA) associated with the Avondale subdivision, located at the intersection of Harrisburg Road and Calvin Hall Road, was approved by Council in November, 2016. The developer, in addition to purchasing from the initial developer, Sinacori, the acreage identified as PDD-27, also bought from that same developer an additional 9.625 acres with the plan and design to incorporate into the PDD-27 property this smaller parcel. That could not be accomplished simultaneously because the 9.625 parcel was an undeveloped parcel within the separate PDD-5 acreage. In conjunction with this 2nd Amendment to the Development Agreement, approval of the DA Amendment will permit the 9.625 acreage to be incorporated into the existing DA so as to mandate and permit continuity in the Avondale subdivision.

Funding and Liability Factors: N/A

Recommendations: The Planning Commission and the I&R Committee have recommended approval of the Ordinance.

Options: Either approve or reject the Ordinance.

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

Telephone (803) 285-6005

LANCASTER COUNTY PLANNING COMMISSION

REPORT TO COUNTY COUNCIL

2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT – D. R. Horton, LLC

Pursuant to Sections 9.2.18 Development Agreement, Subsection A.4 and A.5 of the Unified Development Ordinance of Lancaster County, the Planning Commission has reviewed as received from D.R. Horton, LLC, the proposed 2ND Amendment to the Development Agreement – D.R. Horton, LLC - Avondale

At its meeting on Tuesday, March 20, 2018, the Planning Commission conducted a public hearing on the proposed 2nd amendment of the Development Agreement for D.R. Horton, LLC - Avondale. In addition, by a 6-0 vote, the Planning Commission voted to recommend to County Council approval of the 2nd amendment to the Development Agreement – D.R. Horton, LLC – Avondale.

Respectfully submitted,

Charles Keith Deese
Chair, Lancaster County Planning Commission

STATE OF SOUTH CAROLINA	)	
	)	**ORDINANCE NO. 2018-1491**
COUNTY OF LANCASTER	)	

AN ORDINANCE

TO APPROVE A SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT AVONDALE DEVELOPMENT; TO AUTHORIZE CERTAIN COUNTY OFFICIALS TO EXECUTE AND DELIVER THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT AVONDALE DEVELOPMENT.

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

Section 1. Findings and Determinations; Purpose.

A. The Council finds and determines that:

(a) Lancaster County is authorized by the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended, and by the Development Agreement Ordinance for Lancaster County, South Carolina, Ordinance No. 663, codified as Section 9.2.18 in Chapter 9 of the Unified Development Ordinance, to enter into development agreements with developers;

(b) Council approved a development agreement for the Avondale development between Sinacori Builders, LLC ("Developer"), and the County of Lancaster and that development agreement, dated November 28, 2016, is recorded in the records of the Lancaster County Register of Deeds in Deed Book 1018, Pages 15-42 (the "Development Agreement");

(c) Developer subsequently assigned it rights under the Development Agreement to D.R. Horton, Inc. ("Subsequent Developer"), pursuant to that certain Assignment and Assumption of Development Agreement dated and recorded January 26, 2017 in the records of the Lancaster County Register of Deeds in Deed Book 1029, Pages 34-38.

(d) at the request of the Subsequent Developer, Council passed Ordinance No. 2017-1478, which approved the First Amendment to the Development Agreement Avondale Development (the "First Amendment") and the First Amendment, among other things, approved amendments relating to certain road improvements at the intersection of Calvin Hall Road and Harrisburg Road.

(e) Subsequent Developer has acquired additional property which Subsequent Developer is requesting Council to include in the Development Agreement

B. It is the purpose of this ordinance to approve a second amendment to the Development Agreement with the amendment providing for additional property of Subsequent Developer to be included in the Development Agreement.

Section 2. Approval of Second Amendment; Authorization to Act.

A. The Council Chair and Council Secretary are each authorized, empowered and directed to execute, acknowledge and deliver a Second Amendment to the Development Agreement Avondale Development between D.R. Horton, Inc., a Delaware corporation and the County of Lancaster (the "Second Amendment") in the name and on behalf of the County of Lancaster. The form of the Second Amendment is attached hereto as Exhibit A and all terms, provisions and conditions of the Second Amendment are incorporated herein by reference as if the Second Amendment were set out in this ordinance in its entirety. By adoption of this ordinance, the Council approves the Second Amendment and all of its terms, provisions and conditions. The Second Amendment is to be in substantially the form as attached to this ordinance and hereby approved, or with such minor changes therein as shall be approved by the officials of the County executing the same, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of the Second Amendment attached to this ordinance.

B. The Council Chair and Council Secretary are each authorized to execute and deliver any related instruments, documents, certificates and other papers as are necessary to effectuate the purpose of this ordinance and the Second Amendment. The Council and its duly elected or appointed officers and any other County official are each authorized to take any and all action as may be necessary to effectuate the purposes of this ordinance and the Second Amendment.

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 thereby.

Section 4. Controlling Provisions.

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

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

SIGNATURES FOLLOW ON NEXT PAGE.

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

Planning Commission Public Hearing:	March 20, 2018	
First Reading:	April 9, 2018	
Second Reading:	April 23, 2018	(Tentative)
Council Public Hearing:	April 23, 2018	(Tentative)
Third Reading:	May 14, 2018	(Tentative)

Exhibit A to Ordinance No. 2018-1491

Second Amendment to the Development Agreement Avondale Development between D.R. Horton, Inc., and the County of Lancaster

See attached.

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STATE OF SOUTH CAROLINA	)	**SECOND AMENDMENT TO THE**
	)	**DEVELOPMENT AGREEMENT**
COUNTY OF LANCASTER	)	**AVONDALE DEVELOPMENT**

This **SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE AVONDALE DEVELOPMENT** ("Second Amendment") is made and entered into as of the ___ day of _____ 2018, by and between **D.R. HORTON, INC.,** ("Subsequent Developer"), a Delaware corporation, and the **COUNTY OF LANCASTER** (the "County"), a body politic and corporate, a political subdivision of the State of South Carolina.

RECITALS

WHEREAS, the Development Agreement dated November 28, 2016 for the Avondale development was entered into by Sinacori Builders, LLC ("Developer"), a North Carolina limited liability company and the County (the "Development Agreement"). The Development Agreement is recorded in the records of the County Register of Deeds in Deed Book 1018, Pages 15-42;

WHEREAS, Developer subsequently assigned it rights under the Development Agreement to Subsequent Developer, pursuant to that certain Assignment and Assumption of Development Agreement dated and recorded January 26, 2017 in the records of the County Register of Deeds in Deed Book 1029, Page 34-38;

WHEREAS, at the request of Subsequent Developer, the First Amendment to the Development Agreement Avondale Development was approved by the County by passage of Ordinance No. 2017-1478 and the First Amendment, among other things, approved amendments relating to certain road improvements at the intersection of Calvin Hall Road and Harrisburg Road. The First Amendment is recorded in the records of the County Register of Deeds in Deed Book 1126, Pages 216-221;

WHEREAS, Subsequent Developer has acquired additional property which Subsequent Developer is requesting to be included in the Development Agreement;

WHEREAS, Section 5.02 of the Development Agreement provides that amendments to the Development Agreement must be in writing and, for the amendment to be effective, it must be signed by the party against whom the amendment is sought to be enforced;

WHEREAS, it is the purpose of this Second Amendment to amend provisions of the Development Agreement so as to include additional property of Subsequent Developer.

SECOND AMENDMENT

NOW THEREFORE, in consideration of the foregoing and the terms and conditions set forth in this Second Amendment, the receipt and sufficiency of such consideration being acknowledged by the parties, the parties to this Second Amendment intending to be legally bound, agree as follows:

Section 1. The above recitals are incorporated in this Second Amendment as if the recitals were set out in this Second Amendment in their entirety.

Section 2. The first recital to the Development Agreement is amended to read:

"WHEREAS, Developer has obtained the right to acquire certain real property consisting of approximately ~~179.35~~ 188.975 acres, more or less, located between Calvin Hall Road and Harrisburg Road in the Indian Land section of the County and known as the Avondale development."

Section 3. The definitions in Section 1.02 of the Development Agreement, as last amended by the First Amendment, are further amended by adding definitions for "Ordinance No. 2018-1490," "Ordinance No. 2018-1491," and "Second Amendment":

"(11A) 'Ordinance No. 2018-1490' means Ordinance No. 2018-1490 of the County zoning the land identified as Tax Map No. 0005-00-090.00 as Planned Development District (PDD-27).

(11B) 'Ordinance No. 2018-1491' means Ordinance No. 2018-1491 of the County approving the Second Amendment.

(14A) 'Second Amendment' means the Second Amendment to the Development Agreement Avondale Development, dated _____, 2018, and approved by passage of Ordinance No. 2018-1491."

Section 4. Section 1.05 of the Development Agreement, relating to zoning, is amended to read:

"The Property is zoned Planned Development District pursuant to Ordinance No. 2015-1369 and Ordinance No. 2018-1490."

Section 5. Exhibit A of the Development Agreement, relating to property description, is amended to read:

"Exhibit A
Property Description

Avondale Development

Tax Map No. 1 – 0005-00-077.00
Tax Map No. 2 – 0005-00-076.00
Tax Map No. 3 – 0005-00-075.01
Tax Map No. 4 – 0005-00-075.00
Tax Map No. 5 – a portion of 0005-00-074.03
Tax Map No. 6 – 0005-00-093.04
Tax Map No. 7 – 0005-00-093.05
Tax Map No. 8 – 0005-00-092.00
Tax Map No. 9 – 0005-00-091.03
Tax Map No. 10 – 0005-00-091.00
Tax Map No. 11 – 0005-00-089.00
Tax Map No. 12 – 0005-00-089.01
Tax Map No. 13 – 0005-00-083.00
Tax Map No. 14 – 0005-00-079.01
Tax Map No. 15 – 0005-00-078.00
Tax Map No. 16 – 0005-00-090.00 (owned by Subsequent Developer)"

Section 6. Exhibit E of the Development Agreement, as last amended by the First Amendment, relating to Laws and Land Development Regulations, is amended to read:

"Exhibit E
Laws and Land Development Regulations

1. Ordinance No. 2015-1369, zoning the Property Planned Development District.
2. Ordinance No. 2015-1370, approving this Development Agreement.
3. The Development Agreement Ordinance for Lancaster County, South Carolina: Ordinance No. 663.
4. Unified Development Ordinance of Lancaster County (UDO): Ordinance No. 309, as amended as of the Agreement Date. The UDO includes Ordinance No. 328, as amended, as of the Agreement Date and which is cited as the Land Development Regulations of Lancaster County. A copy of the UDO is filed in the County Planning Department.
5. Land Development Regulations of Lancaster County: See Unified Development Ordinance of Lancaster County.
6. Article V, Chapter 26, Lancaster County Code of Ordinances, Road Construction Standards.

7. Ordinance No. 2017-1478 approving the First Amendment to this Development Agreement.
8. Ordinance No. 2018-1490, zoning the land identified as Tax Map No. 0005-00-090.00 as Planned Development District (PDD-27).
9. Ordinance No. 2018-1491, approving the Second Amendment to this Development Agreement."

Section 7. County agrees to record this Second Amendment with the Lancaster County Register of Deeds within fourteen (14) days of the execution of this Second Amendment.

Section 8. (A)(1) The County represents that it has approved this Second Amendment by adoption of Ordinance No. 2018-1491 in accordance with the procedural requirements of the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended, Lancaster County Ordinance No. 663 and any other applicable law.

(2) The County represents that prior to the final reading of Ordinance No. 2018-1491 that at least two public hearings were held after publication of the required notice and the publication of a notice of intent to consider a proposed development agreement.

(B) Subsequent Developer represents and warrants that the execution, delivery and performance by the individual or entity signing this Second Amendment on behalf of Subsequent Developer has been duly authorized and approved by all requisite action on the part of Subsequent Developer.

Section 9. This Second Amendment may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute but one and the same instrument.

Section 10. Upon submission of appropriate documentation of the expenditure, Subsequent Developer agrees to reimburse the County, not later than May 31, 2018, for the County's reasonable unreimbursed actual costs related to this Second Amendment. The cost reimbursement is limited to County payments to third-party vendors and service providers, including, but not limited to, attorneys.

Section 11. Upon execution of this Second Amendment by the parties, the Development Agreement consists of the Development Agreement as originally executed and recorded as amended by the First Amendment and this Second Amendment.

Section 12. This Second Amendment is effective upon its execution.

SIGNATURES FOLLOW ON NEXT PAGE.

IN WITNESS WHEREOF, D.R. Horton, Inc., has caused this instrument to be executed by its duly authorized Division President, all by order and authority duly granted by its corporate board of directors, as of the day and year first above written.

D.R. HORTON, INC.,
a Delaware corporation

_____
Witness #1

By: **THIS IS AN EXHIBIT AND NOT FOR EXECUTION**
Brian Etheridge, Division President

_____
Witness #2

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the County and State aforesaid, certify that Brian Etheridge personally appeared before me this day and acknowledged that he is Division President of D.R. Horton, Inc., a Delaware corporation, and that he, being duly authorized to do so, executed the foregoing for and on behalf of said corporation.

Witness my hand and official stamp or seal, this _____ day of _____, 2018.

NOTARY SEAL

_____
Signature of Notary Public
My Commission Expires:_____

COUNTY SIGNATURES FOLLOW ON NEXT PAGE.

IN WITNESS WHEREOF, the County of Lancaster, South Carolina, has caused this instrument to be executed by its duly authorized Chair and Secretary, as of the day and year first above written.

COUNTY OF LANCASTER,
SOUTH CAROLINA

_____
Witness #1

By: **THIS IS AN EXHIBIT AND NOT FOR EXECUTION**
Steve Harper, Chair, County Council

_____
Witness #2

_____
Witness #1

By: **THIS IS AN EXHIBIT AND NOT FOR EXECUTION**
Larry Honeycutt, Secretary, County Council

_____
Witness #2

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

I, _____, a Notary Public of the County and State aforesaid, certify that Steve Harper personally appeared before me this day and acknowledged that he is Chair of the County Council of Lancaster County, South Carolina, a body politic and corporate, a political subdivision of the state of South Carolina, and that he, being duly authorized to do so, executed the foregoing for and on behalf of said County and that Larry Honeycutt personally appeared before me this day and acknowledged that he is Secretary of the County Council of Lancaster County, South Carolina, a body politic and corporate, a political subdivision of the state of South Carolina, and that he, being duly authorized to do so, executed the foregoing for and on behalf of said County..

Witness my hand and official stamp or seal, this _____ day of _____, 2018.

NOTARY SEAL

_____
Signature of Notary Public
My Commission Expires:_____

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Lancaster County
South Carolina

Agenda Item Summary

Ordinance # 2018-1503
Contact Person / Sponsor: Kimberly Hill
Department: Finance
Date Requested to be on Agenda: Council Regular Meeting April 9, 2018

Issue for Consideration:
Ordinance to amend the FY2018 Budget.

Points to Consider:
Per discussion at the Infrastructure & Regulation and Administration Committee meetings, an amendment is proposed to add the below fees for Recreation to start a Tween Program.

Program	Registration	First Child (per day)	Additional Child (per day)
Summer Day Camp Tween Program	$20.00	$10.00	$10.00

In addition, Council passed a resolution in November for an employee Christmas bonus. At that time the intent was to adjust the budget at a later time. I am requesting it be adjusted at this time.

Funding and Liability Factors:
This will amend our current budget.

Council Options:
Whether or not to approve of the FY2017-2018 budget amendment.

Recommendation:
Approve.

STATE OF SOUTH CAROLINA)
) ORDINANCE NO. 2018-1503
COUNTY OF LANCASTER)

~~Indicates Matter Stricken~~
Indicates New Matter

AN ORDINANCE

TO AMEND ORDINANCE NO. 2017-1447, RELATING TO THE APPROPRIATION OF FUNDS AND THE APPROVAL OF A DETAILED BUDGET FOR LANCASTER COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2017 AND ENDING JUNE 30, 2018 (FY 2017-2018), TO FURTHER PROVIDE FOR REVENUES AND EXPENDITURES DURING THE FISCAL YEAR.

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

Section 1. Appropriations; Detailed Budget.

(a) Section 2. of Ordinance No. 2017-1447 is amended to read:

/A. Subject to the terms and conditions of this ordinance, the sums of money set forth below, if so much is necessary, are appropriated from the General Fund of the County and other applicable funds as specified, to meet the ordinary expenses, including debt service, of county government for the fiscal year beginning July 1, 2017 and ending June 30, 2018 ('FY 2017-2018):

APPROPRIATIONS	AMOUNT
Airport Fund	232,233
Capital Improvement Fund	1,826,832
Capital Project Sales Tax 2	12,884,471
County Debt	6,524,686
County Transportation Committee Fund	2,850,000
Court Mandated Security	1,371,695
Development Agreement Fund	302,000
E-911 Fund	598,945
General Fund	~~51,722,132~~ 51,864,188
Hospitality Tax Fund	950,000
Indian Land Fire Protection District Fund	704,438
Local Accommodations Tax Fund	55,000
Pleasant Valley Fire Protection District Fund	630,294
Recreation Fund	2,564,282
Victims Services Fund	93,000
State Accommodations Tax Fund	107,581
Sunday Alcohol Sales Tax Fund	7,000
Stormwater Fund	1,027,690

(b) The County Administrator is authorized to adjust the detailed operating budget for the County, as contained in the Annual Financial Plan, as previously approved by Council in Section 2A) of Ordinance No. 2017-1447, for the following items:

General Fund		Revenue	Expense
	Supplemental Revenue- Fund Balance	142,056	
	Employee Christmas Bonus		142,056

17.00 RECREATION FEES

17.03

After School and Summer Day Camp			
Program	**Registration**	**First Child (per day)**	**Additional Child (per day)**
Summer Day Camp Tween Program	$20.00	$10.00	$10.00

Section 4. 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 5. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained 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 6. Effective Date.

This ordinance is effective upon Third Reading.

SIGNATURES FOLLOW ON NEXT PAGE.

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:	April 9, 2018	
Second Reading:	April 23, 2018	(Tentative)
Public Hearing:	April 23, 2018	(Tentative)
Third Reading:	May 14, 2018	(Tentative)

Lancaster County
South Carolina

Agenda Item Summary

Ordinance # 2018-1504
Contact Person / Sponsor: Tina Young
Department: Planning
Date Requested to be on Agenda: April 9th, 2018

Issue for Consideration:
Application of Richard Christie of the Katawba Valley Land Trust to rezone a ± 314.41 acre tract and a ± 53.49 acre tract of property from AR, Agricultural Residential District to OSP, Open Space Preservation District. The properties are located near the intersection of HWY 265 and Taxahaw Road (TMS# 0116-00-006.00 and 0116-00-004.02).

Points to Consider:
The facts and findings of this report show that the two parcels are designated as AR, Agricultural Residential District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Rural Living according to the *Lancaster County Comprehensive Plan 2014-2024*. Based on the current zoning, the property is adjacent to parcels zoned AR, Agricultural Residential District. These two tracts of property were donated to the Katawba Valley Land Trust for the preservation of the land and its natural resources. By rezoning this parcel to OSP, Open Space Preservation District, environmentally sensitive lands will be protected and will be appropriate for this rural area.

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, March 20th, 2018, the Commission voted to **APPROVE** the rezoning application of Mr. Richard Christie (KVLT) by a vote of (6-0). One citizen signed up to speak on this case. He is an adjacent property owner that was concerned with the possibility that his land would be subject to development restrictions if the rezoning application were approved. Staff informed this citizen that his property is zoned AR, Agricultural Residential, and by designating the adjacent properties OSP, Open Space Preservation, it will not change his property's zoning district.

STATE OF SOUTH CAROLINA	(	
	(	**ORDINANCE NO. 2018-1504**
COUNTY OF LANCASTER	(	

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE ± 367.9 ACRES OF PROPERTY OWNED BY THE KATAWBA VALLEY LAND TRUST, LOCATED NEAR THE INTERSECTION OF HWY 265 AND TAXAHAW ROAD FROM AR, AGRICULTURAL RESIDENTIAL DISTRICT TO OSP, OPEN SPACE PRESERVATION DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Richard Christie of the Katawba Valley Land Trust applied to rezone property located near the intersection of HWY 265 and Taxahaw Road from AR, Agricultural Residential District to OSP, Open Space Preservation District.

(b) On March 20th, 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 AR, Agricultural Residential District to OSP, Open Space Preservation District for the following properties as identified by tax map number or other appropriate identifier:

Tax Map No. 0116-00-006.00 and 0116-00-004.02

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:	April 9, 2018	
Second Reading:	April 23, 2018	(Tentative)
Third Reading:	May 14, 2018	(Tentative)

Date of 1st Reading: 4-9-18
__Approved __ Denied __ No Action

Date of 2nd Reading: 4-23-18
__ Approved __ Denied __ No Action

Date of 3rd Reading: 5-14-18
__Approved __ Denied __ No Action

Lancaster County
South Carolina

Case No. RZ-018-013
Staff Report to Planning Commission
Meeting Date: March 20th, 2018

Proposal: Application of Richard Christie of the Katawba Valley Land Trust to rezone a ± 314.41 acre tract and a ± 53.49 acre tract of property from AR, Agricultural Residential District to OSP, Open Space Preservation District.

Property Location: Near the intersection of HWY 265 and Taxahaw Road in Lancaster County, SC (TMS# 0116-00-006.00 and 0116-00-004.02).

Zoning District Classification: AR, Agricultural Residential District

Voting District: District 6, Jack Estridge

Site Information

Site Description: The property is wooded and vacant. It is currently used for agriculture and silviculture.

Vicinity Data

Surrounding Conditions: The property is adjacent to parcels that are zoned AR, Agricultural Residential District and one parcel that is zoned INS, Institutional District. Additionally, there is one parcel zoned OSP, Open Space Preservation, located about 1500 feet to the east of the subject parcels. The existing uses of the surrounding properties include a mix of agricultural and residential.

Exhibits

1. **Rezoning Applications (2)**
2. **Location/ Zoning Map**
3. **Tax Inquiry Sheet**

Findings and Conclusions

The facts and findings of this report show that the two parcels are designated as AR, Agricultural Residential District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Rural Living according to the *Lancaster County Comprehensive Plan 2014-2024*. Based on the current zoning, the property is adjacent to parcels zoned AR, Agricultural Residential District. These two tracts of property were donated to the Katawba Valley Land Trust for the preservation of the land and its natural resources, including the Carolina Heelsplitters. By rezoning this parcel to OSP, Open Space Preservation District, environmentally sensitive lands will be protected and will be appropriate for this rural area.

Date of 1st Reading: 4-9-18	Date of 2nd Reading: 4-23-18	Date of 3rd Reading: 5-14-18
__Approved __ Denied __ No Action	__ Approved __ Denied __ No Action	__Approved __ Denied __ No Action

Planning Staff Recommendation

It is therefore the recommendation of the planning staff that the rezoning request by Richard Christie of the Katawba Valley Land Trust for the properties located near the intersection of HWY 265 and Taxahaw Road in Lancaster County, SC be **APPROVED.**

Recommendation from Planning Commission

At the Lancaster County Planning Commission meeting on Tuesday, March 20th, 2018 the Commission voted to **approve** the rezoning application of Richard Christie (KVLT) by a vote of (6-0). One citizen signed up to speak on this case. He voiced the concern that, as an adjacent property owner, he did not want to be subject to restrictions on developing his property. Staff informed this citizen that his property is zoned AR, Agricultural Residential, and by designating the adjacent properties OSP, Open Space Preservation, it will not change his property's zoning district.

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

ZONING MAP AMENDMENT APPLICATION

Exhibit 1

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 Near intersection of Hwy 265 and Taxahaw Rd

City Lancaster State SC Zip 29720 Tax Parcel ID 0116-00-006.00

Current Zoning AR Current Use Agriculture/Silviculture

Proposed Zoning OSP Total Acres 53.49

Project Description This property is owned by the Katawba Valley Land Trust and will be managed for the preservation and protection of environmentally sensitive lands and other natural resources.

Surrounding Property Description Mixed agriculture and residential use.

CONTACT INFORMATION

Applicant Name Richard W. Christie / KVLT

Address P.O. Box 1776

City Lancaster State SC Zip 29721 Phone 803-285-5801

Fax 803-283-9181 Email KVLT@comporium.net

Property Owner Name Katawba Valley Land Trust

Address P.O. Box 1776

City Lancaster State SC Zip 29721 Phone 803-285-5801

Fax 803-283-9181 Email KVLT@comporium.net

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.

Richard W. Christie — 2/15/2018

Applicant — 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 RZ-018-013 Date Received 2/15/18 Receipt Number /

Amount Paid fee waived Check Number / Cash Amount /

Received By Jy Planning Commission Meeting Date March 20th, 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.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 Near intersection of Hwy 265 and Takuhaw Rd

City Lancaster State SC Zip 29720 Tax Parcel ID 0116-00-004.02

Current Zoning AR Current Use Agriculture/Silvicolture

Proposed Zoning OSP Total Acres 314.41

Project Description This property is owned by the Katawba Valley Land Trust and will be managed for the preservation and protection of environmentally sensitive lands and other natural resources.

Surrounding Property Description Mixed agriculture and residential use.

CONTACT INFORMATION

Applicant Name Richard W. Christie/KVLT

Address P.O. Box 1776

City Lancaster State SC Zip 29721 Phone 803-285-5801

Fax 803-283-9181 Email KVLT@comporium.net

Property Owner Name Katawba Valley Land Trust

Address P.O. Box 1776

City Lancaster State SC Zip 29721 Phone 803-285-5801

Fax 803-283-9181 Email KVLT@comporium.net

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.

Richard W. Chrustie — 2/15/2018

Applicant — 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 RZ-018-013 Date Received 2/15/18 Receipt Number /

Amount Paid fee waived Check Number / Cash Amount /

Received By TY Planning Commission Meeting Date March 20th, 2018

SCHEDULE/PROCESS 1. Submit Application

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- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.

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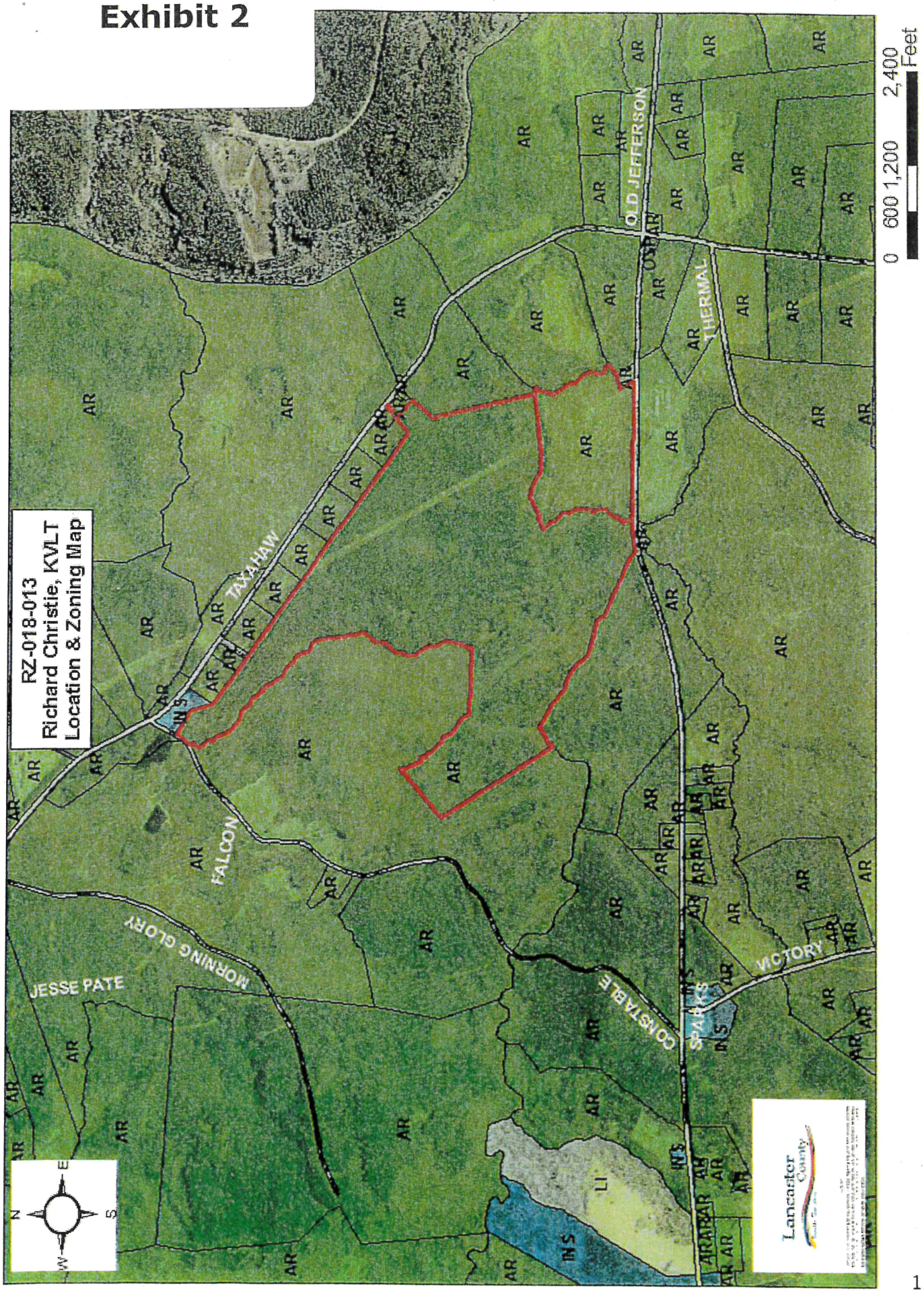
Exhibit 2


RZ-018-013
Richard Christie, KVLT
Location & Zoning Map
TARAHAW
FALCON
MORNING GLORY
JESSE PATE
CONSTABLE
VICTORY
THERMAL
OLD JEFFERSON
AR
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S
E
W
0 600 1,200 2,400
Feet
Lancaster County

Exhibit 3

PROD AssessPro.NET - Version: 5.4.1 : Database Version: 5.4.1 - Welcome pub

Lookup by Criteria | Edit | Navigate | Tools | Settings | Key/Grids

Calc | Print | Refresh | Close Parcel | Lock Parcel | Print | Print Setup | Print Current

Status | Bldg: 1 | Of 1

In Proc Appr: $116,800 | In Proc Asscd: $0 | Roll Appr: $116,800 | Roll Asscd: $0 | LUC: DOR - DOR | Bldg: | Total SF: 0

Account Detail | Notes | Land | Buildings | Mobile Homes | Legal | Owners | Locations | Other Asmnt | Transfers | SpFeat/Yardiems | Prev Values | Lookup Grid

Location (1 of 1)

Location: HWY 265

City: Lancaster Zip: 29720

Account Information

Parcel ID: 0116-00-006.00 Closed Locked

Property ID: 21597

User Account:

Property LUC: DOR - DOR

Primary Juris: 1 - COUNTY

Assessed Size: 55.93200

District Group: 01 - County

Council District:

Account Type:

Imp/Vac/Vt: Improved - Improved

Neighborhood: 12 - 12

Market Area:

Unit Type: AC - ACRES

District Code: 01 - County

Appraisal Area: 04 - 04

Owner (1 of 1)

Owner Name: HAILE GOLD MINE INC

Mailing Address: P O BOX 128, KERSHAW, SC, 29067

Associated Parcels

Owned By: HAILE GOLD MINE INC

0119-00-003.00 RE
0119-00-004.00 RE
0119-00-005.00 RE
0119-00-006.00 RE
0119-00-014.00 RE
0119-00-068.00 RE
0119-00-062.00 RE
0119-00-063.00 RE
0119-00-065.00 RE
0119-00-065.02 RE
0119-00-065.03 RE
0120-00-016.00 RE
0135-00-003.00 RE
0135-00-003.01 RE
0135-00-013.00 RE
0136-00-002.00 RE

Record 1 of 151

Narrative | Building Info

This Parcel contains 55.932 AC of land mainly classified as DOR. It has 1 building(s) with a total of 0 square feet.

Legal Description | Detail

ACRE CHANGED PER PLAT
FEE IN LIEU

Sales Information | Detail | Picture

Legal Ref: 547-340
Date: 12/30/2009 Price: $0
Grantor: HAILE GOLD MINE INC
Validity: 1A LUC: QUSE

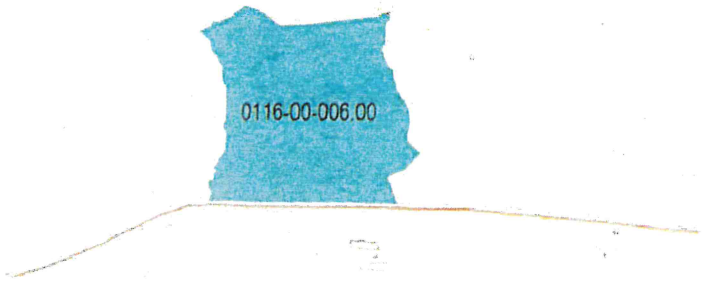
Legal Ref: 546-158
Date: 12/30/2009 Price: $431,200
Grantor: HINSON MARGARET ANN P
Validity: 1 LUC: QUSE

No image data

Valuation Information | Detail | Sketch

Appraised:	In Process Mkt Adj Cost	East 2015 - FV Mkt Adj Cost
Total Land:	$116,800	$116,800
Ag Credit:		
Land:	$116,800	$116,800
Building:		
Yard:		
Mkt Total:	$116,800	$116,800
Total:	$116,800	$116,800
Assessed:		
Land:		
Building:		
Yard:		
Total:		
Limited Total:		
Limited Taxable:		

No image data



Open | UserId: pub | Server: lcg-assessor-01\assesspro | Database: assess50lancaster | 0%

Real Estate

PROD AssessPro.NET - Version: 5.4.1 : Database Version: 5.4.1 - Welcome pub

Lookup by Criteria | Edit | Navigate | Tools | Settings | Rev/Grids

Add | Modify | Delete | Save | Cancel | Calc | Print | Close | Refresh | Close Parcel | Lock Parcel | Print | Print Setup | Print Current

Calc | Print | Status | Bldg: 1 | OF 1 | Transfers

In Proc Appr: $579,700 | In Proc Asscd: $0 | Roll Appr: $579,700 | Roll Asscd: $0 | LUC: DOR - DOR | Bldg: | Total SF: 0 | Ratio: 1.00

Account Detail | Notes | Land | Buildings | Mobile Homes | Legal | Owners | Locations | Other Assmnt | Transfers | SpFeat/Yrd Items | Prev Values | Lookup Grid

Location (1 of 1)

Location: H MUNGO #207

City: Lancaster Zip: 29720

Account Information

Parcel ID: 0116-00-004.02 Closed Locked

Property ID: 21594 Account Type:

User Account: Imp/Vac/Ut: Improved - Improved

Property LUC: DOR - DOR Neighborhood: 12 - 12

Primary Juris: 33 - CHSTR Market Area:

Assessed Size: 314.41000 Unit Type: AC - ACRES

District Group: 01 - County District Code: 01 - County

Council District: Appraisal Area: 04 - 04

Owner (1 of 1)

Owner Name: HAILE GOLD MINE INC

Mailing Address: 48 MUNN RD STE 250, FORT MILL, SC, 29715

Associated Parcels

Narrative | Building Info

This Parcel contains 314.410 AC of land mainly classified as DOR. It has 1 building (s) with a total of 0 square feet.

Legal Description | Detail

FEE IN LIEU

Sales Information | Detail | Picture

Legal Ref: 844-323

Date: 12/3/2014 Price: $0

Grantor: HAILE GOLD MINE INC

Validity: 1A LUC: DOR

Legal Ref: 541-29

Date: 11/17/2009 Price: $1,572,050

Grantor: DAVID TUCKER TIMBER COMPANY LL

Validity: 1 LUC: QUSE

No image data

Valuation Information | Detail | Sketch

	Appraised: In Process Mkt Adj Cost	Last 2015 - FV Mkt Adj Cost
Total Land:	$579,700	$579,700
Ag Credit:		
Land:	$579,700	$579,700
Building:		
Yard:		
Mkt Total:	$579,700	$579,700
Total:	$579,700	$579,700
Assessed:		
Land:		
Building:		
Yard:		
Total:		
Limited Total:		
Limited Taxable:		

No image data

Record 0 of 0

Open | UserId: pub | Server: lcg-assessor-01\assesspro | Database: assess50lancaster | 0%

Real Estate

Lancaster County
South Carolina

Agenda Item Summary

Ordinance # 2018-1505
Contact Person / Sponsor: Penelope Karagounis
Department: Planning
Date Requested to be on Agenda: April 9th, 2018

Issue for Consideration:
Rezoning application of Stephen White of the Lancaster County Water Sewer District (LCWSD) to rezone a ± 151 acre tract of property from INS, Institutional District to HI, Heavy Industrial District. The property is located at 5107 Riverside Road, Van Wyck, SC 29744 (TMS# 0028-00-003.00). The LCWSD is petitioning to rezone the property because they would like to expand their water treatment plant.

Points to Consider:
Adjacent properties are zoned RN, Rural Neighborhood and AR, Agricultural Residential and are predominantly undeveloped. To the east of the property there are two parcels zoned HI, Heavy Industrial.

The subject property was previously zoned I2, a Heavy Industrial District. After the rewrite of the Unified Development Ordinance, the parcel was designated INS, Institutional District, on the Lancaster County Zoning Map. A Class 3 utility is not allowed in the Institutional District, so in order for LCWSD to expand their water treatment plant, the parcel needs to be rezoned back to HI, Heavy Industrial District.

The Future Land Use Map identifies this property as Special District- Industrial based on the *Lancaster County Comprehensive Plan 2014-2024*. Furthermore, the subject property is adjacent to two parcels zoned HI, Heavy Industrial. By rezoning this parcel to HI, Heavy Industrial, it will conform to the Future Land Use Map and be consistent with some of the adjacent properties.

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, March 20th, the Commission voted to **APPROVE** the rezoning application of Stephen White (LCWSD) by a vote of (6-0). At the above referenced meeting no one signed up to speak on this matter.

STATE OF SOUTH CAROLINA (
(ORDINANCE NO. 2018-1505
COUNTY OF LANCASTER (

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE ± 151 ACRES OF PROPERTY OWNED BY THE LANCASTER COUNTY WATER SEWER DISTRICT, LOCATED AT 5107 RIVERSIDE ROAD FROM INS, INSTITUTIONAL DISTRICT TO HI, HEAVY INDUSTRIAL DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Stephen White of the Lancaster County Water Sewer District applied to rezone property located at 5107 Riverside Road from INS, Institutional District to HI, Heavy Industrial District.

(b) On March 20th, 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 INS, Institutional District to HI, Heavy Industrial District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0028-00-003.00

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:	April 9, 2018	
Second Reading:	April 23, 2018	(Tentative)
Third Reading:	May 14, 2018	(Tentative)

Date of 1st Reading: 4-9-18
__Approved __ Denied __ No Action

Date of 2nd Reading: 4-23-18
__ Approved __ Denied __ No Action

Date of 3rd Reading: 5-14-18
__Approved __ Denied __ No Action

Lancaster County
South Carolina

Case No. RZ-018-014
Staff Report to Planning Commission
Meeting Date: March 20th, 2018

Proposal: Rezoning application of Stephen White of the Lancaster County Water Sewer District (LCWSD) to rezone a ± 151 acre tract of property from INS, Institutional District to HI, Heavy Industrial District. The LCWSD is petitioning to rezone the property because they would like to expand their water treatment plant.

Property Location: 5107 Riverside Road, Van Wyck, SC 29744 (TMS# 0028-00-003.00)

Zoning District Classification: Institutional District (INS)

Voting District: District 1, Terry Graham

Site Information

Site Description: There is a water treatment plant on the front of the property by Riverside Road, and the rest of the property is predominantly wooded.

Vicinity Data

Surrounding Conditions: Adjacent properties are zoned RN, Rural Neighborhood and AR, Agricultural Residential and are predominantly undeveloped. To the east of the property there are two parcels zoned HI, Heavy Industrial.

Exhibits

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

Findings and Conclusions

The facts and findings of this report show that the subject property was previously zoned I2, a Heavy Industrial District. After the rewrite of the Unified Development Ordinance, the parcel was designated INS, Institutional District, on the Lancaster County Zoning Map. A Class 3 utility is not allowed in the Institutional District, so in order for LCWSD to expand their water treatment plant, the parcel needs to be rezoned back to HI, Heavy Industrial District. Additionally, the Future Land Use Map identifies this property as Special District- Industrial based on the *Lancaster County Comprehensive Plan 2014-2024*. Furthermore, the subject property is adjacent to two parcels zoned HI, Heavy Industrial. By rezoning this parcel to HI, Heavy Industrial, it will conform to the Future Land Use Map and be consistent with some of the adjacent properties.

Date of 1st Reading: 4-9-18	Date of 2nd Reading: 4-23-18	Date of 3rd Reading: 5-14-18
__Approved __ Denied __ No Action	__ Approved __ Denied __ No Action	__Approved __ Denied __ No Action

Planning Staff Recommendation

It is therefore the recommendation of the planning staff that the rezoning request by Stephen White of the Lancaster County Water Sewer District for the property located at 5107 Riverside Road, Van Wyck, SC 29744 be **APPROVED.**

Recommendation from the Planning Commission

At the Lancaster County Planning Commission meeting on Tuesday, March 20th, 2018 the Commission voted to **approve** the rezoning application of Stephen White (LCWSD) by a vote of (6-0). No citizens signed up to speak on this case.

Exhibit 1

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 5107 Riverside Rd.
City Van Wyck State SC Zip 29744 Tax Parcel ID
Current Zoning Institution Current Use Water Treatment Plant
Proposed Zoning HI Total Acres ±151 ACRE
Project Description Catawba River Treatment Plant

Surrounding Property Description Rural, agricultural, predominantly undeveloped. To the east of property heavy industrial zoning

CONTACT INFORMATION

Applicant Name Stephen White, LC Water & Sewer District
Address P.O. Box 1009
City Lancaster State SC Zip 29721 Phone 803-285-6919
Fax 803-285-8037 Email swhite@lcwasd.org
Property Owner Name Lancaster County Water & Sewer District
Address P.O. Box 1009
City Lancaster State SC Zip 29721 Phone 803-285-6919
Fax 803-285-8037 Email swhite@lcwasd.org

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.

Sign: Stephen White — Applicant — Date: Feb. 19, 2018

Lancaster County Water & Sewer District — Property Owner(s) — Date: Feb. 19, 2018

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number RZ-018-014 Date Received 2-19-18 Receipt Number —

Amount Paid Fee Waived Check Number — Cash Amount —

Received By JB Planning Commission Meeting Date 3-20-18

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.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

Exhibit 2

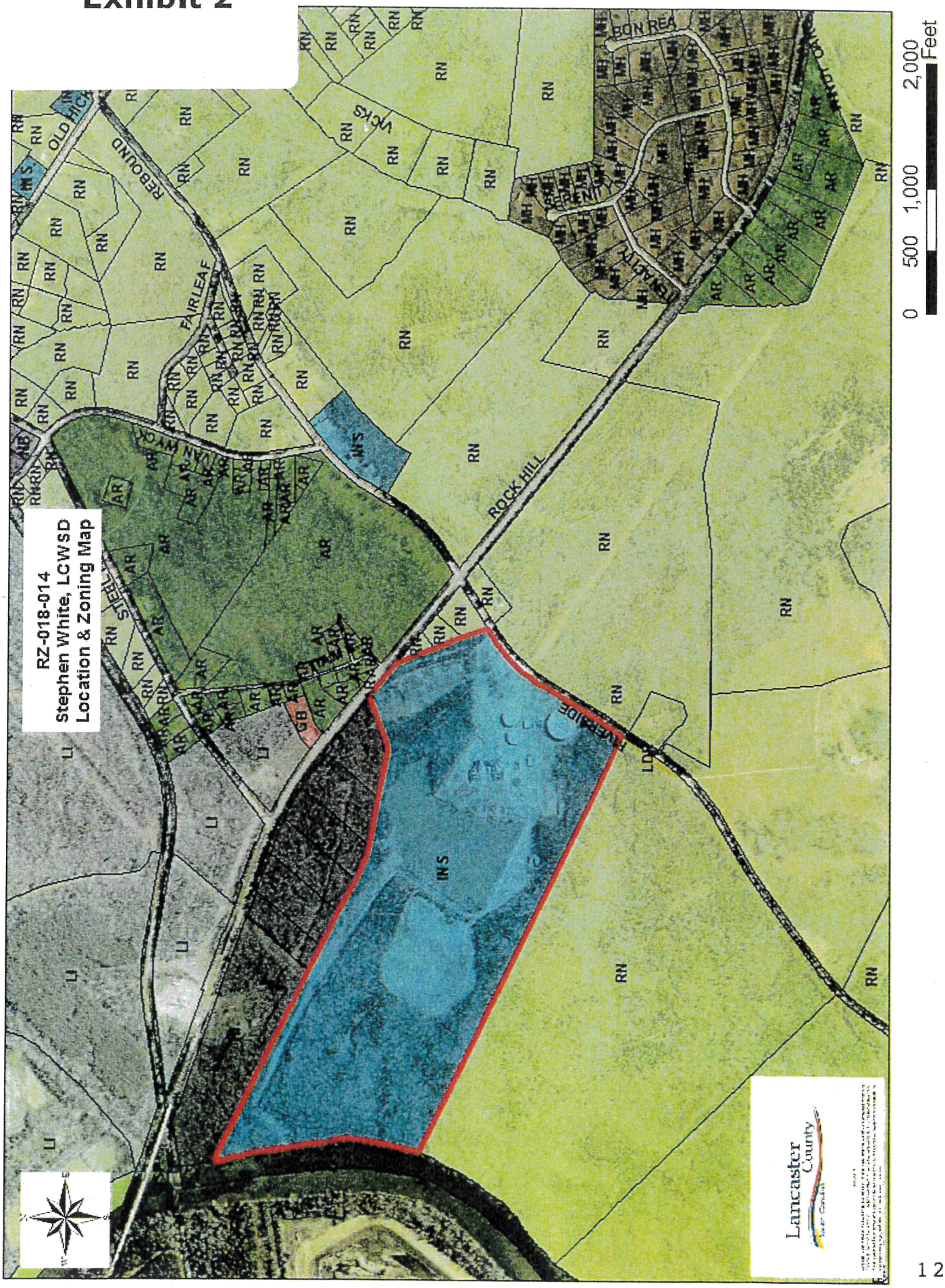

RZ-018-014
Stephen White, LCWSD
Location & Zoning Map
ROCK HILL
REBOUND
FAIRLEAF
STEEL
VAN WYCK
SICKS
BON REA
RIVERSIDE
RN
AR
IN S
LI
MH
GB
0 500 1,000 2,000
Feet
Lancaster County

Exhibit 3

PROD AssessPro.NET - Version: 5.4.1 : Database Version: 5.4.1 - Welcome pub

Lookup by Criteria | Edit | Navigate | Tools | Settings | Rev/Grids

Calc | Print ▼ | Refresh | Close Parcel | Lock Parcel | Print | Print Setup | Print Current

Edit Buttons | Process | Print

Calc | Print ▼ | Status | Bldg: 1 | Of 1

In Proc Apprs: $1,632,600 | In Proc Assd: $0 | Roll Apprs: $1,644,600 | Roll Assd: $0 | LUC: EX - Exe... | Bldg: 32-Office | Total SF: 10,320

Real Estate

- Account Detail
- Buildings
- Districts
- Land
- Legal
- Locations
- Lookup Grid
- Mobile Homes
- Notes
- Other Assmnt
- Owners
- Prev Values
- SpFeat/YardItems
- Transfers

Real Estate | Descriptive Tables | Calculation Tables | Utilities | Processes

Account Detail | Notes | Land | Buildings | Mobile Homes | Legal | Owners | Locations | Other Assmnt | Transfers | SpFeat/YardItems | Prev Values | Lookup Grid

Location (1 of 1)

Location: HWY 29
City: Lancaster | Zip: 29720

Account Information

Parcel ID: 0028-00-003.00
Property ID: 2525
User Account:
Property LUC: EX - Exempt
Primary Juris: 3 - DOR
Assessed Size: 148.82000
District Group: 01 - County
Council District:

Closed | Locked
Account Type:
Imp/Vac/Yl: Improved - Improved
Neighborhood: 02 - 02
Market Area:
Unit Type: AC - ACRES
District Code: 01 - County
Appraisal Area: 01 - 01

Sales Information | Detail

Legal Ref: C008-0152
Date: 12/15/1988 | Price: $99,906
Grantor: LANCASTER COUNTY WATER &
Validity: 0 | LUC:

Legal Ref:
Date: | Price:
Grantor:
Validity: | LUC:

Picture

No image data

Owner (1 of 1)

Owner Name: LANCASTER COUNTY WATER &
Mailing Address: P O BOX 1009, LANCASTER, SC, 29721

Associated Parcels

Owned By: LANCASTER COUNTY WATER &

- 0021-00-003.01 RE
- 0049-00-063.01 RE
- 00803-0E-008.00 RE
- 0049-00-094.04 RE
- 0010-00-061.02 RE
- 0013M-0A-137.01 RE

Record 1 of 6

Narrative | Building Info

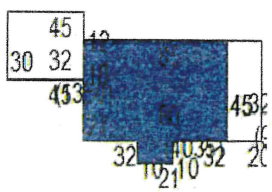
This Parcel contains 148.820 AC of land mainly classified as Exempt. It has 1 building(s) with a total of 10,320 square feet.

Legal Description | Detail

Valuation Information | Detail

	Appraised: In Process Mkt Adj Cost	Last 2015 - FV Mkt Adj Cost
Total Land:	$967,300	$967,300
Ag Credit:		
Land:	$967,300	$967,300
Building:	$587,900	$592,800
Yard:	$77,400	$84,500
Mkt Total:	$1,632,600	$1,644,600
Total:	$1,632,600	$1,644,600
Assessed:		
Land:		
Building:		
Yard:		
Total:		
Limited Total:		
Limited Taxable:		

Sketch - Last Modified: 1/24/2016



Open | UserId: pub | Server: lcg-assessor-01\assesspro | Database: assess50lancaster | 0%

Lancaster County
South Carolina

Agenda Item Summary

Ordinance # / Resolution# 2018-1506/RZ-018-015
Contact Person / Sponsor: Andy Rowe
Department: Planning
Date Requested to be on Agenda: 4/9/18

Issue for Consideration:

Rezoning application of Jesse Howie to rezone a ± 2 acre portion of property from IMX, Industrial Mixed-Use District to GB, General Business District. The applicant proposes to build an enclosed auto gallery showroom.

Points to Consider:

Tenants located down Society Lane include the following: automotive repair, landscaping company, home improvement/granite shop, construction company, small engine repair shop, heavy equipment repair/sales, and other related businesses.

Adjacent properties to the north and west are zoned MDR, Medium Density Residential District. Adjacent parcels to the south and east are zoned IMX, Industrial Mixed-Use District.

Based on the current zoning, the property does not have any adjacent parcels with commercial zoning designations. Majority of the area is zoned for residential uses and rezoning this parcel to GB, General Business District would not be complementary to the zoning in this area. The current tenants who occupy the buildings down society lane are Automotive repair, landscaping companies, construction companies, and various repair shops. While the automotive showroom use would be acceptable for this location based on the other business located down Society Lane the rezoning of the area would not. Staff would note that the applicant does plan on using this location as an enclosed showroom for vehicles, and is asking for only a 2 acre portion of property to be rezoned.

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, March 20th, 2018 the Commission voted to **approve** the rezoning application of Mr. Howie by a vote of (6-0).

STATE OF SOUTH CAROLINA)
) ORDINANCE NO. 2018-1506
COUNTY OF LANCASTER)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A ± 2 ACRE PORTION OF PROPERTY OWNED BY LYNDELL THOMPSON BUILDERS, LLC, LOCATED AT 1034 SOCIETY LANE IN THE INDIAN LAND SECTION OF LANCASTER COUNTY FROM IMX, INDUSTRIAL MIXED-USE 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) Jesse Howie applied to rezone a ± 2.0 acre portion of property located at 1034 Society Lane from IMX, Industrial Mixed-Use District to GB, General Business District.

(b) On March 20, 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 IMX, Industrial Mixed-Use District to GB, General Business District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. ± 2.0 acre portion of 0003-00-006.02

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:	April 9, 2018	
Second Reading:	April 23, 2018	(Tentative)
Third Reading:	May 14, 2018	(Tentative)

Lancaster County
South Carolina

Case No. RZ-018-015
Staff Report to Planning Commission
Meeting Date: March 20th, 2018

Proposal: Rezoning application of Jesse Howie to rezone a ± 2 acre portion of property from IMX, Industrial Mixed-Use District to GB, General Business District. The applicant proposes to build an enclosed auto gallery showroom.

Property Location: 1034 Society Lane (± 2 acre Portion of Tax Map 3, Parcel 6.02)

Zoning District Classification: Industrial Mixed-Use District (IMX)

Voting District: District 7, Brian Carnes

Site Information

Site Description: Tenants located down Society Lane include the following: automotive repair, landscaping company, home improvement/granite shop, construction company, small engine repair shop, heavy equipment repair/sales, and other related businesses.

Vicinity Data

Surrounding Conditions:
Adjacent properties to the north and west are zoned MDR, Medium Density Residential District. Adjacent parcels to the south and east are zoned IMX, Industrial Mixed-Use District.

Exhibits

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

Findings and Conclusions

The facts and findings of this report show that the property is designated as IMX, Industrial Mixed-Use District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Neighborhood Mixed-Use based on the *Lancaster County Comprehensive Plan* 2014-2024. Based on the current zoning, the property does not have any adjacent parcels with commercial zoning designations. Majority of the area is zoned for residential uses and rezoning this parcel to GB, General Business District would not be complementary to the zoning in this area. The current tenants who occupy the buildings down society lane are Automotive repair, landscaping companies, construction companies, and various repair shops. While the automotive showroom use would be acceptable for this location based on the other business located down Society Lane the rezoning of the area would not. Staff would note that the applicant does plan on

using this location as an enclosed showroom for vehicles, and is asking for only a 2 acre portion of property to be rezoned.

Planning Staff Recommendation

It is therefore the recommendation of the planning staff that the rezoning request by Jesse Howie for the property located at 1034 Society Lane be Denied.

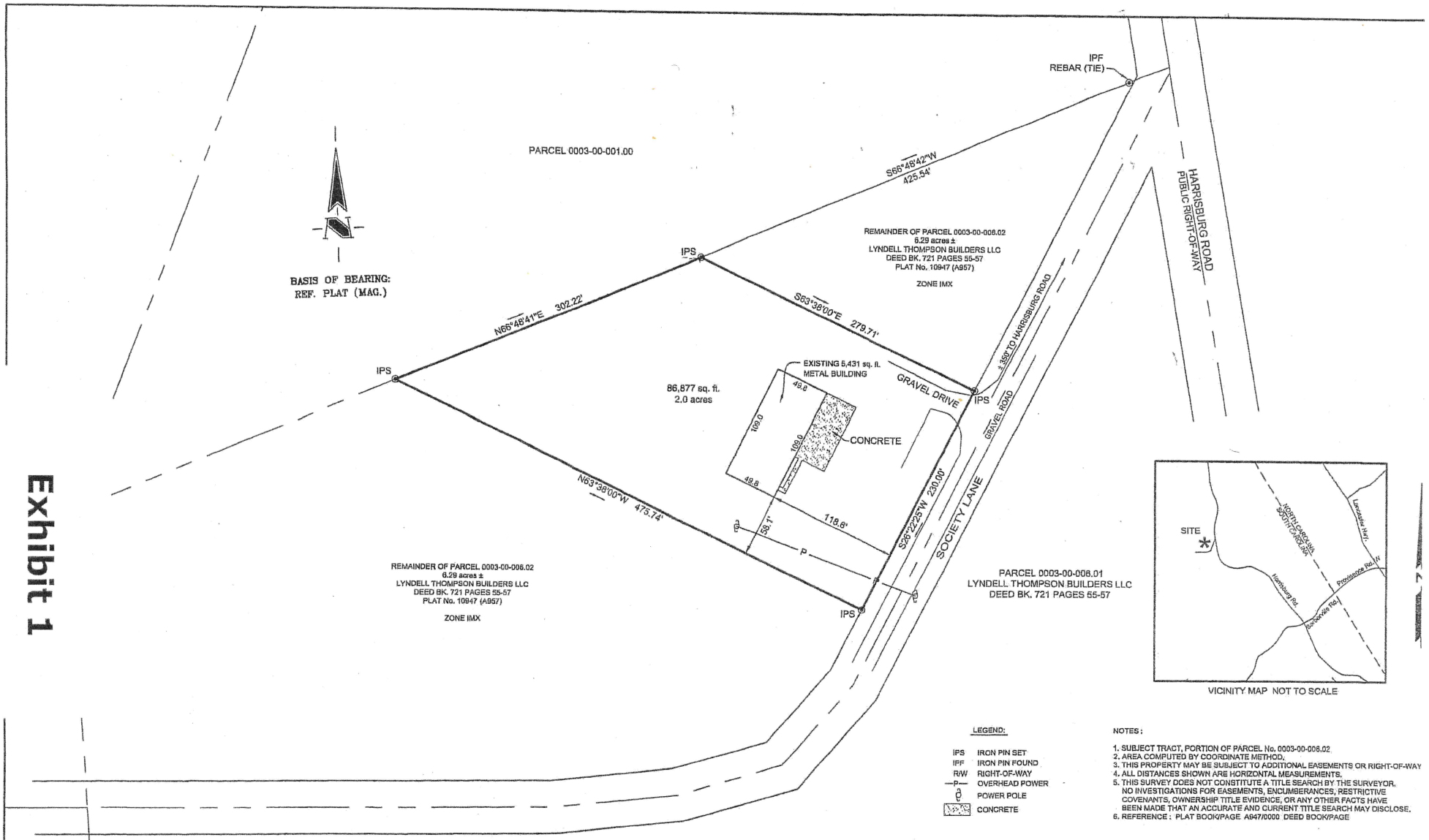

IPF
REBAR (TIE)
PARCEL 0003-00-001.00
S66°48'42"W
425.54'
HARRISBURG ROAD
PUBLIC RIGHT-OF-WAY
REMAINDER OF PARCEL 0003-00-006.02
6.29 acres ±
LYNDELL THOMPSON BUILDERS LLC
DEED BK. 721 PAGES 55-57
PLAT No. 10947 (A957)
ZONE IMX
IPS
BASIS OF BEARING:
REF. PLAT (MAG.)
N66°48'41"E 302.22'
S63°38'00"E 279.71'
± 350' TO HARRISBURG ROAD
EXISTING 5,431 sq. ft.
METAL BUILDING
86,877 sq. ft.
2.0 acres
GRAVEL DRIVE
GRAVEL ROAD
CONCRETE
49.8
109.0
109.0
49.8
118.6'
58.1'
P
N63°38'00"W 475.74'
S26°22'25"W 230.00'
SOCIETY LANE
REMAINDER OF PARCEL 0003-00-006.02
6.29 acres ±
LYNDELL THOMPSON BUILDERS LLC
DEED BK. 721 PAGES 55-57
PLAT No. 10947 (A957)
ZONE IMX
PARCEL 0003-00-006.01
LYNDELL THOMPSON BUILDERS LLC
DEED BK. 721 PAGES 55-57
SITE
Lancaster Hwy
Harrisburg Rd
Rosewood Rd
Providence Rd
VICINITY MAP NOT TO SCALE
LEGEND:
IPS IRON PIN SET
IPF IRON PIN FOUND
R/W RIGHT-OF-WAY
—P— OVERHEAD POWER
POWER POLE
CONCRETE
NOTES:
1. SUBJECT TRACT, PORTION OF PARCEL No. 0003-00-006.02
2. AREA COMPUTED BY COORDINATE METHOD.
3. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAY
4. ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBERANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. REFERENCE: PLAT BOOK/PAGE A947/0000 DEED BOOK/PAGE
PRELIMINARY
PARCEL 0003-00-006.01
LYNDELL THOMPSON BUILDERS LLC
DEED BK. 721 PAGES 55-57
GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.
I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
THIS PROPERTY DOES NOT LIE IN A FLOOD PLAIN.
SOUTH CAROLINA PROFESSIONAL SEAL 19899 LAND SURVEYOR MOHAMMAD E. ZAMANI
M.E. ZAMANI S.C.R.L.S. 19899
PORTION OF PARCEL 0003-00-006.02
2.0 ACRE TRACT, SOCIETY LAN
LANCASTER COUNTY, SOUTH CAROLINA
PREPARED FOR:
JESSE HOWIE
CSC of NC PC
P.O. BOX 691150
CHARLOTTE, N.C. 28227
(704) 573-0112
SCALE: 1"=60'
DATE: FEB. 15, 2018
JOB NO.: SOCIETY
DRAWN BY: M. SM

Exhibit 1

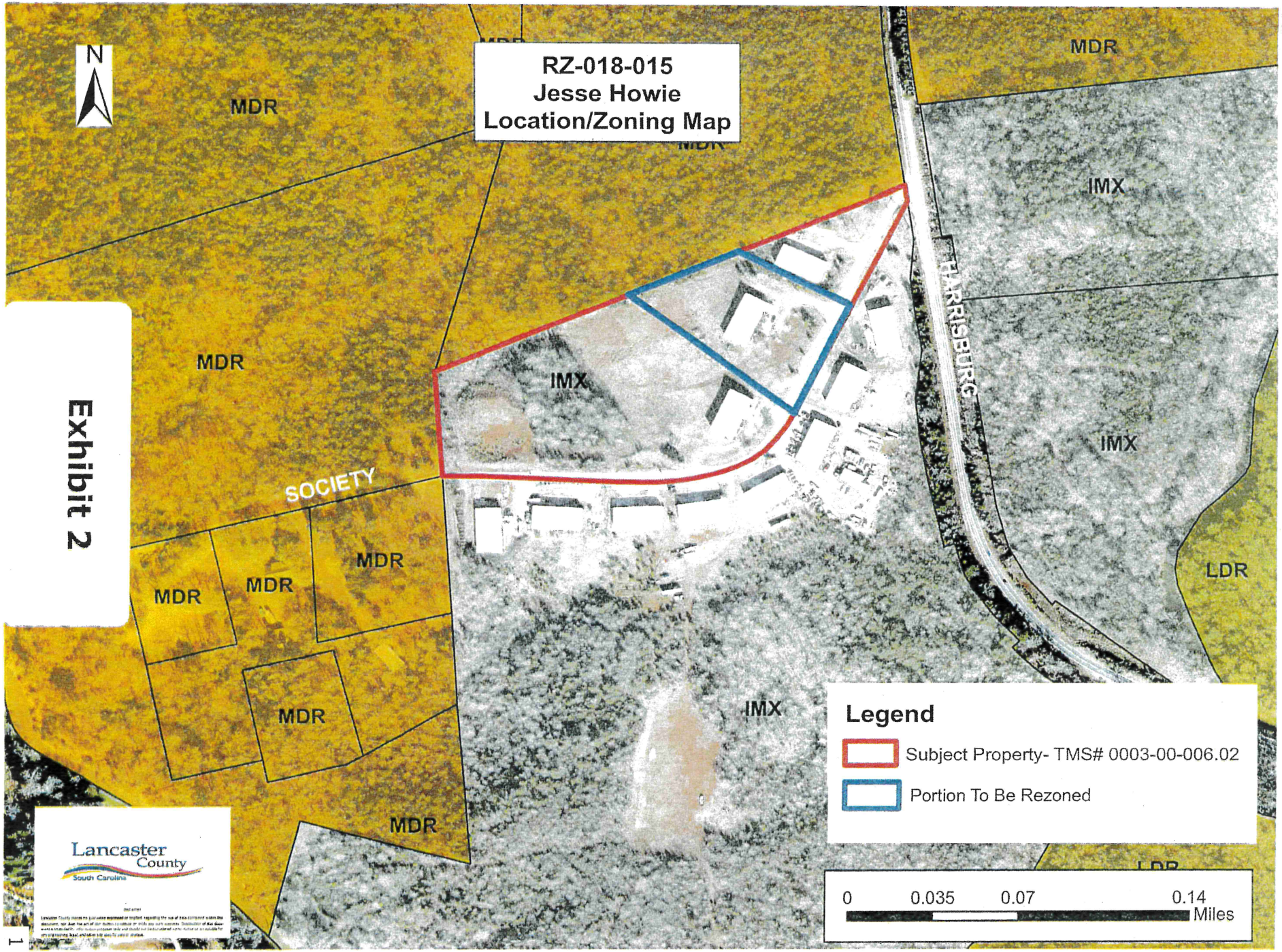

RZ-018-015
Jesse Howie
Location/Zoning Map
N
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
SOCIETY
IMX
IMX
IMX
IMX
HARRISBURG
LDR
Legend
Subject Property- TMS# 0003-00-006.02
Portion To Be Rezoned
0
0.035
0.07
0.14
Miles
Lancaster County
South Carolina

Exhibit 2

Lancaster County
South Carolina

Agenda Item Summary

Ordinance # / Resolution#:	Action Items
Contact Person / Sponsor:	Steve Willis
Department:	Administration
Date Requested to be on Agenda:	April 9, 2018

Issue for Consideration:
Two items from Council Workshop with Recreation Commission.

Points to Consider:
At the workshop the following items were advanced to the April 9th Council meeting:

1. Playground at Buford Recreation Center – funding would come from cost savings, estimated at $37,000, in already approved projects – field lighting, fencing, and irrigation. In addition $6,700 in PARD funding from the state would be requested. The project would encompass the playground equipment, fencing, and landscaping.
2. Site consulting engineer to examine the Indian Land Recreation Center property for a potential expansion. If Council approves we would need to bid out this work. I do not have a firm cost estimate at this time.

Funding and Liability Factors:
The funding for the playground would come from already appropriated funds.

The funds for the site consultant would come from fund balance.

Council Options:
Approve or reject one or both of these items.

Staff Recommendation:
Approve both.

Committee Recommendation:
N/A as this is coming from a Council workshop.

Lancaster County
South Carolina

Agenda Item Summary

Ordinance # / Resolution#:	Discussion Item
Contact Person / Sponsor:	Steve Willis
Department:	Administration
Date Requested to be on Agenda:	April 9, 2018

Issue for Consideration:
TAP grant application for Lindsay Pettus Greenway.

Points to Consider:
We will be the sponsor for a Transportation Alternative Program (TAP) grant for the Lindsay Pettus Greenway. Also sponsoring will be the City of Lancaster and Lancaster County School District.

No additional county funding is needed for this grant, unlike the TAP application for the Indian land School sidewalks. The Greenway Board will utilize a portion of the $150,000 already authorized by Council in the current budget for the grant match.

The TAP grants will be $400,000 grants with a $100,000 match. The project will fund sidewalks to connect Woodland Drive from White Street to the Vocational School (connecting to Roddey Drive and Lancaster High School) and from Roddey Drive to Colonial Drive and Stadium Drive to the University Place Shopping Center. With some work at the Bypass intersection this would connect USC Lancaster. As seen on the attachments, the sidewalks would also connect to the Greenway.

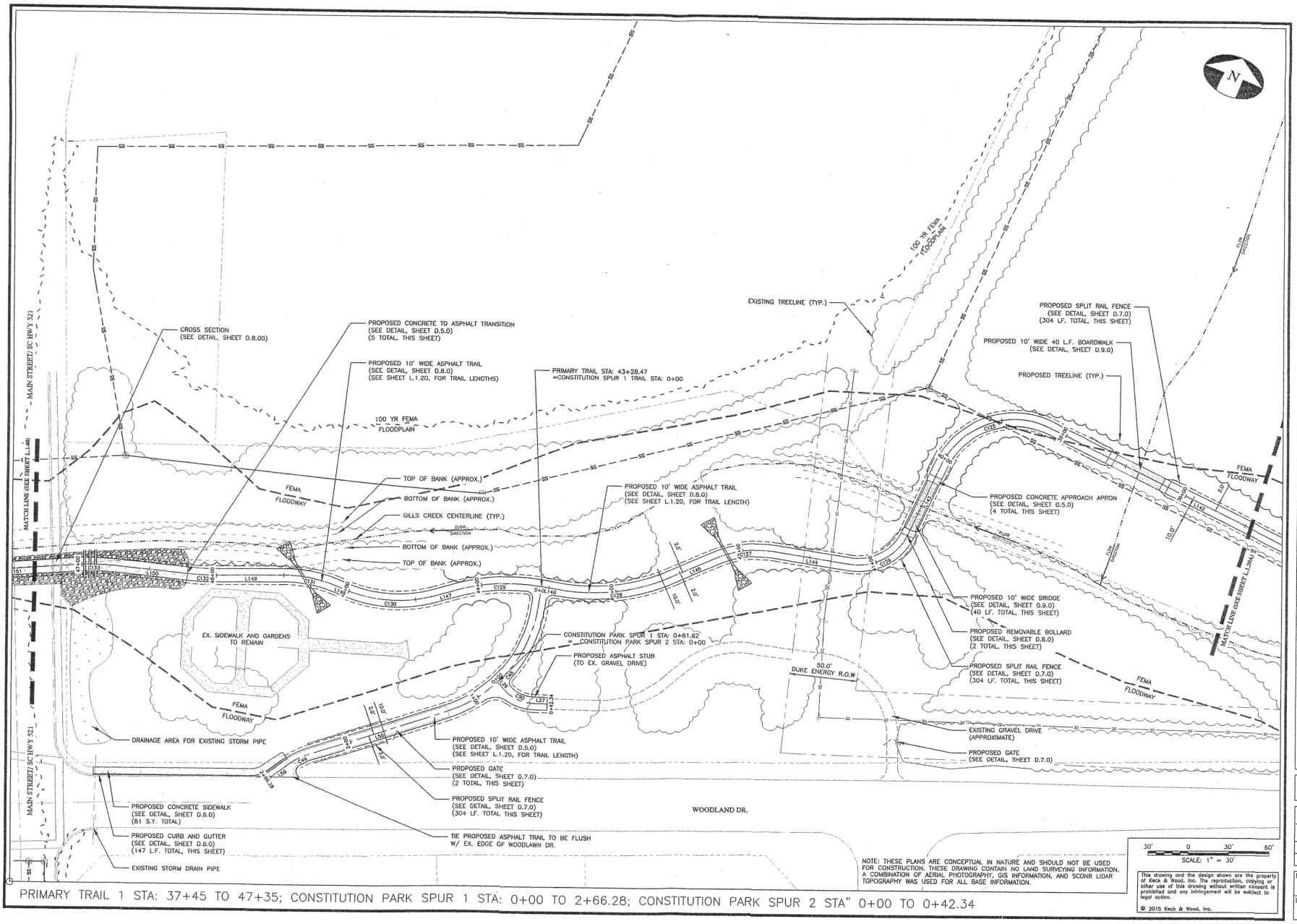
These grants will be through SCDOT and will not directly compete against the previously approved grant for Indian land as it is through RFATS.

Funding and Liability Factors:
No additional county funding is requested.

Council Options:
No action needed as no county funding is being requested. However, we always like to keep Council in the loop on grants that are 100% funded.

Staff Recommendation:
Proceed with the grant application in conjunction with the City, School District, and Greenway.

Committee Recommendation:
N/A



NOTE: THESE PLANS ARE CONCEPTUAL IN NATURE AND SHOULD NOT BE USED FOR CONSTRUCTION. THESE DRAWING CONTAIN NO LAND SURVEYING INFORMATION. A COMBINATION OF AERIAL PHOTOGRAPHY, GIS INFORMATION, AND SCDNR LIDAR TOPOGRAPHY WAS USED FOR ALL BASE INFORMATION.

PRIMARY TRAIL 1 STA: 37+45 TO 47+35; CONSTITUTION PARK SPUR 1 STA: 0+00 TO 2+66.28; CONSTITUTION PARK SPUR 2 STA" 0+00 TO 0+42.34

Keck & Wood, Inc.
215 HAMPTON STREET
SUITE 100
ROCK HILL, SC 29730
Phone: (803) 620-1307
Fax: (803) 526-7328
www.keckwood.com

LARCH DESIGN STUDIO
6800 Brynwood Drive
Charlotte, N.C. 28226

NOT FOR CONSTRUCTION

SOUTH CAROLINA
KECK & WOOD, INC.
No.C00617
CERTIFICATE OF AUTHORIZATION

NO.	DATE	REVISION
-	-	-

LINDSAY PETTUS GREENWAY

Lancaster County, South Carolina

LAYOUT

PRELIMINARY CONSTRUCTION DOCUMENTS

Project Manager: Tripp Burrineau, PLA
Drawn By CEB
Checked By JMG
Date: 09-28-2015
Scale: As Shown

Project No.: 146946.00
Drawing No.: L.1.30

H:\146946 - Lancaster Greenway Master Plan\Drawings\CD Set_3.dwg

NOTE: THESE PLANS ARE CONCEPTUAL IN NATURE AND SHOULD NOT BE USED FOR CONSTRUCTION. THESE DRAWING CONTAIN NO LAND SURVEYING INFORMATION. A COMBINATION OF AERIAL PHOTOGRAPHY, GIS INFORMATION, AND SCDNR LIDAR TOPOGRAPHY WAS USED FOR ALL BASE INFORMATION.

EXISTING CROSSWALK (REPAINT IF NEEDED)

MATCH LINE (SEE SHEET L.1.50)

COLONIAL AVE.

FEMA FLOODPLAIN

100 YR FEMA FLOODPLAIN

FLOW DIRECTION

EXISITING DRAINAGE DITCH (APPROX. 4' DEEP, 6' WIDE)

PROPOSED CONCRETE TO ASPHALT TRANSITION (SEE DETAIL, SHEET D.5.0) 4 TOTAL, THIS SHEET)

PROPOSED BENCH AND CONCRETE PAD (SEE DETAIL, SHEET D.7.0) (2 TOTAL, THIS SHEET)

PROPOSED TRASH RECEPTACLE AND CONCRETE PAD (SEE DETAIL, SHEET D.7.0) (1 TOTAL, THIS SHEET)

PROPOSED 10' WIDE WOODEN BOARDWALK RAMP (TYP.) (SEE DETAIL, SHEET D.9.0) (48 LF. TOTAL, THIS SHEET)

PROPOSED BOLLARDS (SEE DETAIL, SHEET D.7.0) (2 PERMANENT, OUTSIDE) (6 TOTAL, THIS SHEET) (1 REMOVABLE, MIDDLE) (3 TOTAL, THIS SHEET))

PROPOSED 8' WIDE CONCRETE SIDEWALK (SEE DETAIL SHEET, D.6.0) (124 S.Y.)

PROPOSED CURB AND GUTTER. (SEE DETAIL, SHEET D.6.0) (134 L.F.)

EXISTING PEDESTRIAN BRIDGE WOOD DECKING TO BE REPLACED (COORDINATE W/ CITY OF LANCASTER FOR IMPROVEMENTS)

100 YR FEMA FLOODPLAIN

FEMA FLOODWAY

SPLIT RAIL FENCE (SEE DETAIL, SHEET D.7.0) (48 L.F. TOTAL, THIS SHEET)

PROPOSED FLOWERING TREE (TYP.) (6 TOTAL, THIS SHEET)

PROPOSED DOGGIE WASTE STATION (SEE DETAIL, SHEET D.7.0) (1 TOTAL, THIS SHEET)

PROPOSED RIP RAP APRON (SEE DETAIL, SHEET D.4.0) (2,979 SQ.FT. TOTAL) (USE NATIVE ROCK/ BOULDERS IF AVAILABLE)

10' WIDE CONCRETE TRAIL WITH TURNDOWNS (SEE DETAIL SHEET, D.6.0) (TRAIL TO BE ROUTED UNDER MAIN STREET) (250 S.Y.)

CONCRETE TO ASPHALT TRANSITION (SEE DETAIL, SHEET D.5.0) (4 TOTAL, THIS SHEET)

MAIN STREET/ SC HWY 521

GILLS CREEK CENTERLINE

PRIMARY TRAIL 1 STA: 48+52.94 = CONSTITUTION PARK SPUR 1 STA: 0+00

PROPOSED 10' WIDE ASPHALT TRAIL (SEE DETAIL, SHEET D.5.0) (SEE SHEET L.1.20, FOR TRAIL DETAILS)

PROPOSED 8' WIDE CONCRETE SIDEWALK (SEE DETAIL SHEET, D.6.0) (405 S.Y.)

PROPOSED PEDESTRIAN CROSSING SIGNAGE (SEE DETAIL, SHEET D.8.0) (1 TOTAL, THIS SHEET)

RODDEY DR.

PROPOSED CROSSWALK (SEE DETAIL, SHEET D.6.0) (1 TOTAL, THIS SHEET)

PROPOSED CURB AND GUTTER (SEE DETAIL, SHEET D.6.0) (443 L.F.)

PROPOSED BOLLARDS (SEE DETAIL, SHEET D.7.0) (2 PERMANENT, OUTSIDE) (6 TOTAL, THIS SHEET) (1 REMOVABLE, MIDDLE) (3 TOTAL, THIS SHEET)

PROPOSED 5' WIDE CONCRETE SIDEWALK (SEE DETAIL SHEET, D.6.0) (62 S.Y.)

PROPOSED CURB AND GUTTER (SEE DETAIL, SHEET D.6.0) (64 L.F.)

EX. SIDEWALK

EX. CROSSWALK

WOODLAND DR.

MATCH LINE (SEE SHEET L.1.50)

30' 0 30' 60'

SCALE: 1" = 30'

PRIMARY TRAIL 1 STA: 47+35 TO 52+53.81; INDEPENDENCE PARK SPUR 1 STA: 0+00 TO 1+03.18; PRIMARY TRAIL 2 STA" 0+00 TO 1+21

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SOUTH CAROLINA KECK & WOOD, INC. No.C00817 CERTIFICATE OF AUTHORIZATION

NO.	DATE	REVISION
-	------	--------

LINDSAY PETTUS GREENWAY

Lancaster County, South Carolina

LAYOUT

PRELIMINARY CONSTRUCTION DOCUMENTS

Project Manager: Tripp Barriscua, PLA

Drawn By CEB | Checked By JMG

Date: 09-28-2015

Scale: As Shown

Project No.: 146946.00

Drawing No.: L.1.40

H:\146946 - Lancaster Greenway Master Plan\Drawings\CD Set_1.dwg

Animal Shelter		Contract issued to McMillan Pazdan Smith. Programming meetings underway. Site evaluations underway; initial favored site is on county owned property. Conservative project timeline as follows: Programming (1 mo.), Schematic Design (5 mo.), Bidding / Permitting (2 mo.), Construction Phase (12 mo.).		No funding allocated - estimated construction budget $1.5 million to $1.75 million; site work could increase costs.

Fleet Maintenance Garage		Contract issued to Pond & Co. Programming meetings being scheduled. Formal timeline yet to be defined, but anticipations are similarly structured to animal shelter schedule (18 mo.)		No funding allocated - estimated budget $2.5 million to $3 million; site acquisition could increase costs.

Library		Evaluations complete COB 4/4. Notice of Award to be drafted thereafter. Shortlisted firms as follows: Liollio, Stevens & Wilkinson, McMillan Pazdan Smith. Mandatory protest period of ten (10) days regquired; concurrently, first fee proposal to be submitted by awarded firm. Formal timeline yet to be defined, but archtypal timetable for library construction/renovation of this scale is 20-24 mo.		Funding from Capital Project Sales Tax is available but not yet allocated by Council.

DSS		Project completed in March.		Came in under budget; unused funding released to Fund Balance.

EMS Headquarters		Initial budget appraisals completed for a) roof, b) HVAC, and c) interior plan. Zero cost for roof (excellent condition), $40k for HVAC (2 new units and duct work), and $735k for EMS' interior plan. Interior plan work includes 5% contingency and 7% architectural fee(s). Job delivery is an estimated twelve (12) weeks, dependent on season.		Council has reserved $1,000,000 (not to exceed amount) for allocation in the FY 18-19 budget.
Indian Land Service Center		Due to budget constraints the scope of the project has been reduced to: complete upfits for Stormwater and completion of one office for use on a rotating basis by General Fund departments. Cost has been negotiated down according to revised scope of work; final internal stakeholder meeting to take place 4/5.		Cost and time frame are being revised. New estimated completion date of June 30th.
Historic Jail		Exterior renovations expected to be completed by April / May. Interior work to start thereafter (~90 day delivery upon commencement). Change orders for mold abatement, asbestos abatement, and lead paint stabilization have been receieved and negotiated; asbestos abatement is complete, mold and lead paint abatements are scheduled.		Currently within budget. Time of completion is extended as noted previously.
Harrisburg Road Site Clearance		Project completed in March.		Funding from Council account.

Fire Study		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.

April 2018 njm

Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 *fax:* 312.977.4806

February 22, 2018

Steve Willis
County Administrator
County of Lancaster
101 N. Main Street
Lancaster, SC 29720

Dear Mr. Willis:

We are pleased to notify you that County of Lancaster, South Carolina, has received the Distinguished Budget Presentation Award for the current budget from Government Finance Officers Association (GFOA). This award is the highest form of recognition in governmental budgeting and represents a significant achievement by your organization.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for its having achieved the award. This has been presented to:

Kimberly Hill, Budget Analyst

We hope you will arrange for a formal public presentation of the award, and that appropriate publicity will be given to this notable achievement. A press release is enclosed for your use.

We appreciate your participation in GFOA's Budget Awards Program, and we sincerely hope that your example will encourage others to achieve and maintain excellence in governmental budgeting.

Sincerely,

Michele Mark Levine

Michele Mark Levine
Director, Technical Services Center

Enclosure

Washington, DC Office
Federal Liaison Center, 660 North Capitol Street, NW, Suite 410 • Washington, DC 20001 • 202.393.8020 *fax:* 202.393.0780
www.gfoa.org

Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 *fax:* 312.977.4806

FOR IMMEDIATE RELEASE

February 22, 2018

For more information, contact:

Technical Services Center
Phone: (312) 977-9700
Fax: (312) 977-4806
E-mail: budgetawards@gfoa.org

(Chicago, Illinois)--Government Finance Officers Association is pleased to announce that **County of Lancaster, South Carolina,** has received GFOA's Distinguished Budget Presentation Award for its budget.

The award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

Budget documents must be rated "proficient" in all four categories, and in the fourteen mandatory criteria within those categories, to receive the award.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for having achieved the award. This has been presented to **Kimberly Hill, Budget Analyst.**

There are over 1,600 participants in the Budget Awards Program. The most recent Budget Award recipients, along with their corresponding budget documents, are posted quarterly on GFOA's website. Award recipients have pioneered efforts to improve the quality of budgeting and provide an excellent example for other governments throughout North America.

Government Finance Officers Association is a major professional association servicing the needs of more than 19,000 appointed and elected local, state, and provincial-level government officials and other finance practitioners. It provides top quality publications, training programs, services, and products designed to enhance the skills and performance of those responsible for government finance policy and management. The association is headquartered in Chicago, Illinois, with offices in Washington D.C.

Washington, DC Office
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www.gfoa.org

MEETINGS & FUNCTIONS – 2018

DAY/DATE	TIME	FUNCTION/LOCATION
Monday, April 9, 2018	**6:00 p.m.**	**Council Meeting** **Council Chambers, Administration Building**
Tuesday, April 10, 2018	**3:00 p.m.**	**Infrastructure & Regulation (I&R) Committee** **Council Conference Room, Administration Building**
Tuesday, April 10, 2018	**5:00 p.m.**	**Public Safety Committee Meeting - *CANCELLED*** **Council Conference Room, Administration Building**
Thursday, April 12, 2018	**6:00 p.m.**	**Administration Committee Meeting** **Council Conference Room, Administration Building**
Thursday, April 19, 2018	**6:00 p.m.**	**Administration Committee Special Meeting** **Council Conference Room, Administration Building**
Monday, April 23, 2018	**6:00 p.m.**	**Council Meeting** **Council Chambers, Administration Building**

LANCASTER COUNTY STANDING MEETINGS

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