

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

Ordinance No. 2015-1346

FILED  
OFFICE OF CLERK  
OF COURT

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CLERK OF COURT  
LANCASTER, SC

**AN ORDINANCE**

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

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

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

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

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

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

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

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

**Section 2. Purpose; PDD-26.**

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

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

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

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

**Section 4. Jurisdiction.** This ordinance applies to various sub parcels previously known as the 411 Acre Collins Road Site development originally identified as Tax Map Number 0010-00-00-061. Subsequently, from that parcel numerous sub parcels have been created, with three sub parcels having been sold to unrelated third parties, particularly, Tax Map Numbers 0013-00-061.01 (Lancaster County), 0010-00.061.01 (Inspiration Network) and 0010-00-061.02 (LCWSA). Eight (8) sub parcels remain from the original parcel, particularly, Tax Map Numbers 0013-00-061.02, 0013-00-061.03, 0013-00-061.04, 0013-00-061.05, 0010-00-061.00, 0010-00-061.03, 0010-00-061.04, and 0010-00-061.06. These eight parcels together combine for approximately 311.50 acres. Although three (3) sub parcels have been transferred out, all eleven (11) parcels remain part of PDD26 and subject to the benefits and restrictions noted in this ordinance.

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

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

**Section 7. Master Plan Amendments.**

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

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

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

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

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

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

(4) Village H may be developed with a combination of either one or more of the following uses: hospital or medical institutional living and/or office space. The mixture of uses may be adjusted, provided, that, Village H shall not contain more than 150 dwelling units and/or 150,000 square feet.

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

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

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

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

#### **Section 8. Land Uses.**

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

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

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

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

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

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

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

(1) Adult entertainment;

(2) Auto business, etc;

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

(4) Commercial kennels;

- (5) Industrial mining;
- (6) Livestock auction house;
- (7) Lumber and/or building materials dealer;
- (8) Manufactured home type units;
- (9) Modular housing;
- (10) Motorized race and testing track;
- (11) Pistol, rifle, skeet range or turkey shoot;
- (12) Private or commercial horse stables; and
- (13) Rooming and boarding houses.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **Section 10. Development Regulations.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Section 11. Density/Intensity.**

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

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

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

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

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



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

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

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

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

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



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

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

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

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

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

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

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

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

(b) A sprinkler system is required for non-residential structures greater than 35 feet in height. No structure may be over 50' in height unless approval is obtained from the county Fire Marshal and Building Official.

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

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

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

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

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

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

**Section 16. Buffers.**

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

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

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

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

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

#### **Section 17. Parking.**

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

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

#### **Section 18. Roadways and Traffic.**

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

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

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

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

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

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

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

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

#### **Section 19. Street Lighting.**

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

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

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

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

**Section 20. Model Homes and Other Buildings.** This section shall be applicable to the entire 411 acres to which this ordinance relates. This section is not intended to be applicable individually to any one or any lesser, collective number of the eleven (11) sub parcels that together make up the whole parcel to which this ordinance relates. Prior to the installation of water and sewer for a development or any of its components, any and all developers throughout the entire 411 acres at any given time may be issued not more than eleven (11) active building permits of which ten (10) may be for model single family residences for sale ("Model Homes") and one (1) for a sales office. The Model Homes may be connected to temporary water and sewer services, including septic tanks, provided, that the Model Homes shall be connected to central water and sewer services as soon as the central services are available. Prior to issuing the building permits for the Model Homes, any and every developer shall provide the County with proof of applicable approvals by

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

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

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


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

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

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

AND IT IS SO ORDAINED THIS 13<sup>th</sup> DAY OF July, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

  
\_\_\_\_\_  
Bob Bundy, Chair, County Council

  
\_\_\_\_\_  
Steve Harper, Secretary, County Council

ATTEST:

  
\_\_\_\_\_  
Debbie Hardin, Clerk to Council

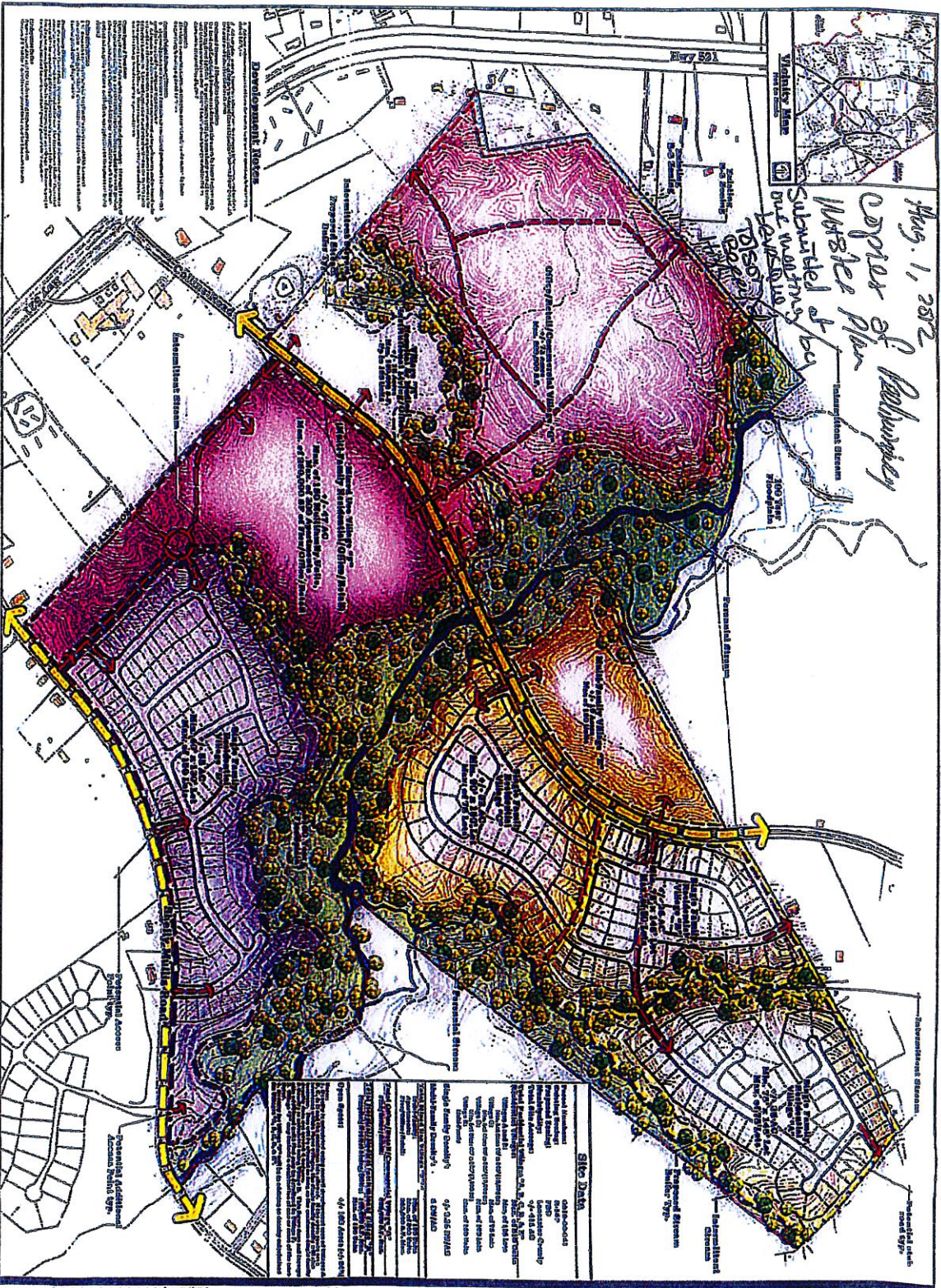
1<sup>st</sup> reading:            April 13, 2015  
2nd reading:          April 27, 2015  
Public Hearing:        June 8, 2015  
3rd reading:           July 13, 2015

**EXHIBIT A**

**411 Acre Collins Road Site**  
**Planned Development District (PDD-26)**  
**Master Plan (2 maps)**  
See attached.

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**ESP**  
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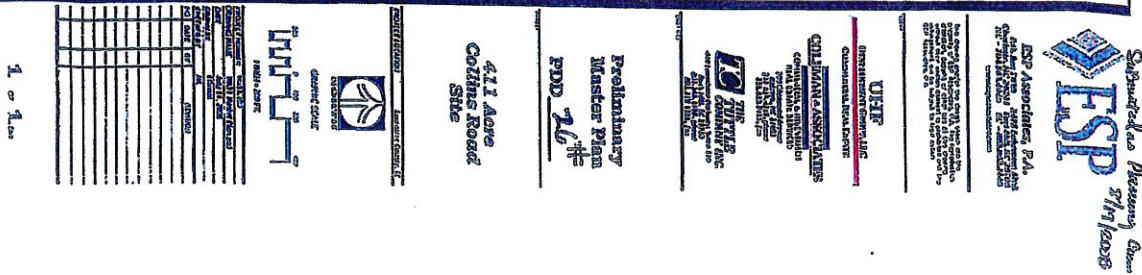


**GRAPHIC SCALE**  
 0 100 200 Feet  
 0 100 200 Meters



**North Arrow**





**EXHIBIT B**

**156.22 acre Queensbridge**

**Single-Family Residential Subdivision**

**Preliminary Plan (3 maps)**

**See attached**

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Three amendments were filed by the Lancaster County Planning Commission on January 27, 2014. The first amendment was to eliminate the street and from the first 100' Attached Tractor Plant which is located in the street area. The second amendment was to include a 10' front setback buffer zone (this particular property has a setback of 10' to 150'). The third amendment was to change the front setback from 10' to 150'.

The Planning Commission will be holding a public hearing on the amendments on February 13, 2014 at 7:00 PM. The amendments will be held at the Lancaster County Planning Commission's first Lancaster County Council meeting on February 13, 2014 at 7:00 PM.

**VILLAGES A, B, C, & D**  
**Quadrangle Preliminary**

A) General Map including  
Zones A, B, C, D, E

B) Quadrangle Preliminary Plan  
Zones A, B, C, D, E

C) Quadrangle Map (pending)

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

Wang A.C.Q. 2019-2020  
490 50 12.5

Wang F.H. 11th  
490 50 12.5  
490 50 12.5  
490 50 12.5

Wang G.C. 2019-2020  
490 50 12.5

Wang H.C. 2019-2020  
490 50 12.5

Developmental Data	
Year/Week	01-10-03-024, 03, 01-10-03-025, 02, 01-10-03-026, 03, portion of 01-10-03-027, 03
Site/Area	4-033-023 Area
Location	Limestone County, TN
Local Name	Various
Planning Program	Single-Family Residential
zoning	
Zoning	RD-20-0
Program	FD-20-0
Year/Week	2-10-03
Project Number	1-03-024-02
Project Name/Status Open Report	4-033-023 Area
Project Name/Status in Public/PAZ	4-033-023 Area
Project Name/Status	19-03-023
Geographic Area (County/State)	
County	19
State	(TN, Limestone County)

PBD-26 Lot Standards	
Reference Lot #6246	67
Reference Lot #666	7,000 G/F

[illegible]

1. Preliminary Plans subject to more revisions during the design process as completed.
2. See Sheet 2 & Sheet 3 for bid documents.
3. Response to Information based on information distributed by USACE project on the Corps' Department of National Resources.
4. Response to Information distributed by USACE project on the Corps' Department of National Resources.
5. Response to Information distributed by USACE project on the Corps' Department of National Resources.
6. Response to Information distributed by USACE project on the Corps' Department of National Resources.

**Project Information**  
1. **Project Name:** Florida's 2011-2012 Budget  
2. **Project Dates:** June 15, 2011 - June 15, 2012  
3. **Project Location:** Florida  
4. **Project Description:** The project is a study of the 2011-2012 budget process in Florida.

**Project Goals**  
1. **Goal 1:** To provide a comprehensive overview of the 2011-2012 budget process in Florida.  
2. **Goal 2:** To provide a detailed analysis of the 2011-2012 budget process in Florida.  
3. **Goal 3:** To provide a detailed analysis of the 2011-2012 budget process in Florida.

**Project Objectives**  
1. **Objective 1:** To provide a comprehensive overview of the 2011-2012 budget process in Florida.  
2. **Objective 2:** To provide a detailed analysis of the 2011-2012 budget process in Florida.  
3. **Objective 3:** To provide a detailed analysis of the 2011-2012 budget process in Florida.

The United States Government  
 Department of the Interior, Bureau of Land Management  
 The National Wildlife Refuge System, The National Fish and Wildlife  
 Conservation Service, Bureau of Land Management, Bureau of Reclamation,  
 and the National Park Service, are pleased to announce that the  
 following lands are being transferred to the National Park Service  
 and will be managed as part of the National Park System.

**Typical Let Notifier**



65' X 130' LOT

$$\overline{SD' ROW} \text{ (typ)}$$

<p>DATE: 11/11/78</p> <p>TIME: 10:00 AM</p> <p>BY: [redacted]</p> <p>TO: [redacted]</p> <p>FROM: [redacted]</p> <p>SUBJECT: [redacted]</p>	<p>REPORT NO. 1111</p> <p>DATE: 11/11/78</p> <p>TIME: 10:00 AM</p> <p>BY: [redacted]</p> <p>TO: [redacted]</p> <p>FROM: [redacted]</p> <p>SUBJECT: [redacted]</p>	<p>REPORT NO. 1111</p> <p>DATE: 11/11/78</p> <p>TIME: 10:00 AM</p> <p>BY: [redacted]</p> <p>TO: [redacted]</p> <p>FROM: [redacted]</p> <p>SUBJECT: [redacted]</p>
--	---	---

**PERSONAL DATA**  
NAME: [REDACTED]  
DOB: [REDACTED]  
SSN: [REDACTED]  
ADDRESS: [REDACTED]  
CITY: [REDACTED]  
STATE: [REDACTED]  
ZIP: [REDACTED]  
TELEPHONE: [REDACTED]  
MARRIAGE: [REDACTED]  
CHILDREN: [REDACTED]  
EDUCATION: [REDACTED]  
EMPLOYMENT: [REDACTED]  
MILITARY: [REDACTED]  
CREDIT: [REDACTED]  
COURT: [REDACTED]  
RECORDS: [REDACTED]  
OTHER: [REDACTED]

1954年12月

PRELIMINARY PLAN (OVERALL)		QUEENSBIDGE	
<div>  <div> <div>ESP SYSTEMS, INC.</div> <div> <div>ESTABLISHED</div> <div>1982</div> </div> </div> </div>		<div>  <div> <div>NATIONAL</div> <div>CONSTRUCTION</div> <div>EXCELLENCE</div> </div> </div>	
NO.	DESCRIPTION	QTY	UNIT
1	CONCRETE	100	CU YD
2	STEEL	100	TON
3	BRICK	100	SQ YD
4	PAVING	100	SQ YD
5	LANDSCAPING	100	SQ YD
6	SEWER	100	FEET
7	WATER	100	FEET
8	ELECTRICAL	100	FEET
9	MECHANICAL	100	FEET
10	PLUMBING	100	FEET
11	PAINT	100	SQ YD
12	ROOFING	100	SQ YD
13	GLASS	100	SQ YD
14	DOORS	100	FEET
15	WINDOWS	100	FEET
16	FLOORING	100	SQ YD
17	CEILING	100	SQ YD
18	WALLS	100	SQ YD
19	ROOF	100	SQ YD
20	FOUNDATION	100	SQ YD
21	CONCRETE	100	CU YD
22	STEEL	100	TON
23	BRICK	100	SQ YD
24	PAVING	100	SQ YD
25	LANDSCAPING	100	SQ YD
26	SEWER	100	FEET
27	WATER	100	FEET
28	ELECTRICAL	100	FEET
29	MECHANICAL	100	FEET
30	PLUMBING	100	FEET
31	PAINT	100	SQ YD
32	ROOFING	100	SQ YD
33	GLASS	100	SQ YD
34	DOORS	100	FEET
35	WINDOWS	100	FEET
36	FLOORING	100	SQ YD
37	CEILING	100	SQ YD
38	WALLS	100	SQ YD
39	ROOF	100	SQ YD
40	FOUNDATION	100	SQ YD

### ELIMINARY PLAN (OVERALL)

**QUEENSRIDGE**

FALCONI.COM

PROPERTY INFORMATION	
PROPERTY ADDRESS	1053
CITY/STATE	1053
COUNTY	1053
PROPERTY TYPE	1053
OWNER NAME	1053

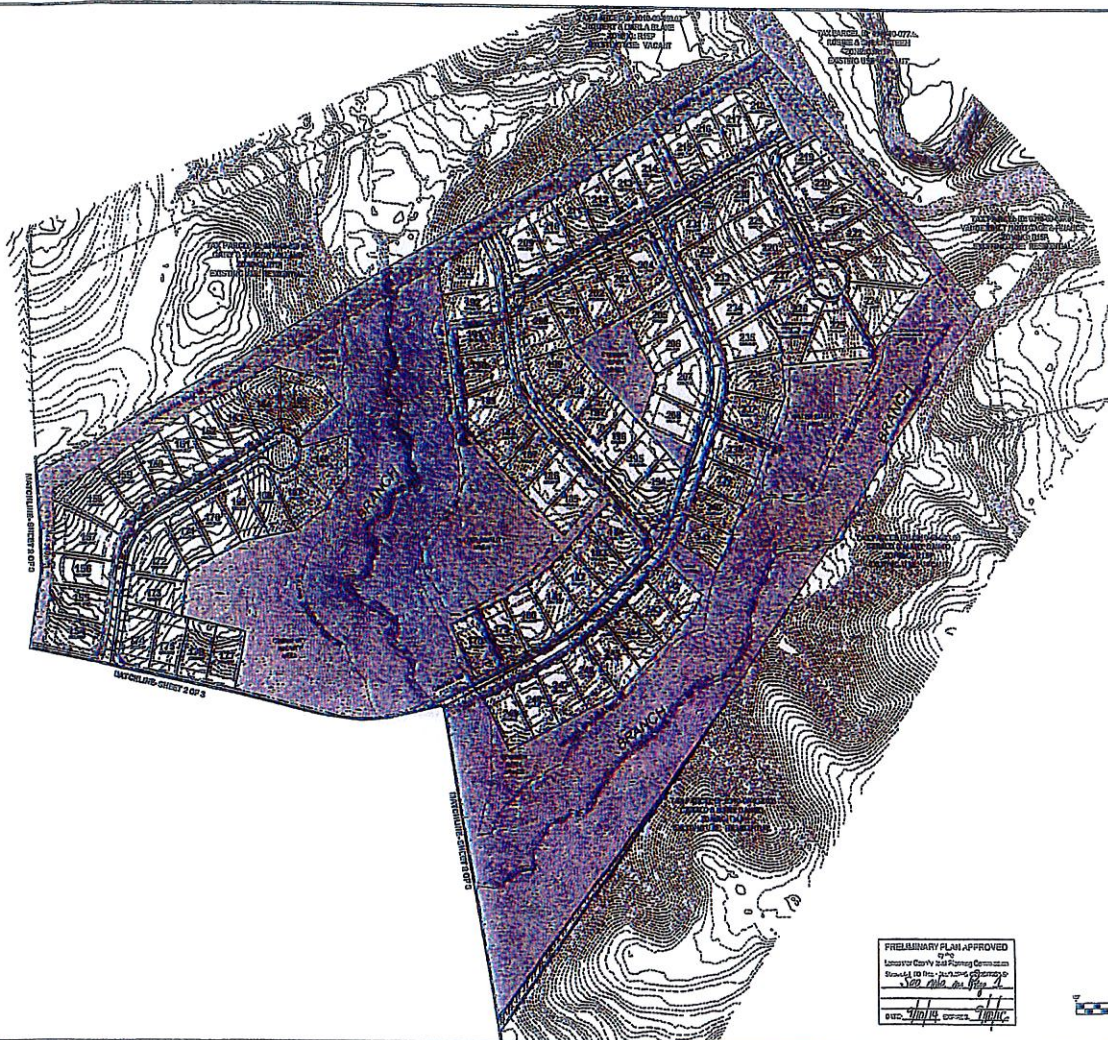
1 OF 3

\_\_\_\_\_









**PRELIMINARY PLAN APPROVED**  
 7/10  
 Letter for City and Planning Commission  
 Submitted to City - 7/10/14  
 See also on Page 1  
 Date: 7/10/14  
 Signature: [Signature]

**ESP** ENGINEERING & SURVEYING PRACTICE

**ES&C** ENGINEERING & SURVEYING CONSULTANTS

**ES&S** ENGINEERING & SURVEYING SERVICES

**ES&D** ENGINEERING & SURVEYING DESIGN

**ES&I** ENGINEERING & SURVEYING INVESTIGATION

**ES&M** ENGINEERING & SURVEYING MANAGEMENT

**ES&A** ENGINEERING & SURVEYING ANALYSIS

**ES&P** ENGINEERING & SURVEYING PLANNING

**ES&O** ENGINEERING & SURVEYING OPERATION

**ES&F** ENGINEERING & SURVEYING FACILITIES

**ES&E** ENGINEERING & SURVEYING ENVIRONMENT

**ES&H** ENGINEERING & SURVEYING HEALTH

**ES&S** ENGINEERING & SURVEYING SAFETY

**ES&I** ENGINEERING & SURVEYING INFORMATION

**ES&M** ENGINEERING & SURVEYING MATERIALS

**ES&A** ENGINEERING & SURVEYING ANALYSIS

**ES&P** ENGINEERING & SURVEYING PLANNING

**ES&O** ENGINEERING & SURVEYING OPERATION

**ES&F** ENGINEERING & SURVEYING FACILITIES

**ES&E** ENGINEERING & SURVEYING ENVIRONMENT

**ES&H** ENGINEERING & SURVEYING HEALTH

**ES&S** ENGINEERING & SURVEYING SAFETY

**ES&I** ENGINEERING & SURVEYING INFORMATION

**ES&M** ENGINEERING & SURVEYING MATERIALS

**PRELIMINARY PLAN (SHEET 3 OF 3)**

**QUEENSBIDGE**

**3 OF 3**

PRELIMINARY PLAN (SHEET 3 OF 3)

## REFERENCES

www.taylorandfrancis.com

10

2003

12/21/

3 OF 3