



**Planning Department**

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

**ZONING MAP AMENDMENT APPLICATION**

**SUBMITTAL REQUIREMENTS**

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

**GENERAL INFORMATION**

Property Address Old Hickory Road  
City Lancaster State SC Zip 29720 Tax Parcel ID 0045-00-004.00  
Current Zoning RN Current Use CROP/TIMBER  
Proposed Zoning MRD Total Acres 159.64 AC  
Project Description Development will include the clearing and grading of the property to develop single family homes, approx. 2 AC of amenity space, and all associated infrastructure.

Surrounding Property Description Properties to the North and West are all zoned RN with land uses classified as CROP/TIMBER. Properties to the South are zoned LDR with land uses classified as Residential. Properties to the East are zoned MDR classified as Residential.

**CONTACT INFORMATION**

Applicant Name Dean Aldrich  
Address 900 East North Street, Suite 210  
City Greenville State SC Zip 29601 Phone [REDACTED]  
Fax [REDACTED] Email [REDACTED]  
Property Owner Name Old Hickory Hill, LLC by Angela Leone  
Address 3135 Old Hickory Rd  
City Lancaster State SC Zip 29720 Phone [REDACTED]  
Fax [REDACTED] Email [REDACTED]

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.

*Sean Acland*

1-29-2025

Applicant

Date

*Angela Leone*

dotloop verified  
01/29/25 10:42 AM EST  
U3BR-2UMB-U8FD-NF3U

01/29/2025

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 \_\_\_\_\_ Date Received \_\_\_\_\_ Receipt Number \_\_\_\_\_

Amount Paid \_\_\_\_\_ Check Number \_\_\_\_\_ Cash Amount \_\_\_\_\_

Received By \_\_\_\_\_ Planning Commission Meeting Date \_\_\_\_\_

#### SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 45 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.
- Rezoning Application Fee – single parcel \$435.00
- Rezoning Application Fee – multi parcel \$610.00

#### 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.





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**DEVELOPER**

COMPANY: G3 ENGINEERING & SURVEYING  
ADDRESS: 900 EAST NORTH STREET,  
GREENVILLE, SC 29601  
PHONE: 864-630-8330  
CONTACT: DEAN ALDRICH  
EMAIL: DALDRICH@G3ENGINEERING.COM

**CIVIL ENGINEER**

COMPANY: G3 ENGINEERING & SURVEYING  
ADDRESS: 900 EAST NORTH STREET,  
GREENVILLE, SC 29601  
PHONE: 864-630-8330  
CONTACT: DEAN ALDRICH  
EMAIL: DALDRICH@G3ENGINEERING.COM

**SURVEYOR**

COMPANY: G3 ENGINEERING & SURVEYING  
ADDRESS: 900 EAST NORTH STREET,  
GREENVILLE, SC 29601  
PHONE: 864-630-8330  
CONTACT: DEAN ALDRICH  
EMAIL: DALDRICH@G3ENGINEERING.COM

**OWNER**

COMPANY: OLD HICKORY HILL LLC  
ADDRESS: 2135 OLD HICKORY ROAD  
LANCASTER SC, 29720  
PHONE: 864-630-8330  
CONTACT: DEAN ALDRICH  
EMAIL: DALDRICH@G3ENGINEERING.COM

**SITE DATA**

TAX MAP NO.: 0045-00-004.00  
0045-00-004.02

DEED BOOK/PAGE: 2004/417  
2015/259

ADDRESS: OLD HICKORY RD  
LANCASTER, 29720

TOTAL AREA: 159.84 AC

ZONING: MRD

LAND USE: SINGLE FAMILY

TOTAL UNITS: 310 SINGLE FAMILY UNITS

PROVIDED DENSITY: 1.94 UNITS/AC

SETBACKS: FRONT: 35'  
SIDE (CORNER): 15'  
SIDE (INTERIOR): 10'  
REAR: 25'

PROPOSED ROADWAY: ±18,202  
(50' PUBLIC R.O.W.)

**SITE LEGEND**

SINGLE FAMILY LOT

COMMON AREA/ OPEN SPACE

PROPOSED RETENTION

STREAM/WETLAND BUFFER

PROPERTY LINE

PROPOSED PROPERTY STORM WATER

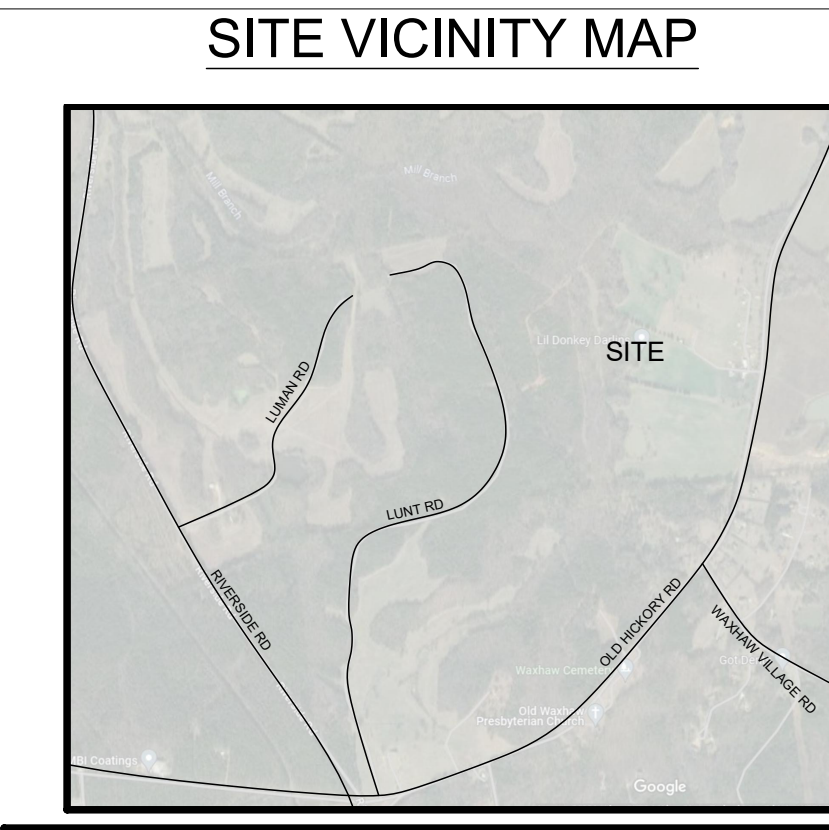
PROPOSED WATER MAIN

PROPOSED SANITARY SEWER

PROPOSED FIRE HYDRANT

PROPOSED SANITARY MANHOLE

PROPOSED STORM DRAIN

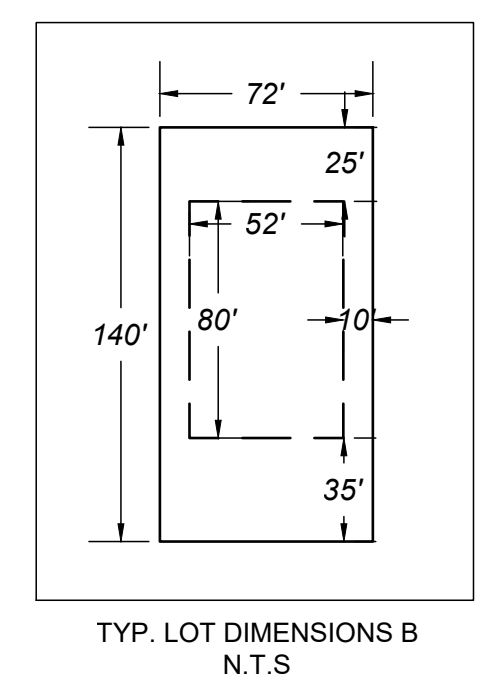
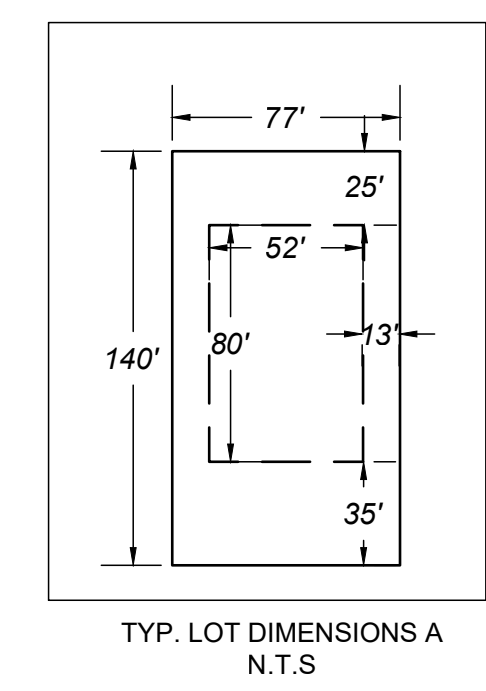


**COMMON OPEN SPACE TABLE:**

O.S. REQUIRED (10%)	15.96 AC
O.S. PROVIDED (19.74%)	20.94 AC

1. COMMON OPEN SPACE PROVIDED DOES NOT INCLUDE STORMWATER PONDS/FEATURES.  
2. COMMON OPEN SPACE CANNOT BE SUBDIVIDED OR USED FOR ANY OTHER PURPOSE.

- GENERAL NOTES**
- ALL WETLAND INFORMATION TAKE FROM WETLAND ASSESSMENT CONDUCTED BY BLUE LINE ENVIRONMENTAL CONSULTANTS.
  - ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY. PUBLIC WATER IS AVAILABLE ALONG OLD HICKORY ROAD PROVIDED BY LCSWD.
  - SANITARY SEWER IS AVAILABLE AND WILL BE PROVIDED BY LCSWD.
  - EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES. 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES. 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
  - A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
  - LANCASTER COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
  - ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 50' MIN. PRIVATE ROW.
  - IN EACH DEED A COVENANT RUNNING WITH THE LAND AS FOLLOWS AND SHALL BE APPROVED BY LANCASTER COUNTY PLANNING STAFF PRIOR TO RECORDING: "AS PART OF THE CONSIDERATION IT SHALL BE THE DUTY OF THE GRANTEE TO MAINTAIN THE STORM WATER CONVEYANCE SYSTEMS AND ANY ASSOCIATED RIGHT-OF-WAY EASEMENTS SHOWN UPON THE PLAT REFERRED TO AND THIS SHALL BE COVENANT RUNNING WITH THE TITLE."
  - THE STORM WATER CONVEYANCE SYSTEMS, AND ANY ASSOCIATED RIGHTS-OF-WAY OR EASEMENTS SHOWN ON THIS PLAT SHALL NOT BE OWNED, MAINTAINED, OR SUPERVISED BY LANCASTER COUNTY AND SHALL NOT BE APPROVED FOR FUTURE MAINTENANCE BY LANCASTER COUNTY."
  - ALL WORK WITHIN THE EXISTING R.O.W. (OLD HICKORY ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.
  - ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
  - LOTS WITH FRONTAGE ON TWO STREETS (CORNER LOTS) MAY ONLY HAVE DRIVEWAY CONNECTION TO ONE STREET.
  - ACCORDING TO FEMA PANEL 45057C0140D (EFFECTIVE 6/16/2011), THIS SITE IS NOT WITHIN A FLOODPLAIN.
  - COMMON OPEN SPACE AREAS CANNOT BE SUBDIVIDED OR USED FOR ANY OTHER PURPOSE.
  - MAXIMUM BUILDING HEIGHT IS 35'. FOR EACH ADDITIONAL FOOT ABOVE 35', ADD 1' TO EACH SIDE AND REAR YARD SETBACK.
  - PARKING WILL BE PROVIDED AT A RATE OF 2 SPACES PER DWELLING UNIT (1 IN GARAGE AND 1 IN DRIVEWAY.)
  - HYDRANT LOCATIONS ARE SUGGESTIONS ONLY.
  - 23' ASPHALT + ADDED 6" OF GUTTER ON EACH SIDE = 24' DRIVABLE SURFACE.
  - SUBDIVISION SIGNS WILL CONFORM TO PZO ARTICLE 7.
  - ADDITIONAL PARKING TO BE PROVIDED.
  - EXISTING STRUCTURES TO BE DEMOLISHED.



**PRELIMINARY**

NOT FOR CONSTRUCTION

**G3 ENGINEERING & SURVEYING**

900 E NORTH ST SUITE 210  
GREENVILLE, SC 29601  
PHONE: 843.237.1001  
www.G3Engineering.org

**OLD HICKORY ROAD**  
LANCASTER COUNTY, SC  
PREPARED FOR  
**OLD HICKORY ROAD, LLC**  
**SKETCH PLAN**

SCALE: 1"=150'

DESIGNED: A.J.L.  
DRAWN: A.J.L.  
APPROVED: DWE  
PROJ. NO. 22033  
DATE: 7/9/2024

SHEET **C-1**



DEED DRAWN BY:  
ROBERT K. FOLKS  
ATTORNEY AT LAW

FILED, RECORDED, INDEXED  
08/20/2004 01:15PM  
Rec Fee: 10.00 St Fees: 2,470.00  
Co Fee: 1,045.00 Pages: 3  
Register of Deeds  
LANCASTER COUNTY, SC

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

## TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Claire Anderson and Charles M. Snead**, ("Grantor"), in the State aforesaid, for and in consideration of the sum of Nine Hundred Fifty Thousand and no/100ths (\$950,000.00) Dollars, to the Grantor in hand paid at and before the sealing and delivery of these Presents, by the Grantee (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto **Old Hickory Hill, LLC**, ("Grantee"), and Grantee's heirs, successors and assigns, the following described property, to wit:

All that certain piece, parcel or tract of land, together with the improvements thereon, lying, being and situate in Lancaster County, South Carolina, fronting on the west side of Highway S-29-35 north of the City of Lancaster, containing 159.64 acres on plat of survey entitled "Boundary Survey for Nugget Hill Farm, LLC", dated July 12, 2004, made by Wm. Charles Hendley, RLS, recorded as Plat No. 2004-417 in the Register of Deeds Office for Lancaster County, South Carolina, which plat is incorporated herein by reference.

For derivation, see Deed of Distribution, Estate of Mary M. Dodds, Roll No. 2003ES2900253, to Claire Anderson and Charles M. Snead dated August 13, 2004 and recorded August 13, 2004 in Deed Book 248 Page 71 in the Register of Deeds Office, Lancaster County, South Carolina.

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

**Tax Map No. 45/4**

**Grantee's Address:**  
6112 Lansing Drive  
Charlotte, NC 28270

ASSESSOR'S OFFICE  
Received 8-23-04  
Tax Map Code 45-406  
Or Portion Of \_\_\_\_\_

**TOGETHER** with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

**TO HAVE AND TO HOLD**, all and singular, the said premises before mentioned, unto the said Grantee and Grantee's Heirs, Successors and Assigns forever.

**AND** the Grantor does hereby bind Grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and whomsoever lawfully claiming, or to claim the same or any part thereof.

**WITNESS** the Grantor's Hand and Seal this 12<sup>th</sup> day of August, 2004, and in the two hundred twenty-ninth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

*[Signature]*  
Reany Smiley

*[Signature]* (Seal)  
Claire Anderson

(see attached signature page) (Seal)  
Charles M. Snead

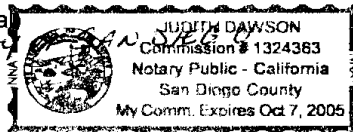
STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )

ACKNOWLEDGMENT

I, the undersigned notary public, do hereby certify that the above named Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 12 day of AUG., 2004.

*[Signature]* (Seal)  
NOTARY PUBLIC FOR CALIFORNIA -- COUNTY  
My Commission Expires: 10-7-05



k:\dbr\deednuggethill

RECORDED THIS 20<sup>th</sup> DAY

OF August, 2004

IN BOOK 0 PAGE 0-1

2

*[Signature]* *[Signature]*

Auditor, Lancaster County, S. C.

Signature Page to Deed from Claire Anderson and Charles M. Snead to Nugget Hill Farm, LLC recorded on the 26th day of August, 2004 in the Register of Deeds Office, Lancaster County, South Carolina.

WITNESS:

[Signature]  
Reany Smiley

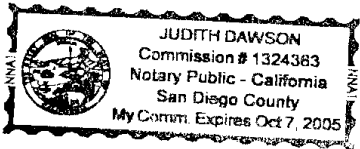
[Signature]  
Charles M. Snead  
Date Executed: 8/12/04

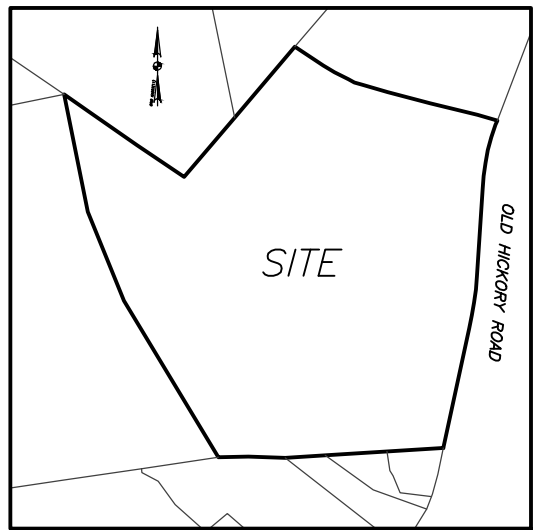
STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) ACKNOWLEDGMENT

I, the undersigned notary public, do hereby certify that the above named Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 12 day of August, 2004.

Judith Dawson (Seal)  
NOTARY PUBLIC FOR CALIFORNIA  
My Commission Expires: 10-7-05





VICINITY MAP  
(NOT TO SCALE)

LEGEND

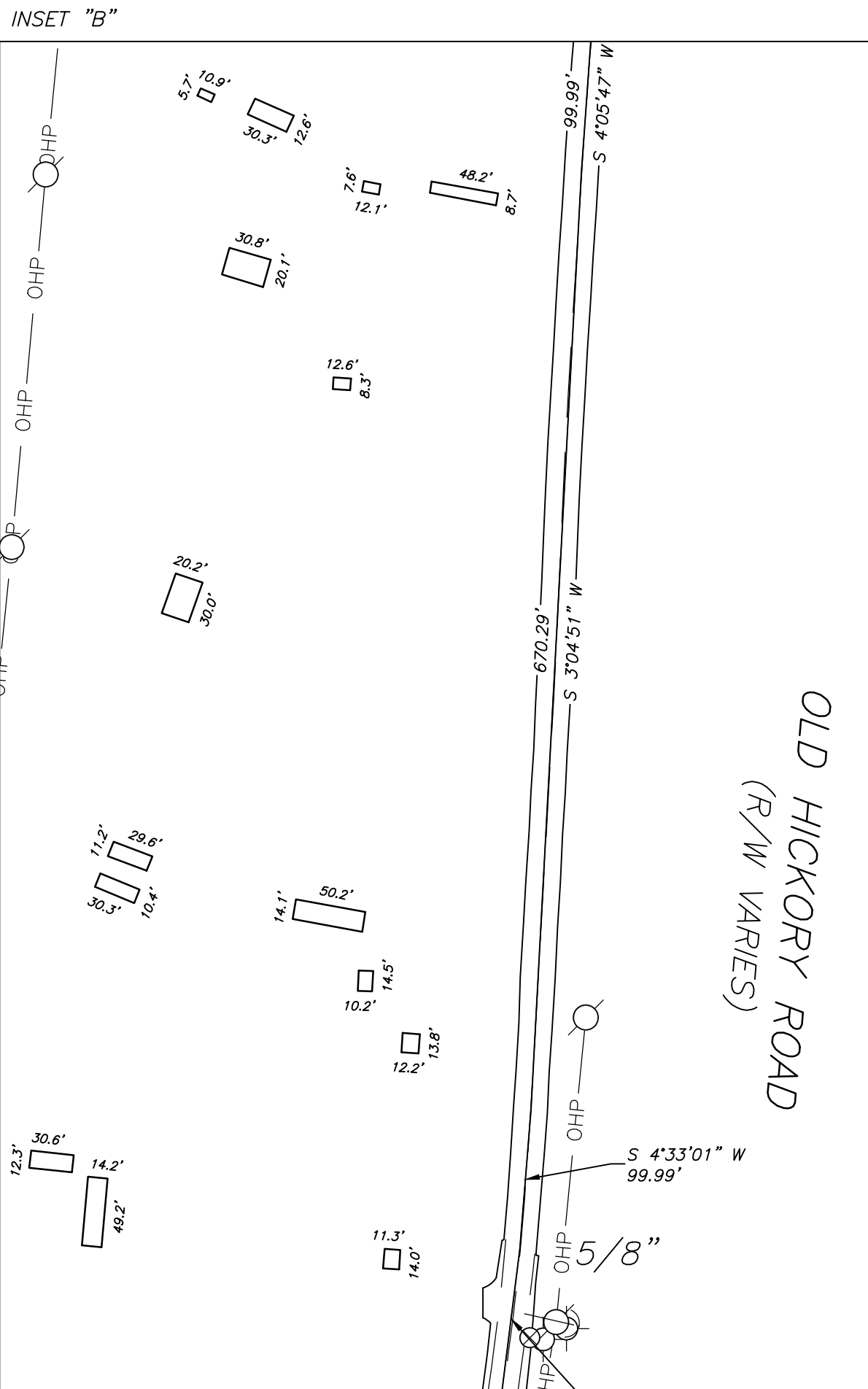
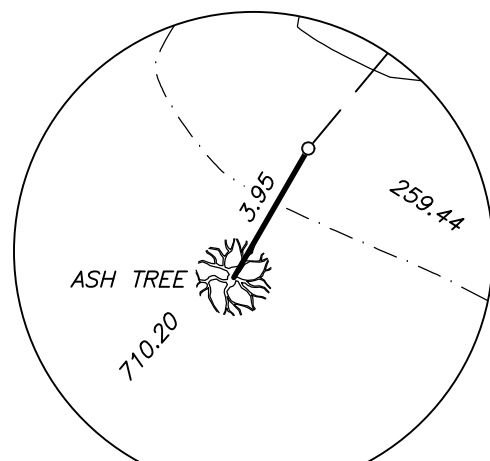
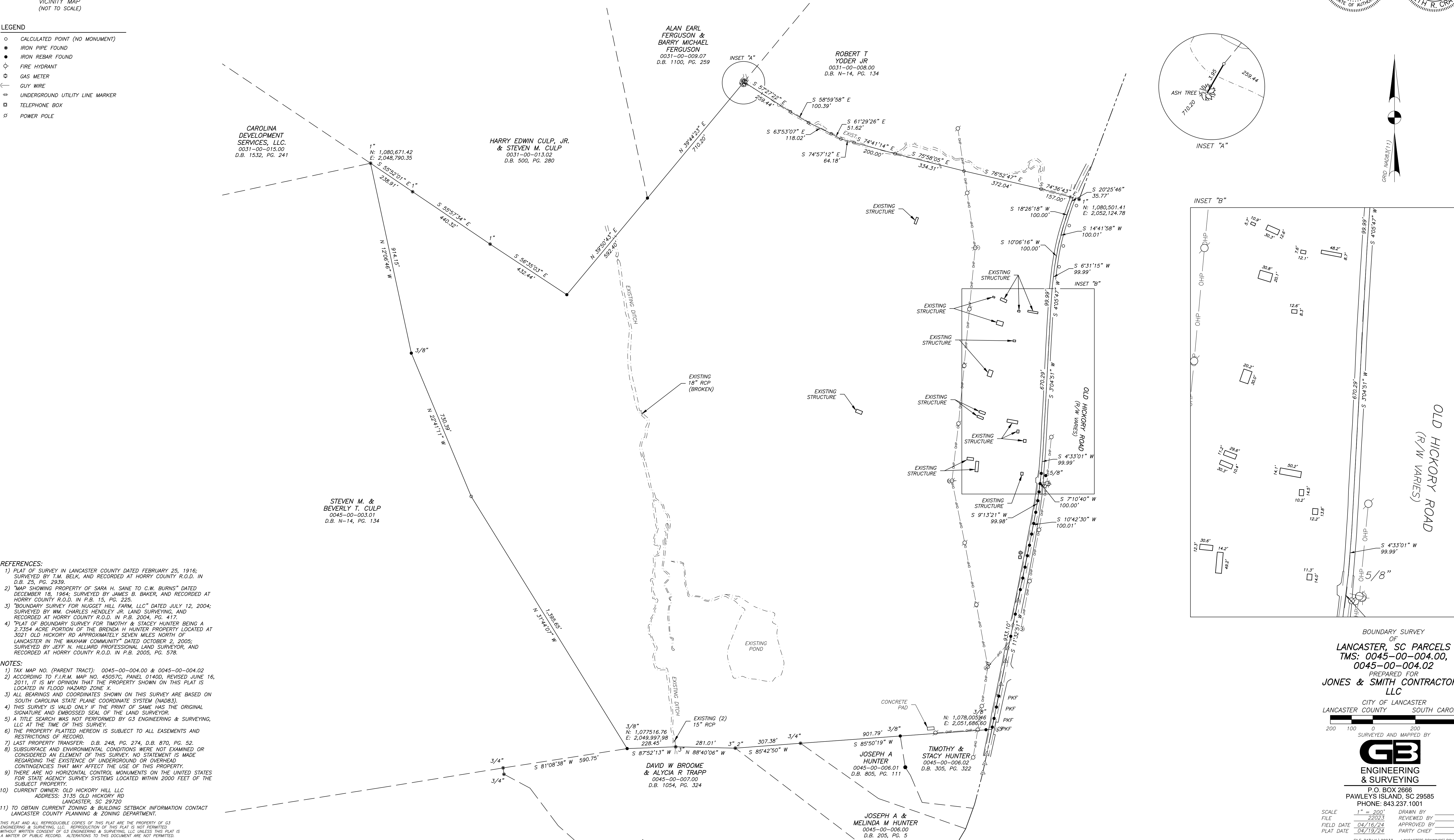
- CALCULATED POINT (NO MONUMENT)
- IRON PIPE FOUND
- IRON REBAR FOUND
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- GUY WIRE
- ≡ UNDERGROUND UTILITY LINE MARKER
- TELEPHONE BOX
- ⊕ POWER POLE

CERTIFICATE OF OWNERSHIP AND DEDICATION  
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE)  
THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED  
HEREON, AND THAT I (WE) HEREBY ADOPT THIS (PLAN OF  
DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT  
I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN  
OR INDICATED ON SAID PLAT.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

OLD HICKORY HILL LLC REPRESENTATIVE

PRINT NAME: \_\_\_\_\_



REFERENCES:

- 1) PLAT OF SURVEY IN LANCASTER COUNTY DATED FEBRUARY 25, 1916; SURVEYED BY T.M. BELK, AND RECORDED AT HORRY COUNTY R.O.D. IN D.B. 25, PG. 2939.
- 2) "MAP SHOWING PROPERTY OF SARA H. SANE TO C.W. BURNS" DATED DECEMBER 18, 1964; SURVEYED BY JAMES B. BAKER, AND RECORDED AT HORRY COUNTY R.O.D. IN P.B. 15, PG. 225.
- 3) "BOUNDARY SURVEY FOR NUGGET HILL FARM, LLC" DATED JULY 12, 2004; SURVEYED BY WM. CHARLES HENDLEY JR., LAND SURVEYING, AND RECORDED AT HORRY COUNTY R.O.D. IN P.B. 2004, PG. 417.
- 4) "PLAT OF BOUNDARY SURVEY FOR TIMOTHY & STACEY HUNTER BEING A 2.7354 ACRE PORTION OF THE BRENDA H HUNTER PROPERTY LOCATED AT 3021 OLD HICKORY RD APPROXIMATELY SEVEN MILES NORTH OF LANCASTER IN THE WAXHAW COMMUNITY" DATED OCTOBER 2, 2005; SURVEYED BY JEFF N. HILLIARD PROFESSIONAL LAND SURVEYOR, AND RECORDED AT HORRY COUNTY R.O.D. IN P.B. 2005, PG. 578.

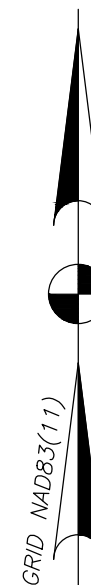
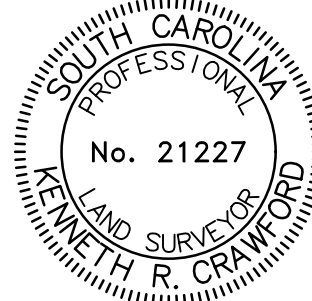
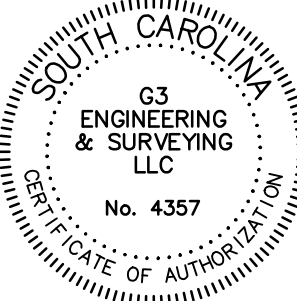
NOTES:

- 1) TAX MAP NO. (PARENT TRACT): 0045-00-004.00 & 0045-00-004.02
- 2) ACCORDING TO F.I.R.M. MAP NO. 45057C, PANEL 0140D, REVISED JUNE 16, 2011, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
- 3) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83).
- 4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
- 5) A TITLE SEARCH WAS NOT PERFORMED BY G3 ENGINEERING & SURVEYING, LLC AT THE TIME OF THIS SURVEY.
- 6) THE PROPERTY PLATED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) LAST PROPERTY TRANSFER: D.B. 248, PG. 274, D.B. 870, PG. 52.
- 8) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PROPERTY.
- 9) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES FOR STATE AGENCY SURVEY SYSTEMS LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
- 10) CURRENT OWNER: OLD HICKORY HILL LLC  
ADDRESS: 3135 OLD HICKORY RD  
LANCASTER, SC 29720
- 11) TO OBTAIN CURRENT ZONING & BUILDING SETBACK INFORMATION CONTACT LANCASTER COUNTY PLANNING & ZONING DEPARTMENT.

THIS PLAT AND ALL REPRODUCIBLE COPIES OF THIS PLAT ARE THE PROPERTY OF G3 ENGINEERING & SURVEYING, LLC. REPRODUCTION OF THIS PLAT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF G3 ENGINEERING & SURVEYING, LLC. UNLESS THIS PLAT IS A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 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.

KENNETH R. CRAWFORD  
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 21227



BOUNDARY SURVEY  
OF  
LANCASTER, SC PARCELS  
TMS: 0045-00-004.00,  
0045-00-004.02  
PREPARED FOR  
JONES & SMITH CONTRACTORS,  
LLC  
CITY OF LANCASTER  
LANCASTER COUNTY SOUTH CAROLINA  
200 100 0 200 400  
SURVEYED AND MAPPED BY  
G3  
ENGINEERING  
& SURVEYING  
P.O. BOX 2666  
PAWLEYS ISLAND, SC 29585  
PHONE: 843.237.1001  
SCALE 1" = 200'  
FILE 2/20/23  
FIELD DATE 04/16/24  
PLAT DATE 04/19/24  
DRAWN BY TRW  
REVIEWED BY JDW  
APPROVED BY KRC  
PARTY CHIEF JY  
FILE PATH: \\C:\22033 - LANCASTER\DRAWINGS\BOUNDARY