



LANCASTER COUNTY MONTHLY DEVELOPMENT ACTIVITY REPORT

September 2022

101 N. Main Street, Lancaster SC

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Edgewater Medical Park, Indian Land

Development Summary Report

September 2022

Total Permits Issued	283
Total Valuation of Permits	\$33,038,278
Total Fees Paid	\$320,298

Building and Zoning Permit

Single Family Residences	45
Attached	4
Total Valuation	\$1,628,335.23
Average Valuation	\$407,083.81
Detached	41
Total Valuation	\$20,642,217.17
Average Valuation	\$503,468.71
Multi-Family Buildings	0
Total Valuation	\$0
New Commercial Buildings	6
Total Valuation	\$6,406,273.97

Inspections Performed

Residential Inspections performed by Building Inspectors	2,216
Commercial Inspections performed by Building Inspectors	70
Building Final performed by Building Inspectors	273
Zoning Final performed by Zoning Department	2
Fire Final performed by Fire Marshal	5
Stormwater Final performed by Stormwater inspectors	4
Total Inspections	2,570

Erosion Control Permit Information**Erosion Control Permits Issued****No information to report at this time****Demolition Permit Information**

Demolition Permits	5
Single Family Houses (attached/detached)	4
All Other Buildings and Structures	1

Plan Review Information**Plan Reviews Completed**

New Plans Submitted	182
Revised Plans	53
Total	235

Minor Zoning Applications**Zoning Applications**

Home Occupation	4
Temporary Use	1
Zoning Permit-Accessory Building < 200 sq.ft.	1
Power Authorization/Change of occupancy	0
Zoning Verification Letter	3
Total	9

Total Fees Collected this Month

Plan Review Fees	\$36,935.00
Permit Fees	\$320,298.00
Service Impact Fee	\$17,216.16
School Impact Fee	\$26,697.00
Special Fees	\$45,402.56
Total	\$446,548.72

Total Permit Issued

Date From 9/1/2022 and Date To 9/30/2022

Report Code	Description	# Permits	Valuation	Fees
100	Residential New Construction	44	\$21,508,744	\$224,594
101	Residential Addition	17	\$216,960	\$2,657
102	Residential Remodel/Alteration	25	\$549,297	\$4,703
106	Agricultural Building	1	\$24,000	\$248
109	Residential Accessory Structure	13	\$763,653	\$6,963
200	Commercial New Construction	3	\$6,982,949	\$53,201
202	Commercial Remodel	3	\$93,841	\$777
203	Commercial Upfit <10,000 sq ft	1	\$10,000	\$83
204	Commercial Wall	2	\$110,000	\$908
205	Commercial Upfit >10,000 sq ft	2	\$325,933	\$2,156
206	Commercial New Construction <10,000 sq ft	3	\$69,796	\$878
300	Residential Demolition	4		\$200
302	Mobile Home Demolition	1		\$50
400	Permanent Sign	5	\$19,071	\$656
401	Wall Sign	3	\$17,100	\$400
500	Residential Electrical	53	\$612,149	\$3,061
501	Commercial Electrical	3	\$6,250	\$104
502	Cell Tower Upgrade/Antenna-Colocation	3	\$60,200	\$1,998
550	Residential Gas	6	\$6,300	\$244
600	Residential Plumbing	6	\$46,044	\$306
602	Water Heater Change	8	\$23,615	\$160
650	Residential Mechanical	35	\$346,464	\$2,885
651	Commercial Mechanical	3	\$39,100	\$287
800	New Mobile Home	4		\$1,100
801	Mobile Home Ownership	6		\$60
802	Mobile Home Movement	4		\$100
803	Mobile Home Detitlement	4		\$200
850	Residential Pool	12	\$1,058,613	\$9,345
851	Commercial Pool	1	\$148,200	\$1,324
903	Zoning Permit-Accessory Building	1		\$50
906	Temporary Use Commercial	1		\$100
950	Home Occupation	4		\$300
970	Fire Sprinkler	2		\$200

Total Permit Issued

Date From 9/1/2022 and Date To 9/30/2022

Report Code	Description	# Permits	Valuation	Fees
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Total Permits	283
Total Valuation	\$33,038,278
Total Fees	\$320,298

Commercial Permits Issued

Date From 9/1/2022 and Date To 9/30/2022

Permit # Issued	Permit Address	Report Code/ Subdivison	Permit Description	Parcel ID/ Total SF	Contractor/ Organization	FeesTotal	Valuation
202203018 09/01/2022	8177 102 CHARLOTTE HWY INDIAN LAND	Commercial Upfit >10,000 sq ft	White Box Up-fit of Cold, Dark Shell of suite 102	0013-00-046.01 1,328	Joseph Adam Hagner Zenith Building Group	1066.00	205,932.96
202203019 09/01/2022	8177 101 CHARLOTTE HWY INDIAN LAND	Commercial Upfit >10,000 sq ft	White Box Up-fit of Cold, Dark Shell of suite 101	0013-00-046.01 1,528	Joseph Adam Hagner Zenith Building Group	1090.00	120,000.00
202203034 09/01/2022	1170 101 EDGEWATER CORPORATE PKWY INDIAN LAND	Commercial New Construction	One medical office building and sitework	0008-00-026.03 14,498	ELENZ NOLAN ROYAL COMPANIES LLC	20995.00	,103,731.84
202202907 09/02/2022	8775 HENRY HARRIS RD INDIAN LAND	Commercial New Construction	New building with full permits	0010-00-077.01 6,000	Jonathan Ghant Jonathan Ghant Homes & Construction LLC	5393.00	641,378.49
202203119 09/13/2022	No Address	Commercial Wall	PHASE 3 TWO HEADWALLS AND THREE RETAINING WALLS	0	Dallas Norman Norman Retaining Walls	743.00	90,000.00
202203129 09/13/2022	4214 OLD CHURCH RD LANCASTER	Commercial Remodel	Re Roof with Asphalt Shingles, Gutters, Siding Repair and Replace storm door	0027-00-025.00 10,000	Tami Fowler Lanier Roofing and Restoration	487.00	58,878.00
202203145 09/15/2022	1990 ZELKOVA DR INDIAN LAND	Commercial New Construction <10,000 sq ft	SHADE STRUCTURE 14 x 14	0013-00-115.15 196	CURT MCDUFFIE CAROLINA PARKS & PLAY LLC	164.00	7,620.00
202203146 09/15/2022	1990 ZELKOVA DR INDIAN LAND	Commercial New Construction <10,000 sq ft	SHADE STRUCTURE 35 x 35	0013-00-115.15 1,225	CURT MCDUFFIE CAROLINA PARKS & PLAY LLC	230.00	15,705.00
202203148 09/15/2022	3527 ROCKY RIVER RD HEATH SPRINGS	Commercial Remodel	REMOVE SHINGLES AND REPLACE	0111-00-015.01 5,774	SCOTT RITTERSHOFER WEATHERGUARD ROOFING INC	174.00	20,963.00
202203156 09/15/2022	1850 KERSHAW CAMDEN HWY LANCASTER	Commercial Upfit <10,000 sq ft	ADD WALLS	0087-00-033.01 1,800	Calvin Scott Hunter 122616 Alpha Construction & General Contracting L	83.00	10,000.00
202203174 09/19/2022	No Address	Commercial New Construction	BLDG D #4	28,214	ANTHONY BOWMAN THE GREENTECH GROUP LLC	26813.00	,237,838.64
202203194 09/20/2022	1674 SPRINGDALE RD LANCASTER	Commercial Remodel	SHEETROCK, MOLDING, REPLACE LIGHTS NEW FLOOR AND PAINT	0082N-0C-016.01 3,600	William Richard Hough 23424 Richard Hough Construction	40.00	4,800.00
202203243 09/23/2022	4255 PLUMERIA WAY INDIAN LAND	Commercial Wall	WALL BEHIND LOTS 257-264	0005-00-078.02 0	Dallas Norman Norman Retaining Walls	165.00	20,000.00
202203249 09/26/2022	11325 HARRISBURG RD INDIAN LAND	Commercial New Construction <10,000 sq ft	New sewage pump station to serve the Pines at Sugar Creek subdivision	0003-00-006.05 769	John Harris James E. Harris Construction Company, inc	484.00	46,470.67
202203294 09/30/2022	1490 GREAT FALLS HWY LANCASTER	Commercial Remodel	REROOF SHINGLES	0082M-0D-009.0 4,200	Cynthia Vincent 105300 Vintech Builders	116.00	14,000.00

Commercial Permits Issued

Date From 9/1/2022 and Date To 9/30/2022

Permit # Issued	Permit Address	Report Code/ Subdivison	Permit Description	Parcel ID/ Total SF	Contractor/ Organization	FeesTotal	Valuation
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Total Permits	15
Total Valuation	\$7,597,318.60
Total Sq Ft	79,132

Permits Issued New Home Construction

Date From 9/1/2022 and Date To 9/30/2022

Permit # Issued	Permit Address	Report Code/ Subdivison	Permit Description	Parcel ID/ Total SF	Contractor/ Organization	FeesTotal	Valuation
202203020 09/01/2022	3426 MCILWAIN RD HEATH SPRINGS	Residential New Construction no	New House	0123-00-026.00 5,309	Cynthia Vincent 105300 Vintech Builders	5021.00	602,455.59
202203027 09/01/2022	3374 SHERMAN DR LANCASTER	Residential New Construction Riverchase Estates	single family home new construction	0030L-0A-038.00 5,077	Michael Simonini 119805 Michael Simonini Homes, LLC	12757.76	633,168.73
202203033 09/01/2022	14450 MARITIME DR LANCASTER	Residential New Construction Edgewater	Lot # 193 New construction residential	0127C-0A-008.00 4,901	Michelle Sturdivant True Homes	5066.00	607,938.68
202203043 09/02/2022	2219 COUNTRY CLUB DR LANCASTER	Residential New Construction na	new construction residential home	0087P-0B-032.00 1,980	Daniel Hamilton 50961 Victory Builders, LLC	2135.00	252,564.92
202203044 09/02/2022	2225 COUNTRY CLUB DR LANCASTER	Residential New Construction na	New construction residential single family home	0087P-0B-033.00 1,980	Daniel Hamilton 50961 Victory Builders, LLC	2135.00	252,564.92
202203064 09/07/2022	3093 BALLESTER RD INDIAN LAND	Residential New Construction Ansley Park	New construction	0008N-0P-264.00 3,191	Scott McCracken 97 NVR Inc - Ryan Homes	3477.00	415,214.69
202203067 09/07/2022	6033 CHIMNEY BLUFF RD LANCASTER	Residential New Construction River Chase Estates	New Construction Home	0030L-0B-028.00 3,967	AnnMarie Gordon Paragon Homes Of Charlotte	11578.76	490,195.18
202203080 09/08/2022	4515 PAYNE RD KERSHAW	Residential New Construction None	Residential New Construction	0137-00-001.06 2,880	Dale Robertson 3949 Robertson Heating and AC Inc	2610.00	310,258.68
202203081 09/08/2022	3907 FAIRLADY LN INDIAN LAND	Residential New Construction Avondale Townhomes	Avondale Townhomes Lot 208	0005J-0T-208.00 3,007	Warren Lambert 48847 D R Horton	3464.00	413,623.94
202203082 09/08/2022	3911 FAIRLADY LN INDIAN LAND	Residential New Construction Avondale Townhomes	Avondale Townhomes Lot 209	0005J-0T-209.00 2,836	Warren Lambert 48847 D R Horton	3247.00	387,463.41
202203083 09/08/2022	3915 FAIRLADY LN INDIAN LAND	Residential New Construction Avondale Townhomes	Avondale Townhomes Lot 210	0005J-0T-210.00 3,007	Warren Lambert 48847 D R Horton	3464.00	413,623.94
202203084 09/08/2022	3919 FAIRLADY LN INDIAN LAND	Residential New Construction Avondale Townhomes	Avondale Townhomes Lot 211	0005J-0T-211.00 3,007	Warren Lambert 48847 D R Horton	3464.00	413,623.94
202203087 09/08/2022	4899 OLD HICKORY RD LANCASTER	Residential New Construction None	Construct new home	0025-00-046.07 5,685	Jeffrey Newton 49547 Newton Custom Homes & Realty Inc	5032.00	603,756.36
202203103 09/12/2022	2374 EXCALIBUR DR INDIAN LAND	Residential New Construction Preserve at Barber Rock	single family residence wattached garage	0003O-0G-027.00 4,406	Tonya Bailey Taylor Morrison	4984.00	597,873.11
202203109 09/12/2022	4926 TACOMA DR INDIAN LAND	Residential New Construction Avondale	Avondale Lot 466	0005I-0B-466.00 4,152	Warren Lambert 48847 D R Horton	4769.00	571,902.68

Permits Issued New Home Construction

Date From 9/1/2022 and Date To 9/30/2022

Permit # Issued	Permit Address	Report Code/ Subdivison	Permit Description	Parcel ID/ Total SF	Contractor/ Organization	FeesTotal	Valuation
202203110 09/12/2022	4934 TACOMA DR INDIAN LAND	Residential New Construction Avondale	Avondale Lot 468	0005I-0B-468.00 3,787	Warren Lambert 48847 D R Horton	4243.00	508,053.35
202203111 09/12/2022	4930 TACOMA DR INDIAN LAND	Residential New Construction Avondale	Avondale Lot 467	0005I-0B-467.00 4,376	Warren Lambert 48847 D R Horton	4874.00	584,664.77
202203114 09/12/2022	3032 BALLESTER RD INDIAN LAND	Residential New Construction Ansley Park	New single family construction	0008N-0P-250.00 3,342	Scott McCracken 97 NVR Inc - Ryan Homes	3766.00	450,299.66
202203135 09/14/2022	2361 EXCALIBUR DR INDIAN LAND	Residential New Construction Preserve at Barber Rock	new construction single family residence wattached garage	0003O-0G-031.0 4,993	Tonya Bailey Taylor Morrison	5359.00	643,367.10
202203142 09/15/2022	18530 MAINSAIL CT LANCASTER	Residential New Construction Edgewater	lot#294 new construction residential	0127C-0C-042.00 3,749	Michelle Sturdivant True Homes	4378.00	524,508.38
202203147 09/15/2022	1120 WEST MANOR DR LANCASTER	Residential New Construction NA	Site built SFD	0082A-0L-007.00 1,664	Aaron Garner 700 Landmark Homes of Pinehurst DBA ValueB	2079.00	245,837.49
202203152 09/15/2022	910 SCOUT CABIN RD KERSHAW	Residential New Construction No	New home build,	0155-00-039.03 4,068	James Bass 123371 Bass Builders of SC LLC	4018.00	480,923.51
202203165 09/16/2022	10923 BARBERVILLE RD INDIAN LAND	Residential New Construction Barberville Lot 1b	New Single Family Home	0003-00-032.03 6,303	Sonya Daum Linnane Homes	5764.00	692,440.58
202203171 09/19/2022	6198 CHIMNEY BLUFF RD LANCASTER	Residential New Construction Riverchaes Estates	New SFD	0030M-0A-016.00 4,721	Becky Siemieniec Schumacher Homes of NC Inc	12320.76	580,112.38
202203180 09/19/2022	6220 WHISTLE LN HEATH SPRINGS	Residential New Construction na	New Home Construction	0154-00-041.01 1,464	Phillip Tucker 20691 Phillip Tucker	1783.00	209,868.11
202203202 09/21/2022	7860 GULF CREEK RD LANCASTER	Residential New Construction Riverchase Estates	Lot 50, Phase 5	0030L-0G-003.00 4,140	Steve Augustine 174 Classica Homes	11731.76	508,794.04
202203205 09/21/2022	7037 HANNON LN LANCASTER	Residential New Construction NA	Single Family Home	0016-00-067.05 4,218	Jeffrey Casper Upstate Management LLC	4008.00	479,650.91
202203217 09/21/2022	5562 ZEELAND LN INDIAN LAND	Residential New Construction Avondale	Avondale Lot 471	0005I-0B-471.00 4,152	Warren Lambert 48847 D R Horton	4769.00	571,902.68
202203218 09/21/2022	5517 ZEELAND LN INDIAN LAND	Residential New Construction Avondale	Avondale Lot 492	0005I-0B-492.00 3,787	Warren Lambert 48847 D R Horton	4243.00	508,053.35
202203219 09/21/2022	5509 ZEELAND LN INDIAN LAND	Residential New Construction Avondale	Avondale Lot 493	0005I-0B-493.00 4,150	Warren Lambert 48847 D R Horton	4775.00	572,626.24

Permits Issued New Home Construction

Date From 9/1/2022 and Date To 9/30/2022

Permit # Issued	Permit Address	Report Code/ Subdivison	Permit Description	Parcel ID/ Total SF	Contractor/ Organization	FeesTotal	Valuation
202203221 09/21/2022	4958 TACOMA DR INDIAN LAND	Residential New Construction Avondale	Avondale Lot 486	0005I-0B-486.00 3,787	Warren Lambert 48847 D R Horton	4243.00	508,053.35
202203222 09/21/2022	4959 TACOMA DR INDIAN LAND	Residential New Construction Avondale	Avondale Lot 487	0005I-0B-487.00 4,152	Warren Lambert 48847 D R Horton	4769.00	571,902.68
202203223 09/21/2022	4949 TACOMA DR INDIAN LAND	Residential New Construction Avondale	Avondale Lot 489	0005I-0B-489.00 4,376	Warren Lambert 48847 D R Horton	4874.00	584,664.77
202203224 09/21/2022	4953 TACOMA DR INDIAN LAND	Residential New Construction Avondale	Avondale Lot 488	0005I-0B-488.00 3,802	Warren Lambert 48847 D R Horton	4258.00	509,906.28
202203225 09/21/2022	4941 TACOMA DR INDIAN LAND	Residential New Construction Avondale	Avondale Lot 490	0005I-0B-490.00 4,152	Warren Lambert 48847 D R Horton	4769.00	571,902.68
202203226 09/21/2022	4935 TACOMA DR INDIAN LAND	Residential New Construction Avondale	Avondale Lot 491	0005I-0B-491.00 4,150	Warren Lambert 48847 D R Horton	4775.00	572,626.24
202203227 09/22/2022	4354 PERSIMMON RD LANCASTER	Residential New Construction Riverchase	new home	0030L-0F-023.00 5,681	Chris Novellino 123058 Constructing Up	13418.76	713,225.71
202203235 09/22/2022	17312 YACHTSMAN CT LANCASTER	Residential New Construction Edgewater	lot#306 new construction residential	0127C-0B-021.00 5,449	Michelle Sturdivant True Homes	6036.00	725,435.71
202203239 09/23/2022	1223 LANCASHIRE DR INDIAN LAND	Residential New Construction Farrington	New Construction--Single Family Residence	0002J-0A-042.00 5,755	Roxanne Green EHC Homes, LP	6336.00	761,808.84
202203244 09/23/2022	2311 PACER DR LANCASTER	Residential New Construction GREEN PEACH	NEW HOUSE CONSTRUCTION	0103C-0A-014.00 1,392	Jonathan Cousar	1458.00	170,639.52
202203250 09/26/2022	7961 GULF CREEK RD LANCASTER	Residential New Construction Riverchase Estates	Lot 62, Phase 5	0030L-0G-068.00 4,140	RACHEL FLIEGAUF CLASSICA HOMES	11731.76	508,794.04
202203258 09/27/2022	5111 MOSELLE AV INDIAN LAND	Residential New Construction Ansley Park	New Single-Family Dwelling	0008N-0P-285.00 3,352	Cassie Melton National Permit Expeditors Inc.	3628.00	433,478.09
202203259 09/27/2022	5097 MOSELLE AV INDIAN LAND	Residential New Construction Ansley Park	New Single-Family Dwelling	0008N-0P-301.00 2,491	Cassie Melton National Permit Expeditors Inc.	2656.00	315,752.15
202203265 09/27/2022	4837 PAGELAND HWY LANCASTER	Residential New Construction na	new house	0058-00-041.01 3,677	Cynthia Vincent 105300 Vintech Builders	3499.00	417,955.09
202203295 09/30/2022	1400 MCILWAIN RD LANCASTER	Residential New Construction NA	New Single Family Dwelling	0102-00-020.07 3,227	Kenneth Barnes 117810 Drake Builders	3162.00	377,075.93

Permits Issued New Home Construction

Date From 9/1/2022 and Date To 9/30/2022

Permit # Issued	Permit Address	Report Code/ Subdivison	Permit Description	Parcel ID/ Total SF	Contractor/ Organization	FeesTotal	Valuation
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Total Permits	45
Total Valuation	\$22,270,552.40
Total Sq Ft	173,882

Project Stage Completed

Stage Created From 9/1/2022 and Stage Created To 9/30/2022

<u>Stage/Plan Type</u>	<u>Initial</u>	<u>Revisions</u>	<u>Total</u>
	No.	No.	No.
As-Built	1	0	1
Fire Sprinkler	2	0	2
Minor Subdivision	25	13	38
New Road Name/ Change	1	0	1
Non-Residential New Construction	1	0	1
Non-Residential New Construction <10,000 sq ft	1	0	1
Notice of Termination (NOT)	1	0	1
Permit Com Zoning	3	2	5
Permit Commercial	6	1	7
Permit Res Zoning	5	1	6
Permit Residential	125	35	160
Power Authorization Letter/Open for Business	4	0	4
Sign Permit	4	1	5
Traffic Impact Analysis	3	0	3
	Total Initial: 182	Total Revisions: 53	Total Plans: 235