YORK COUNTY

PLANNING COMMISSION

AGENDA ● MARCH 13, 2023

Planning Commission	York County Government Center 6 South Congress Street York, SC 29745	6:00 PM

Call to Order

Approval of the Agenda

Adoption of Minutes

1. Planning Commission - Planning Commission - Feb 13, 2023 6:00 PM

New Business

1. Subdivision: Mimosa Farms Applicant: LotSales, Inc/Tracy Ferguson Tax Map Numbers: 246-00-00-038 & -040 Total Acreage: 93.77 acres Total Lots: 10 single-family lots Council District #3: Tommy Adkins Zoning District: Agricultural Conservation (AGC)

2. Rezoning 23-06; Taylor Horry Properties, LLC / Taylor York Properties, LLC (Applicant/Owner); requesting to rezone 4 parcels for a total of +/- 12.5 acres from UD to LI. The subject parcels are located on Highway 51 and Flint Hill Road, Fort Mill. The property is referenced as tax map numbers 725-00-00-022; 725-00-00-302; 725-00-00-303; 726-00-00-081 Council District 7 - Coninger.

3. Rezoning 23-07; Lisa Allen (Applicant/Owner); requesting to rezone 3 parcels for a total of +/- 3.04 acres from RSF-40 to RMX-20. The subject parcels are located on Elks Park Road, Rock Hill. The property is referenced as tax map numbers 639-00-00-055, 639-00-00-055, 639-00-00-112 Council District 6 - Huckabee.

4. Rezoning 23-08; Property Advisors, LLC (Applicant/Owner); requesting to rezone 4 parcels for a total of +/- 0.802 acres from RSF-40 to RMX-10. The subject parcels are located on Palmetto Drive, Rock Hill. The property are referenced as tax map numbers 586-01-10-001; 586-01-10-002; 586-01-10-003; 586-01-10-004 Council District 6 - Huckabee.

5. Rezoning 23-09; Ainslee Moss (Applicant) Ainslee Moss, James House, Nolan House; requesting to rezone a total of 6.49 acres from AGC to RUD. The subject parcel is located at 2192 and 2196 Garvin Road, York. The property is referenced as tax map number 337-00-00-015 Council District 3 - Adkins.

"*York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."*

6. Rezoning 23-10; Fred Gilbert Ramsey (Applicant/Owner) requesting to rezone a total of 7.75 acres from AGC-I to RUD. The subject parcel is located at 2060 Dunlap Roddey Road, Rock Hill. The property is referenced as tax map number 610-00-00-021 Council District 5 - Cox.

7. Daniel J. Ballou has filed an Administrative Appeal of staff's December 7, 2022 "Not Approved" review of the civil construction plan for Project #20204228. The subject property is located at 976 Stacking Road in the Catawba Community, tax map numbers 680-00-00-050, 614-00-00-036, 680-00-00-002, and 680-00-00-003. District – 5, Cox. Case Number A23-01.

Other Business

1. Rezoning Tracking Sheet

Executive Session:

Matters for Consideration Following Executive Session

Adjournment

YORK COUNTY

PLANNING COMMISSION

MINUTES ● FEBRUARY 13, 2023

FINAL

Planning Commission	York County Government Center 6 South Congress Street York, SC 29745	6:00 PM

Chair, District 1 Kate Kraxberger: Present, District 3 Aubrie Parham: Present, District 4 Antonio Mickel: Present, District 5 Mike Duralia: Present, District 6 Matthew Velkovich: Present, District 7 Thomas Bach: Present, At Large John Segura: Present, At Large Greg Simmons: Present, Planning Manager Diane Dil: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

Kate Kraxberger called the meeting to order at 6:00 p.m. She welcomed Tom Bach from District 7.
The agenda was approved with a motion by Matt Velkovich and a second by Greg Simmons.

Adoption of Minutes

1. Approval of January 9, 2023 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Kate Kraxberger
SECOND: Aubrie Parham

New Business

1. Rezoning 23-01; Chris and Tracy Clarkson (Applicant/Owner); requesting to rezone a 3-acre portion of an 11.79-acre parcel from AGC to RUD. The subject parcel is located on Smith Valley Road, Sharon. The property is referenced as tax map number 130-00-00-016; Council District 3 - Atkins.

Diane Dil presented the request noting the condition recommendation in the packet under "H". Matt Velkovich made a motion to deny the request. The motion died for lack of a second. Greg Simmons motioned to approve the request supported by Antonio Mickel. The motion passed 7/1.

Minutes Acceptance: Minutes of Feb 13, 2023 6:00 PM (Adoption of Minutes)

APPROVED [7 to 1]

MOVANT:	Greg Simmons
SECOND:	Antonio Mickel
AYES:	Kraxberger, Parham, Mickel, Duralia, Bach, Segura, Simmons
NAYS:	Matthew Velkovich

Rezoning 23-01

After rezoning request 23-04 it was noted that the condition on 23-01 was not part of the motion. Greg Simmons motioned to reconsider 23-01. Mike Duralia seconded. The motion passed 7/1.

PASSED [7 to 1]

MOVANT:	Greg Simmons
SECOND:	Mike Duralia
AYES:	Kraxberger, Parham, Mickel, Duralia, Bach, Segura, Simmons
NAYS:	Matthew Velkovich

Rezoning 23-01

Greg Simmons motioned to approved the request with staff recommended condition. Tom Bach seconded the motion. The motioned passed 7/1.

PASSED [7 to 1]

MOVANT:	Greg Simmons
SECOND:	Thomas Bach
AYES:	Kraxberger, Parham, Mickel, Duralia, Bach, Segura, Simmons
NAYS:	Matthew Velkovich

2. Rezoning 23-02; Steven Todd Bryant (Applicant/Owner); requesting to rezone a 5.7-acre parcel from AGC to RUD. The subject parcel is located on Double K Road, Clover. The property is referenced as tax map number 383-00-00-009; Council District 2 - Love.

Diane Dil presented the request. Antonio Mickel motioned to approve and John Segura seconded. The motion passed unanimously.

Minutes Acceptance: Minutes of Feb 13, 2023 6:00 PM (Adoption of Minutes)

APPROVED [Unanimous]

MOVANT: Antonio Mickel
SECOND: John Segura
AYES: Kraxberger, Parham, Mickel, Duralia, Velkovich, Bach, Segura, Simmons

3. Rezoning 23-03; Jonathan and Ashley Pannell (Applicant/Owner); requesting to rezone a 4-acre portion of a 10.50-acre parcel from AGC to RUD. The subject parcel is located on Border Road, Rock Hill. The property is referenced as tax map number 523-00-00-031; Council District 5 - Cox.

Diane Dil presented the request. Kate Kraxberger motioned to approve with staff recommended condition. Mike Duralia seconded the motion that passed unanimously.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger
SECOND: Mike Duralia
AYES: Kraxberger, Parham, Mickel, Duralia, Velkovich, Bach, Segura, Simmons

4. Rezoning 23-04; Right Solution Truck Care, LLC (Applicant/Owner); requesting to rezone 13 parcels for a total of 5.064 acres from UD to LI. The subject parcels are located on Anderson Road and Rainey Road, Rock Hill. The property is referenced as tax map numbers 666-00-00-002; -003; -025; 666-02-02-002;-004;--005; --006;-007;-008;-009;-010;-012;-016 Council District 5 - Cox.

Diane Dil presented the request. She noted that the properties are in code violation due to being cleared for a trucking operation. There was discussion amongst the Commissioners regarding buffers, access points, truck routes, and lighting ordinances. Matt Velkovich moved to approved with staff recommended conditions. Tom Bach seconded the motion that was unanimously approved.

Minutes Acceptance: Minutes of Feb 13, 2023 6:00 PM (Adoption of Minutes)

APPROVED [Unanimous]

MOVANT:	Matthew Velkovich
SECOND:	Thomas Bach
AYES:	Kraxberger, Parham, Mickel, Duralia, Velkovich, Bach, Segura, Simmons

5. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code to allow Schools as a permitted use in the AGC and OI Districts.

Diane Dil presented the zoning code requested change to allow schools as a permitted use in the AGC and OI Districts. This would eliminate the need to apply for a Special Exception with the Board of Zoning Appeals. Matt Velkovich motioned to approve. With a second by Greg Simmons the motion passed unanimously.

APPROVED [Unanimous]

MOVANT:	Matthew Velkovich
SECOND:	John Segura
AYES:	Kraxberger, Parham, Mickel, Duralia, Velkovich, Bach, Segura, Simmons

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned at 6:42 p.m. with a motion by Greg Simmons and a second by Aubrie Parham.

Minutes Acceptance: Minutes of Feb 13, 2023 6:00 PM (Adoption of Minutes)

PLANNING COMMISSION

SUBDIVISION: MIMOSA FARMS APPLICANT: LOTSALES, INC/TRACY FERGUSON TAX MAP NUMBERS: 246-00-00-038 & -040 TOTAL ACREAGE: 93.77 ACRES TOTAL LOTS: 10 SINGLE-FAMILY LOTS COUNCIL DISTRICT #3: TOMMY ADKINS ZONING DISTRICT: AGRICULTURAL CONSERVATION (AGC)

Planning Commission
Staff Report
Preliminary Plat – Mimosa Farms

March 13, 2023

RECOMMENDATION: **That the Planning Commission approve the Preliminary Plat based on the Findings listed below.**

PROJECT DATA:

Property Owner/Applicant:		LotSales Inc/Tracy Ferguson III
Application Type:		Preliminary Plat, Single-Family Residential Subdivision
Tax Map Numbers:		246-00-00-038 and -040
Location:		Highway 49/Sharon Road, southwest of York city limits
Council District:		District 3; Adkins
Zoning:		Agricultural Conservation District (AGC)
Project Consistency:		Consistent with the AGC zoning district
Comprehensive Plan:		Agriculture
Project Consistency:		Consistent with the Comprehensive Plan
Land Use:	-existing:	Agricultural
	-proposed:	Single-family residential
	-in area:	Single-family residential, agricultural
Land Area:		93.767 acres
Lots Proposed:		10
Lot Dimensions:		Regular
Planning Staff:		Marion Ray, MPA

BACKGROUND AND PROJECT DESCRIPTION

The applicant is requesting approval of a preliminary plat for Mimosa Farms subdivision. This subdivision includes 10 proposed large single-family lots. Each lot will be at least 5.96 acres, with a minimum lot width of 350 feet along Sharon Road (Highway 49). Due to the AGC zoning designation, the site requires neither open space or tree save, but tree save areas are provided.

The site is currently two parcels – the northwest parcel containing 48.48 acres and the southeast parcel containing 45.287 acres – for a total of 93.767 acres. Surrounded by predominately agricultural uses, the new single-family subdivision is proposed on the site which is bisected by Sharon Road and located approximately 1.25 miles from the Town of York. Previous use of the parcels was agricultural, including a tree farm.

Despite the size of the lots, this project has recently utilized the minor subdivision process and is now dividing the

Attachment: Mimosa Farms PC Packet v2 [Revision 1] (7561 : Preliminary Plat - Mimosa Farms)

land further, requiring staff review and Planning Commission approval as a major subdivision. During the individual plat process, the two parcels on either side of Hwy 49 were divided into six lots, with the largest lots against the highway. The applicant now wishes to further divide the remaining two large lots into 10 smaller lots, creating a major subdivision known as Mimosa Farms.

ANALYSIS

Zoning Ordinance
§155.026
The Agricultural Conservation District (AGC) generally consists of the most agriculturally productive soils, and their loss cannot be readily compensated. Therefore, the district is intended to preserve areas under cultivation and prime agricultural soils for continued agricultural and agriculturally-oriented uses, protect and support the business of agriculture, and protect agricultural character.

The proposed single-family large lot residential subdivision is consistent with the purpose of the AGC zoning district in that the proposed subdivision will not have an adverse impact on any of the surrounding residential and agricultural properties.

Comprehensive Plan
The 2035 Comprehensive Plan, *York Forward* (adopted July 18, 2016), designated the future land use for the proposed project as Agricultural. The Agricultural Areas are primarily located in the western portion of the County. The predominant existing land uses in these areas include working forest lands and farms. These areas are identified to maintain continuity of existing operations by reducing the potential for conflict from encroaching incompatible uses, which is critical for

The proposed residential subdivision is consistent with the Comprehensive Plan as the project is proposing large single-family lots. In line with the Plan, the future single-family homes will be detached and the neighborhood will be rural in nature.

ACCESS AND CIRCULATION

The proposed lots will be accessed by Highway 49, a state-maintained highway. This type of low-density development does not require sidewalks. Due to the lack of a common open space requirements, amenities are not required and are not provided.

FINDINGS FOR PRELIMINARY PLAT REVIEW

Section §154.322
Section 154.322 of the York County Subdivision Code stipulates that the Planning Commission review and approve all applications for major subdivisions (seven or more lots). Approval of the preliminary plat shall not constitute approval of the construction plan and final plat. Application for approval of the subdivision construction plan and final plat shall be considered only after the specifications and requires of the Subdivision Chapter are met and all other specified conditions have been met. Upon approval of the preliminary plat by the Planning Commission, the developer may proceed with the preparation of the subdivision construction plan.

(D) The Planning Commission shall not approve a preliminary plat, unless the following findings are made:

1. **The developer has provided willingness and capability letters from the applicable water and sewer service provider indicating the water and sewer infrastructure is sufficient to provide service to the development:**
   The site will be serviced by private water and septic systems as indicated on the proposed plat.

   If the development will be served by individual wells and septic systems, the proposed lots meet minimum square footage requirements per county ordinances:
   All proposed lots meet or exceed the minimum five acres as stipulated by the AGC site standards. Written

Attachment: Mimosa Farms PC Packet v2 [Revision 1] (7561 : Preliminary Plat - Mimosa Farms)

statement from SCDHEC indicating the approval of individual septic tanks is not required due to the proposed five acre minimum lot size.

2. **The proposed land use and density complies with the zoning district requirements:**
   Single-family residential is an allowed use. The Agricultural Conservation (AGC) zoning district has a maximum residential density of 0.4 dwelling units per acre, the development has a density of 0.1 residential units per acre.

3. **Impacts to the transportation network, as identified in the Traffic Impact Analysis, have been adequately mitigated:**
   A TIA has been completed and approved.

4. **The development provides adequate street connectivity and pedestrian facilities to address public health and safety:**
   The development is accessed from Highway 49, maintained by the SCDOT. The site is bounded on all sides by large lot residential and agricultural parcels. Sidewalks are not required within the development due to the minimum proposed lot width of more than 100 feet.

5. **The required open space and buffers have been provided:**
   The 20-percent open space is not required due the zoning designation, nor is it provided.

6. **All other applicable zoning and subdivision code requirements have been satisfied:**
   Tree save areas are not required due to the zoning designation, but are they provided.

SUMMARY AND RECOMMENDATION

Staff recommends the Planning Commission accept the findings of fact and approve the preliminary plat.

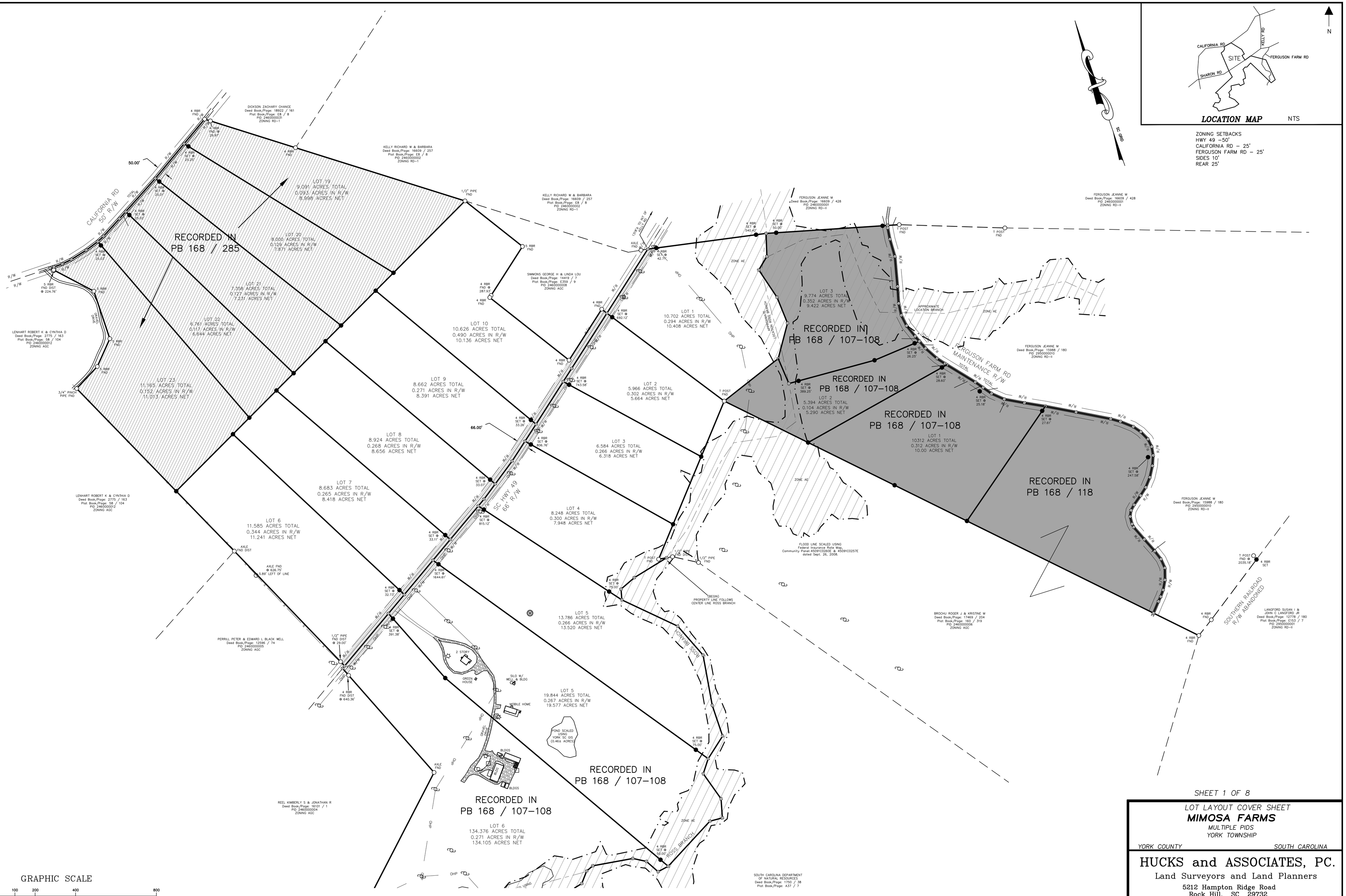
Submitted by:

Marion Ray, MPA
Planner

Approved by:

Rachel Grothe, MCRP
Zoning Administrator

Attachment: Mimosa Farms PC Packet v2 [Revision 1] (7561 : Preliminary Plat - Mimosa Farms)



SHEET 1 OF 8

LOT LAYOUT COVER SHEET

MIMOSA FARMS

MULTIPLE PIDS

YORK TOWNSHIP

YORK COUNTY SOUTH CAROLINA

HUCKS and ASSOCIATES, PC.

Land Surveyors and Land Planners

5212 Hampton Ridge Road
Rock Hill, SC 29732

803-366-4677 803-366-4128

SCALE:	DATE:	FILE NO:	CHK BY:
1" = 200'	JAN. 23, 2023	21409	TWH

NOTES:

1.) NO TITLE COMMITMENT WAS PROVIDED TO BE USED IN PREPARING THIS PLAT.

2.) PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS AND EASEMENTS, NOT SHOWN ON THIS PLAT.

TAX MAP PARCEL #2460000038
Deed Book/Page: 19575 / 321
Plat Book/Page: 168 / 107-08

– PROPOSED LOTS ARE TO BE SERVED BY WELL AND SEPTIC.

– SPEED LIMIT SHARON RD 55 MPH

– UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE ROAD RIGHT OF WAYS.

– THERE ARE NO PROPOSED STREETS AT THIS TIME.

– THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY CELLULOSIC BURIAL SITES ON THESE LOTS. ANY NEW SITES WILL BE LOCATED ON THE FINAL PLAT.

– THERE ARE NO NEW ROADS TO BE ACCEPTED INTO THE YORK COUNTY ROADWAY

– THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THERE REPRESENTATIVES SHALL NOT PIPE OR FILL ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES, ENCLOSED ROAD SYSTEMS, OR ROAD RIGHT OF WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL.

– THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGN, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT.

– ALL CORNERS NOTED ARE #4 REBAR UNLESS OTHERWISE NOTED.

– THIS SUBDIVISION IS SUBJECT TO ALL OF THE APPLICABLE REQUIREMENTS OF THE YORK COUNTY TREE ORDINANCE.

– THE EXISTING CONDITION OF THE PROPERTY IS CLASSIFIED AS "PARTIALLY WOODED LAND".

– NO LAND DISTURBANCE, INCLUDING UNDERBRUSH REMOVAL, SHALL TAKE PLACE WITHIN PERENNIAL STREAM OR WATER QUALITY BUFFERS.

– THE HEREON SHOWN IS SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

– THE SURVEYOR HAS NOT SEEN OR BEEN MADE AWARE OF ANY CEMETERY SITES ON THIS PROPERTY.

– INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHT-OF-WAYS.

– THERE ARE NO KNOWN BURY PITS ON THIS SITE UNLESS NOTED AND AS SHOWN ON THIS PLAT.

– EACH LOT OWNER SHALL BE RESPONSIBLE FOR THEIR OWN STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES ASSOCIATED WITH ANY LAND DISTURBANCE ACTIVITY ON THEIR LOT.

– ALL TREES WITHIN THE SIGHT DISTANCE FROM LEFT TO RIGHT OF EACH DRIVEWAY ENTERING SHILOH RD WILL BE REMOVED.

– ALL ASSOCIATED PERMITS, PLANS FEES, ETC. MUST BE EXECUTED PRIOR TO THE DISTURBANCE OF ANY LAND ASSOCIATED WITH THIS PLAN AND/OR BUILDING PERMIT.

– THE DEVELOPER HAS RECEIVED, READ, AND UNDERSTANDS THE YORK COUNTY SUBDIVISION ORDINANCE. ANY DEVIATION FROM THE SUBDIVISION ORDINANCE SHALL HAVE PRIOR WRITTEN APPROVAL FROM YORK COUNTY. FAILURE TO ADHERE TO THE YORK COUNTY SUBDIVISION ORDINANCE COULD RESULT IN NON-ACCEPTANCE OF ROADWAYS INTO THE YORK COUNTY ROAD MAINTENANCE SYSTEM AND DENIAL OF THE SUBDIVISION CONSTRUCTION PLAN AND FINAL PLAT APPROVAL.

– THIS SUBDIVISION IS SUBJECT TO THE APPLICABLE REQUIREMENTS OF THE RESIDENTIAL TREE CONSERVATION SECTIONS OF THE ZONING CODE.

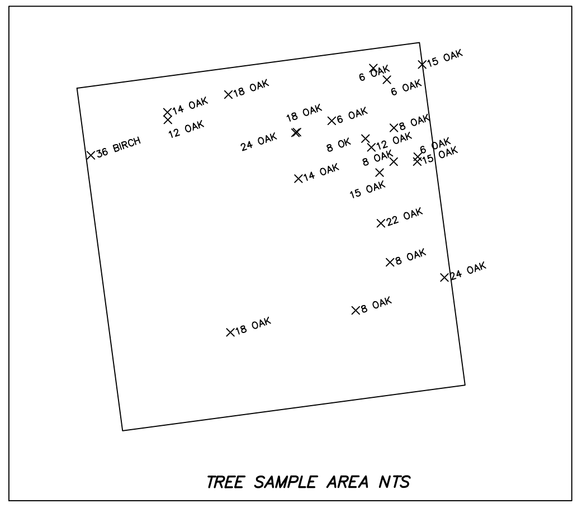
– PROPOSED USE OF ALL LOTS ARE RESIDENTIAL.

– The responsibility for maintaining all temporary and permanent erosion and sediment control measures and stormwater facilities, including easements, after site land-disturbing activity is completed shall lie with the landowner or person in possession or control including the Developer, the Developer's Designee, or any Homeowner's Association, Property Owner's Association or other common owner entity established for the governance/administration of a subdivision or common plan of development, except facilities and measures installed within road or street rights-of-way or easements accepted for maintenance by York County."

– THE PROPOSED SHARED DRIVEWAY IS A PRIVATE ACCESS EASEMENT AND IS NOT ELIGIBLE FOR COUNTY ROAD MAINTENANCE. ALL THOSE WHO SHARE ACCESS TO THE DRIVEWAY MUST HAVE A NON EXCLUSIVE EASEMENT, AN UNDIVIDED INTEREST, AND BE PART OF A SHARED MAINTENANCE AGREEMENT FOR THE DRIVEWAY IN PERPETUITY.

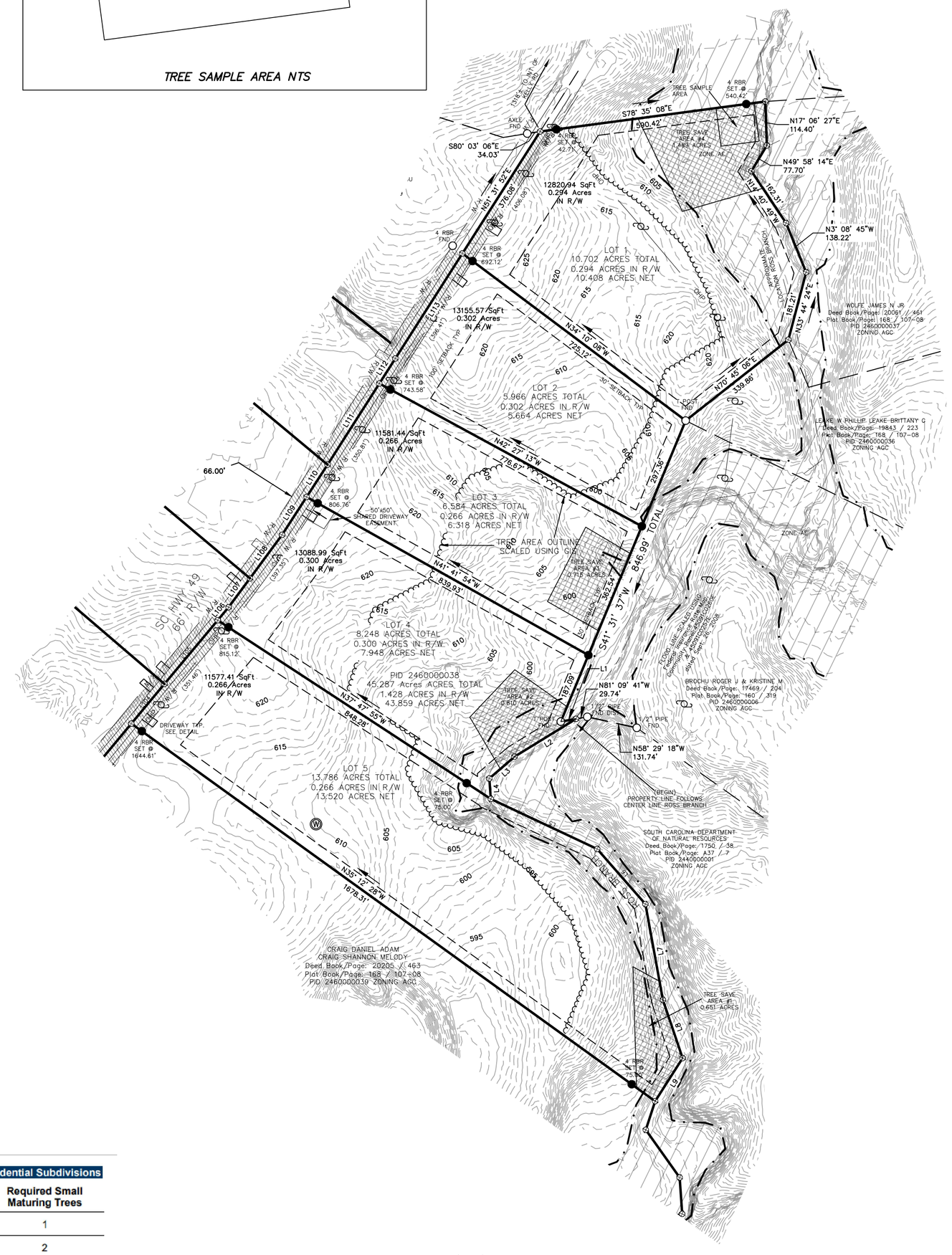
This site is considered to be part of a Larger Common Plan ,"with:
"This site is considered to be a Larger Common Plan (LCP) or is part of a Larger Common Plan of Development, as defined by York County Ordinance and SCDHEC regulations. Stormwater detention and water quality requirements shall be required for land disturbance during the development of any and all lots within this larger common plan.
a. Stormwater quantity or detention measures shall be implemented where two (2) or more acres are disturbed or are planned to be disturbed.
b. Stormwater water quality measures shall be implemented where five (5) or more acres in this LCP are disturbed or are planned to be disturbed.
c. All permanent stormwater management facilities and Best Management Practices (BMPs) shall require a Covenant for Permanent Stormwater System Maintenance and Responsibility form to be recorded with the York County Register of Deeds. This agreement shall constitute a covenant running with the land, and shall be binding upon the Responsible Parties, heirs, administrators, executors, assigns and any other successors in interest. The provisions of this agreement must also identify a source of funding to support future required maintenance and repair activities and an entity responsible for
d. No permanent BMPs can be constructed on a numbered lot. Property which contains stormwater management and/or water quality features (permanent BMPs) shall not be numbered as lots and shall be set aside as storm drainage easements within open space or green space.
e. All permanent BMPs to be implemented to meet these requirements will need to be approved prior to any disturbance being permitted.
f. All associated permits, plans, fees, etc. must be executed prior to the disturbance of any land associated with this plan and/or building permit."

EXISTING TOTAL TREE AREA IS 18.315 ACRES
3.663 ACRES REQUIRED FOR 20% TREE SAVE AREA
3.665 ACRES AS SHOWN ON PLAT



TREE SAMPLE AREA NTS

TOTAL ACREAGE – 45.287
CURRENT ZONING – AGC
COUNCIL DISTRICT – 3
NUMBER OF LOTS – 5
MEMBER ROBERT WINKLER
MINIMUM LOT SIZE – 5.966 AC
AVERAGE LOT SIZE – 9.057 AC
AVERAGE LOT WIDTH – 380.42'
AVERAGE DENSITY – 0.1104 UNITS PER ACRE


LOT 1
10.702 ACRES TOTAL
0.294 ACRES IN R/W
10.408 ACRES NET
LOT 2
5.966 ACRES TOTAL
0.302 ACRES IN R/W
5.664 ACRES NET
LOT 3
6.584 ACRES TOTAL
0.266 ACRES IN R/W
6.318 ACRES NET
LOT 4
8.248 ACRES TOTAL
0.300 ACRES IN R/W
7.948 ACRES NET
LOT 5
13.786 ACRES TOTAL
0.266 ACRES IN R/W
13.520 ACRES NET
PID 2460000038
45.287 Acres ACRES TOTAL
1.428 ACRES IN R/W
43.859 ACRES NET
12820.94 SqFt
0.294 Acres
IN R/W
13155.57 SqFt
0.302 Acres
IN R/W
11581.44 SqFt
0.266 Acres
IN R/W
13088.99 SqFt
0.300 Acres
IN R/W
11577.41 SqFt
0.266 Acres
IN R/W
TREE SAVE AREA #1
3.663 ACRES
TREE SAVE AREA #2
2.652 ACRES
TREE SAVE AREA #3
3.913 ACRES
TREE SAMPLE AREA
TREE SAVE AREA #4
1.665 ACRES
SC HWY 49
66' R/W
SHILOH RD
50' R/W
50'x50' SHARED DRIVEWAY EASEMENT
DRIVEWAY TYP. SEE DETAIL
S78° 35' 08"E
560.42'
N13° 06' 27"E
114.40'
N49° 58' 14"E
77.70'
N3° 08' 45"W
138.22'
S80° 03' 06"E
34.03'
S17° 14' 24"E
N70° 39' 08"E
339.88'
S47° 31' 57"W
846.59'
N42° 28' 03"W
N81° 09' 41"W
29.74'
N58° 29' 18"W
131.74'
N70° 39' 08"E
N17° 14' 24"W
N42° 28' 03"W
168.31'
N47° 31' 57"E
839.87'
N42° 28' 03"W
278.07'
N70° 39' 08"E
278.07'
S17° 14' 24"E
N70° 39' 08"E
S17° 14' 24"E
N70° 39' 08"E
S17° 14' 24"E
N70° 39' 08"E

NOTES:

1.) NO TITLE COMMITMENT WAS PROVIDED TO BE USED IN PREPARING THIS PLAT.

2.) PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS AND EASEMENTS, NOT SHOWN ON THIS PLAT.

TAX MAP PARCEL #2460000040
Deed Book/Page: 19575 / 321
Plat Book/Page: 167 / 353 & 354
Plat Book/Page: 87 / 74
Plat Book/Page: 31 / 121
Deed Book/Page: 19575 / 321
Plat Book/Page: 168 / 285

EXISTING TOTAL TREE AREA IS 29.443 ACRES
5.889 ACRES REQUIRED FOR 20% TREE SAVE AREA
5.895 ACRES AS SHOWN ON PLAT

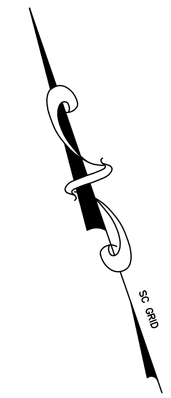
TOTAL ACREAGE – 48.48
CURRENT ZONING – AGC
COUNCIL DISTRICT – 3
NUMBER OF LOTS – 5
MEMBER ROBERT WINKLER
MINIMUM LOT SIZE – 8.662 AC
AVERAGE LOT SIZE – 9.696 AC
AVERAGE LOT WIDTH – 374.71'
AVERAGE DENSITY – 0.1031 UNITS PER ACRE

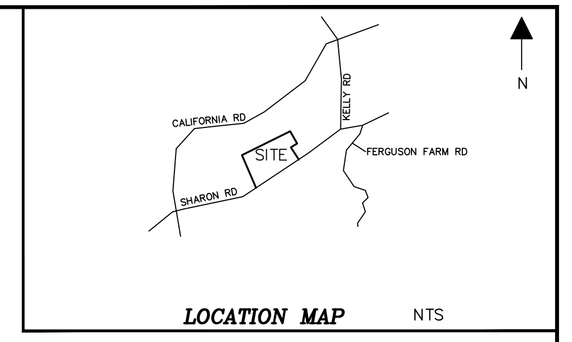
This site is considered to be part of a Larger Common Plan..."with:
"This site is considered to be a Larger Common Plan (LCP) or is part of a Larger Common Plan of Development, as defined by York County Ordinance and SCDHEC regulations. Stormwater detention and water quality requirements shall be required for land disturbance during the development of any and all lots within this larger common plan.
a. Stormwater quantity or detention measures shall be implemented where two (2) or more acres are disturbed or are planned to be disturbed.
b. Stormwater water quality measures shall be implemented where five (5) or more acres in this LCP are disturbed or are planned to be disturbed.
c. All permanent stormwater management facilities and Best Management Practices (BMPs) shall require a Covenant for Permanent Stormwater System Maintenance and Responsibility form to be recorded with the York County Register of Deeds. This agreement shall constitute a covenant running with the land, and shall be binding upon the Responsible Parties, heirs, administrators, executors, assigns and any other successors in interest. The provisions of this agreement must also identify a source of funding to support future required maintenance and shall designate an entity responsible for general upkeep, maintenance and repair.
d. No permanent BPMs can be constructed on a numbered lot. Property which contains stormwater management and/or water quality features (permanent BMPs) shall not be numbered as lots and shall be set aside as storm drainage easements within open space or green space.
e. All permanent BMPs to be implemented to meet these requirements will need to be approved prior to any disturbance being permitted.
f. All associated permits, plans, fees, etc. must be executed prior to the disturbance of any land associated with this plan and/or building permit."

Line Table		
Line #	Length	Direction
L101	337.94'	N58° 52' 31"E
L102	122.20'	N58° 59' 02"E
L103	221.02'	N58° 48' 54"E
L104	134.26'	N58° 48' 59"E
L105	215.74'	N58° 54' 42"E
L106	44.31'	N58° 52' 31"E
L107	93.34'	N55° 25' 55"E
L108	140.59'	N55° 25' 55"E
L109	117.13'	N51° 57' 24"E
L110	100.25'	N51° 57' 24"E
L111	250.13'	N51° 32' 57"E
L112	77.26'	N51° 32' 57"E
L113	323.92'	N51° 32' 09"E

Table 154.199-1: Trees Required for Lots in Residential Subdivisions

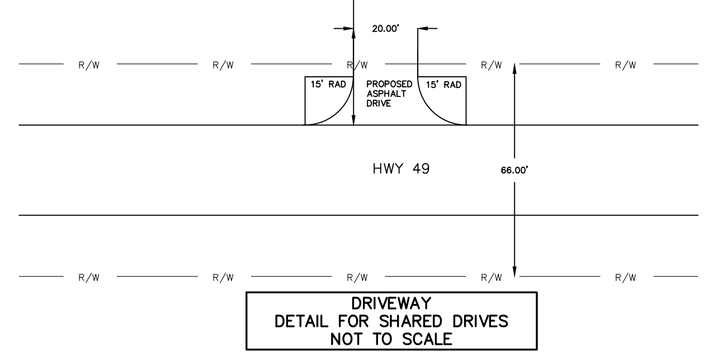
Lot Size	Required Large Maturing Trees	Required Small Maturing Trees
0-10,000 sf	2	1
10,001-20,000 sf	3	2
20,001-30,000 sf	4	2
30,001 sf – 1 acre	5	3
More than 1 acre	7	3



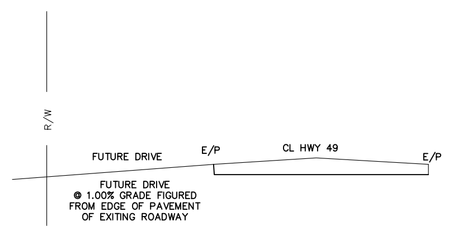


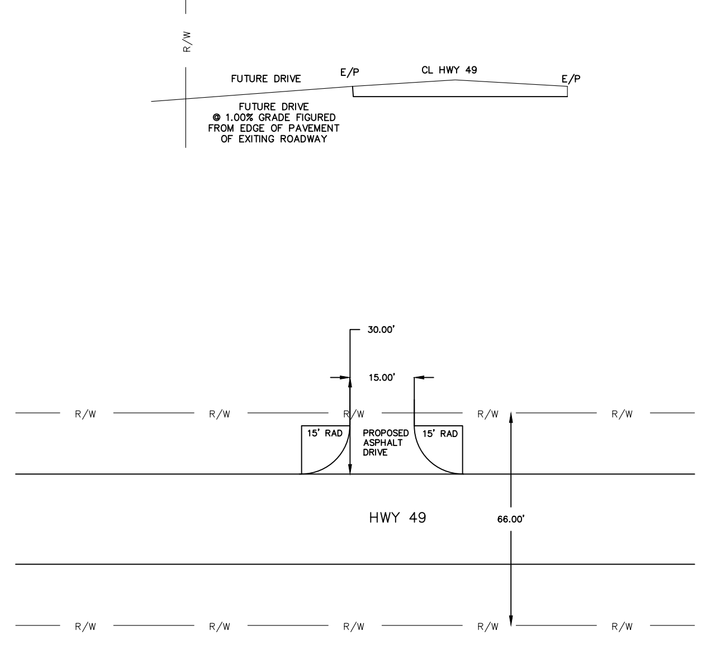
LOCATION MAP NTS

ZONING SETBACKS
HWY 49 –50'
SIDES 10'
REAR 25'



DRIVEWAY
DETAIL FOR SHARED DRIVES
NOT TO SCALE





DRIVEWAY
DETAIL FOR SINGLE DRIVES
NOT TO SCALE

DEVELOPER:
TRACY FERGUSON
Office Phone: 803-371-4595
1514 ALEXANDER LOVE HWY
YORK SC 29745
tracy3@tracyferguson.com

SITE UTILITIES
WATER – WELL
SEWER – SEPTIC
ELECTRICITY – DUKE ENERGY
NATURAL GAS – N/A
TELEPHONE – COMPORIUM COMMUNICATIONS
CABLE TV – COMPORIUM COMMUNICATIONS

THERE WILL BE NO BUILDING DEVELOPMENT WITHIN ANY EASEMENT.

– PROPOSED LOTS ARE TO BE SERVED BY WELL AND SEPTIC.

– SPEED LIMIT SHARON RD 55 MPH

– UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE ROAD RIGHT OF WAYS.

– THERE ARE NO PROPOSED STREETS AT THIS TIME.

– THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY CELLULOSIC BURIAL SITES ON THESE LOTS. ANY NEW SITES WILL BE LOCATED ON THE FINAL PLAT.

– THERE ARE NO NEW ROADS TO BE ACCEPTED INTO THE YORK COUNTY ROADWAY

– THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THERE REPRESENTATIVES SHALL NOT PIPE OR FILL ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES, ENCLOSED ROAD SYSTEMS, OR ROAD RIGHT OF WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL.

– THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGN, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT.

– ALL CORNERS NOTED ARE #4 REBAR UNLESS OTHERWISE NOTED.

– THIS SUBDIVISION IS SUBJECT TO ALL OF THE APPLICABLE REQUIREMENTS OF THE YORK COUNTY TREE ORDINANCE.

– THE EXISTING CONDITION OF THE PROPERTY IS CLASSIFIED AS "PARTIALLY WOODED LAND".

– NO LAND DISTURBANCE, INCLUDING UNDERBRUSH REMOVAL, SHALL TAKE PLACE WITHIN PERENNIAL STREAM OR WATER QUALITY BUFFERS.

– THE HEREON SHOWN IS SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

– THE SURVEYOR HAS NOT SEEN OR BEEN MADE AWARE OF ANY CEMETERY SITES ON THIS PROPERTY.

– INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHT-OF-WAYS.

– THERE ARE NO KNOWN BURY PITS ON THIS SITE UNLESS NOTED AND AS SHOWN ON THIS PLAT.

– EACH LOT OWNER SHALL BE RESPONSIBLE FOR THEIR OWN STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES ASSOCIATED WITH ANY LAND DISTURBANCE ACTIVITY ON THEIR LOT.

– ALL TREES WITHIN THE SIGHT DISTANCE FROM LEFT TO RIGHT OF EACH DRIVEWAY ENTERING SHILOH RD WILL BE REMOVED.

– ALL ASSOCIATED PERMITS, PLANS FEES, ETC. MUST BE EXECUTED PRIOR TO THE DISTURBANCE OF ANY LAND ASSOCIATED WITH THIS PLAN AND/OR BUILDING PERMIT.

– THE DEVELOPER HAS RECEIVED, READ, AND UNDERSTANDS THE YORK COUNTY SUBDIVISION ORDINANCE. ANY DEVIATION FROM THE SUBDIVISION ORDINANCE SHALL HAVE PRIOR WRITTEN APPROVAL FROM YORK COUNTY. FAILURE TO ADHERE TO THE YORK COUNTY SUBDIVISION ORDINANCE COULD RESULT IN NON-ACCEPTANCE OF ROADWAYS INTO THE YORK COUNTY ROAD MAINTENANCE SYSTEM AND DENIAL OF THE SUBDIVISION CONSTRUCTION PLAN AND FINAL PLAT APPROVAL.

– THIS SUBDIVISION IS SUBJECT TO THE APPLICABLE REQUIREMENTS OF THE RESIDENTIAL TREE CONSERVATION SECTIONS OF THE ZONING CODE.

– PROPOSED USE OF ALL LOTS ARE RESIDENTIAL.

– The responsibility for maintaining all temporary and permanent erosion and sediment control measures and stormwater facilities, including easements, after site land-disturbing activity is completed shall lie with the landowner or person in possession or control including the Developer, the Developer's Designee, or any Homeowner's Association, Property Owner's Association or other common owner entity established for the governance/administration of a subdivision or common plan of development, except facilities and measures installed within road or street rights-of-way or easements accepted for maintenance by York County."

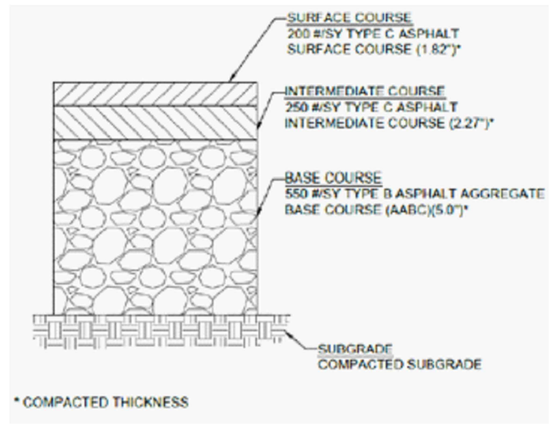
LOTSALES INC
Deed Book/Page: 19575 / 321
Plat Book/Page: 168 / 285
PID 2460000041
ZONING AGC
KELLY RICHARD W & BARBARA
Deed Book/Page: 11606 / 252
Plat Book/Page: 58 / 9
PID 2460000001
ZONING RC-1
SIMMONS GEORGE H & LINDA LOU
Deed Book/Page: 14419 / 7
Plat Book/Page: E359 / 9
PID 2460000008
ZONING AGC
EVANS CHAD MERLYN
EVANS JESSICA NORMAN
Deed Book/Page: 20157 / 151
Plat Book/Page: 168 / 285
PID 2460000043
ZONING AGC
BLANTON CHARLES K III
BLANTON JENNA A
Deed Book/Page: 20006 / 180
Plat Book/Page: 168 / 285
PID 2460000044
ZONING AGC
LENHART ROBERT K & CYNTHIA D
Deed Book/Page: 2375 / 183
Plat Book/Page: 58 / 134
PID 2460000012
ZONING AGC
PERRELL PETER & EDWARD L BLACK WELL
Deed Book/Page: 12596 / 74
PID 2460000015
ZONING AGC
TREE SAMPLE AREA
TREE SAVE #1 2.596 ACRES
TREE SAVE #2 0.581 ACRES
TREE SAVE #3 1.356 ACRES
TREE AREA OUTLINE SCALED USING GIS
PID 2460000040
48.480 ACRES TOTAL
1.638 ACRES IN R/W
46.842 ACRES NET
ZONING AGC
LOT 10
10.626 ACRES TOTAL
0.490 ACRES IN R/W
10.136 ACRES NET
LOT 9
8.662 ACRES TOTAL
0.271 ACRES IN R/W
8.391 ACRES NET
LOT 8
8.924 ACRES TOTAL
0.268 ACRES IN R/W
8.656 ACRES NET
LOT 7
8.683 ACRES TOTAL
0.265 ACRES IN R/W
8.418 ACRES NET
LOT 6
11.585 ACRES TOTAL
0.344 ACRES IN R/W
11.241 ACRES NET
1/2" PIPE FND
3/4" PINCH PIPE FND
AXLE FND
AXLE FND @ 0.26' OFF SIDE LOT LINE
4 RBR FND
4 RBR SET @ 33.00'
4 RBR SET @ 32.73'
4 RBR FND @ 33.00'
4 RBR FND @ 32.73'
4 RBR SET @ 33.00'
4 RBR FND @ 33.00

NOTES:

1.) NO TITLE COMMITMENT WAS PROVIDED TO BE USED IN PREPARING THIS PLAT.

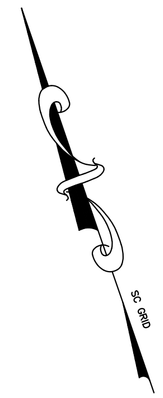
2.) PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS AND EASEMENTS, NOT SHOWN ON THIS PLAT.

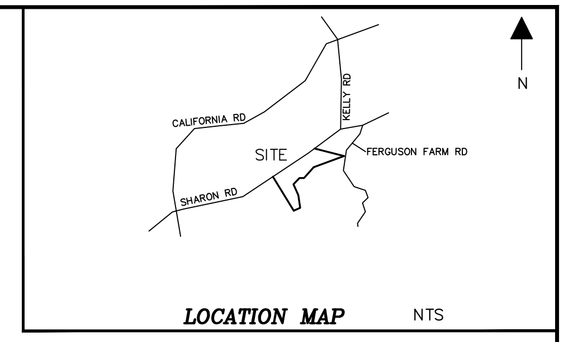
TAX MAP PARCEL #2460000038
Deed Book/Page: 19575 / 321
Plat Book/Page: 168 / 107-08



DETAIL NTS

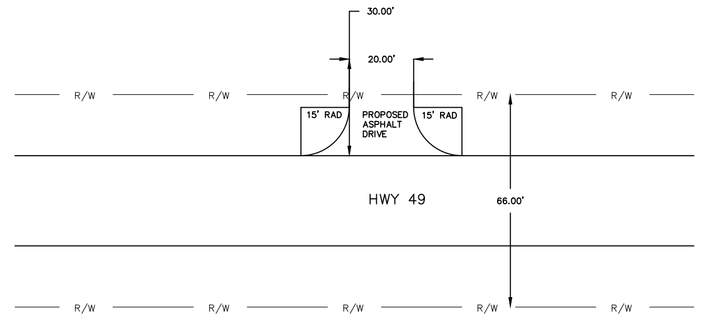
Line Table		
Line #	Length	Direction
L1	40.13'	S81° 09' 41"E
L2	187.72'	S77° 23' 42"W
L3	86.54'	S68° 10' 57"W
L4	53.40'	S14° 52' 55"W
L5	305.52'	S45° 48' 29"E
L6	190.34'	S22° 12' 05"E
L7	253.11'	S8° 38' 09"W
L8	159.95'	S0° 20' 40"W
L9	132.70'	S51° 32' 20"W
L104	134.26'	N58° 48' 59"E
L105	215.74'	N58° 54' 42"E
L106	44.31'	N58° 52' 31"E
L107	93.34'	N55° 25' 55"E
L108	140.59'	N55° 25' 55"E
L109	117.13'	N51° 57' 24"E
L110	100.25'	N51° 57' 24"E
L111	250.13'	N51° 32' 57"E
L112	77.26'	N51° 32' 57"E
L113	323.92'	N51° 32' 09"E



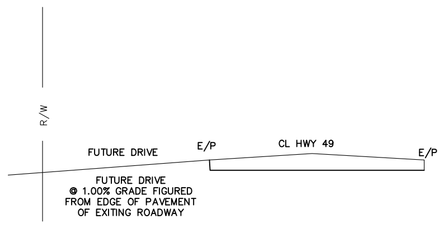


LOCATION MAP NTS

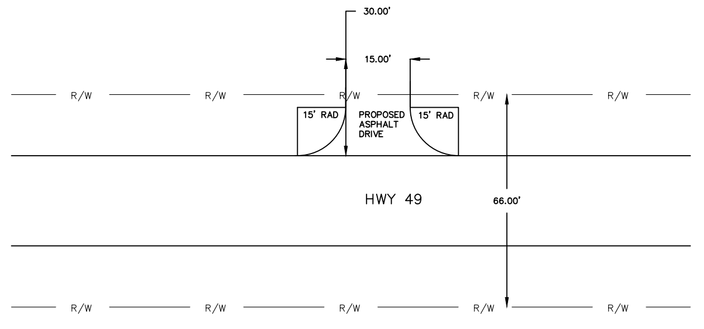
ZONING SETBACKS
HWY 49 -100'
SIDES 30'
REAR 30'



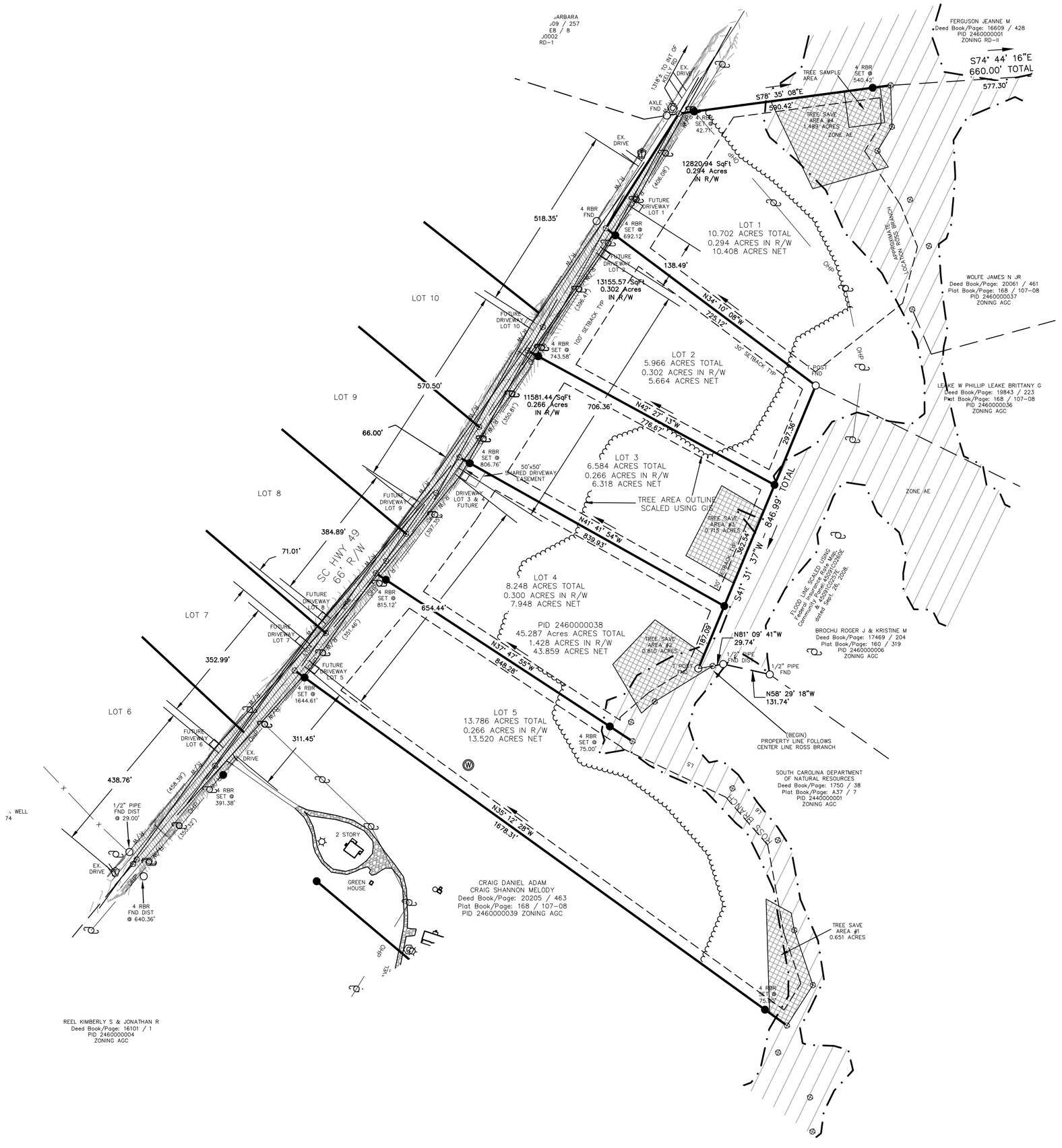
DRIVEWAY
DETAIL FOR SHARED DRIVES
NOT TO SCALE



NOTE:
ALL DRIVEWAYS IN PROFILE VIEWS START AT STATION 0+00 ON THE YORK SIDE; STATION 11+00 IS ON THE SHARON SIDE.



DRIVEWAY
DETAIL FOR SINGLE DRIVES
NOT TO SCALE



LEGEND

PROPERTY CORNER	o	SURVEY LINE	
IRON PIN SET (#4 REBAR)	●	ADJOINER LINE	
POINT NOT SET	⊗	RIGHT OF WAY LINE	R/W
GAS VALVE	GV	TIE LINE	
TELEPHONE MANHOLE	T	EASEMENT LINE	
SANITARY SEWER MANHOLE	S	SETBACK LINE	
STORM SEWER MANHOLE	D	FENCE LINE	X
WATER VALVE	WV	FLOOD LINE	
WATER METER	W	CENTERLINE CREEK	
TELEPHONE PEDESTAL	T	OVERHEAD POWER	OHP
ELECTRIC PEDESTAL	E	OVERHEAD ELECTRIC	
ELECTRIC MANHOLE	E	GAS LINE	UG
DROP INLET	□	SANITARY SEWER	SS
CATCH BASIN		WATER LINE	UW
CLEAN OUT	⊕	UNDERGROUND ELECTRIC	UE
SIGN		UNDERGROUND FIBER	UF
GUY POLE		OVERHEAD TELEPHONE	
POWER POLE		UNDERGROUND CABLE	UC
FIRE HYDRANT		UNDERGROUND FORCE MAIN	FM
LIGHT POLE		UNDERGROUND STORM PIPE	ST
IRRIGATION VALVE	IV	UNDERGROUND TELEPHONE	UT
CABLE PEDESTAL	C	FENCE LINE SPLIT RAIL	O
ELECTRICAL TRANSFORMER	TR	FENCE LINE WOOD	[ ]
BLOW OFF VALVE	BOV		
WELL	W		
ELECTRIC METER	E		

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

This property lies within a Zone Ae & X unshaded area as designated on Federal Insurance Rate Map, Community Panel: 45091C0260E & 45091C0257E dated Sept. 26, 2008.

No New lot lines or parcels have been created.

See Reference Deeds / Plats as noted

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

FOR REVIEW ONLY

TERRY W. HUCKS PLS
SC 11061B

SOUTH CAROLINA
HUCKS & ASSOCIATES P.C.
LAND SURVEYING & LAND PLANNING
No. C00379
CERTIFICATE OF AUTHORIZATION

REVISION: 1-23-23 PER YORK COUNTY

SHEET 4 OF 8

SITE TRIANGLE SURVEY FOR
MIMOSA FARMS
MULTIPLE PIDS
YORK TOWNSHIP
YORK COUNTY SOUTH CAROLINA

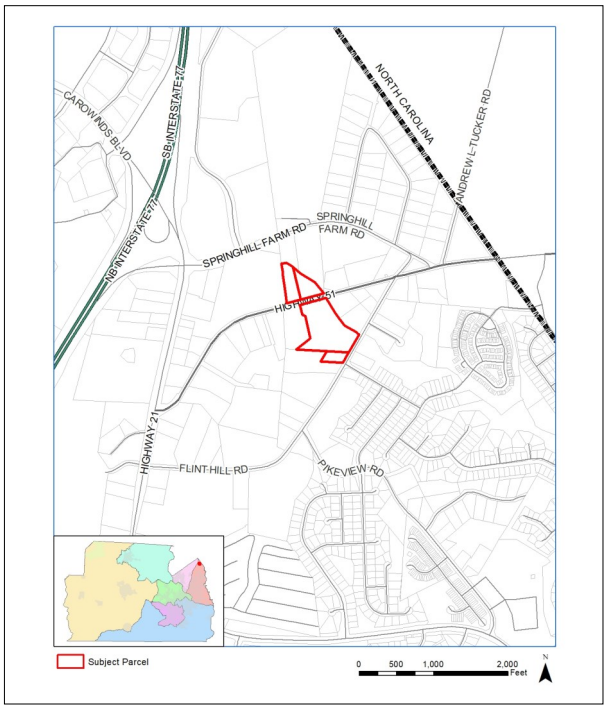
HUCKS and ASSOCIATES, PC.
Land Surveyors and Land Planners
5212 Hampton Ridge Road
Rock Hill, SC 29732
803-366-4677 803-366-4128

SCALE:	DATE:	FILE NO:	CHK BY:
1" = 200'	DEC. 22, 2022	21409	TWH

PLANNING COMMISSION

REZONING 23-06; TAYLOR HORRY PROPERTIES, LLC / TAYLOR YORK PROPERTIES, LLC (APPLICANT/OWNER); REQUESTING TO REZONE 4 PARCELS FOR A TOTAL OF +/- 12.5 ACRES FROM UD TO LI. THE SUBJECT PARCELS ARE LOCATED ON HIGHWAY 51 AND FLINT HILL ROAD, FORT MILL. THE PROPERTY IS REFERENCED AS TAX MAP NUMBERS 725-00-00-022; 725-00-00-302; 725-00-00-303; 726-00-00-081 COUNCIL DISTRICT 7 - CONINGER.

Planning Commission — Case: 23-06
March 13, 2023 — Staff Report



Request Summary

Applicant: Taylor Horry Properties, LLC/Taylor York Properties, LLC

Property Owner: Taylor Horry Properties, LLC/ Taylor York Properties, LLC

Tax Map Number: 725-00-00-022; - 302; -303; 726-00-00-081

Address: Highway 51 and Flint Hill Road, Fort Mill

Council District: 7 - Cloninger

Requested Action: Rezone +/- 12.5 acres from UD to LI

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approve

Project Description

The applicant is requesting to rezone the property from Urban Development (UD) to Light Industrial (LI) in order to establish a trucking operation. The rezoning request is the result of a code enforcement complaint of establishing a use not permitted within the UD district and clearing a site without a site plan or a land disturbance permit.

Consistency with the Comprehensive Plan

The subject parcels are designated with the *I-77 Corridor Employment and Neighborhood Residential* future land uses in the *York Forward* 2035 Comprehensive Plan. The *I-77 Corridor Employment* designation is intended to facilitate job growth by providing land to attract target industries of regional and statewide importance, such as manufactured goods and services, transportation and distribution facilities, and large corporate operations within the Interstate 77 corridor. The *Neighborhood Residential* future land use provides for 2-5 dwellings/acre and includes a variety of housing types. Commercial uses such as grocery stores, pharmacies, and other neighborhood-serving uses may be appropriate at intersections of major roads and/or adjacent to existing commercial uses. Given the development pattern for the area, the Comprehensive Plan update recommends changing the area currently designated as *Neighborhood Residential* to *Artisan Employment*.

The requested rezoning is mostly consistent with the York County 2035 Comprehensive Plan and Future Land Use Map. The uses in the vicinity and the access to the interstate are compatible with establish a trucking operation at this location. The request also removes parcels that are zoned UD, which continues County Council's goal to eliminate this legacy zoning district.

Attachment: 23-06 PC Packet (7569 : 23-06)

Staff Analysis

Property Description

The four parcels total approximately 12.5 acres. Tax map number 7250000022 contains two existing buildings that total 3,000 square feet. Two parcels have been cleared and graded, and are currently being used as a trucking operation. These parcels are mostly flat and include gravel parking areas and sparse vegetation. One parcel remains wooded. Existing uses in the area include light industrial, warehousing, and trade services. There is an existing single family neighborhood on the opposite side of Flint Hill Road. Access to I-77 is within one mile from the site.

Below are aerial images of the site prior to the major land disturbance and afterwards. The image on the right shows the establishment of the new unpermitted trucking operation,

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Warehouse	UD	I-77 Corridor Employment
SOUTH	Concrete Plant	UD	Neighborhood Residential
EAST	Light Industrial/Trade Services	UD/GC/PD	I-77 Corridor Employment/ Neighborhood Residential
WEST	Warehouse/Trade Services	UD	I-77 Corridor Employment/ Neighborhood Residential

Zoning and Land Use History

- February 13, 1986: Recorded current plat for 726-081 (PB 80, PG 422)
- July 22, 1986: The parcels were originally zoned UD
- February 28, 2014: Recorded current deed for 725-022 (RB 13984, PG 165)

Attachment: 23-06 PC Packet (7569 : 23-06)

Staff Analysis

- October 13, 2020: Recorded current plat for 725-022, 725-302, 725-303 (PB 165, PG 110)
- February 1, 2021: Recorded current deed for 725-303 (RB 18964, PG 68)
- February 1, 2001: Recorded current deed for 725-302 (RB 18964, PG 58)
- January 28, 2022: Recorded deed for 726-081 (RB 19943, PG 249)

Rezoning Request

The applicant is requesting to rezone approximately 12.5 acres from UD to LI.

- *Current Zoning District: The Urban Development district was designed to permit, in certain areas of the County, maximum use flexibility in response to existing conditions and characteristics at the adoption of zoning, with the goal of minimizing land use conflicts. However, over the years, this flexibility has resulted in the opposite, creating a lack of compatibility of new development with the existing local character. For these reasons, the UD district is classified as a legacy district.*

- *Proposed Zoning District: The Light Industrial district is intended to create and protect industrial areas for light manufacturing and distribution, and to accommodate less intensive industrial uses with operations primarily conducted indoors. The district's less intensive uses protect nearby residential areas from the encroachment of heavy industrial uses. Whenever possible, this district should be separate from residential districts by natural or structural boundaries such as drainage channels, sharp breaks in topography, strips of vegetation, traffic arteries, and similar features.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: UD	ZONING DISTRICT: LI
MINIMUM LOT SIZE	None	None
PERMITTED LAND USES	Retail, warehouse, distribution, light machinery	Warehouse, distribution, light machinery

Attachment: 23-06 PC Packet (7569 : 23-06)

Exhibit A - Existing Zoning Map

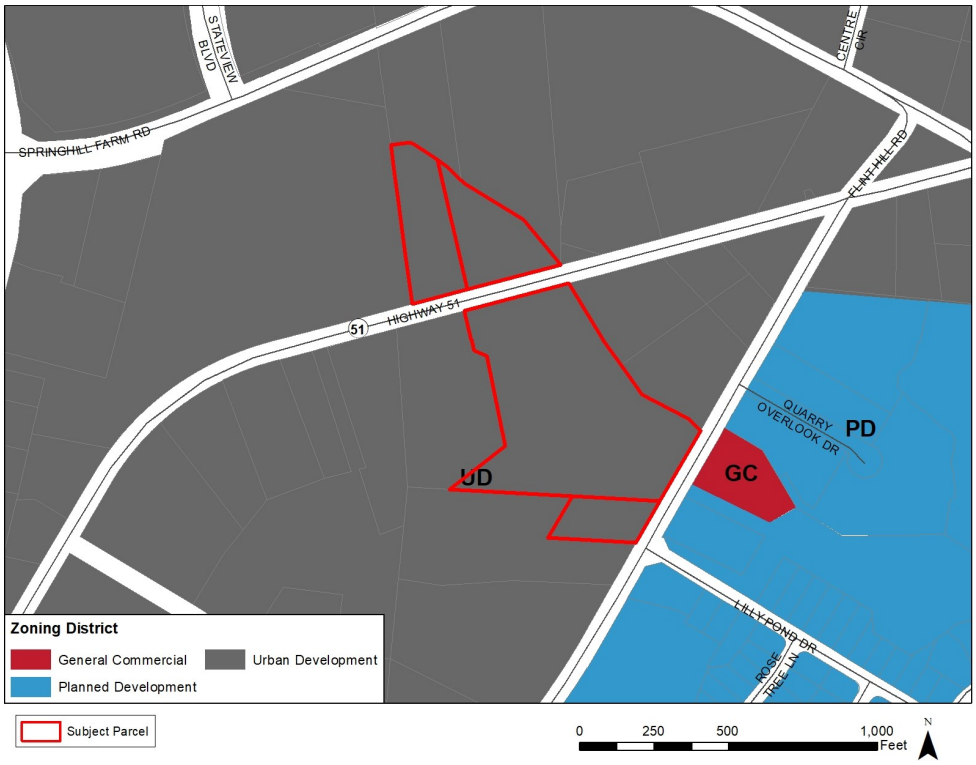
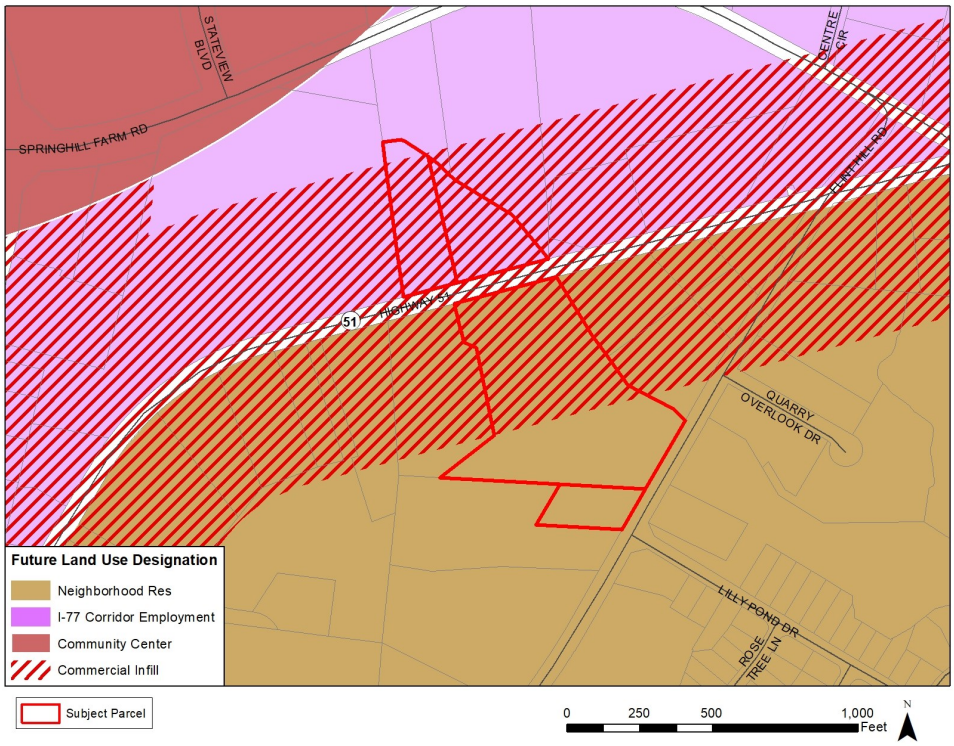


Exhibit B - 2035 Land Use Plan



Attachment: 23-06 PC Packet (7569 : 23-06)

FINDINGS

Per Section 155.1139 of the York County Code of Ordinances, the Planning Commission must consider the following factors when making a recommendation on any proposed amendment to the zoning map.

A. The relationship between the request and the Comprehensive Plan and Future Land Use Map.

The subject parcels are designated with the *I-77 Corridor Employment* and *Neighborhood Residential* future land uses in the York Forward 2035 Comprehensive Plan. The *I-77 Corridor Employment* designation is intended to facilitate job growth by providing land to attract target industries of regional and statewide importance, such as manufactured goods and services, transportation and distribution facilities, and large corporate operations within the Interstate 77 corridor. The *Neighborhood Residential* future land use provides for 2-5 dwellings/acre and includes a variety of housing types. Commercial uses such as grocery stores, pharmacies, and other neighborhood-serving uses may be appropriate at intersections of major roads and/or adjacent to existing commercial uses. Given the development pattern for the area, the Comprehensive Plan update recommends changing the area currently designated as *Neighborhood Residential* to *Artisan Employment*.

B. Whether the request is consistent with the Comprehensive Plan and Future Land Use Map.

The requested rezoning is mostly consistent with the York County 2035 Comprehensive Plan and Future Land Use Map. The update of the Comprehensive Plan, which has had two readings to date, increases this rezoning request's consistency with the Comprehensive Plan. The request also removes parcels that are zoned UD, which continues County Council's goal to eliminate this legacy zoning district.

C. Whether the allowed uses in the requested zoning district would be compatible with surrounding land uses.

The uses allowed within this zoning district are compatible with the existing light industrial uses in the area.

D. Whether the scale of the proposed development is compatible with the surrounding land uses or the intended future land uses.

The scale of the development is compatible with the surrounding land uses. The applicant does not propose to construct any new buildings with this development.

E. Whether adequate capacity at public school facilities exists or is planned to serve the needs of the proposed development.

This request is for a non-residential zoning district, therefore there will not be an impact on the public school facilities.

F. Whether the proposed project will request to connect to public water and sewer service and what entity would provide these utilities.

The property is located within the York County utility service area and currently uses public water and sewer and private septic.

G. The relationship of the request to the existing road network, current road capacity, and the most recent annual average daily trip counts.

The parcel to be rezoned has frontage on Highway 51, which is maintained by SCDOT as S-51.

Attachment: 23-06 PC Packet (7569 : 23-06)

Highway 51 is designated as principal arterial roadway with an average daily volume of 13,300 trips. Pennies for Progress has current plans to realign the intersection of Highway 51 and Highway 21. The parcel also has frontage on Flint Hill Road, which is maintained by SCDOT as S-641. Flint Hill is designated as a major collector roadway, and no count data is available for this roadway.

The development is proposing a trucking operation, which will require an approved traffic impact analysis during the site development process. The access points on some of the parcels do not meet York County's minimum separation requirement, and will be evaluated by county staff to determine the safest access location. The sight distance will also need to be evaluated for each parcel's access point.

H. Whether the inclusion of certain conditions of approval for the request would better achieve the goals of the Comprehensive Plan.

No conditions are recommended by staff as part of this rezoning request.

Next Steps

The rezoning request is anticipated to follow the process below:

- Public Hearing: April 3, 2023
- County Council (First Reading): April 3, 2023
- County Council (Second Reading): April 17, 2023
- County Council (Third Reading): May 1, 2023

Planning and Development Staff Contact

Diane Dil, AICP
Planning Manager
(803) 909-7223
diane.dil@yorkcountygov.com

Attachment: 23-06 PC Packet (7569 : 23-06)

Exhibit C - Aerial Map

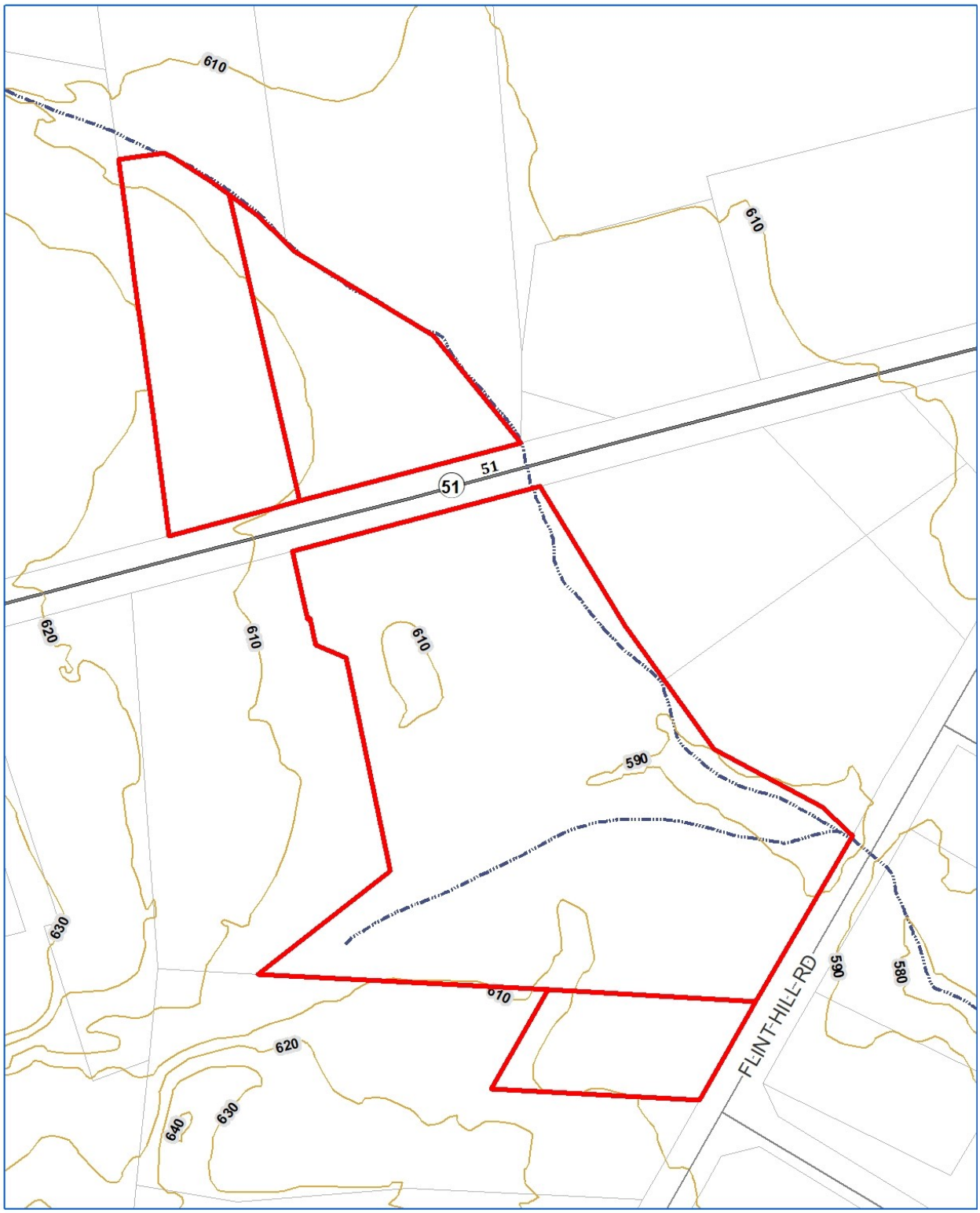
Subject Parcel

0 250 500 1,000 Feet

N

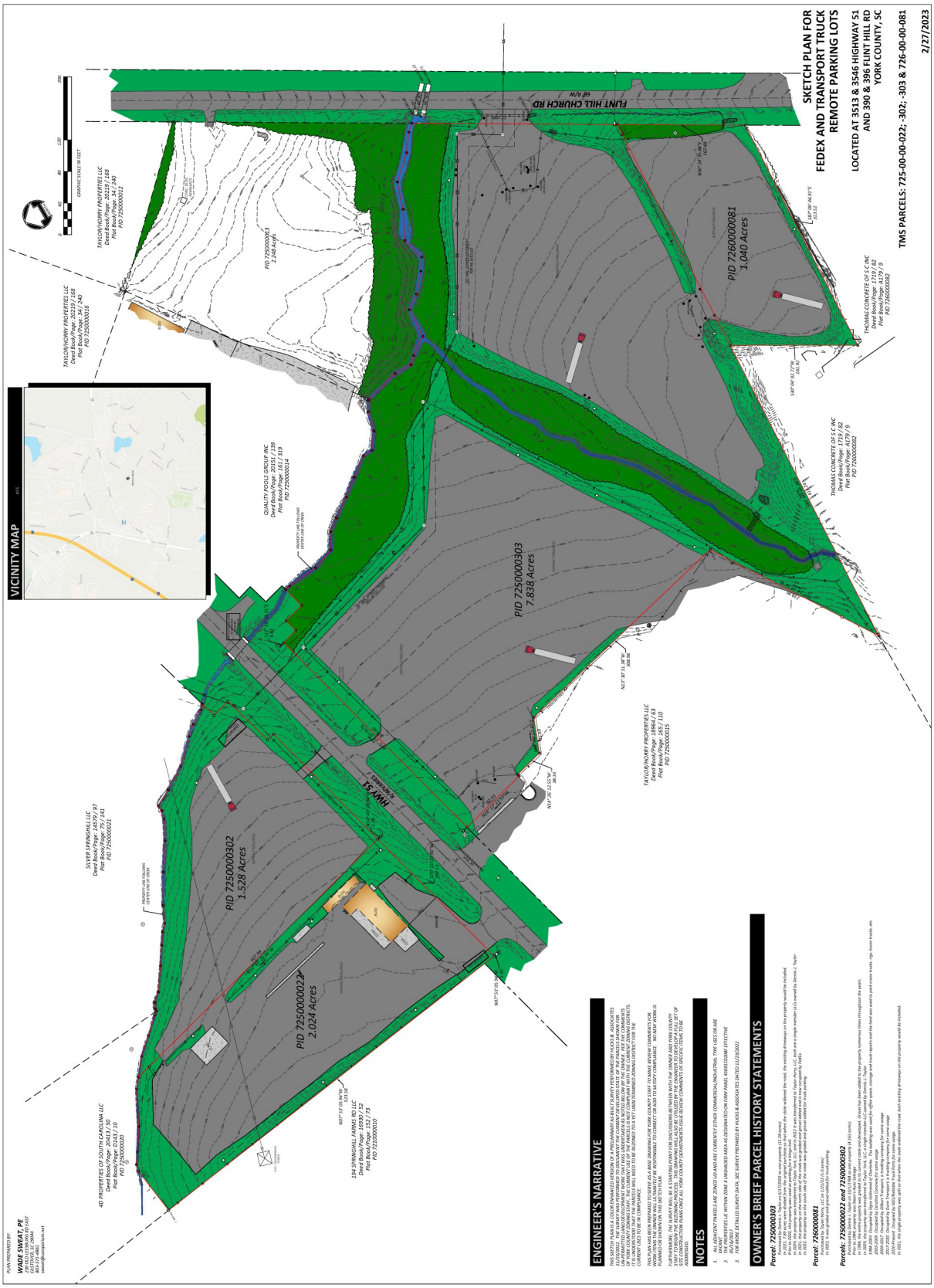
Attachment: 23-06 PC Packet (7569 : 23-06)

Exhibit D - Environmental Map



Attachment: 23-06 PC Packet (7569 : 23-06)

Exhibit E - Site Plan



Attachment: 23-06 PC Packet (7569 : 23-06)

Exhibit F—Site Pictures

Attachment: 23-06 PC Packet (7569 : 23-06)

23-06

YORK COUNTY
REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Taylor Horry Properties LLC/Taylor York Properties I C

ADDRESS: 411 Walnut St. #11779 Green Cove Springs, Fla 32043

PHONE: NA (WORK) NA (HOME) 803 984 2339 (MOBILE)

EMAIL ADDRESS: dennis.janet@gmail.com

PROPERTY OWNER NAME(S): Dennis J. Taylor, Sole Member

ADDRESS: Same

PHONE: NA (WORK) NA (HOME) 803 984 2339 (MOBILE)

EMAIL ADDRESS: dennis.janet@gmail.com

PROPERTY INFORMATION

PROPERTY ADDRESS: (A) 3513 Hwy 51, (B) NONE, (C) 3546 Hwy 51/396 Fl, (D) H, (E) 390 Flint Hill

PROPERTY TAX MAP #(s): (A) 7250000022 (B) 7250000302 (C)(D) 7250000303 (E) 7260000008

LAND AREA (ACRES) TOTAL: 12.5 AREA TO BE REZONED: LI

ZONING CURRENT: UD PROPOSED: LI

2035 LAND USE PLAN DESIGNATION: Neighborhood residential/I-77 Corridor Employme

CURRENT USE OF PROPERTY: Truck parking

PROPOSED USE OF PROPERTY: Truck parking

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): None

TOTAL # OF DWELLING UNITS (RESIDENTIAL): NA

UTILITY PROVIDERS WATER: Well SEWER: County sewer & septic

SCHOOL DISTRICT: Fort Mill COUNTY COUNCIL DISTRICT: 4FM

Attachment: 23-06 PC Packet (7569 : 23-06)

SUPPLEMENTAL QUESTIONS

1. **Please describe the purpose of the rezoning request and the project that is being proposed.**

Compliance

2. **Are there existing structures on the site?** **Yes** (✓) **No** ( )

If yes, please describe: 2 bldgs on (A) 3513 Hwy 51 (approx 2800 ft²)

If this request is granted, will the existing structure(s) remain? **Yes** (✓) **No** ( )

If this request is granted, will the use of the structure(s) change? **Yes** ( ) **No** (✓)

If yes, structure(s) must meet all current building and fire codes.

3. **Does this request propose to utilize public water and sewer?** **Yes** ( ) **No** ( )

some parcels are served with sewer

If yes, municipal utility providers may require signed annexation agreements as a condition of providing services. Please contact your municipal service provider prior to submitting your application.

CERTIFICATION

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, of the subject site(s). I understand that falsifying any information herein may result in rejection or denial of this request.

Jennifer Taylor — APPLICANT(S) — 1/21/23 — DATE

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning application.

Jennifer Taylor — PROPERTY OWNER(S) — 1/21/23 — DATE

I certify that any relevant restrictive covenants will be adhered to concerning this rezoning request. To assist verification, I have attached the relevant restrictive covenant information.

APPLICANT(S) — DATE

YOU MUST SUBMIT THE ORIGINAL SIGNATURES ABOVE. COPIED OR SCANNED IMAGES WILL NOT BE ACCEPTED. ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED. ALL PROPERTY OWNERS MUST SIGN ABOVE.

Attachment: 23-06 PC Packet (7569 : 23-06)

REZONING APPLICATION CHECKLIST

The attached application form must be filled out completely and must include the following supporting materials before a request can be accepted and considered complete:

- ☐ **Pre-application meeting (optional)**
- ☐ **Application fee**
- ☐ **Plat or recent survey (if no recorded plat)**
- ☐ **Deed**
- ☐ **Preliminary site plan** (include the following items as applicable)
  - Proposed and existing structures with square footage
  - Parking areas
  - Open space areas
- ☐ **Sketch plan and detailed development plan** (Special Districts Only)
- ☐ **Restrictive covenants** (provide the latest recorded copy, if applicable)

Staff may request additional information as part of the application

OFFICE USE ONLY

AMOUNT PAID: _____ CHECK #: _____ CASH AMOUNT: _____

DATE RECEIVED: _____ RECEIPT #: _____

APPLICATION RECEIVED BY: _____

APPLICATION REVIEWED BY: _____

Any information provided on this document may be subject to the SC Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

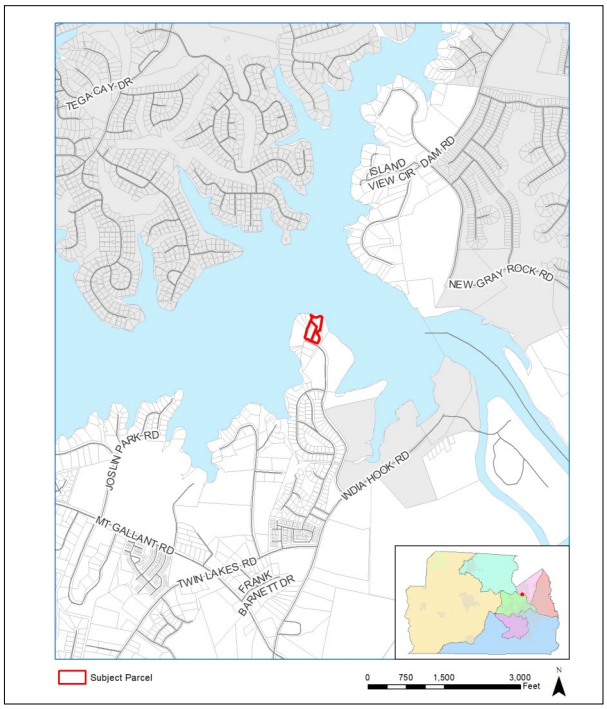
Attachment: 23-06 PC Packet (7569 : 23-06)

PLANNING COMMISSION

REZONING 23-07; LISA ALLEN (APPLICANT/OWNER); REQUESTING TO REZONE 3 PARCELS FOR A TOTAL OF +/- 3.04 ACRES FROM RSF-40 TO RMX-20. THE SUBJECT PARCELS ARE LOCATED ON ELKS PARK ROAD, ROCK HILL. THE PROPERTY IS REFERENCED AS TAX MAP NUMBERS 639-00-00-055, 639-00-00-055, 639-00-00-112 COUNCIL DISTRICT 6 - HUCKABEE.

Planning Commission March 13, 2023

Case: 23-07 Staff Report



Request Summary

Applicant: Lisa Allen

Property Owner: Lisa Allen

Tax Map Number: 639-00-00-055; -075; -112

Address: Elks Park Road, Rock Hill

Council District: 6 - Huckabee

Requested Action: Rezone +/- 3.0 acres from RSF-40 to RMX-20

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approve

Project Description

The applicant is requesting to rezone the three parcels from Residential Single Family-40 (RSF-40) to Residential Mixed 20 (RMX-20) in order to move internal parcel lines. The total area of the three parcels, outside of the road right of way and driveway easements, is less than the amount required for the RSF-40 zoning district. No new houses will be constructed with this request.

Consistency with the Comprehensive Plan

The subject parcel is designated with the *Single Family Residential* future land use in the *York Forward* 2035 Comprehensive Plan. This designation is comprised predominantly of neighborhoods of detached housing units that are rural or suburban in character on lots smaller than those in *Rural Residential*. Some low-density commercial uses such as convenience stores, pharmacies, and other light commercial uses may be deemed appropriate at intersections of major roads and/or adjacent to existing commercial.

The requested rezoning is mostly consistent with the York County 2035 Comprehensive Plan and Future Land Use Map. The RMX-20 district allows a density slightly higher than recommended by the plan. However, no additional density is planned with this request, and there are parcels nearby with the RMX-20 zoning district designation. The uses allowed in the proposed zoning district are similar with those of the surrounding area.

Attachment: 23-07 PC Packet (7564 : 23-07)

Staff Analysis

Property Description

Each of the three parcels within this request contains one single family home. The property contains one single family home, a barn, and various other outbuildings. Two of the parcels have frontage along Elks Park Road, but all three parcels currently share one driveway. The parcels are relatively flat and gently slope towards the shore of Lake Wylie.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential	RSF-40	Single Family Residential
SOUTH	Residential	RSF-40	Single Family Residential
EAST	Residential	RSF-40	Single Family Residential
WEST	Residential	RSF-40	Single Family Residential

Zoning and Land Use History

- October 22, 1986: Parcels were originally zoned RC-I (RSF-40)
- February 2, 2000: Recorded current deed of parcel 639-055 (RB 3009, PG 40)
- February 2, 2000: Recorded current deed of parcel 639-012 (RB 3207, PG 10)
- February 2, 2000: Recorded current plat of all three parcels (PB B193, PG 10)
- November 10, 2016: Recorded current deed of parcel 639-075 (RB 16054, PG 133)

Rezoning Request

The applicant is requesting to rezone approximately 3.0 acres from RSF-40 to RMX-20.

- *Current Zoning District: Residential Single Family-40. This district accommodates detached single-family residential uses and compatible institutional and non-residential land uses on lots generally with a minimum area of 40,000 square feet, is designed to preserve and protect the character of existing large-lot residential subdivisions in areas transitioning from rural to suburban development patterns, and is intended to encourage residential development that complements the character of large-lot residential subdivisions.*
- *Proposed Zoning District: Residential Mixed-20. This district is designed to allow a diversity of housing types at variable densities based on residential land use, on lots generally with a minimum area of 20,000 square feet, is applied principally to undeveloped parcels where housing type and density flexibility will complement the character of existing residential neighborhoods, and where public water and sewer is readily available.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: RSF-40	ZONING DISTRICT: RMX-20
MINIMUM LOT SIZE	40,000 sf	20,000 SF
PERMITTED LAND USES	Residential	Residential

Attachment: 23-07 PC Packet (7564 : 23-07)

Exhibit A - Existing Zoning Map

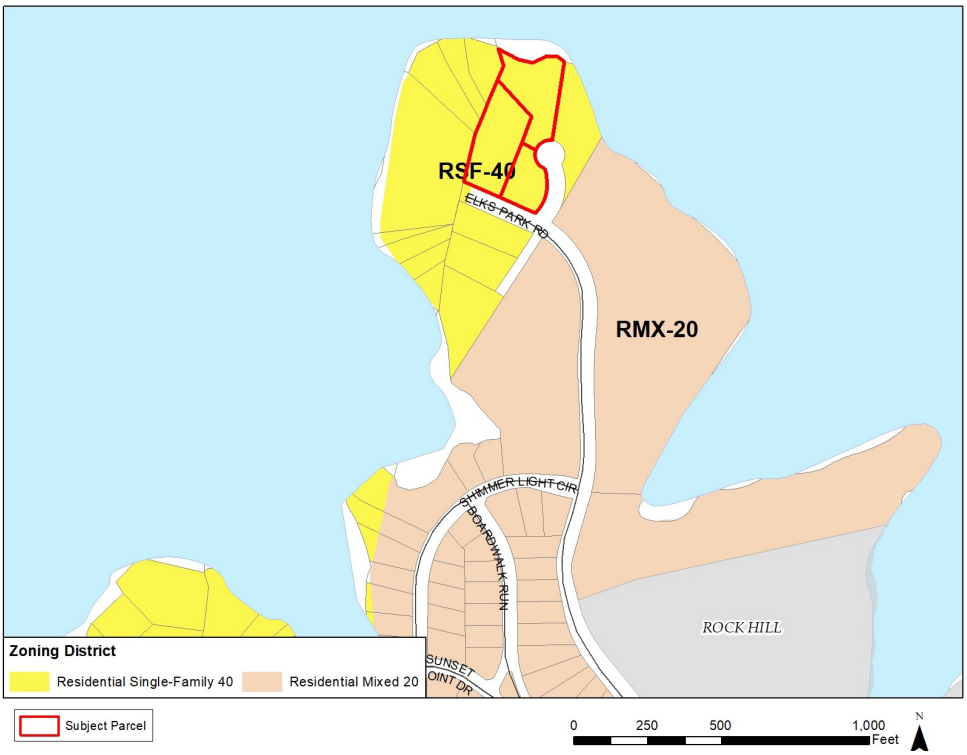
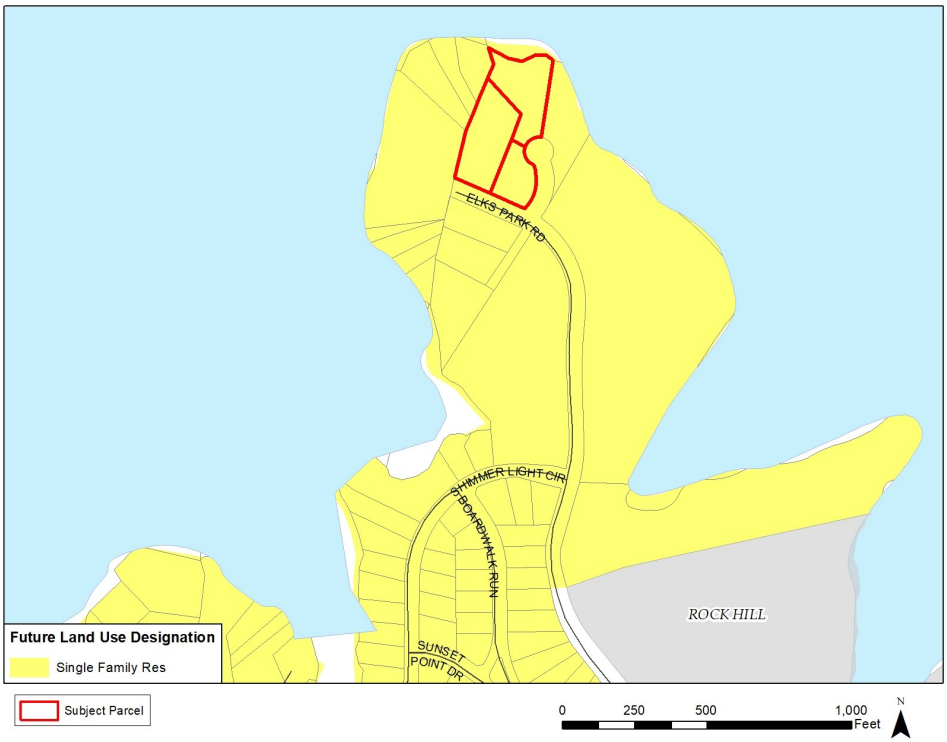


Exhibit B - 2035 Land Use Plan



Attachment: 23-07 PC Packet (7564 : 23-07)

FINDINGS

Per Section 155.1139 of the York County Code of Ordinances, the Planning Commission must consider the following factors when making a recommendation on any proposed amendment to the zoning map.

A. The relationship between the request and the Comprehensive Plan and Future Land Use Map.

The subject parcels are designated *Single Family Residential* future land use in the *York Forward* 2035 Comprehensive Plan. This designation is comprised predominantly of neighborhoods of detached housing units that are rural or suburban in character on lots smaller than those in *Rural Residential*. Some low-density commercial uses such as convenience stores, pharmacies, and other light commercial uses may be deemed appropriate at intersections of major roads and/or adjacent to existing commercial.

B. Whether the request is consistent with the Comprehensive Plan and Future Land Use Map.

The requested rezoning is mostly consistent with the York County 2035 Comprehensive Plan and Future Land Use Map. The RMX-20 district allows a density slightly higher than recommended by the plan. However, no additional density is planned with this request, and there are parcels nearby with the RMX-20 zoning district designation.

C. Whether the allowed uses in the requested zoning district would be compatible with surrounding land uses.

The allowed uses of the proposed zoning district are compatible with the surrounding area.

D. Whether the scale of the proposed development is compatible with the surrounding land uses or the intended future land uses.

The scale of the development is compatible with the surrounding land uses. No new homes are planned, so the current scale will not change.

E. Whether adequate capacity at public school facilities exists or is planned to serve the needs of the proposed development.

This applicant does not intend to construct any additional homes, therefore there will be no impact on the public school facilities with this rezoning request.

F. Whether the proposed project will request to connect to public water and sewer service and what entity would provide these utilities.

The property is located within the City of Rock Hill utility service area and uses private well and septic.

G. The relationship of the request to the existing road network, current road capacity, and the most recent annual average daily trip counts.

The parcels to be rezoned have frontage on Elks Park Road, which is maintained by York County. Elks Park Road is designated as a local road, and no count data is available for this roadway. Elks Park Road is a well-maintained paved roadway that intersects with India Hook Road. India Hook Road is a minor arterial roadway with an average daily volume of 6,200 trips.

There is no proposed change in use with the development, and as a result, there is no change in the number of trips generated by the development.

Attachment: 23-07 PC Packet (7564 : 23-07)

H. Whether the inclusion of certain conditions of approval for the request would better achieve the goals of the Comprehensive Plan.

No conditions are recommended by staff as part of this rezoning request.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- Public Hearing: April 3, 2023
- County Council (First Reading): April 3, 2023
- County Council (Second Reading): April 17, 2023
- County Council (Third Reading): May 1, 2023

PLANNING AND DEVELOPMENT STAFF CONTACT

Diane Dil, AICP
Planning Manager
(803) 909-7223
diane.dil@yorkcountygov.com

Attachment: 23-07 PC Packet (7564 : 23-07)

Exhibit C - Aerial Map

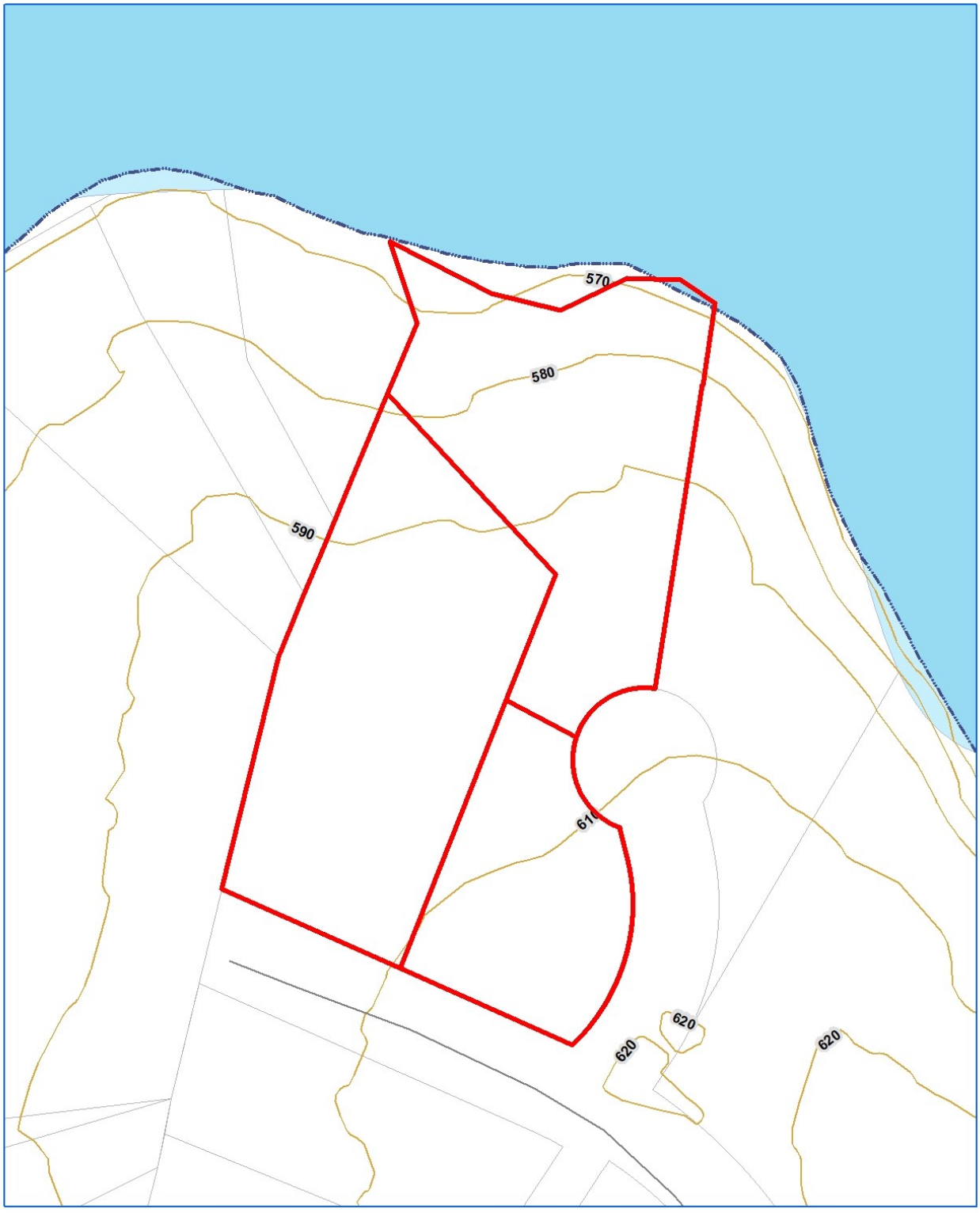
Subject Parcel

0 110 220 440 Feet

N

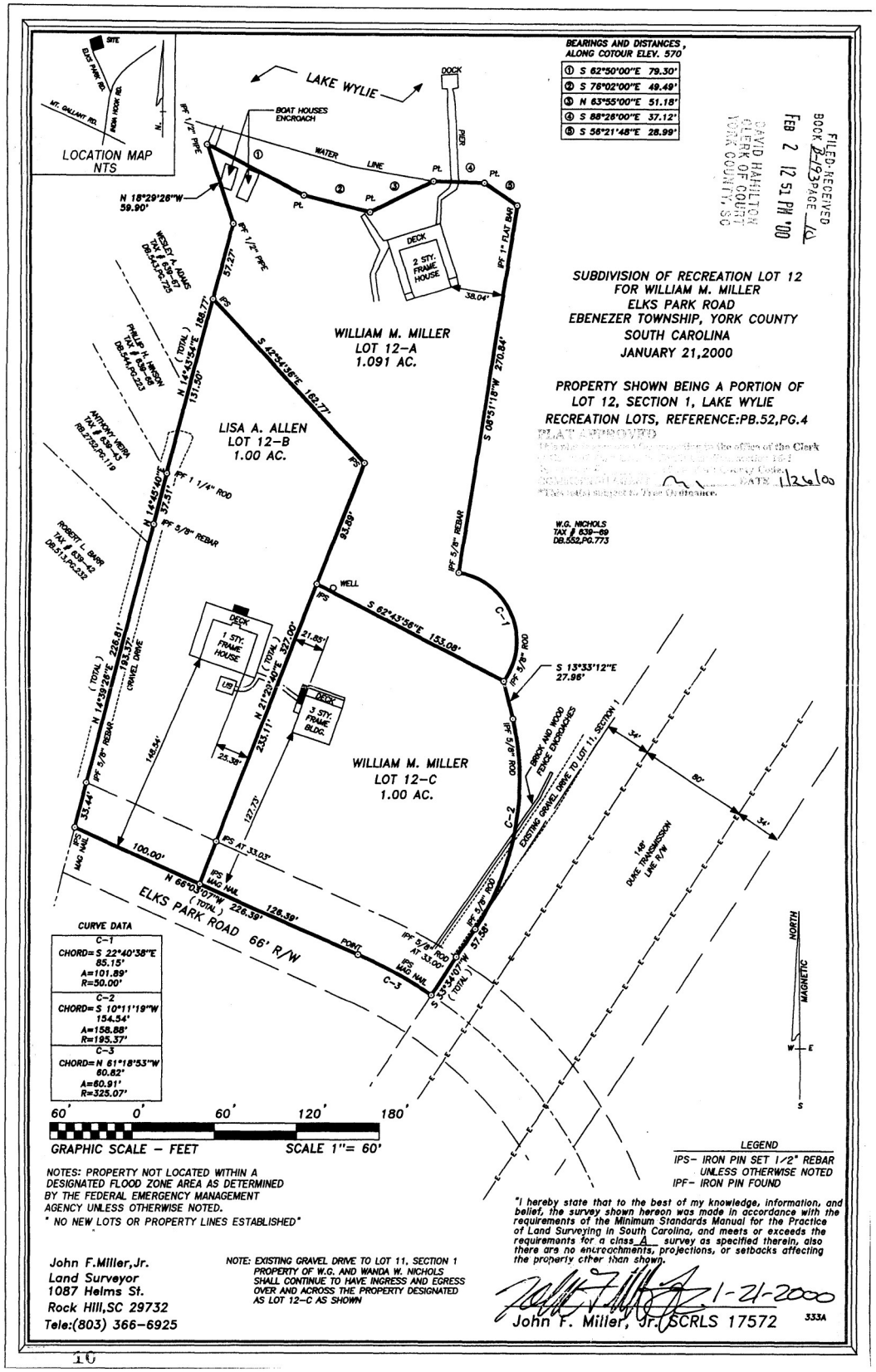
Attachment: 23-07 PC Packet (7564 : 23-07)

Exhibit D - Environmental Map



Attachment: 23-07 PC Packet (7564 : 23-07)

Exhibit E - Plat



Attachment: 23-07 PC Packet (7564 : 23-07)

YORK COUNTY
REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Lisa Allen

ADDRESS: 4074 Elks Park Rd. Rock Hill, SC 29732

PHONE: N/A (WORK) 803-325-5559 (HOME) 803-325-5559 (MOBILE)

EMAIL ADDRESS: Lpuddin67@yahoo.com

PROPERTY OWNER NAME(S): Lisa Allen

ADDRESS: 4074 Elks Park Rd. Rock Hill, SC 29732

PHONE: N/A (WORK) 803-325-5559 (HOME) 803-325-5559 (MOBILE)

EMAIL ADDRESS: Lpuddin67@yahoo.com

PROPERTY INFORMATION

PROPERTY ADDRESS: 4074 / 4076 / 4080 Elks Park Rd.

PROPERTY TAX MAP #(s): 639-00-00-075 / 639-00-00-112 / 639-00-00-05

LAND AREA (ACRES) TOTAL: 3 AREA TO BE REZONED: 3

ZONING CURRENT: RSF-40 PROPOSED: RSF-20

2035 LAND USE PLAN DESIGNATION:

CURRENT USE OF PROPERTY: residential

PROPOSED USE OF PROPERTY: residential

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): N/A

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 3

UTILITY PROVIDERS WATER: well SEWER: Septic

SCHOOL DISTRICT: RH School Dist. 3 COUNTY COUNCIL DISTRICT:

Attachment: 23-07 PC Packet (7564 : 23-07)

SUPPLEMENTAL QUESTIONS

1. **Please describe the purpose of the rezoning request and the project that is being proposed.**

To correct the property lines for the correction of the well and uses of All 3 properties. To have the properties more uniform ie.. square normal than all over and to fix the property in front of neighbor house.

2. **Are there existing structures on the site?** Yes ☒ No ☐

If yes, please describe: 4074 (my own residence) (4080 4076) resident rental Both

If this request is granted, will the existing structure(s) remain? Yes ☒ No ☐

If this request is granted, will the use of the structure(s) change? Yes ☐ No ☒

If yes, structure(s) must meet all current building and fire codes.

3. **Does this request propose to utilize public water and sewer?** Yes ☐ No ☒

If yes, municipal utility providers may require signed annexation agreements as a condition of providing services. Please contact your municipal service provider prior to submitting your application.

CERTIFICATION

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, of the subject site(s). I understand that falsifying any information herein may result in rejection or denial of this request.

Lisa E. Allen — APPLICANT(S)

01-25-2023 — DATE

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning application.

Lisa E. Allen — PROPERTY OWNER(S)

01-25-2023 — DATE

I certify that any relevant restrictive covenants will be adhered to concerning this rezoning request. To assist verification, I have attached the relevant restrictive covenant information.

Lisa E. Allen — APPLICANT(S)

01-25-2023 — DATE

YOU MUST SUBMIT THE ORIGINAL SIGNATURES ABOVE. COPIED OR SCANNED IMAGES WILL NOT BE ACCEPTED. ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED. ALL PROPERTY OWNERS MUST SIGN ABOVE.

Attachment: 23-07 PC Packet (7564 : 23-07)

REZONING APPLICATION CHECKLIST

The attached application form must be filled out completely and must include the following supporting materials before a request can be accepted and considered complete:

- [x] **Pre-application meeting (optional)**
- [x] **Application fee**
- [x] **Plat or recent survey (if no recorded plat)** recorded
- [x] **Deed** recorded
- [ ] **Preliminary site plan** (include the following items as applicable)
  - Proposed and existing structures with square footage
  - Parking areas
  - Open space areas
- [ ] **Sketch plan and detailed development plan** (Special Districts Only)
- [ ] **Restrictive covenants** (provide the latest recorded copy, if applicable)

Staff may request additional information as part of the application

OFFICE USE ONLY

AMOUNT PAID: 650.00 CHECK #: _____ CASH AMOUNT: _____

DATE RECEIVED: 1-25-23 RECEIPT #: _____

APPLICATION RECEIVED BY: Diane Dil

APPLICATION REVIEWED BY: Diane Dil

Any information provided on this document may be subject to the SC Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

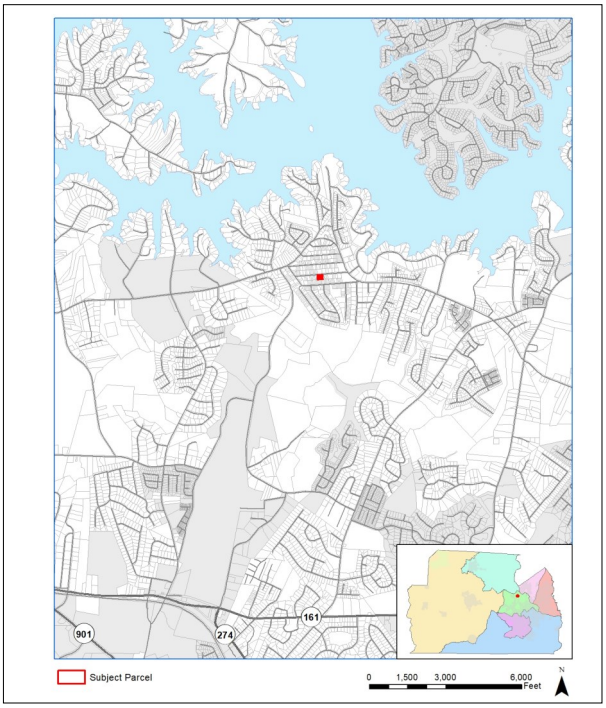
Attachment: 23-07 PC Packet (7564 : 23-07)

PLANNING COMMISSION

REZONING 23-08; PROPERTY ADVISORS, LLC (APPLICANT/OWNER); REQUESTING TO REZONE 4 PARCELS FOR A TOTAL OF +/- 0.802 ACRES FROM RSF-40 TO RMX-10. THE SUBJECT PARCELS ARE LOCATED ON PALMETTO DRIVE, ROCK HILL. THE PROPERTY ARE REFERENCED AS TAX MAP NUMBERS 586-01-10-001; 586-01-10-002; 586-01-10-003; 586-01-10-004 COUNCIL DISTRICT 6 - HUCKABEE.

Planning Commission
March 13, 2023

Case: 23-08
Staff Report



Request Summary

Applicant: Property Advisors, LLC

Property Owner: Property Advisors, LLC

Tax Map Number: 586-01-10-001; -002; -003; -004

Address: Palmetto Drive, Rock Hill

Council District: 6 - Huckabee

Requested Action: Rezone +/- 0.802 acres from RSF-40 to RMX-10

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approve

Project Description

The applicant is requesting to rezone the property from Residential Single Family 40 (RSF-40) to Residential Mixed 10 (RMX-10) in order to recombine the existing four parcels into two parcels. The Lakewood Subdivision was platted in 1957. The dimensions of most of the original lots was approximately 50' x 175'. Over the years, many of the lots were combined to create larger parcels. In some cases homes were constructed that straddled the property line, and some lots were simply left vacant. The existing minimum lot size of 40,000 square feet in the RSF-40 zoning district prevent the four parcels from being recombined.

A notice of violation was issued to the property owner for land disturbance without first obtaining approval. This disturbance included grading through a national wetland inventory stream without using protective measures. To date, no effort has been made to stabilize the property. If County Council intends to approve this request, staff recommends that Council defer third reading until the property is properly stabilized.

Consistency with the Comprehensive Plan

The subject parcel is designated with the *Neighborhood Residential* future land use in the *York Forward* 2035 Comprehensive Plan, which provides for 2-5 dwellings/acre and includes a variety of housing types. Commercial uses such as grocery stores, pharmacies, and other neighborhood-serving uses may be appropriate at intersections of major roads and/or adjacent to existing commercial uses. The requested rezoning is consistent with the York County 2035 Comprehensive Plan and Future Land Use Map. The uses allowed in the proposed zoning district are similar with those of the surrounding area.

Attachment: 23-08 PC Packet (7571 : 23-08)

Staff Analysis

Property Description

The four parcels are currently vacant with minimal vegetation after being recently cleared. A stream runs through two of the four parcels. The parcels are part of Lakewood subdivision, a single family neighborhood, originally platted in 1957. This request would allow for an infill project in an older area of the County, providing an opportunity to meet housing needs without increasing infrastructure.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential	RSF-40	Neighborhood Residential
SOUTH	Residential	RSF-40	Neighborhood Residential
EAST	Residential	RSF-40	Neighborhood Residential
WEST	Residential	RSF-40	Neighborhood Residential

Zoning and Land Use History

- July 22, 2986: Parcel originally zoned RC-I (RSF-40)
- January 20, 1958: Recorded current plat of subject parcels (PB 15, PG 200)
- June 7, 2021: Recorded current dead of all parcels (RB 19322, PG 143)

Rezoning Request

The applicant is requesting to rezone approximately 0.802 acres from RSF-40 to RMX-10.

- *Current Zoning District: Residential Single Family 40 (RSF-40). This district accommodates detached single-family residential uses and compatible institutional and non-residential land uses on lots generally with a minimum area of 40,000 square feet, is designed to preserve and protect the character of existing large-lot residential subdivisions in areas transitioning from rural to suburban development patterns, and is intended to encourage residential development that complements the character of large-lot residential subdivisions.*
- *Proposed Zoning District: Residential Mixed 10 (RMX-10). This district is designed to allow a diversity of housing types at variable, moderate densities based on residential land use, on lots generally with a minimum area of 10,000 square feet, is applied principally to undeveloped parcels where housing type and density flexibility will complement existing residential neighborhoods, and where public water and sewer is readily available.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: RSF-40	ZONING DISTRICT: RMX-10
MINIMUM LOT SIZE	40,000 sf	10,000 sf
PERMITTED LAND USES	Residential	Residential

Attachment: 23-08 PC Packet (7571 : 23-08)

Exhibit A - Site—Land Disturbance Pictures

2020 Aerial Image

2022 Aerial Image

Attachment: 23-08 PC Packet (7571 : 23-08)

Exhibit B - Existing Zoning Map

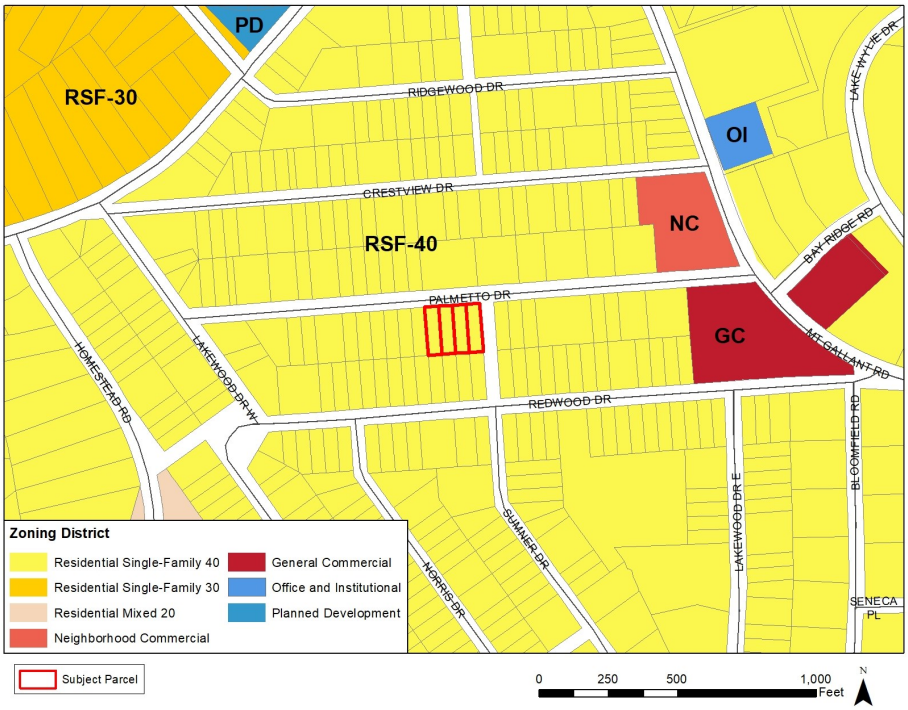
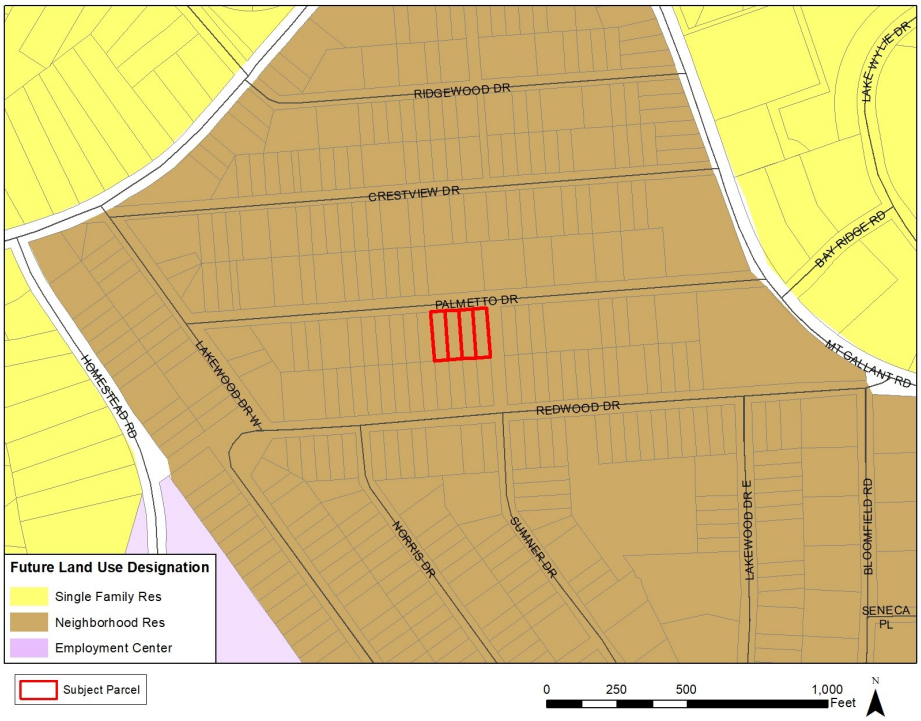


Exhibit C - 2035 Land Use Plan



Attachment: 23-08 PC Packet (7571 : 23-08)

FINDINGS

Per Section 155.1139 of the York County Code of Ordinances, the Planning Commission must consider the following factors when making a recommendation on any proposed amendment to the zoning map.

A. The relationship between the request and the Comprehensive Plan and Future Land Use Map.

The subject parcels are designated with the Neighborhood Residential future land use in the York Forward 2035 Comprehensive Plan, which provides for 2-5 dwellings/acre and includes a variety of housing types. Commercial uses such as grocery stores, pharmacies, and other neighborhood-serving uses may be appropriate at intersections of major roads and/or adjacent to existing commercial uses.

B. Whether the request is consistent with the Comprehensive Plan and Future Land Use Map.

The requested rezoning is consistent with the York County 2035 Comprehensive Plan and Future Land Use Map.

C. Whether the allowed uses in the requested zoning district would be compatible with surrounding land uses.

The allowed uses of the proposed zoning district are compatible with the surrounding area. The proposal is to construct two single family homes within an existing residential neighborhood.

D. Whether the scale of the proposed development is compatible with the surrounding land uses or the intended future land uses.

The scale of the development is compatible with the surrounding land uses.

E. Whether adequate capacity at public school facilities exists or is planned to serve the needs of the proposed development.

This applicant intends to construct two new homes, therefore there the impact on the public school facilities with this rezoning request will be minimal.

F. Whether the proposed project will request to connect to public water and sewer service and what entity would provide these utilities.

The property is located within the City of Rock Hill utility service area and uses private well and engineered septic.

G. The relationship of the request to the existing road network, current road capacity, and the most recent annual average daily trip counts.

The parcel to be rezoned has frontage on Palmetto Drive, which is maintained by SCDOT. Palmetto Drive is designated as a local roadway, and no count data is available for this roadway. Palmetto Drive intersects with Mt. Gallant Road. Mt. Gallant Road is a minor arterial roadway with an average daily volume of 6,200 trips.

The development is proposing two residential dwellings. The proposed development is not expected to generate enough traffic to negatively impact the current transportation network.

H. Whether the inclusion of certain conditions of approval for the request would better achieve the goals of the Comprehensive Plan.

No conditions are recommended by staff as part of this rezoning request.

Attachment: 23-08 PC Packet (7571 : 23-08)

Next Steps

The rezoning request is anticipated to follow the process below:

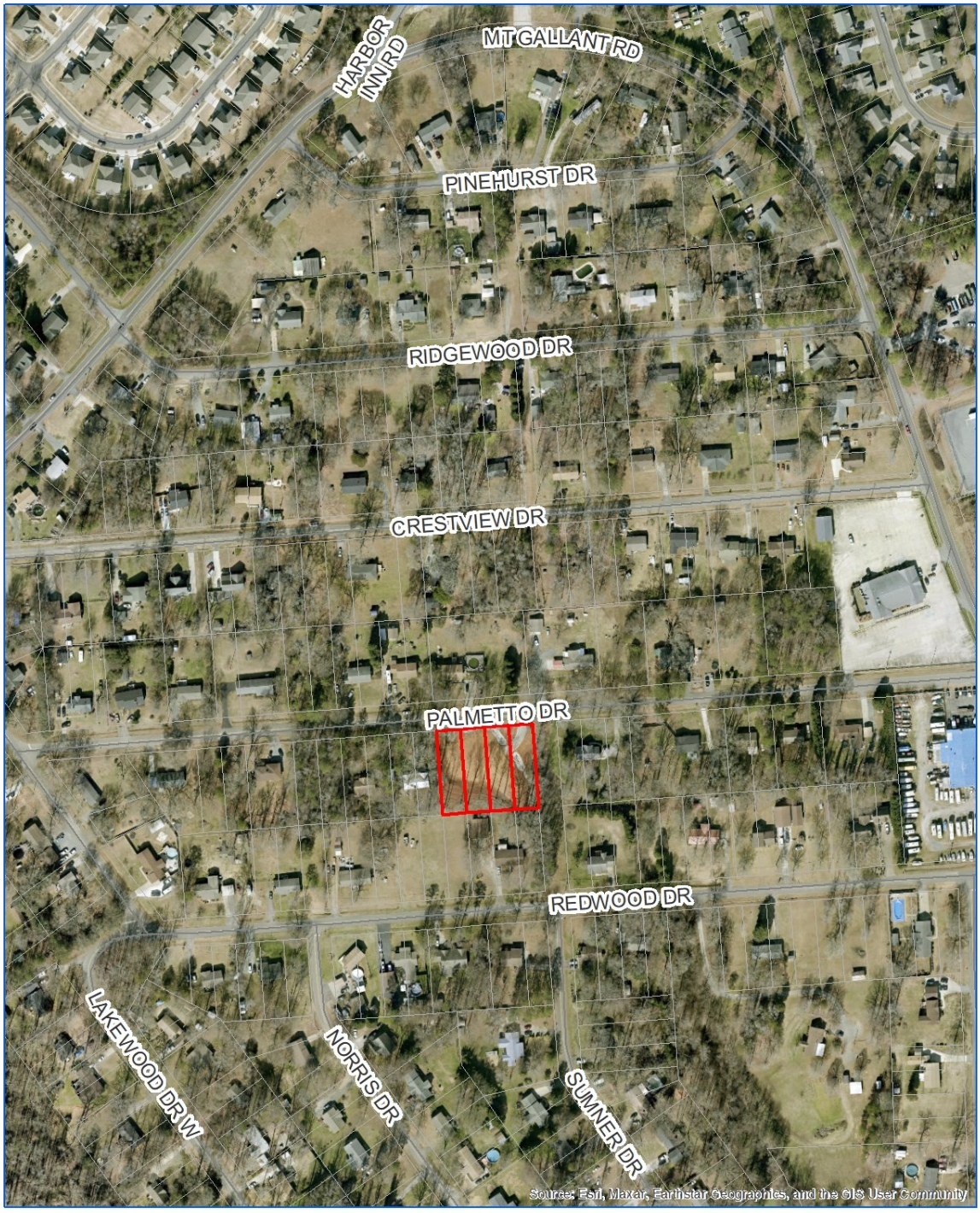
- Public Hearing: April 3, 2023
- County Council (First Reading): April 3, 2023
- County Council (Second Reading): April 17, 2023
- County Council (Third Reading): May 1, 2023

Planning and Development Staff Contact

Diane Dil, AICP
Planning Manager
(803) 909-7223
diane.dil@yorkcountygov.com

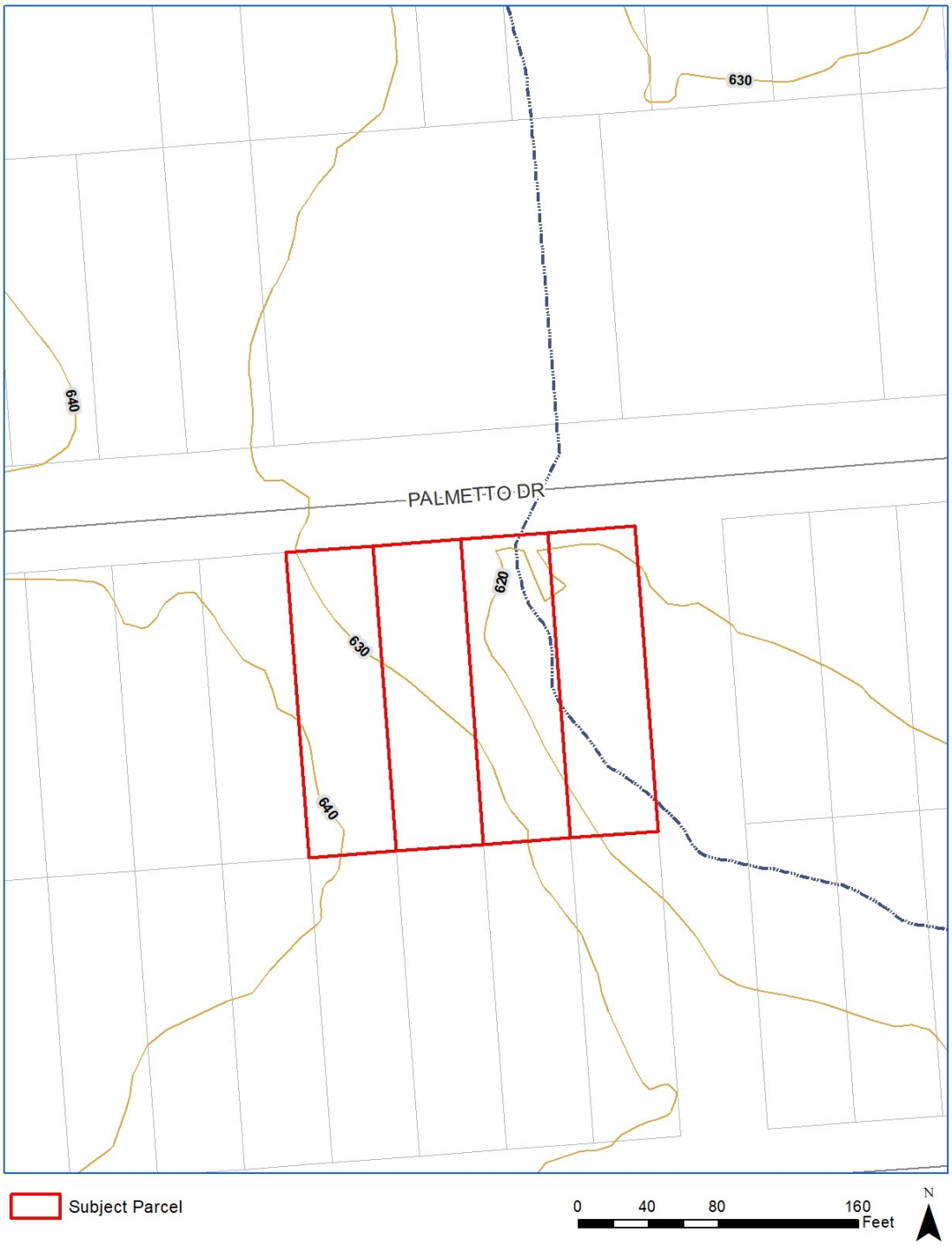
Attachment: 23-08 PC Packet (7571 : 23-08)

Exhibit D - Aerial Map



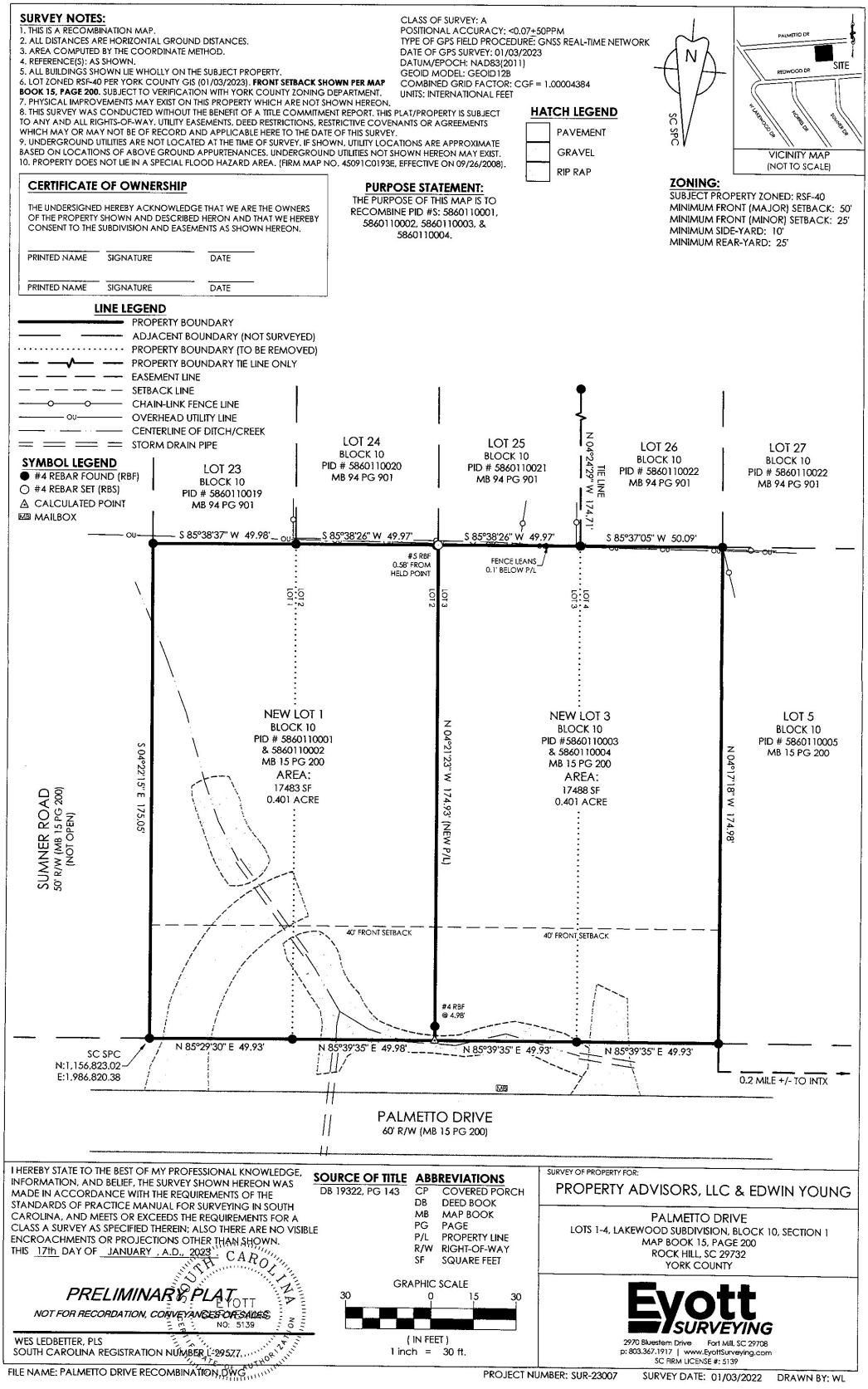
Attachment: 23-08 PC Packet (7571 : 23-08)

Exhibit E - Environmental Map



Attachment: 23-08 PC Packet (7571 : 23-08)

Exhibit F - Survey or Plat



Attachment: 23-08 PC Packet (7571 : 23-08)

YORK COUNTY
REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Property Advisors, LLC attn: Brian Grissom

ADDRESS: 2082 Fairhill Circle, Rock Hill, South Carolina 29732

PHONE: _____ (WORK) _____ (HOME) 803-230-7535 (MOBILE)

EMAIL ADDRESS: carhomedev@gmail.com

PROPERTY OWNER NAME(S): Property Advisors, LLC attn: Brian Grissom

ADDRESS: 2082 Fairhill Circle, Rock Hill, South Carolina 29732

PHONE: _____ (WORK) _____ (HOME) 803-230-7535 (MOBILE)

EMAIL ADDRESS: carhomedev@gmail.com

PROPERTY INFORMATION

PROPERTY ADDRESS: 4000 Block of Palmetto Drive

PROPERTY TAX MAP #(s): 586-01-10-001, 586-01-10-002, 586-01-10-003, 586-01-10-004

LAND AREA (ACRES) TOTAL: 0.802 AREA TO BE REZONED: 0.802

ZONING CURRENT: RSF-40 PROPOSED: RMX-10

2035 LAND USE PLAN DESIGNATION: Neighborhood Residential

CURRENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Single Family Detached Homes

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 0

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 2

UTILITY PROVIDERS WATER: Private Well SEWER: Septic (engineered system)

SCHOOL DISTRICT: RHSD3 COUNTY COUNCIL DISTRICT: 6

Attachment: 23-08 PC Packet (7571 : 23-08)

SUPPLEMENTAL QUESTIONS

1. Please describe the purpose of the rezoning request and the project that is being proposed.

Current zoning designation cannot provide any buildable lots. Rezoning will allow applicant to combine and develop the property for two single family detached homes (1 per lot)

2. Are there existing structures on the site? Yes ○ No ◉

If yes, please describe: _____

If this request is granted, will the existing structure(s) remain? Yes ○ No ◉

If this request is granted, will the use of the structure(s) change? Yes ○ No ◉

If yes, structure(s) must meet all current building and fire codes.

3. Does this request propose to utilize public water and sewer? Yes ○ No ◉

If yes, municipal utility providers may require signed annexation agreements as a condition of providing services. Please contact your municipal service provider prior to submitting your application.

CERTIFICATION

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, of the subject site(s). I understand that falsifying any information herein may result in rejection or denial of this request.

APPLICANT(S) — DATE: 2/1/2023

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning application.

PROPERTY OWNER(S) — DATE: 2/1/2023

I certify that any relevant restrictive covenants will be adhered to concerning this rezoning request. To assist verification, I have attached the relevant restrictive covenant information.

No relevant restrictive covenants exist

APPLICANT(S) — DATE

YOU MUST SUBMIT THE ORIGINAL SIGNATURES ABOVE. COPIED OR SCANNED IMAGES WILL NOT BE ACCEPTED. ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED. ALL PROPERTY OWNERS MUST SIGN ABOVE.

Attachment: 23-08 PC Packet (7571 : 23-08)

REZONING APPLICATION CHECKLIST

The attached application form must be filled out completely and must include the following supporting materials before a request can be accepted and considered complete:

- [x] **Pre-application meeting (optional)**
- [x] **Application fee**
- [x] **Plat or recent survey (if no recorded plat)**
- [x] **Deed**
- [x] **Preliminary site plan** (include the following items as applicable)
  - Proposed and existing structures with square footage
  - Parking areas
  - Open space areas
- [ ] N/A **Sketch plan and detailed development plan** (Special Districts Only)
- [ ] N/A **Restrictive covenants** (provide the latest recorded copy, if applicable)

Staff may request additional information as part of the application

OFFICE USE ONLY

AMOUNT PAID: 550- CHECK #: 1649 CASH AMOUNT: —

DATE RECEIVED: 2/1/23 RECEIPT #: _____

APPLICATION RECEIVED BY: Diane Dill

APPLICATION REVIEWED BY: Diane Dill

Any information provided on this document may be subject to the SC Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

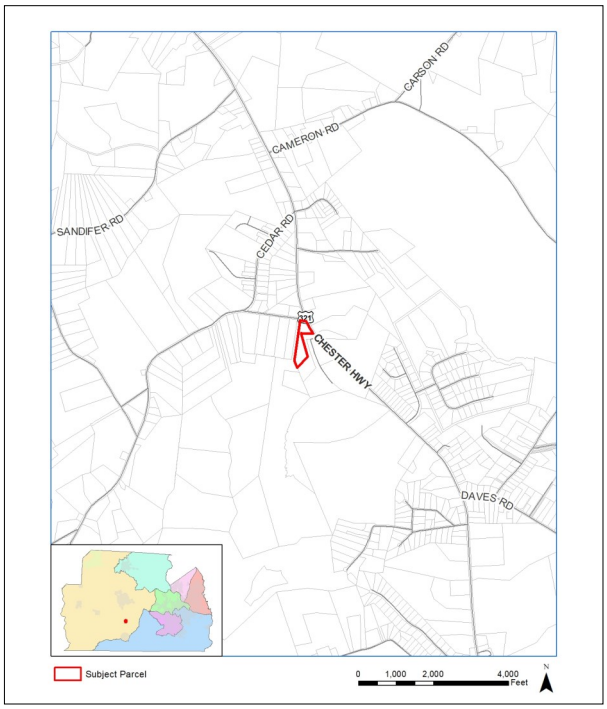
Attachment: 23-08 PC Packet (7571 : 23-08)

PLANNING COMMISSION

REZONING 23-09; AINSLEE MOSS (APPLICANT) AINSLEE MOSS, JAMES HOUSE, NOLAN HOUSE; REQUESTING TO REZONE A TOTAL OF 6.49 ACRES FROM AGC TO RUD. THE SUBJECT PARCEL IS LOCATED AT 2192 AND 2196 GARVIN ROAD, YORK. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 337-00-00-015 COUNCIL DISTRICT 3 - ADKINS.

Planning Commission — March 13, 2023

Case: 23-09 — Staff Report



Request Summary

Applicant: Ainslee Moss

Property Owner: Ainslee Moss, James House, Nolan House

Tax Map Number: 337-00-00-015

Address: 2192 and 2196 Garvin Road, York

Council District: 3—Adkins

Requested Action: Rezone +/- 6.49 acres from AGC to RUD

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approve

Project Description

The applicant is requesting to rezone the property from Agricultural Conservation (AGC) to Rural Development (RUD) in order to subdivide the parcel to create separate lots for each of the two existing homes.

Consistency with the Comprehensive Plan

The subject parcel is designated with the *Agriculture* future land use in the *York Forward* 2035 Comprehensive Plan. The predominant land uses in this classification are working farms and forestry. Complementary uses such as very low density residential development, ag-supportive commercial, cottage industries, and agri-tourism operations are appropriate.

The requested rezoning is mostly consistent with the York County 2035 Comprehensive Plan and Future Land Use Map. This rezoning will not remove a property currently being used for significant agriculture purposes. There are other parcels of similar size within the general vicinity. The uses allowed in the proposed zoning district are similar with those of the surrounding area.

Attachment: 23-09 PC Packet (7565 : 23-09)

Staff Analysis

Property Description

The 6.49 acre subject property currently contains two single family homes. The property is flat and is mostly wooded. This is a rural area of the County where large-lot single family residences are scattered among existing farms.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential	AGC	Agriculture
SOUTH	Residential	AGC	Agriculture
EAST	Residential	AGC	Agriculture
WEST	Residential	AGC	Agriculture

Zoning and Land Use History

- July 6, 1987: Parcel was originally zoned AGC.
- September 20, 1991: Recorded current plat of subject property (PB 109 PG 47).
- January 25, 2023: Recorded current deed of subject property (RB 20592, PG 251).

Rezoning Request

The applicant is requesting to rezone approximately 6.49 acres from AGC to RUD.

- *Current Zoning District: Agricultural Conservation (AGC). This district generally consists of the most agriculturally productive soils, and their loss cannot be readily compensated. Therefore, the district is intended to preserve areas under cultivation and prime agricultural soils for continued agricultural and agriculturally-oriented uses, protect and support the business of agriculture, and protect agricultural character.*
- *Proposed Zoning District: Rural Development (RUD). This district is intended to protect and preserve areas of the County that are presently rural or agricultural in character and use, and serves to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: AGC	ZONING DISTRICT: RUD
MINIMUM LOT SIZE	5 Acres	1 Acre
PERMITTED LAND USES	Residential; Agriculture uses	Residential; Agriculture uses

Attachment: 23-09 PC Packet (7565 : 23-09)

Exhibit A - Existing Zoning Map

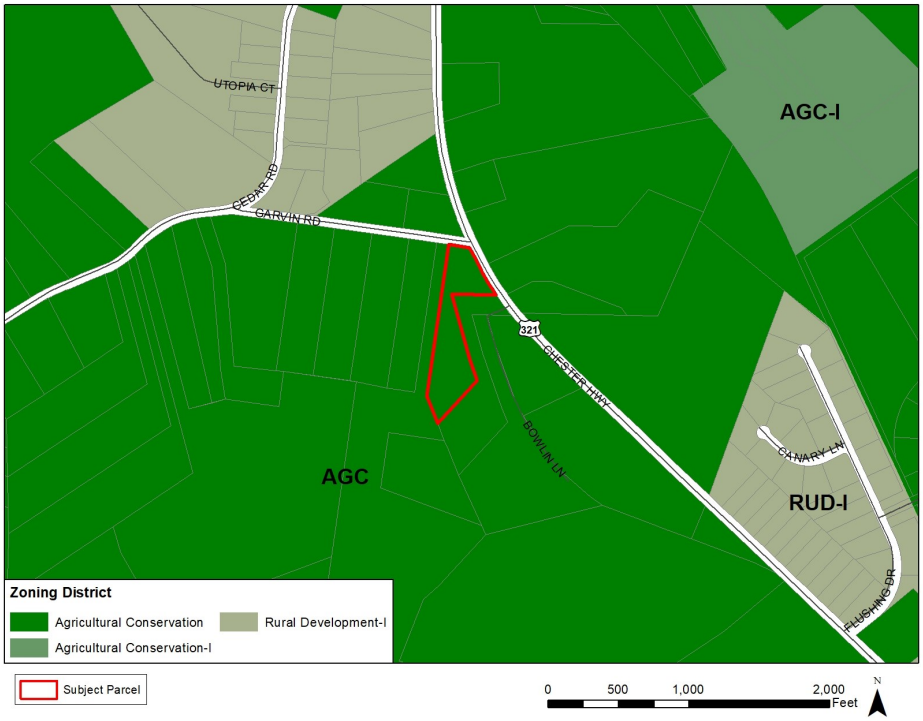
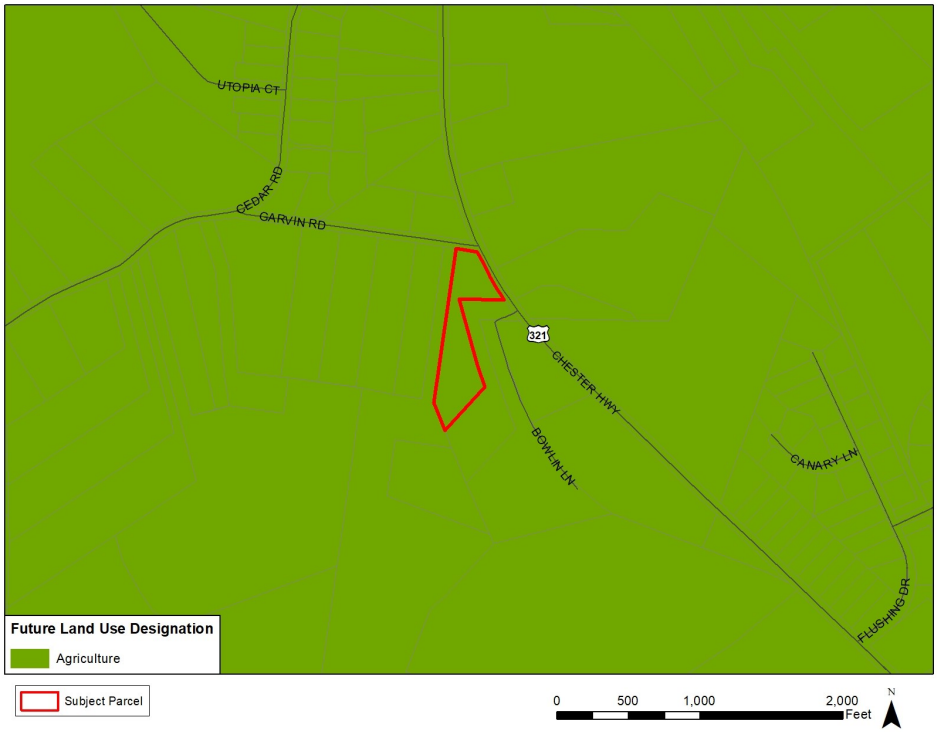


Exhibit B - 2035 Land Use Plan



Attachment: 23-09 PC Packet (7565 : 23-09)

FINDINGS

Per Section 155.1139 of the York County Code of Ordinances, the Planning Commission must consider the following factors when making a recommendation on any proposed amendment to the zoning map.

A. The relationship between the request and the Comprehensive Plan and Future Land Use Map.

The subject parcel is designated with the *Agriculture* future land use in the *York Forward* 2035 Comprehensive Plan. The predominant land uses in this classification are working farms and forestry. Complementary uses such as very low density residential development, ag-supportive commercial, cottage industries, and agri-tourism operations are appropriate.

B. Whether the request is consistent with the Comprehensive Plan and Future Land Use Map.

The requested rezoning is mostly consistent with the York County 2035 Comprehensive Plan and Future Land Use Map.

C. Whether the allowed uses in the requested zoning district would be compatible with surrounding land uses.

The allowed uses of the proposed zoning district are compatible with the surrounding area.

D. Whether the scale of the proposed development is compatible with the surrounding land uses or the intended future land uses.

The scale of the development is compatible with the surrounding land uses.

E. Whether adequate capacity at public school facilities exists or is planned to serve the needs of the proposed development.

This applicant does not intend to construct any new homes on this parcel, therefore there will be no impact on the public school facilities.

F. Whether the proposed project will request to connect to public water and sewer service and what entity would provide these utilities.

The property is located within the York County utility service area, but the applicant intends to use private well and septic.

G. The relationship of the request to the existing road network, current road capacity, and the most recent annual average daily trip counts.

The parcel to be rezoned has frontage on Garvin Road, which is maintained by York County. Garvin Road transitions from a York County roadway to a SCDOT roadway just west of this parcel at the intersection with Cedar Road. There is no count data available for Garvin Road. The parcel also has frontage on US 321, which is maintained by SCDOT. US 321 is designated as a principal arterial roadway with an average volume of 5,800 daily trips. The development should be accessed from Garvin Road.

There is no change in use with the development, and as a result, there is no change in the number of trips generated by the development.

H. Whether the inclusion of certain conditions of approval for the request would better achieve the goals of the Comprehensive Plan.

Staff does not recommend any conditions as part of the approval.

Attachment: 23-09 PC Packet (7565 : 23-09)

Next Steps

The rezoning request is anticipated to follow the process below:

- Public Hearing: April 3, 2023
- County Council (First Reading): April 3, 2023
- County Council (Second Reading): April 17, 2023
- County Council (Third Reading): May 1, 2023

Planning and Development Staff Contact

Diane Dil, AICP
Planning Manager
(803) 909-7223
diane.dil@yorkcountygov.com

Attachment: 23-09 PC Packet (7565 : 23-09)

Exhibit C - Aerial Map

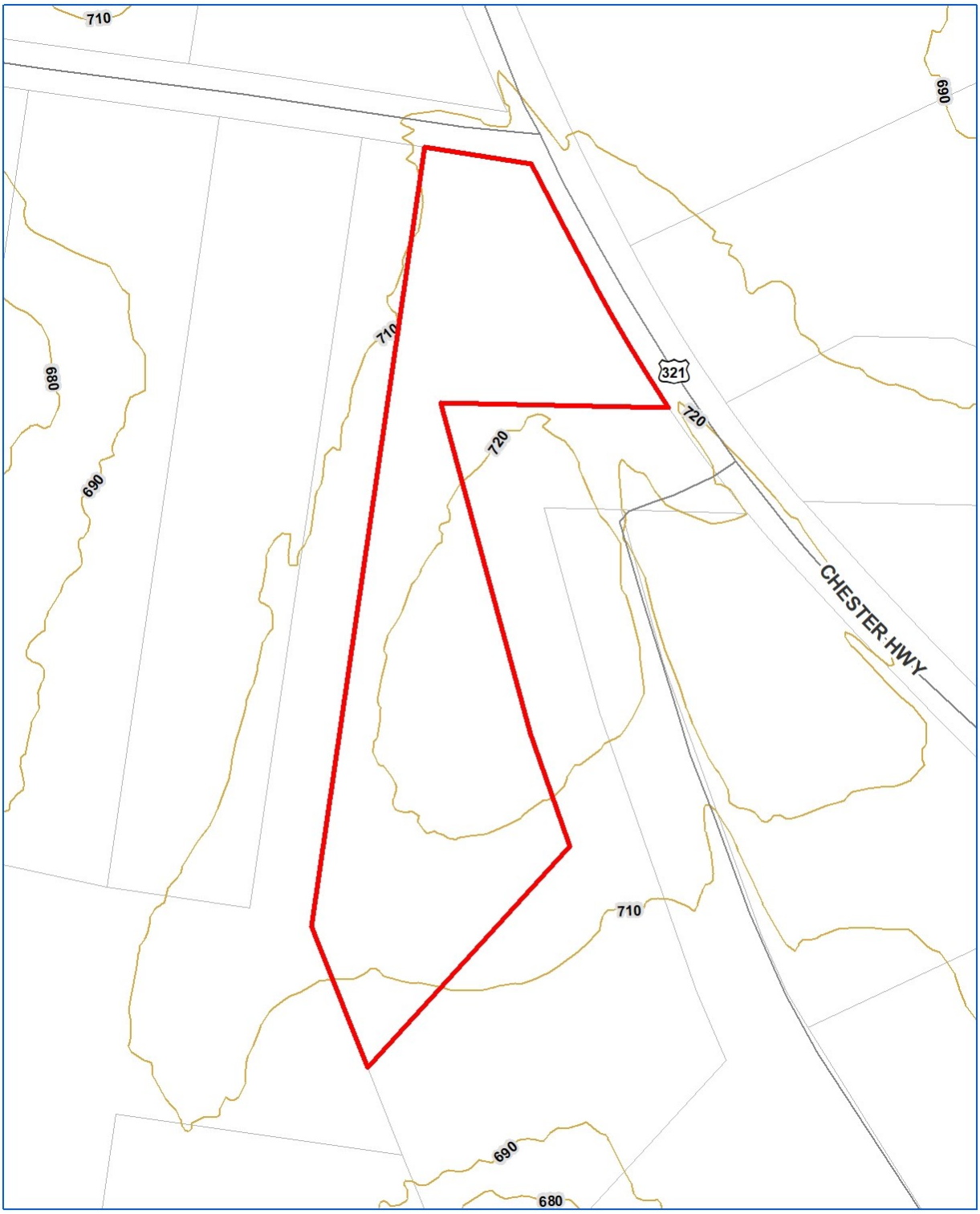
Subject Parcel

0 250 500 1,000 Feet

N

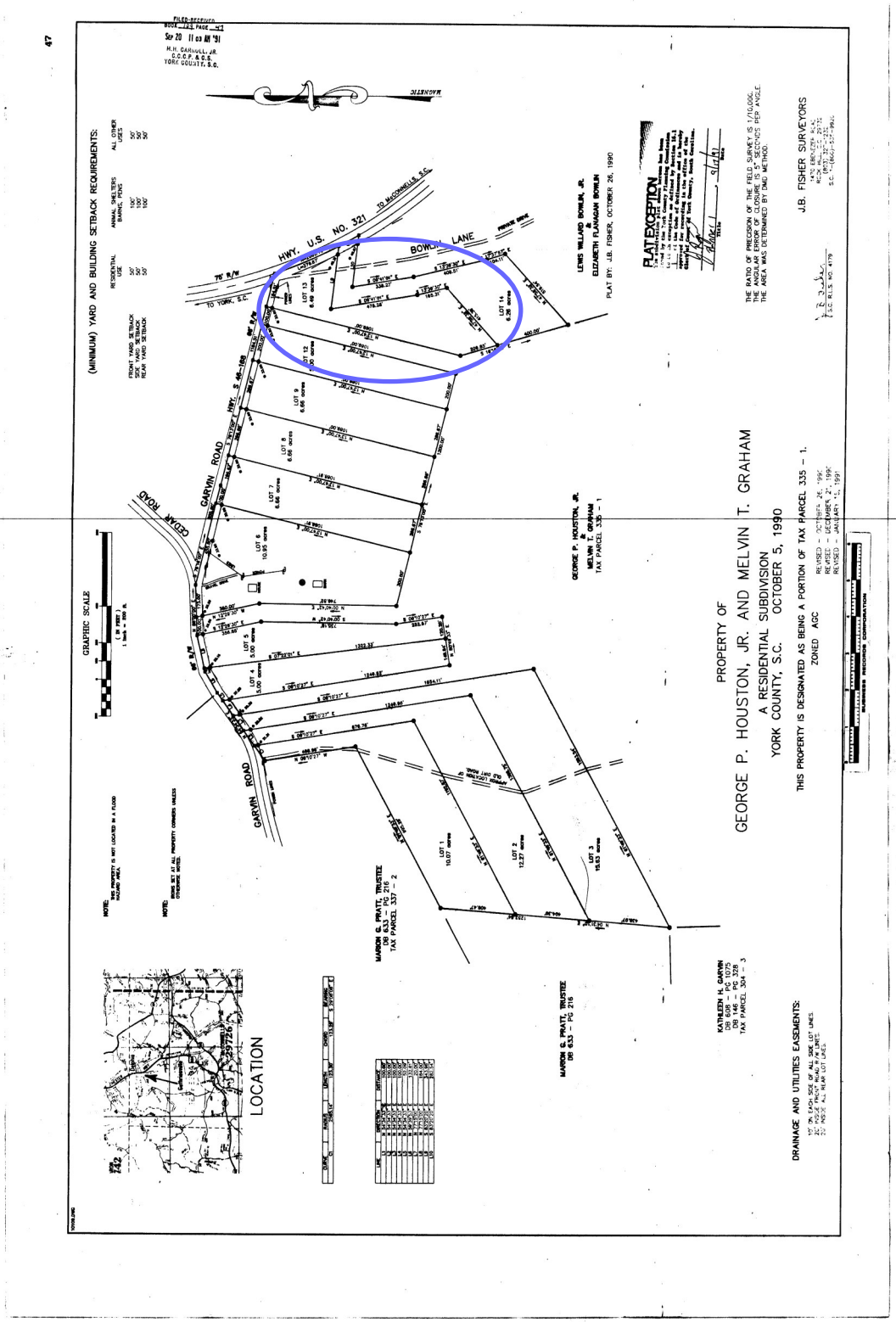
Attachment: 23-09 PC Packet (7565 : 23-09)

Exhibit D - Environmental Map



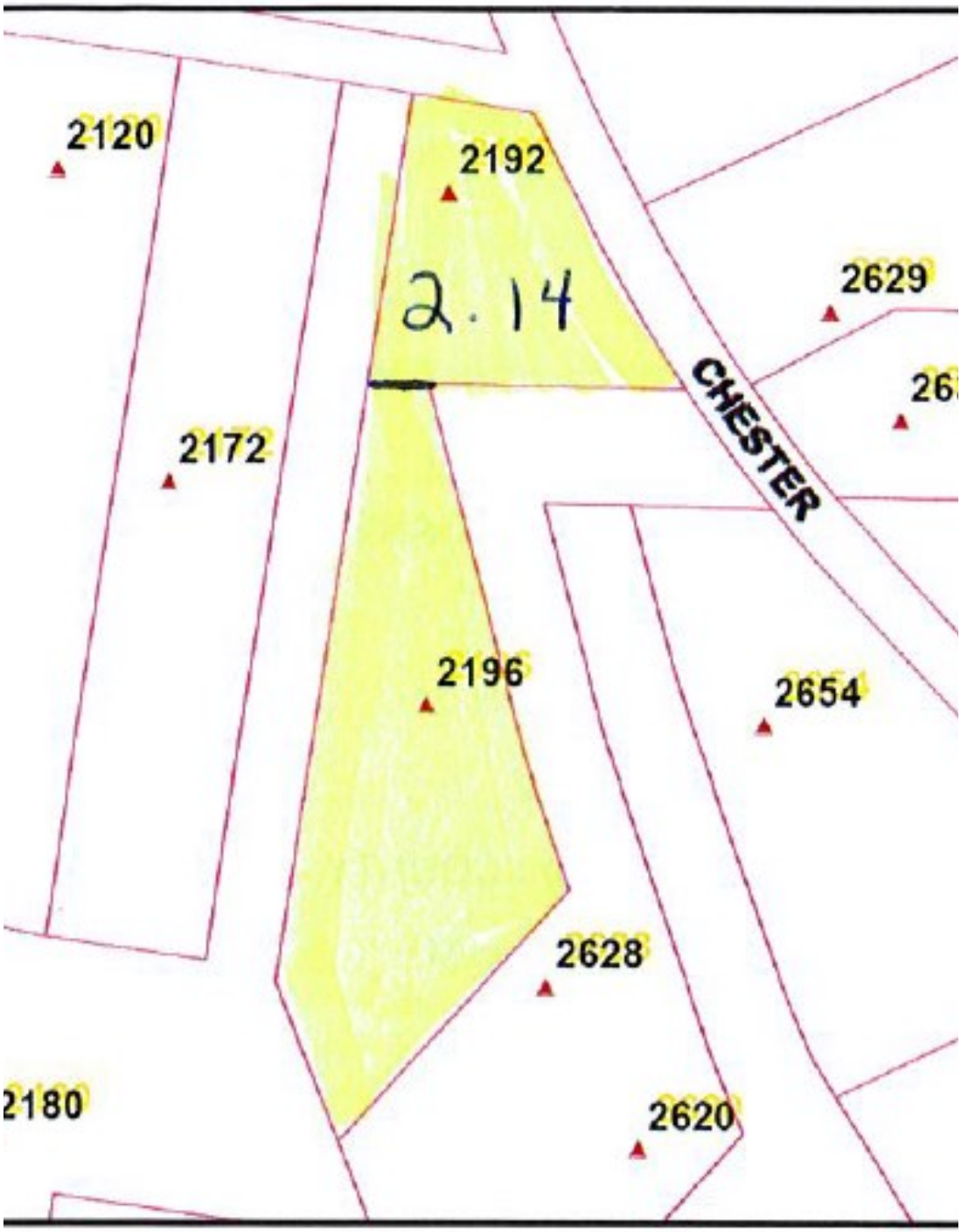
Attachment: 23-09 PC Packet (7565 : 23-09)

Exhibit E - Plat



Attachment: 23-09 PC Packet (7565 : 23-09)

Exhibit F - Proposed Subdivision



Attachment: 23-09 PC Packet (7565 : 23-09)

YORK COUNTY
REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Ainslee Moss

ADDRESS: 2180 Garvin Rd., York, SC 29745

PHONE: 803-684-3131 (WORK) N/A (HOME) 803-493-3597 (MOBILE)

EMAIL ADDRESS: ainsleemoss@icloud.com

PROPERTY OWNER NAME(S): Ainslee Moss, James House, Nolan House

ADDRESS: 2180 Garvin Rd., York, SC 29745

PHONE: 803-684-3131 (WORK) N/A (HOME) 803-493-3597 (MOBILE)

EMAIL ADDRESS: ainslee moss@icloud.com

PROPERTY INFORMATION

PROPERTY ADDRESS: 2192 + 2196 Garvin Rd.

PROPERTY TAX MAP #(s): 337-00-00-015

LAND AREA (ACRES) TOTAL: 6.49 AREA TO BE REZONED: 6.49

ZONING CURRENT: ~~Agriculture~~ AGC PROPOSED: RUD

2035 LAND USE PLAN DESIGNATION: agricultural

CURRENT USE OF PROPERTY: double-wide + trailer (2 homes)

PROPOSED USE OF PROPERTY: Same

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): N/A

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 2

UTILITY PROVIDERS WATER: Well SEWER: septic system

SCHOOL DISTRICT: YSD1 COUNTY COUNCIL DISTRICT: 3

Attachment: 23-09 PC Packet (7565 : 23-09)

SUPPLEMENTAL QUESTIONS

1. **Please describe the purpose of the rezoning request and the project that is being proposed.**

Seperate land ownership to sons so they can eventually build homes instead of trailers which is the current.

2. **Are there existing structures on the site?** **Yes** (X) **No** ( )

If yes, please describe: _____

If this request is granted, will the existing structure(s) remain? **Yes** (X) **No** ( )

If this request is granted, will the use of the structure(s) change? **Yes** ( ) **No** (X)

If yes, structure(s) must meet all current building and fire codes.

3. **Does this request propose to utilize public water and sewer?** **Yes** ( ) **No** (X)

If yes, municipal utility providers may require signed annexation agreements as a condition of providing services. Please contact your municipal service provider prior to submitting your application.

CERTIFICATION

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, of the subject site(s). I understand that falsifying any information herein may result in rejection or denial of this request.

Kimalee Moon, Nolan House 1/28/2023
APPLICANT(S) DATE

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning application.

Kimalee Moon, Nolan House 1/28/2023
PROPERTY OWNER(S) DATE

I certify that any relevant restrictive covenants will be adhered to concerning this rezoning request. To assist verification, I have attached the relevant restrictive covenant information.

N/A
APPLICANT(S) DATE

YOU MUST SUBMIT THE ORIGINAL SIGNATURES ABOVE. COPIED OR SCANNED IMAGES WILL NOT BE ACCEPTED. ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED. ALL PROPERTY OWNERS MUST SIGN ABOVE.

Attachment: 23-09 PC Packet (7565 : 23-09)

REZONING APPLICATION CHECKLIST

The attached application form must be filled out completely and must include the following supporting materials before a request can be accepted and considered complete:

- [x] **Pre-application meeting (optional)** 1/30/23 - w/ Diane Dil
- [x] **Application fee**
- [x] **Plat or recent survey (if no recorded plat)**
- [x] **Deed**
- [N/A] **Preliminary site plan** (include the following items as applicable)
  - Proposed and existing structures with square footage
  - Parking areas
  - Open space areas
- [N/A] **Sketch plan and detailed development plan** (Special Districts Only)
- [N/A] **Restrictive covenants** (provide the latest recorded copy, if applicable)

Staff may request additional information as part of the application

OFFICE USE ONLY

AMOUNT PAID: 850 CHECK #: 4032 CASH AMOUNT: _____

DATE RECEIVED: 1/31/23 RECEIPT #: _____

APPLICATION RECEIVED BY: Diane Dil

APPLICATION REVIEWED BY: Diane Dil

Any information provided on this document may be subject to the SC Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

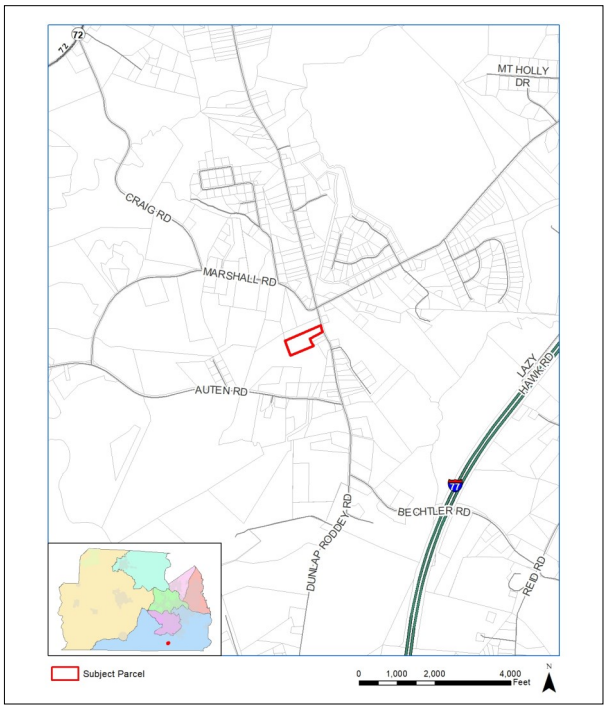
Attachment: 23-09 PC Packet (7565 : 23-09)

PLANNING COMMISSION

REZONING 23-10; FRED GILBERT RAMSEY (APPLICANT/OWNER) REQUESTING TO REZONE A TOTAL OF 7.75 ACRES FROM AGC-I TO RUD. THE SUBJECT PARCEL IS LOCATED AT 2060 DUNLAP RODDEY ROAD, ROCK HILL. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 610-00-00-021 COUNCIL DISTRICT 5 - COX.

Planning Commission March 13, 2023

Case: 23-10 Staff Report



Request Summary

Applicant: Fred Gilbert Ramsey

Property Owner: Fred Gilbert Ramsey

Tax Map Number: 610-00-00-021

Address: 2060 Dunlap Roddey Road, Rock Hill

Council District: 5—Cox

Requested Action: Rezone +/- 7.75 acres from AGC-I to RUD

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approve

Project Description

The applicant is requesting to rezone the property from Agricultural Conservation-I (AGC-I) to Rural Development (RUD) in order to subdivide the parcel to construct one additional single family home.

Consistency with the Comprehensive Plan

The subject parcel is designated with the *Agriculture* future land use in the *York Forward* 2035 Comprehensive Plan. The predominant land uses in this classification are working farms and forestry. Complementary uses such as very low density residential development, ag-supportive commercial, cottage industries, and agri-tourism operations are appropriate.

The requested rezoning is mostly consistent with the York County 2035 Comprehensive Plan and Future Land Use Map. This rezoning will not remove a property currently being used for significant agriculture purposes. There are other parcels of similar size and zoned RUD within the general vicinity. The uses allowed in the proposed zoning district are similar with those of the surrounding area.

Attachment: 23-10 PC Packet (7566 : 23-10)

Staff Analysis

Property Description

The 7.75 acre subject property currently contains one single family home. The property is flat, surrounded by woods, with a pasture in the center. A creek runs through the southwest corner of the parcel. This is a rural area of the County where large-lot single family residences are scattered among existing farms.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Vacant	AGC-I	Agriculture
SOUTH	Residential	AGC-I/RUD	Agriculture
EAST	Residential	RUD	Agriculture
WEST	Residential	AGC-I	Agriculture

Zoning and Land Use History

- July 6, 1987: Parcel was originally zoned AGC.
- Date unknown: Rezoned to AGC-I
- August 10, 2004: Recorded current plat of subject property (PB C306 PG 4).
- January 13, 2023: Recorded current deed of subject property (RB 20600, PG 144).

Rezoning Request

The applicant is requesting to rezone approximately 7.75 acres from AGC-I to RUD.

- *Current Zoning District: Agricultural Conservation (AGC-I). This district generally consists of the most agriculturally productive soils, and their loss cannot be readily compensated. Therefore, the district is intended to preserve areas under cultivation and prime agricultural soils for continued agricultural and agriculturally-oriented uses, protect and support the business of agriculture, and protect agricultural character.*
- *Proposed Zoning District: Rural Development (RUD). This district is intended to protect and preserve areas of the County that are presently rural or agricultural in character and use, and serves to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: AGC	ZONING DISTRICT: RUD
MINIMUM LOT SIZE	5 Acres	1 Acre
PERMITTED LAND USES	Residential; Agriculture uses	Residential; Agriculture uses

Attachment: 23-10 PC Packet (7566 : 23-10)

Exhibit A - Existing Zoning Map

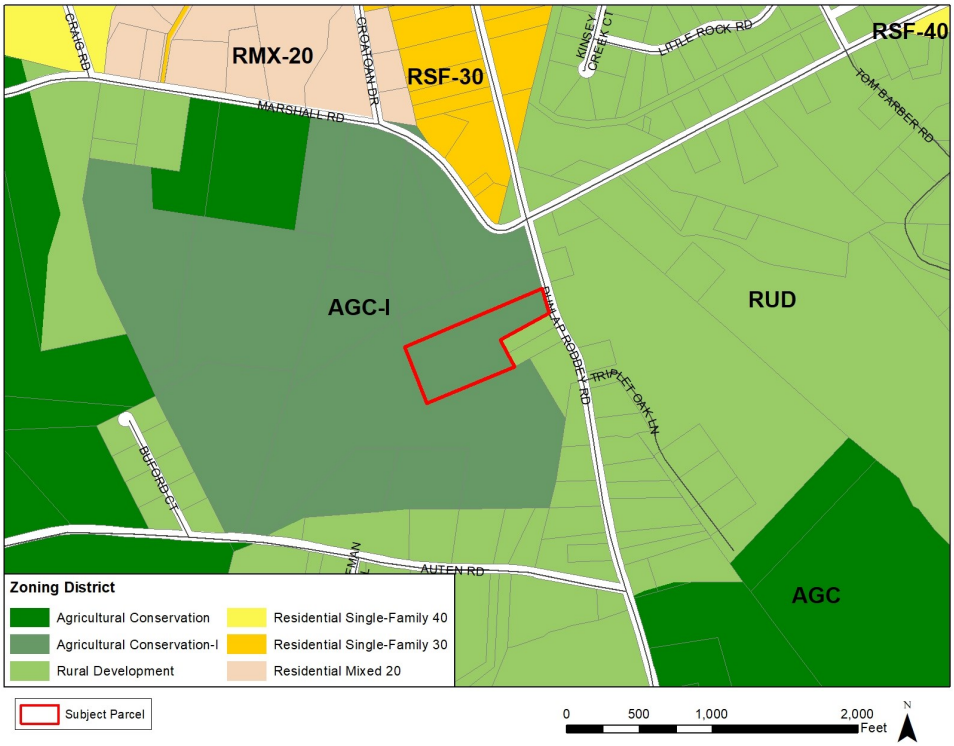
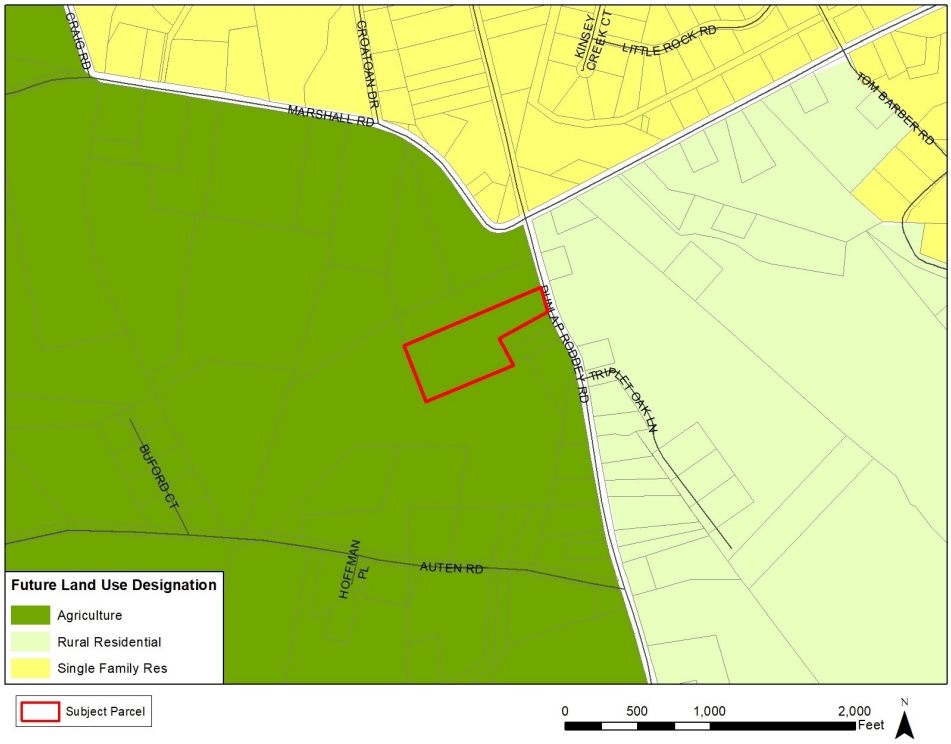


Exhibit B - 2035 Land Use Plan



Attachment: 23-10 PC Packet (7566 : 23-10)

FINDINGS

Per Section 155.1139 of the York County Code of Ordinances, the Planning Commission must consider the following factors when making a recommendation on any proposed amendment to the zoning map.

A. The relationship between the request and the Comprehensive Plan and Future Land Use Map.

The subject parcel is designated with the *Agriculture* future land use in the *York Forward* 2035 Comprehensive Plan. The predominant land uses in this classification are working farms and forestry. Complementary uses such as very low density residential development, ag-supportive commercial, cottage industries, and agri-tourism operations are appropriate.

B. Whether the request is consistent with the Comprehensive Plan and Future Land Use Map.

The requested rezoning is mostly consistent with the York County 2035 Comprehensive Plan and Future Land Use Map. This rezoning will not remove a property currently being used for significant agriculture purposes. There are other parcels of similar size and zoned RUD within the general vicinity.

C. Whether the allowed uses in the requested zoning district would be compatible with surrounding land uses.

The allowed uses of the proposed zoning district are compatible with the surrounding area.

D. Whether the scale of the proposed development is compatible with the surrounding land uses or the intended future land uses.

The scale of the development is compatible with the surrounding land uses.

E. Whether adequate capacity at public school facilities exists or is planned to serve the needs of the proposed development.

The applicant intends to construct one new home on this parcel, therefore the impact on the public school facilities will be minimal.

F. Whether the proposed project will request to connect to public water and sewer service and what entity would provide these utilities.

The property is located within the City of Rock Hill utility service area, but the applicant intends to use private well and septic.

G. The relationship of the request to the existing road network, current road capacity, and the most recent annual average daily trip counts.

The parcel to be rezoned has frontage on Dunlap Roddey Road, which is maintained by SCDOT as S-244. Dunlap Roddey Road is designated as a major collector roadway with an average volume of 650 daily trips. The vertical sight distance at site access to the north of Dunlap Roddey should be evaluated.

The addition of one home will not impact the not negatively impact the transportation network.

H. Whether the inclusion of certain conditions of approval for the request would better achieve the goals of the Comprehensive Plan.

Staff does not recommend any conditions as part of the approval.

Attachment: 23-10 PC Packet (7566 : 23-10)

Next Steps

The rezoning request is anticipated to follow the process below:

- Public Hearing: April 3, 2023
- County Council (First Reading): April 3, 2023
- County Council (Second Reading): April 17, 2023
- County Council (Third Reading): May 1, 2023

Planning and Development Staff Contact

Diane Dil, AICP
Planning Manager
(803) 909-7223
diane.dil@yorkcountygov.com

Attachment: 23-10 PC Packet (7566 : 23-10)

Exhibit C - Aerial Map

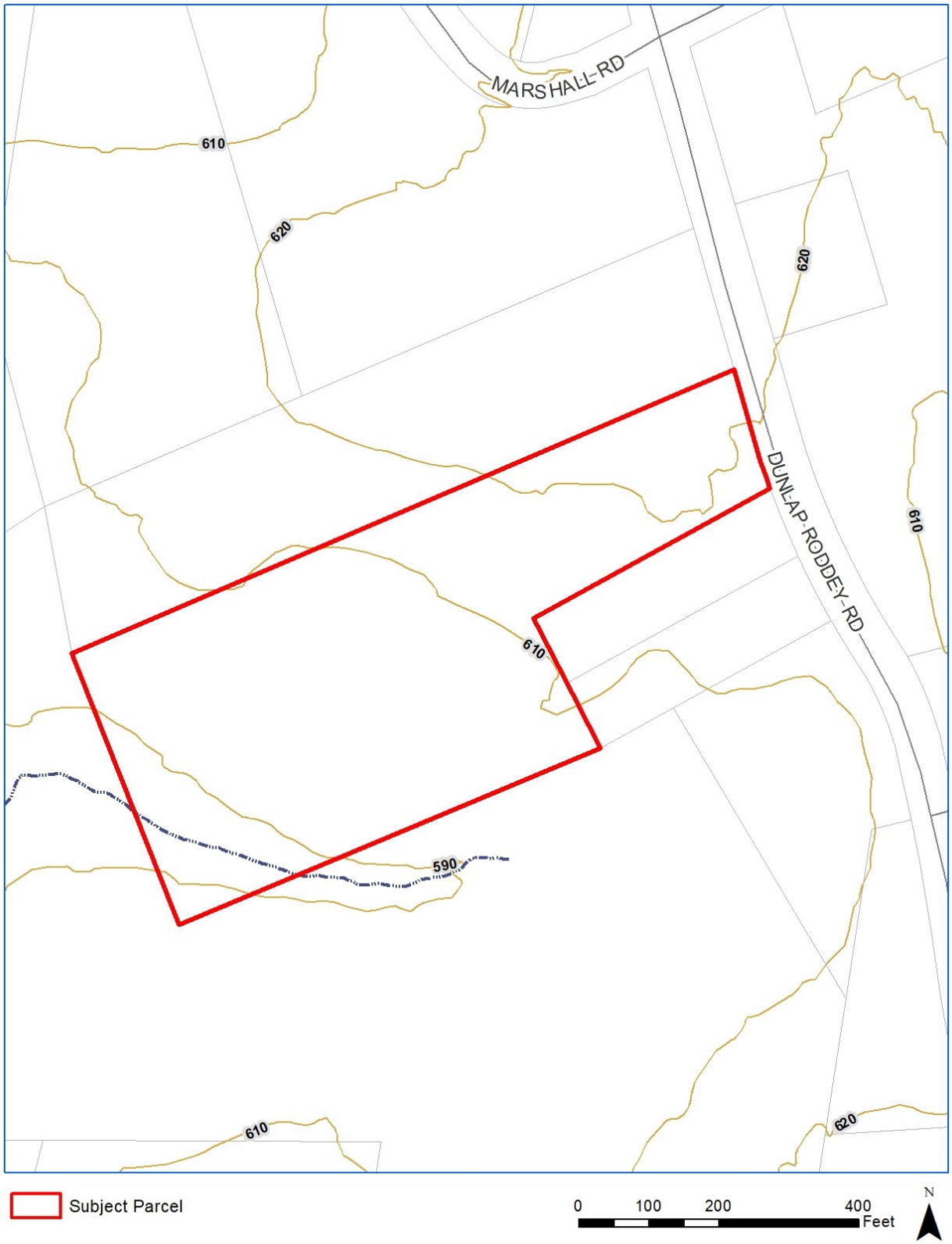
Subject Parcel

0 150 300 600 Feet

N

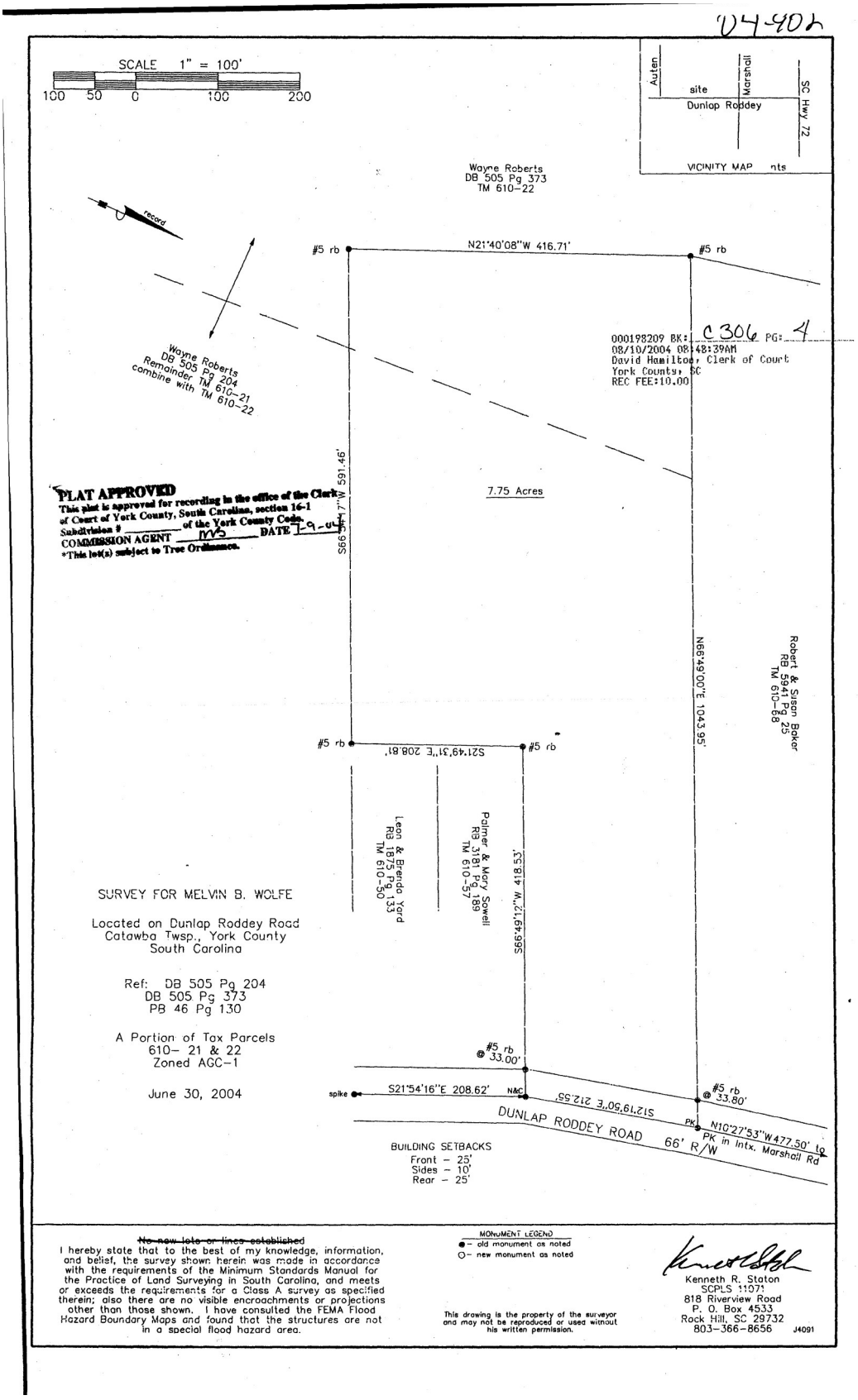
Attachment: 23-10 PC Packet (7566 : 23-10)

Exhibit D - Environmental Map



Attachment: 23-10 PC Packet (7566 : 23-10)

Exhibit E - Plat



Attachment: 23-10 PC Packet (7566 : 23-10)

YORK COUNTY
REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Fred Gilbert Ramsey Jr

ADDRESS: 2730 Tealwood Dr Rock Hill, SC 29732

PHONE: _____ (WORK) _____ (HOME) 704-975-1730 (MOBILE)

EMAIL ADDRESS: Gil.Ramsey@gmail.com

PROPERTY OWNER NAME(S): Fred Gilbert Ramsey Jr

ADDRESS: 2730 Tealwood Dr, Rock Hill, SC 29732

PHONE: _____ (WORK) _____ (HOME) _____ (MOBILE)

EMAIL ADDRESS: _____

PROPERTY INFORMATION

PROPERTY ADDRESS: 2060 Dunlap Roddey Rd

PROPERTY TAX MAP #(s): 6100000021

LAND AREA (ACRES) TOTAL: 7.75 AREA TO BE REZONED: 7.75

ZONING CURRENT: AGC-I PROPOSED: RUD

2035 LAND USE PLAN DESIGNATION: Agriculture

CURRENT USE OF PROPERTY: Residential

PROPOSED USE OF PROPERTY: Residential

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): -

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 1

UTILITY PROVIDERS WATER: Well SEWER: Septic

SCHOOL DISTRICT: Rock Hill - 3 COUNTY COUNCIL DISTRICT: 5

Attachment: 23-10 PC Packet (7566 : 23-10)

SUPPLEMENTAL QUESTIONS

1. Please describe the purpose of the rezoning request and the project that is being proposed.

The purpose of the zoning request is to change the zoning from AGC-I to RUD to allow the property to be subdivided for one additional home

2. Are there existing structures on the site? Yes (●) No ( )

If yes, please describe: 1 Single Family Home

If this request is granted, will the existing structure(s) remain? Yes (●) No ( )

If this request is granted, will the use of the structure(s) change? Yes ( ) No (●)

If yes, structure(s) must meet all current building and fire codes.

3. Does this request propose to utilize public water and sewer? Yes ( ) No (●)

If yes, municipal utility providers may require signed annexation agreements as a condition of providing services. Please contact your municipal service provider prior to submitting your application.

CERTIFICATION

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, of the subject site(s). I understand that falsifying any information herein may result in rejection or denial of this request.

APPLICANT(S) DATE 2/6/2023

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning application.

PROPERTY OWNER(S) DATE

I certify that any relevant restrictive covenants will be adhered to concerning this rezoning request. To assist verification, I have attached the relevant restrictive covenant information.

APPLICANT(S) DATE 2/6/2023

YOU MUST SUBMIT THE ORIGINAL SIGNATURES ABOVE. COPIED OR SCANNED IMAGES WILL NOT BE ACCEPTED. ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED. ALL PROPERTY OWNERS MUST SIGN ABOVE.

Attachment: 23-10 PC Packet (7566 : 23-10)

REZONING APPLICATION CHECKLIST

The attached application form must be filled out completely and must include the following supporting materials before a request can be accepted and considered complete:

- [x] **Pre-application meeting (optional)**
- [x] **Application fee**
- [x] **Plat or recent survey (if no recorded plat)**
- [x] **Deed**
- [ ] **Preliminary site plan** (include the following items as applicable)
  - Proposed and existing structures with square footage
  - Parking areas
  - Open space areas
- [ ] **Sketch plan and detailed development plan** (Special Districts Only)
- [ ] **Restrictive covenants** (provide the latest recorded copy, if applicable)

Staff may request additional information as part of the application

OFFICE USE ONLY

AMOUNT PAID: 900 CHECK #: 4482 CASH AMOUNT: _____

DATE RECEIVED: 2-14-23 RECEIPT #: _____

APPLICATION RECEIVED BY: Diane Dil

APPLICATION REVIEWED BY: Diane Dil

Any information provided on this document may be subject to the SC Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

Attachment: 23-10 PC Packet (7566 : 23-10)

PLANNING COMMISSION

DANIEL J. BALLOU HAS FILED AN ADMINISTRATIVE APPEAL OF STAFF'S DECEMBER 7, 2022 "NOT APPROVED" REVIEW OF THE CIVIL CONSTRUCTION PLAN FOR PROJECT #20204228. THE SUBJECT PROPERTY IS LOCATED AT 976 STACKING ROAD IN THE CATAWBA COMMUNITY, TAX MAP NUMBERS 680-00-00-050, 614-00-00-036, 680-00-00-002, AND 680-00-00-003. DISTRICT – 5, COX. CASE NUMBER A23-01.

York County Planning Commission
Meeting Date: March 13, 2023
Case No. A23-01

To: The Planning Commission

RE: Appeal of Administrative Decision – "Not Approved" Civil Construction Plans

York County Project Number: 20204228

Tax Map Parcels #: 680-00-00-002, 680-00-00-003, and 614-00-00-036

Council District: 5

Applicant appeals to the Commission that Section 154.133(C)(1) of the Land Development Code & Section 3.3.3 of the Land Development Manual do not apply the subject project, and that the civil construction plans should be approved.

Date: March 3, 2023

APPELLANT SUBMITTAL: *see Attachment 1*

BACKGROUND

On July 1st, 2021, York County Planning and Development Services received the initial submittal of the York Preparatory Academy (YPA) civil construction plans, for a new campus located on Mt. Holly Road, in the vicinity of Pinetuck Lane. The initial submittal was "Not Approved" by County staff on August 5, 2021, with many review comments (Attachment 2). Germane to this appeal, staff comments in that review noted that roadway construction plans for the site had not been submitted and that approval from the City of Rock Hill is required for utility line extension design.

The initial submittal of the utility and roadway civil construction plans for the project were received on September 13th, 2021. The submittal was "Not Approved" by County staff on October 27, 2021, with many review comments (Attachment 3). Germane to this appeal, staff comments in that review include a request for the required water and sewer utility easements, and a reiteration that Rock Hill approval for utility design is required.

These plans went through several resubmittals and had various changes further described in the analysis. The civil construction plans for the school site received a conditional approval on September 30, 2022, subject to the approval of the utility and road plans, the recordation of the proposed parcel recombination, and completing a TIA mitigation agreement with County Council (Attachment 4). To date, none of these conditions of approval have been met.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

A revised utility and roadway plan for the site was resubmitted on November 18, 2022. On December 7, 2022, the plans were "Not Approved" by County staff, with many review comments (Attachment 5). **The December 7, 2022 "Not Approved" review is the subject decision in this appeal.** Staff review comments reiterate, as with all previous resubmittals, that approved construction plans for the utility extensions along Mt. Holly Road are required for approval, as is documentation that off-site easements have been secured.

The appellants resubmitted another revised utility and roadway plan for the site on January 13, 2023. The comment response from the appellants' consulting engineering firm, LandDesign, Inc., addresses staff's comments from the December 7, 2022 review (Attachment 6). The response acknowledges staff comments and describes responsive changes made in the revision. In response to staff comments on the missing water line plans and easements, LandDesign notifies County staff that the City of Rock Hill is currently in the process of preparing the 16" water main plans and is also in the process of obtaining right-of-way easements for that line.

The most recent submittal was "Not Approved" by staff on January 31, 2023. Review comments again note the lack of water line construction plans and lack of proof of easements for the line. Additionally, transportation comments note that the Traffic Impact Analysis (TIA) has now expired and needs to be updated. A revised TIA has been submitted and is currently under review at the time of this staff report publication.

ANALYSIS

Staff provides the following responses to the appellants' stated relevant factors pertaining to this administrative appeal:

1. In their submitted appeal package, signed January 5th, 2023, the appellants identify what they believe to be two requirements that pertain to this administrative appeal, stating that Section 154.133(C)(1) of the York County Code of Ordinances, Land Development Code (LDC) and Section 3.3.3(P) of the York County Land Development Manual (LDM) were erroneously interpreted by County staff.

Staff Response: The original construction plan application for the utilities and roadway on the YPA site were submitted with the water line extension along Mt. Holly Road and the sanitary sewer system to be simultaneously constructed by the developer of the school site, with the sewer being constructed as a public line. Over the course of the review process and resubmittals, the proposed development was altered to have the sewer line be constructed as private, and the water line extension to be constructed by the City of Rock Hill.

Under this development arrangement, the City of Rock Hill is the developer of the offsite water line extension. Regardless of who may ultimately be responsible for the design and construction of the extension, the project is subject to approval by both York County and the City of Rock Hill. The utilities must be designed and constructed to the standards and requirements of not only the City of Rock Hill as the agency that will be maintaining the

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

utility, but also the applicable requirements included within the County's LDC and LDM, including the provisions cited by the appellants as misapplied by County staff. Review and approval of this information must be completed by County staff for fire protection, stormwater and erosion control, and verification that all prior listed documentation has been completed.

Section 154.133(C)(1), which the appellants allege the County has misinterpreted, is shown below:

> "**(C) Proposed Non-York County Systems (Other than Wholesale Systems).** All water and sewer systems that are to be dedicated and maintained by agencies other than York County or wholesale systems shall be approved by both York County and the applicable agency. These lines shall be designed and constructed to the standards of the appropriate agency(ies) and are subject to review by York County, the SCDHEC, and any other appropriate agency.
> (1) The following shall be submitted for York County's review prior to civil construction plan approval:
> (a) A general layout plan and typical section drawn to the specifications of the York County Land Development Manual or those of the service provider, if it is not York County; and
> (b) A letter from the servicing agency indicating their approval of the utility plan and willingness and capability to supply the proposed development."

While the appellants have provided a willingness and capability letter from Rock Hill to serve the proposed development, there is no approval from the city of the utility plan, as the plan has not yet been designed. The city has recently contracted with an engineering firm to design the line, but no submission has been made to date. Therefore, staff is unable to approve the civil construction plan for the roads and utilities serving the school site.

The construction plan limited to the school site itself has received a conditional approval, pending the approval of the roadway and utility plan, as available roads and utility connections are required for the development (this was also addressed by the City during their review of the project). The school development requires a connection to the future water line extension, or the proposed school site service connections will be dry once constructed.

Section 3.3.3 of the LDM is entitled "*Water and Wastewater Utilities General Plan Requirements*" and includes the various checklist items required prior to utility plan approval. The appellants allege that staff has misinterpreted checklist item (P), which states in full:

> "P. Provide verification that any off-site easements have been conveyed from the property owner(s) to the developer. All supporting documentation must be submitted prior to plan approval."

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

The County has been informed that the water line extension is planned to run along Mt. Holly Road, predominantly outside of the SCDOT public right-of-way. Placing this utility line outside of the public right-of-way will require easements from private property owners in order to reach the proposed YPA site. While Rock Hill is in the process of working with property owners to acquire these easements, no supporting documentation that all necessary easements have been conveyed have been submitted to date. Therefore, checklist item (P) has not been met and staff cannot approve the utility plan.

2. The appellants state that they are aggrieved by the action or decision in that "the project has been denied a grading permit to commence construction of the intended school, which delay threatens [to] prevent timely opening by the fall of 2024."

Staff Response: In plan review, staff is responsible for ensuring that all aspects of proposed projects are designed in compliance with State and County regulations. This approach is consistent with any application that may be submitted by an applicant for land development. The appellants were advised with initial corrective comments back in August of 2021—which were restated with every subsequent re-review—to bring the project into compliance. Upon addressing all noted items in error and submission of missing documentation, staff can proceed with approval of the project and issuance of permits.

Per Section 154.005(A) of the LDC, "No person shall proceed with any construction work on a proposed subdivision or land development, including grading, clearing, or grubbing, before obtaining approval of the construction plans. Construction work includes carrying out any building activity or the making of any material change in the use or appearance of any structure or land." Thus, the issuance of any grading permit for the development is prohibited until such a time as the civil construction plans for both the school site and its utility and roadway submissions are approved. As such, staff is obligated to uphold York County ordinances. Approval of the submitted construction plan applications in their incomplete and noncompliant state, and issuance of a grading permit is in direct conflict with these regulations.

3. The appellants contend that the correct interpretation of the County's Land Development Code as applied is "that Section 154.133(C)(1) of the Code [and] Section 3.3.3 of the LDM do not apply to the Project. Civil Construction Plans should be approved and a grading permit issued allowing construction of school to commence."

Staff Response: In the appeal addendum, the appellants expand upon their argument that these provisions are not applicable to the YPA project. They argue that because the water line is not being dedicated to the city, the extension is not "a water or sewer system to be dedicated and maintained by an agency other than York County" and is therefore not subject to Section 154.133.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Section 154.133 is entitled "*Water and Sewer Utility Standards*." Paragraph (B) covers York County systems and paragraph (C) covers non-County systems. The single term "dedicated" is not determinative in waiving an entire utility line from all standards. While the water line extension will not be "dedicated" to the city from an initial owner, the appellants concede that the water line will "be wholly owned and maintained by the city." The purpose of dedication is to convey ownership.

As for applicability of Section 3.3.3.P of the LDM, the appellants argue that the Manual "contemplates that where a developer must cross third party property to reach an existing water line, the developer must show that it has obtained the legal right to reach such line through actually obtaining any off-site easements.'" It is conjecture on the part of the appellant to state that the provision is limited to connecting to existing lines. Checklist item P is listed earlier in this report and does not stipulate any limited applicability to only certain utility plans. In this instance, Rock Hill is the developer of a water line extension that is shown as a connection to the proposed roadway and school site utilities, and must provide documentation that easements necessary for the construction of the line have been obtained.

The appellants also assert that the LDM "specifies" that the City's willingness and capability letter "suffices to assure that water service is supplied to the Project" where projects are located outside of the York County Utility Service Area. As cited, the appellants are referring to checklist item (S), which reads as follows:

> "S. If the site is located outside of the York County Utility Service area, a letter indicating approval of the utility plan including willingness and capability to supply the proposed development for service from the utility servicing agency is required prior to plan approval."

As indicated by the enumeration of A through X, Section 3.3.3 is a checklist of items required of utility plans prior to approval. They are all independently required. There is no statement in the LDM that checklist item S may be accepted in lieu of checklist item P, and there is likewise no statement that a willingness and capability letter "suffices to assure that water service is supplied." It is simply *also* required if the site is located outside of the County utility service area.

The willingness and capability letter is an additional requirement because the mere existence of a utility line to connect to does not mean the provider has the willingness or capability to provide the needed service. In this instance, the inverse is true: the city has indicated willingness and capability, but there is no existing or approved utility line for the YPA site to connect to.

4. The appellants request the following relief: "immediate approval of Civil Construction Plans, issuance of grading permit to commence construction of school to commence."

Staff Response: The appellant is requesting that the Planning Commission approve the civil construction plans and issue a grading permit to start the construction project. Presumably, the appellant's preferred action would also include reversing staff's

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

determination that Section 154.133(C)(1) of the LDC and Section 3.3.3.P of the LDM apply to the project and have not yet been addressed by the applicant.

There are several issues with the requested relief. As stated earlier, the civil construction plans for the site of the school have already received conditional approval and that approval has not been appealed. None of the conditions for that approval have been met to date—of which the utility/roadway plan approval is one—and a grading permit, issued by the Stormwater Administrator pursuant to Chapter 152: Stormwater Management and Sediment Control, cannot be issued until all conditions are met.

Additionally, it is important to note that the appellants submitted a revised utility and roadway plan on January 13, 2023, a week after this appeal was submitted. The appellants are requesting that the Commission approve construction plans that do not meet County ordinance, and is not the most recent revision of the plans. It is worth noting that while the January 13, 2023 revision includes changes to address comments made in the December 7, 2022 review, it still does not include water line extension plans or easement documentation. Lastly, the January 31, 2023 review informed the appellants that the TIA for the project has expired and needs to be updated and approved prior to construction plan approval. Therefore, the appellant is also requesting that the Commission approve a construction plan for which the required TIA has expired.

PLANNING COMMISSION DECISION

Part 12: *Appeals of Administrative Decisions* of the LDC empowers the Planning Commission to hear appeals of an administrative order, requirement, decision, or determination in the enforcement of the LDC.

The Commission may reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination, and has all the powers of the officer from whom the appeal is taken to issue or direct the issuance of a permit.

In considering an appeal of an administrative decision, the Planning Commission shall apply the standards of the LDC, other applicable law, and previous interpretations by the Commission.

CONCLUSION

The Planning & Development Services Department requests that the Planning Commission affirm the administrative decision that that Section 154.133(C)(1) of the Land Development Code and Section 3.3.3.P of the Land Development are applicable to the subject project based upon the facts presented herein.

Staff is eager to receive the designed plans and easement documentation that is now reportedly in the process of being prepared, and moving to approval of plans that comply with County Code.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Attachments:

- Attachment 1: Appellant Submittal Package
- Attachment 2: Project #20204228, Not Approved Letter - 8/5/21
- Attachment 3: Project #20204228, Not Approved Letter - 10/27/21
- Attachment 4: Project #20204228, Conditional Approval Letter - 9/30/22
- Attachment 5: Project #20204228, Not Approved Letter - 12/7/22
- Attachment 6: LandDesign Comment Response – 1/12/23

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

PLANNING COMMISSION
ADMINISTRATIVE APPEAL APPLICATION

Daniel J. Ballou, Attorney for Property Owner — dan.ballou@mortongettys.com
APPLICANT'S NAME — EMAIL ADRESS

ADDRESS: 331 E. Main St., Suite 300
NUMBER — STREET — APARTMENT/BOX NUMBER

Rock Hill — SC — 29730
CITY — STATE — ZIP CODE

PHONE: 803-329-7609
WORK — HOME

Craig Craze / Indigo Rush LLC — craig@indigorush.com
PROPERTY OWNER'S NAME — EMAIL ADDRESS

ADDRESS: 3480 Marshall Rd
NUMBER — STREET — APARTMENT/BOX NUMBER

Rock Hill — SC — 29730
CITY — STATE — ZIP CODE

PHONE: 803-242-6213
WORK — HOME

PROPERTY ADDRESS: Mt. Holly Rd. Rock Hill, SC 29730

PROPERTY DIRECTIONS: Between Pinetuck Ln. and Neelys Creek Rd. on west side of Mt. Holly Rd.

PROPERTY CONDITIONS: wooded gently sloping from east to west

PROPERTY TAX MAP #: 6800000002, 6800000003 & 6140000036 — **PLAT: PLEASE ATTACH TO APPLICATION**

LOT AREA: ACRES: 44.7 — **SQ. FEET:** 1,947,132

ZONING DISTRICT: RUD & RSF-40 — **USE OF PROPERTY:** Educational

CONCEPTUAL SITE PLAN: Attached

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

RELEVANT FACTORS PERTAINING TO THE ADMINISTRATIVE APPEAL

1. **APPLICANT HEREBY APPEALS TO THE PLANNING CO MMISSION FROM THE ACTI ON OF THE PLANNING & DEVELOPMENT SERVICES STAFF THAT AN INTERPRETATION OF THE SUBDIVISION CODE WAS ERRONEOUS AND CONT RARY TO PROVISIONS OF THE SUBDIVISION CODE IN SECTION** 154.133, LDM 3.3.3 **AS FOLLOWS:**

See attached Addendum.

2. **APPLICATION IS AGGRIEVED BY THE ACTION OR DECISION IN THAT:**

The Project has been denied a grading permit to commence construction of the intended school, which delay threatens prevent timely opening by the fall of 2024.

3. **APPLICANT CONTENDS THAT THE CORRECT INTERPRETATION OF THE SUBDIVISION CODE AS APPLIED IS:**

That Sec. 155.133(C)(1) of the Code Sec. 3.3.3 of the LDM do not apply to the Project, Civil Construction Plans should be approved and a grading permit issued allowing construction of school to commence.

4. **APPLICANT REQUESTS THE FOLLOWING RELIEF:**

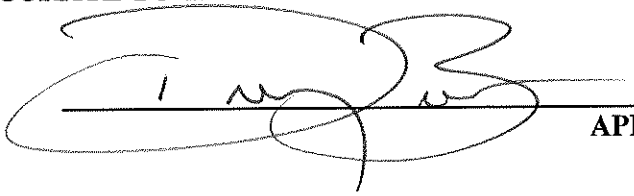
Immediate approval of Civil Construction Plans, issuance of grading permit to commence construction of school.

5. **IF YOU ARE SUBMITTING ADDITIONAL INFORMATION, PLEASE LIST BELOW:**

See attached.

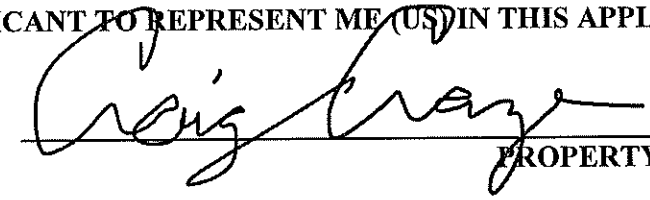
Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

I CERTIFY THAT ALL I NFORMATION PRESENTED BY ME IN THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BENEFIT:



APPLICANT **DATE**

I (WE) CERTIFY THAT I (WE) ARE THE OWNERS OF THE PROPERTY INVOLVED IN THIS APPLICATION AND FURTHE R THAT I (WE) DESIGNATE THE P ERSON SIGNING AS APPLICANT TO REPRESENT ME (US) IN THIS APPLICATION.



Jan 5, 2023

PROPERTY OWNER (S) **DATE**

***ATTACHED OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED.**

OFFICE USE ONLY

AMOUNT PAID: _____ **CHECK #:**_____ **CASH AMOUNT:** _____

DATE RECEIVED: _____ **RECEIPT NUMBER:** _____

DATE FILED: _____ **MEETING DATE:** _____

ACCEPTED BY:

_____

STAFF SIGNATURE **DATE**

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Upon completion of your Application, sign the statement below, and return it along with your application by the due date. A copy of this acknowledgment will be attached with your application for our records.

I, CRAIG CRAZE, have signed that I am aware of the Planning Commission hearing date.

FEBRUARY 13, 2023
(Hearing Date)

I understand that I will be asked to speak on behalf of my request and that I, or a representative will need to be in attendance. If for some reason I or a representative will not be able to attend the scheduled meeting, I must request a deferral to another date, or withdraw my application, if I do not want my application considered by the Planning Commission.

I acknowledge that failure to attend the meeting does not result in my application being automatically deferred to the next month. The Planning Commission will still hold the hearing on my request and can take any form of action, including denial.

Should my request be denied, I may appeal the decision to the circuit court as provided in S.C. Code 6-29-1150(D).

(Property owner's signature)	Jan 5, 2023 (Date)
(Applicant's signature)	1/5/2023 (Date)
(Staff's signature)	(Date)

Any information provided on this document may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Addendum To Administrative Appeal Application
Project No. 20204228
PH 0 (utilities and roadways)

Applicant:	Indigo Rush, LLC
Project:	Kettlesong – York Preparatory Academy
Property:	976 Stacking, Rd, Rock Hill, SC
Tax Map Nos.	6800000002, 6800000003 & 6140000036

Relevant Factors Pertaining to the Administrative Appeal

1. Staff denied approval of the Civil Construction Plan ("CCP") on the grounds that the applicant did not include (1) the City's approved plans for the construction of the water, and (2) "documentation that shows all off-site easements for the waterline have been secured." The grounds for denial are derived from York County Land Development Code ("Code") § 154.133(C)(1) and from the York County Land Development Manual ("Manual") § 3.3.3(P), which supplements the Code.

   Code § 154.133.(C)(1) provides as follows:

   § 154.133 WATER AND SEWER UTILITY STANDARDS.

   > **(C) Proposed Non-York County Systems (Other than Wholesale Systems).** *All water and sewer systems that are to be dedicated and maintained by agencies other than York County or wholesale systems* shall be approved by both York County and the applicable agency. These lines shall be designed and constructed to the standards of the appropriate agency(ies) and are subject to review by York County, the SCDHEC, and any other appropriate agency.
   >
   > (1) The following shall be submitted for York County's review prior to civil construction plan approval:
   >
   > (a) A general layout plan and typical section drawn to the specifications of the York County Land Development Manual or those of the service provider, if it is not York County; and
   >
   > (b) A letter from the servicing agency indicating their approval of the utility plan and willingness and capability to supply the proposed development.

   Section 3.3.3 of the Manual provides in relevant part:

   > **Water and Wastewater Utilities General Plan Requirements**
   >
   > P. Provide verification that any off-site easements have been conveyed from the property owner(s) to the developer. All supporting documentation must be submitted prior to plan approval.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

S. If the site is located outside of the York County Utility Service area, a letter indicating approval of the utility plan including willingness and capability to supply the proposed development for service from the utility servicing agency is required prior to plan approval.

* * * * * * *

The denial of CCP approval was based upon the erroneous interpretation of the Code and the Manual regarding the waterline that will be constructed by the City of Rock Hill ("City") to service the YPA site. The County has already granted conditional approval of YPA's site plan subject to approval of the Kettlesong CCP, and YPA's timetable depends upon the timely approval of the CCP.

The Code specifically governs proposed water and sewer systems "that are to be dedicated and maintained by agencies other than York County or wholesale systems." The City's waterline will be wholly owned and maintained by the City and is not subject to any dedication process. The Project therefore does not involve any water or sewer systems that will be "dedicated and maintained by an agency other than York County", nor is it a wholesale system. Therefore, it is not subject to the requirements of § 154.133, and no other Code provision applies to prevent approval of the CCP.

Likewise, the provisions in Section 3.3.3 of the Manual requiring verification of offsite easements do not apply to the Project. The Manual contemplates that where a private developer must cross third party property to reach an existing water line, the developer must show that it has obtained the legal right to reach such line through actually obtaining "any off-site easements." In this case, the City will be constructing a water line extending to the Property, where the developer will connect, without having to obtain any "off-site easements." Even if the Manual applies to the Project generally, 3.3.3(P) does not apply under these circumstances. The Manual also specifies that where projects such as this are located "outside of the York County Utility Service Area," the City's Willingness and Capability letter suffices to assure that water service is supplied to the Project.

The water line in question in this case will not be dedicated by the City or by any other entity, but will be constructed by the City along Highway 901 in property to be acquired by the City either through private easement between the City and property owners, or by eminent domain. The City's commitment to construct the water line is embodied in a Contribution Agreement with York Preparatory Academy dated September 7, 2022, a copy of which was provided to the County. A Willingness and Capability letter from the City of Rock Hill (attached) has also been provided to the County since it is located within the City of Rock Hill Utility Service Area. Accordingly, the Code and Manual provisions cited as the basis for denial of Civil Construction Plan approval do not apply to the Project, and no basis exists to withhold approval of the CCP.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Planning & Development Services
18 W. Liberty Street
York, SC 29745
(803) 909-7200
www.yorkcountygov.com

Letter of Notification for Plan Review

Kettlesong - York Prep Academy

Review of: **Civil Construction Plan**

Status: **Not Approved**

Ph 0 (utilities and roadways)

To:
Danny Bishop
LandDesign
dbishop@landdesign.com
7043330325

Project: 20204228
Kettlesong - York Prep Academy
976 STACKING RD ROCK HILL
PH 1B previous project 20210149
Previous 20211364
site on previous 20212590 , 20212714
20213071
20213511

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If your plans were uploaded through the online York County Development portal any applicable document markups by reviewers will be available through your login under My Projects at www.yorkcountygov.com/permitting.

If the attached comments require changes to the plans, please upload your dwg or pdf plan under the associated project at www.yorkcountygov.com/permitting. Please contact us with any questions at 803-909-7200.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter. Any re-review fees (if applicable) will need to be paid prior to the plan being re-opened for review.

Sincerely,

Ashley Hill

Ashley Hill
Development Coordinator
Planning & Development Services
803-909-7200

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Review Comments — Civil Construction Plan

The following comments are grouped as "Review Comments" or "Advisory Comments". "Review Comments" are items related to your plan review that require action on your part. "Advisory Comments" are informational notes that may be important in the future and are for your information.

Addressing/E-911 - Tina Harmer - tina.harmer@yorkcountygov.com - 803-909-7483 — Approved

Review Comments:

Building & Codes - Nicole Troutman - nicole.troutman@yorkcountygov.com - 803-909-7205 — Approved

Review Comments:

No building and Codes review required at this time.

Note: Any retaining wall that exceeds 4' in height, as measured from the bottom of the footing to the top of the wall, will require a permit and third-party inspections.

Fire Safety - Donnie Helms - donnie.helms@yorkcountygov.com - — Approved

Review Comments:

Zoning - Marion Ray - marion.ray@yorkcountygov.com - 803-909-7213 — Approved

Review Comments:

Advisory Comments:

Please be aware that the previously approved individual plat does not appear to have been recorded as the parcel lines for the school property have not been updated to match the survey that was approved on October 29, 2021. According to section 154.291 of the Land Development Code, approved individual plats must be recorded within 90 days of approval. Given that, the previously approved individual plat would need to be resubmitted prior to recordation.

Engineering - Road - Amanda Cain - amanda.cain@yorkcountygov.com - 803-909-7149 — Conditiona

Review Comments:

The previous roadway comments have been addressed. However, the proposed water line is shown to be installed within the access "road' /drive. Full approval is pending based on the timing and installation of the water line being worked out and clarified on the construction plans. This is further addressed in the water and sewer review comments.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Advisory Comments:

Please Note: The two SCDOT permits for the construction drives have expired. Before any construction begins, the existing permits will need to be extended or new permits will need to be issued.

Please Note: This was a review preformed with information provided; future comments may need to be addressed with the submittal of new information.

If further information is needed regarding this portion of the plan review, please call Amanda Cain in the Planning and Development Department at 803-909-7149.

Engineering - W&S - Amanda Cain - amanda.cain@yorkcountygov.com - 803-909-7149 **Not Approved**

Review Comments:

1. The response letter to the previous comments below has been received and it is acknowledged that the response letter indicates the City of Rock Hill will be installing the water line. However, previous comment #1 is still valid and needs to be addressed before the construction plans can be approved.

PREVIOUS COMMENT #1:
There is a note on sheet C-6.2 WATER SERVICE that states that the City of Rock Hill will be installing the 16" water main along Mt. Holly Road. However, none of the documentation that was submitted is in regards to that line. Please address the following:
a) Provide approved plans from the City of Rock Hill for the waterline along Mt. Holly Road.
b) This plan shows the waterline being installed outside of the SCDOT right-of-way. Provide documentation that shows all off-site easements for the waterline have been secured.
c) Provide information/documentation regarding the timing of the installation of the waterline. (this is necessary since this line will be used to provide the water service for the York Prep Academy)

2. This submittal shows that the location of the proposed meters to serve YPA have been relocated from Mt. Holly Road and are now shown to be installed in front of the school property. While there are notes on the water plan that state that the City of Rock Hill is installing the line on Mt. Holly Road, there is nothing that addresses the installation of the water line shown past the portion the City of Rock Hill is installing. The following needs to be addressed:
a. The plan set includes a water plan but the sheets are marked "FOR REFERNCE ONLY". Is the water line being installed as a part this plan set? If so, the sheets should not be marked as "FOR REFERNCE ONLY"
b) If the water line is not intended to be installed under this plan set, how will the water line be installed since it is shown to be located within the proposed "road"/access?
c) The timing and installation of the water line is important because the approved force main and private pump station plans to serve the school that were included show a water line with a yard hydrant installed to serve the pump station. If the water line is not being installed under this plan set, at what time is that line being installed? Will there be a separate set of construction plans for the water only?
d) The plan review report provided from the City of Rock Hill acknowledges that they are currently coordinating a water line extension. It also states that the site does not have access to water and the timing of having access to water is unknown. How does this affect the installation of the on-site pump station to serve the school since that plan is approved with a water service and hydrant to serve the station? Even if the water line from Mt. Holly Road to serve the school is intended to be installed with this set of plans, it will be a dry line until public water is made available.

3. The approved plans that were submitted for the force main show it being installed under the sidewalk and through the roundabout that is being constructed under this set of plans. The force main plans are a separate set of plans and installation is not addressed within this plan set.
a) If the force main is to be constructed as a part of the "road/access" drive, it should be included in this set of construction plans.
b) If the force main is not being constructed as a part of this plan set, the installation of the force main under the sidewalk and through the roundabout needs to be addressed.

Everything that is intended to be constructed under this set of plans should be included as a part of this set of plans. The access "road"/drive, the force main and the water line are all required to be installed to serve the school site so there should be one set of plans for construction versus having multiple sets, which is causing confusion in regard to the timing and installation of all of them.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Advisory Comments:

Please Note: This was a review preformed with information provided; future comments may need to be addressed with the submittal of new information

To expedite the review of the re-submitted documents, in addition to the revised drawings, please submit a letter outlining the changes made to each of the items listed above. If further information is needed regarding this portion of the plan review, please call Amanda Cain in the Planning and Development Department at 803-909-7149.

Land Development - Shane Parris - shane.parris@yorkcountygov.com - Conditiona

Review Comments:

1. Be advised that final Stormwater Compliance approval and processing of the SCDHEC NPDES General Permit for Stormwater Discharges associated with Construction Activities is contingent upon review approval by other Departments of their respective compliance areas. Once all Departments have given satisfactory approval, York County MS4 will then forward the approved NOI to SCDHEC for NPDES General Permit processing and issuance unless other Department review comments require plan changes that could be subject to a further stormwater compliance review.

NOTICE OF INTENT (DHEC Form 2617): Accepted.

YORK COUNTY FINANCIAL RESPONSIBILITY / OWNERSHIP (FRO) FORM: Accepted.
3/2/2022 Page 3 of 5

YORK COUNTY STORMWATER PROJECT INFORMATION REPORT (SWPIR): Accepted.

COVENANT FOR PERMANENT STORMWATER SYSTEM MAINTENANCE AND RESPONSIBILITY: Conditionally accepted.
1. A completed and signed document is required for review once the property is owned by the permittee.

STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN REVIEW CHECKLIST FOR DESIGN PROFESSIONALS: Accepted.

COMPREHENSIVE STORMWATER POLLUTION PREVENTION PLAN (C-SWPPP): Accepted.

CONSTRUCTION PLANS: Accepted.
1. Provide written confirmation of final approval from the City of Rock Hill.

GENERAL:
The above review was performed based on the information and documents presented for plan review and application for a York County Land Disturbance Permit. Any review comments listed above pertaining to documents NOT ACCEPTED by the County will need to be addressed and re-submitted for further County review. For additional information on plan submittal requirements, please refer to Chapter 152 – Stormwater Management and Sediment Control Ordinance of the York County Code of Ordinances, the York County Stormwater Management Design Manual, and the South Carolina NPDES General Permit for Stormwater Discharges from Construction Activities (SCR100000).

Once responses have been prepared for the review comments listed above, please re-submit a cover sheet that thoroughly details all revisions/changes/responses and the associative locations on the plans. As allowed by § 31.01 of the York County Code Ordinances, a fee for Stormwater and Environmental Compliance plan re-review ($50 for projects disturbing less than one (1) acre; or, $100 per disturbed acre rounded up to the next whole acre for projects disturbing one (1) acre or greater up to a maximum of $750) must be paid upon resubmittal if land disturbance qualifies for permitting. If making payment by check, please ensure checks shall be made payable to “York County”.

The Environmental Compliance re-review fee for this project will be $750.00.

Please note that the Applicant’s and Professional’s Certifications must be re-signed on all revisions to the plans and documents submitted for re-review. Additional plan copies will be requested upon approval for Approval Stamping to be

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

retained by York County and to be issued during the Pre-Construction Meeting to the Owner and/or Contractor(s).

Any questions may be addressed to Mark C. Boland, P.E. – Development Services Engineer / Stormwater Administrator at 803-909-7243 or via email at mark.boland@yorkcountygov.com.
or
Shane Parris - Plan Review Manager at 803-818-5192 or via email at shane.parris@yorkcountygov.com

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Floodplain - Shane Parris - shane.parris@yorkcountygov.com - **Approved**

Review Comments:

Planning - Transportation - Chris Stephens - christopher.stephens@yorkcountygov.com - 803-909-7224 **Not Approved**

Review Comments:

1) The TIA improvements should be noted on all sets of plans.

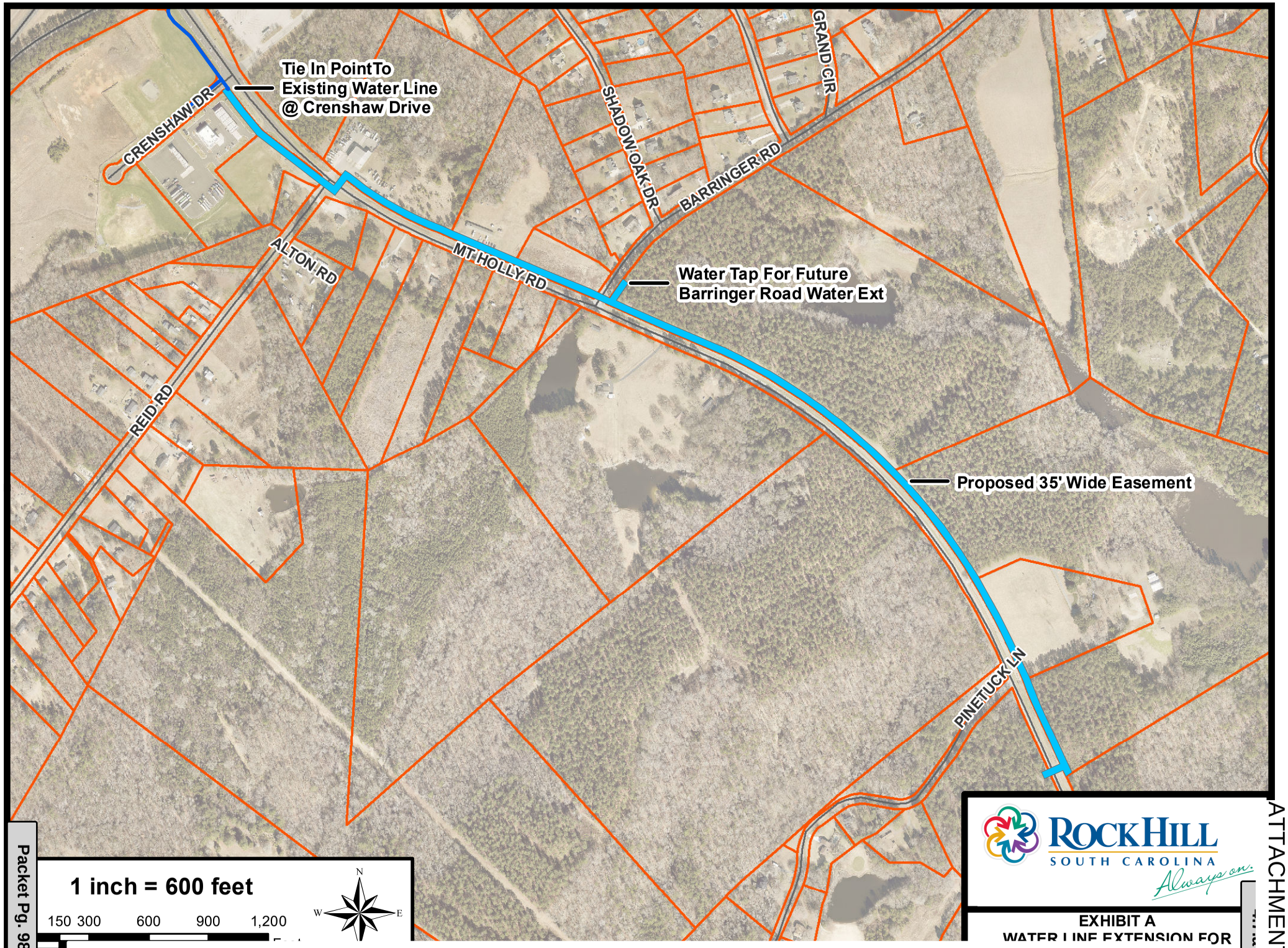
Advisory Comments:

TIA mitigation agreement will need to be completed before final plat.

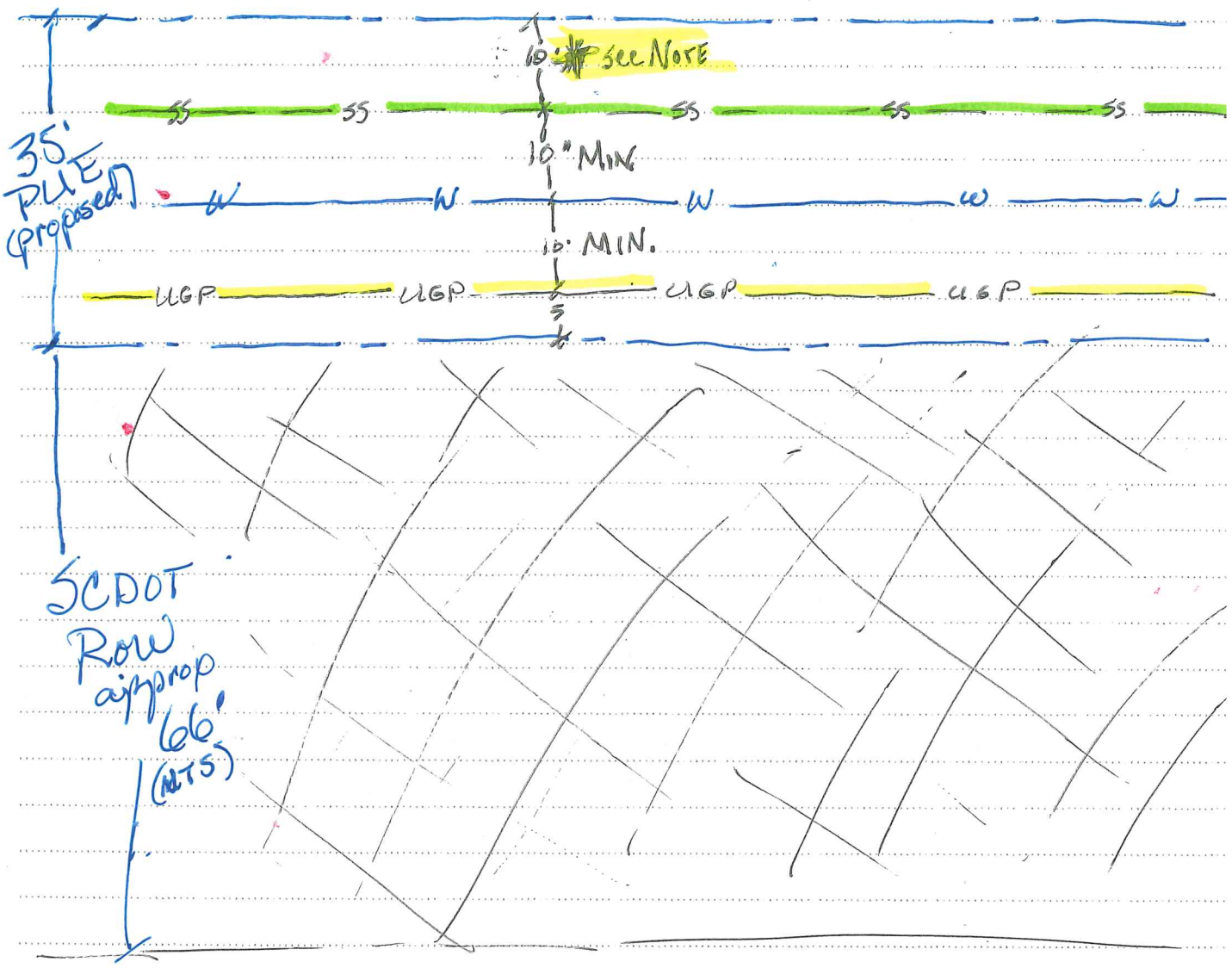
Landscape - Peter Kisicki - Peter.Kisicki@yorkcountygov.com - 803-620-2016 **Approved**

Review Comments:

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)


Tie In PointTo
Existing Water Line
@ Crenshaw Drive
CRENSHAW DR
ALTON RD
MT HOLLY RD
SHADOW OAK DR
BARRINGER RD
GRAND CIR
Water Tap For Future
Barringer Road Water Ext
REID RD
Proposed 35' Wide Easement
PINETUCK LN
1 inch = 600 feet
150 300 600 900 1,200
N
W
E
ROCK HILL
SOUTH CAROLINA
Always on.
EXHIBIT A
WATER LINE EXTENSION FOR

City of Rock Hill
Public Utility Easement (PUE) Cross-Section



*Note: Duke Power Poles & Guy Wires Assumed To Be On SCDOT ROW. If it is det. From Survey Data That The Poles Are Outside Of SCDOT ROW, Then Corit (UGP) Power Will Need To Be 5 Ft Off Of Those Lines/Poles. If Duke Poles Are More Than One Foot Outside Of SCDOT ROW The PUE Will Need To Be Adjust...

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

ROCK HILL
SOUTH CAROLINA

December 6, 2022

Ardurra
Attention: Ashley Doyle ,P.E.
3 Linwa Boulevard
Anderson ,S.C. 29621

Re: YPA
976 Stacking Road
Rock Hill, S.C.

Dear Ms. Doyle:

This is to inform those to whom it may concern at the York County offices, the above referenced project is within the City of Rock Hill water and sewer area. The City has the willingness and capability to serve the project with both water and sanitary sewer service based on 1200 people X 15 gal =18,000 GPD as calculated in the SCDHEC standards, R.61-67 Appendix A. Unit Contributory Loadings Type of Establishment GG Schools.

This commitment to serve is contingent upon the project complying with all local and state rules and regulations.

If the project has not started within twelve (12) months this commitment will be null and void.

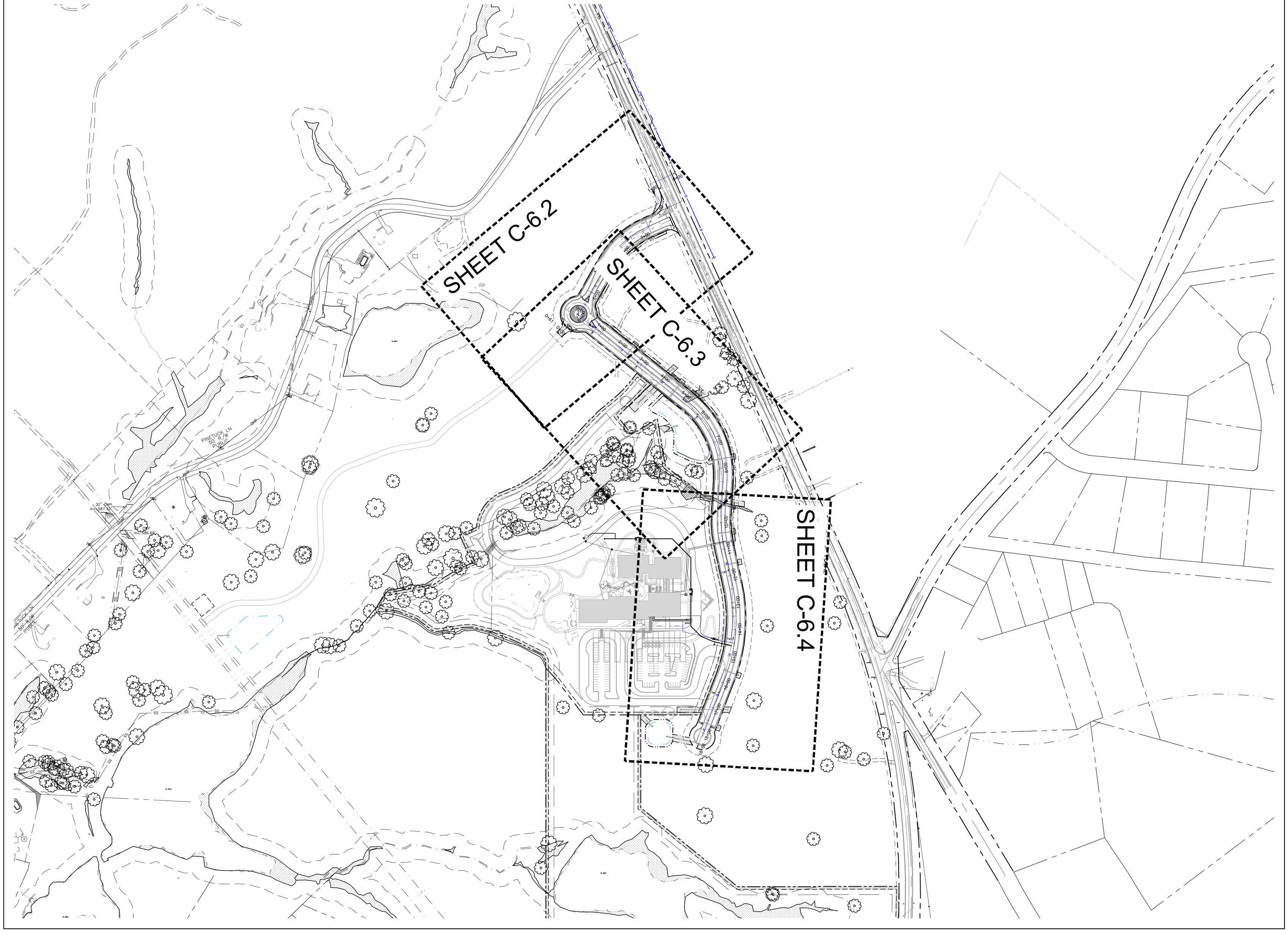
Sincerely,

Ken Sturgis

Ken Sturgis
Utilities Department
City of Rock Hill

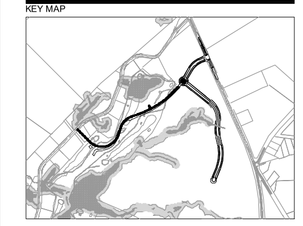
OPERATIONS CENTER
757 SOUTH ANDERSON ROAD, P.O. BOX 11706
ROCK HILL, SC 29731-1706, 803-329-7000

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
SC ENG. FIRM LICENSE # C01396

KEY MAP



SEAL

SOUTH CAROLINA
LANDDESIGN INC.
No. C01396
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
No. 25109
REGISTERED
PROFESSIONAL
ENGINEER
FRANK J. MCMAHON

10/10/2022

PROJECT

KETTLESONG - PHASE 0

INDIGO RUSH

KETTLESONG

YORK COUNTY, SC 29730

LANDDESIGN PROJ.#

1019363

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	YORK COUNTY 1st SUBMITTAL	09/09/2021
2	YORK COUNTY 2nd SUBMITTAL	11/23/2021
3	YORK COUNTY 3rd SUBMITTAL	02/02/2022
4	SCDOT 4th SUBMITTAL	03/01/2022
5	YORK COUNTY 4th SUBMITTAL	06/30/2022
6	YORK COUNTY 5th SUBMITTAL	10/10/2022

DESIGNED BY: JMH
DRAWN BY: JMH
CHECKED BY: FJM

SCALE

NORTH

VERT: N/A
HORZ: 1"=150'

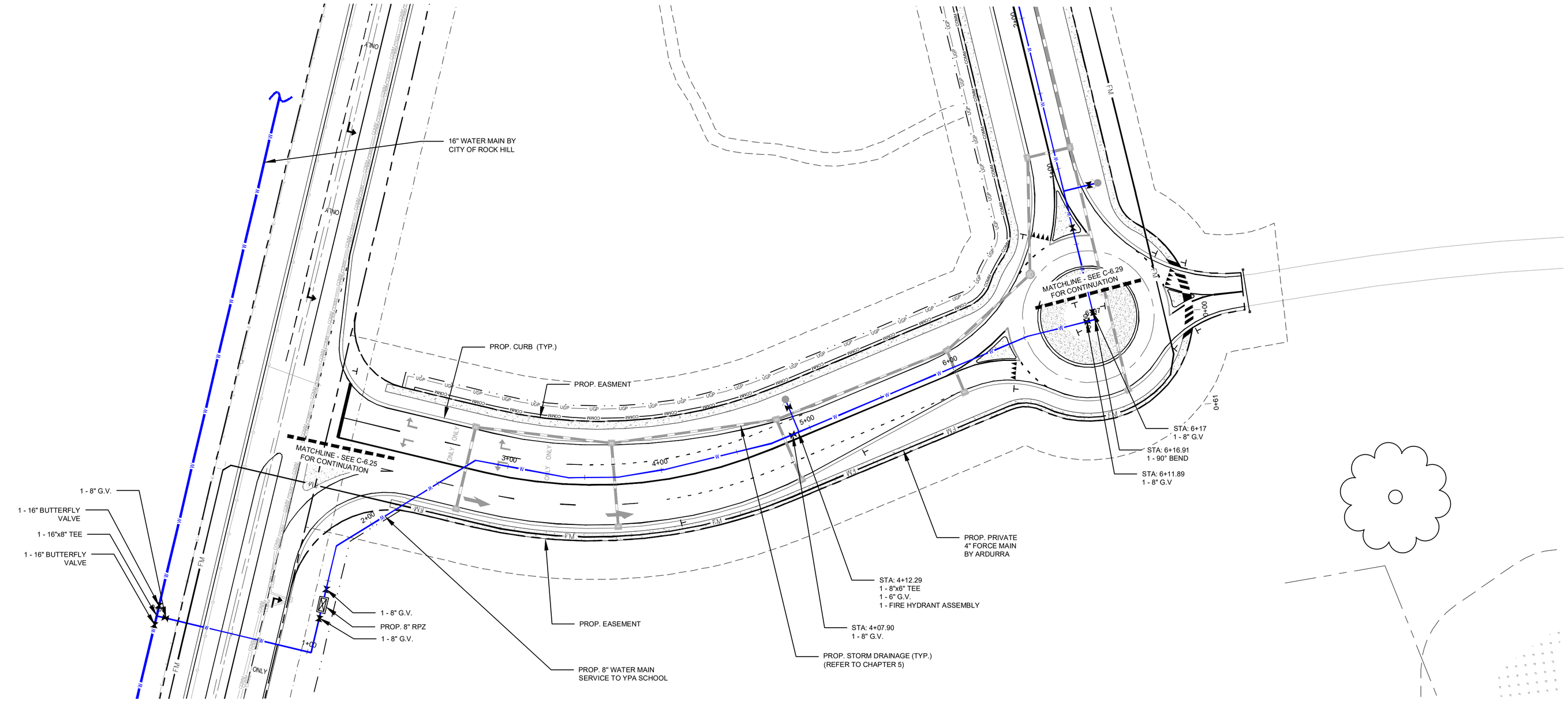
0' 75' 150' 300'

SHEET TITLE

OVERALL WATER PLAN

SHEET NUMBER

C-6.1



WATER SERVICE NOTE
CITY OF ROCK HILL TO INSTALL 8" SERVICE LINE ACROSS MOUNT HOLLY ROAD AS PART OF THE 16" WATER MAIN INSTALLATION PLANS. SCDOT ENCROACHMENT PERMIT TO BE OBTAINED AS PART OF THE 16'' WATER MAIN CONSTRUCTION DOCUMENTS.

FOR REFERENCE ONLY

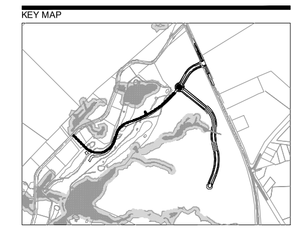
LEGEND:

- SS — PROPOSED SANITARY SEWER
- FM — PROPOSED FORCE MAIN
- W — PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROP. EASEMENT
- G — EXISTING GAS LINE
- E — EXISTING COMMUNICATION LINE
- COMM — UNDERGROUND COMMUNICATION LINE
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- PROP FIRE HYDRANT PER ROCK HILL STANDARDS
- PROP GATE VALVE (G.V.)

1. SEE SHEET C-1.2 FOR WATER/SEWER NOTES
2. ALL SANITARY SEWER TO BE DIP UNLESS OTHERWISE NOTED
3. ALL WATER TO BE DIP UNLESS OTHERWISE NOTED
4. IN AREAS WHERE SUBSTANTIAL GROUNDWATER IS ENCOUNTERED DURING PIPE INSTALLATION AND BOTH SIDES OF A DRAINAGE WAY, THE PLAN IS TO INCLUDE THE INSTALLATION OF AN ANTI-SEEP COLLAR(S). FIELD CONDITIONS WILL DICTATE THE LOCATION AND SPACING OF THE COLLARS TO BE INSTALLED IN ACCORDANCE WITH THE CITY'S STANDARD DETAIL 13.18 (ANTI-SEEP COLLAR).
5. MANHOLE, VALVE BOXES, AND OTHER CASTINGS LOCATED WITHIN THE PAVEMENT LIMITS SHALL BE LOCATED OUTSIDE THE WHEEL PATHS, EITHER IN THE CENTER OF THE TRAVEL LANES OR BETWEEN TRAVEL LANES.
6. THE CONTRACTOR MAY CONSTRUCT DROP MANHOLES WITH DUCTILE IRON/MECHANICAL-JOINT FITTINGS IN LIEU OF THE CONSTRUCTION INDICATED ON CITY STANDARD DRAWING 14.05 WHERE DROP VERTICAL DISTANCES ALLOW
7. CONTRACTOR MUST ENSURE THAT WATERLINE IS INSTALLED TO A SUFFICIENT DEPTH TO PROVIDE ADEQUATE THRUST BLOCKING, PER CITY DETAIL "13.11 THRUST BLOCKING"
8. CONTRACTOR ENSURE ALL FUTURE PARCEL 6" AND 8" WATER SERVICE LINES ARE PROPERLY RESTRAINED
9. D.I.P. LINE SHALL BE WRAPPED WITH 8 MIL POLY, IN ACCORDANCE WHERE CROSSING GAS LINE, 50' EACH DIRECTION, AND WHERE D.I.P. WATERLINE IS WITHIN 50' OF GAS LINE
10. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHETHER THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER LINE. WHENEVER POSSIBLE, THE WATER MAIN SHALL BE LOCATED ABOVE THE SEWER LINE. WHERE A NEW WATER MAIN CROSSES A NEW SEWER LINE, A FULL LENGTH OF PIPE SHALL BE USED FOR BOTH THE WATER MAIN AND SEWER LINE AND THE CROSSING SHALL BE ARRANGED SO THAT THE JOINTS OF EACH LINE WILL BE AS FAR AS POSSIBLE FROM THE POINT OF CROSSING AND EACH OTHER. WHERE A NEW WATER MAIN CROSSES AN EXISTING SEWER LINE, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER LINE TO PREVENT DAMAGE TO THE WATER MAIN.
11. WHENEVER A WATER OR SEWER MAIN CROSSES UNDER OTHER UTILITY LINES (GAS, TELEPHONE CONDUIT, STORM DRAIN, ETC.), THERE SHALL BE 2-FEET CLEARANCE BETWEEN THE TOP OF THE WATER OR SEWER PIPE AND THE BOTTOM OF THE AFFECTED UTILITY. STONE BEDDING SHALL BE USED FROM 6-INCHES BELOW THE WATER TO 12-INCHES ABOVE THE WATER OR SEWER PIPE FROM ONE FOOT OUTSIDE THE UTILITY TRENCH. IF THIS CLEARANCE IS NOT POSSIBLE, THE WATER OR SEWER PIPE SHALL BE DUCTILE IRON PIPE 1-FOOT OUTSIDE THE UTILITY TRENCH, WITH A MINIMUM LENGTH OF 10 FEET.
12. WHENEVER A WATER OR SEWER MAIN CROSSES OVER OTHER UTILITY LINES (GAS, TELEPHONE CONDUIT, STORM DRAIN, ETC.), THERE SHALL BE ONE FOOT CLEARANCE FROM THE TOP OF THE UTILITY TO THE BOTTOM OF THE WATER OR SEWER PIPE FOR PVC LINES. IF THIS CLEARANCE IS NOT POSSIBLE, THE WATER OR SEWER LINE SHALL BE DUCTILE IRON PIPE FROM 1-FOOT OUTSIDE THE UTILITY TRENCH, WITH A MINIMUM LENGTH OF 10 FEET.
13. SLOPE ACROSS UTILITY EASEMENT SHALL NOT EXCEED 10%.

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
SC ENG. FIRM LICENSE # C01396

KEY MAP



SEAL

SOUTH CAROLINA
LANDDESIGN INC. No. C01396
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
No. 25109
FRANK J. HOWARD
REGISTERED LANDSCAPE ARCHITECT
10/10/2022

PROJECT

KETTLESONG - PHASE 0

INDIGO RUSH

KETTLESONG

YORK COUNTY, SC 29730

LANDDESIGN PROJ.#
1019363

REVISION / ISSUANCE

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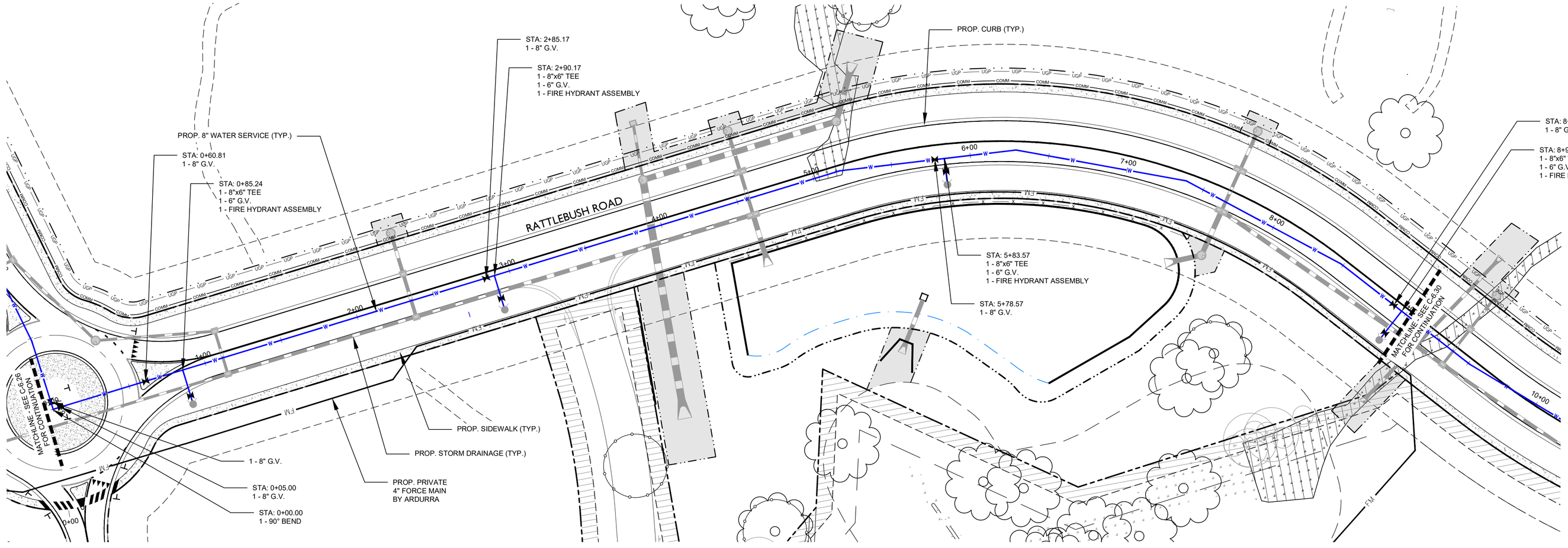
DESIGNED BY: JMH
DRAWN BY: JMH
CHECKED BY: FJM

SCALE
NORTH
VERT: 1"=4'
HORZ: 1"=40'
0 20 40 80

SHEET TITLE
WATER SERVICE

SHEET NUMBER
C-6.2



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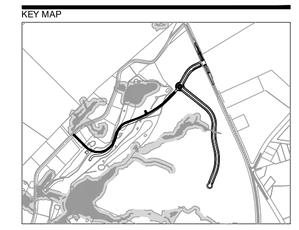
10. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHETHER THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER LINE. WHENEVER POSSIBLE, THE WATER MAIN SHALL BE LOCATED ABOVE THE SEWER LINE. WHERE A NEW WATER MAIN CROSSES A NEW SEWER LINE, A FULL LENGTH OF PIPE SHALL BE USED FOR BOTH THE WATER MAIN AND SEWER LINE AND THE CROSSING SHALL BE ARRANGED SO THAT THE JOINTS OF EACH LINE WILL BE AS FAR AS POSSIBLE FROM THE POINT OF CROSSING AND EACH OTHER. WHERE A NEW WATER MAIN CROSSES AN EXISTING SEWER LINE, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER LINE TO PREVENT DAMAGE TO THE WATER MAIN.
11. WHENEVER A WATER OR SEWER MAIN CROSSES UNDER OTHER UTILITY LINES (GAS, TELEPHONE CONDUIT, STORM DRAIN, ETC.), THERE SHALL BE 2-FEET CLEARANCE BETWEEN THE TOP OF THE WATER OR SEWER PIPE AND THE BOTTOM OF THE AFFECTED UTILITY. STONE BEDDING SHALL BE USED FROM 6-INCHES BELOW THE WATER TO 12-INCHES ABOVE THE WATER OR SEWER PIPE FROM ONE FOOT OUTSIDE THE UTILITY TRENCH. IF THIS CLEARANCE IS NOT POSSIBLE, THE WATER OR SEWER PIPE SHALL BE DUCTILE IRON PIPE 1-FOOT OUTSIDE THE UTILITY TRENCH, WITH A MINIMUM LENGTH OF 10 FEET.
12. WHENEVER A WATER OR SEWER MAIN CROSSES OVER OTHER UTILITY LINES (GAS, TELEPHONE CONDUIT, STORM DRAIN, ETC.), THERE SHALL BE ONE FOOT CLEARANCE FROM THE TOP OF THE UTILITY TO THE BOTTOM OF THE WATER OR SEWER PIPE FOR PVC LINES. IF THIS CLEARANCE IS NOT POSSIBLE, THE WATER OR SEWER LINE SHALL BE DUCTILE IRON PIPE FROM 1-FOOT OUTSIDE THE UTILITY TRENCH, WITH A MINIMUM LENGTH OF 10 FEET.
13. SLOPE ACROSS UTILITY EASEMENT SHALL NOT EXCEED 10%.

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
SC ENG. FIRM LICENSE # C01396

KEY MAP



SEAL

SOUTH CAROLINA
LANDDESIGN INC.
No. C01396
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
No. 25109
REGISTERED
FRANK J. MCMAHON
PROFESSIONAL ENGINEER
10/10/2022

PROJECT

KETTLESONG - PHASE 0

INDIGO RUSH

KETTLESONG

YORK COUNTY, SC 29730

LANDDESIGN PROJ.#

1019363

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	YORK COUNTY 1st SUBMITTAL	09/09/2021
2	YORK COUNTY 2nd SUBMITTAL	11/23/2021
3	YORK COUNTY 3rd SUBMITTAL	02/02/2022
4	SCDOT 4th SUBMITTAL	03/01/2022
5	YORK COUNTY 4th SUBMITTAL	06/30/2022
6	YORK COUNTY 5th SUBMITTAL	10/10/2022

DESIGNED BY: JMH
DRAWN BY: JMH
CHECKED BY: FJM

SCALE

NORTH

VERT: 1"=4'
HORZ: 1"=40'

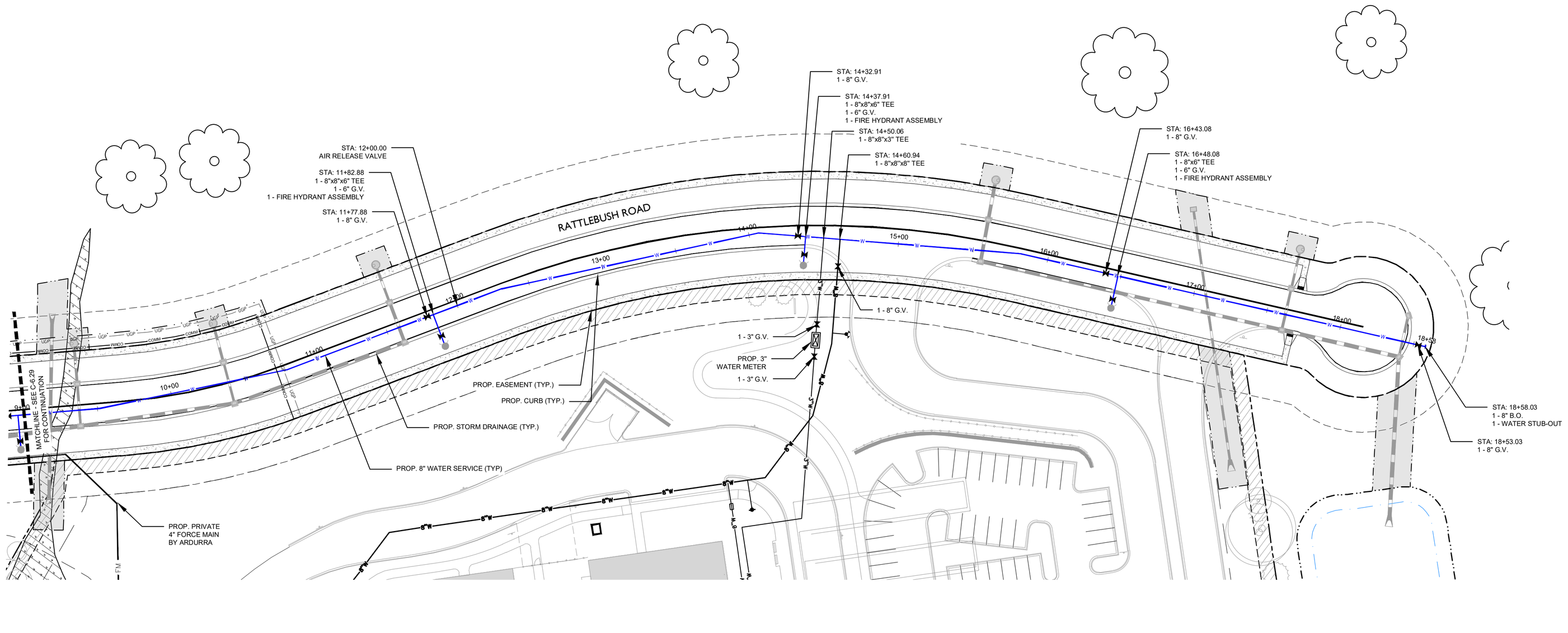
0 20 40 80

SHEET TITLE

WATER SERVICE

SHEET NUMBER

C-6.3



FOR REFERENCE ONLY

LEGEND:

- SS — PROPOSED SANITARY SEWER
- FM — PROPOSED FORCE MAIN
- W — PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROP. EASEMENT
- G — EXISTING GAS LINE
- E — EXISTING COMMUNICATION LINE
- COMM — UNDERGROUND COMMUNICATION LINE
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- PROP FIRE HYDRANT PER ROCK HILL STANDARDS
- PROP GATE VALVE (G.V.)

1. SEE SHEET C-1.2 FOR WATER/SEWER NOTES
2. ALL SANITARY SEWER TO BE DIP UNLESS OTHERWISE NOTED
3. ALL WATER TO BE DIP UNLESS OTHERWISE NOTED
4. IN AREAS WHERE SUBSTANTIAL GROUNDWATER IS ENCOUNTERED DURING PIPE INSTALLATION AND BOTH SIDES OF A DRAINAGE WAY, THE PLAN IS TO INCLUDE THE INSTALLATION OF AN ANTI-SEEP COLLAR(S). FIELD CONDITIONS WILL DICTATE THE LOCATION AND SPACING OF THE COLLARS TO BE INSTALLED IN ACCORDANCE WITH THE CITY'S STANDARD DETAIL 13.18 (ANTI-SEEP COLLAR).
5. MANHOLE, VALVE BOXES, AND OTHER CASTINGS LOCATED WITHIN THE PAVEMENT LIMITS SHALL BE LOCATED OUTSIDE THE WHEEL PATHS, EITHER IN THE CENTER OF THE TRAVEL LANES OR BETWEEN TRAVEL LANES.
6. THE CONTRACTOR MAY CONSTRUCT DROP MANHOLES WITH DUCTILE IRON/MECHANICAL-JOINT FITTINGS IN LIEU OF THE CONSTRUCTION INDICATED ON CITY STANDARD DRAWING 14.05 WHERE DROP VERTICAL DISTANCES ALLOW
7. CONTRACTOR MUST ENSURE THAT WATERLINE IS INSTALLED TO A SUFFICIENT DEPTH TO PROVIDE ADEQUATE THRUST BLOCKING, PER CITY DETAIL "13.11 THRUST BLOCKING"
8. CONTRACTOR ENSURE ALL FUTURE PARCEL 6" AND 8" WATER SERVICE LINES ARE PROPERLY RESTRAINED
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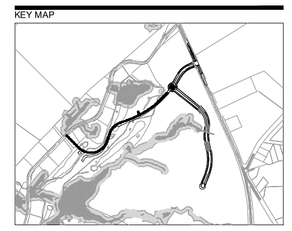

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KETTLESONG - PHASE 0

INDIGO RUSH

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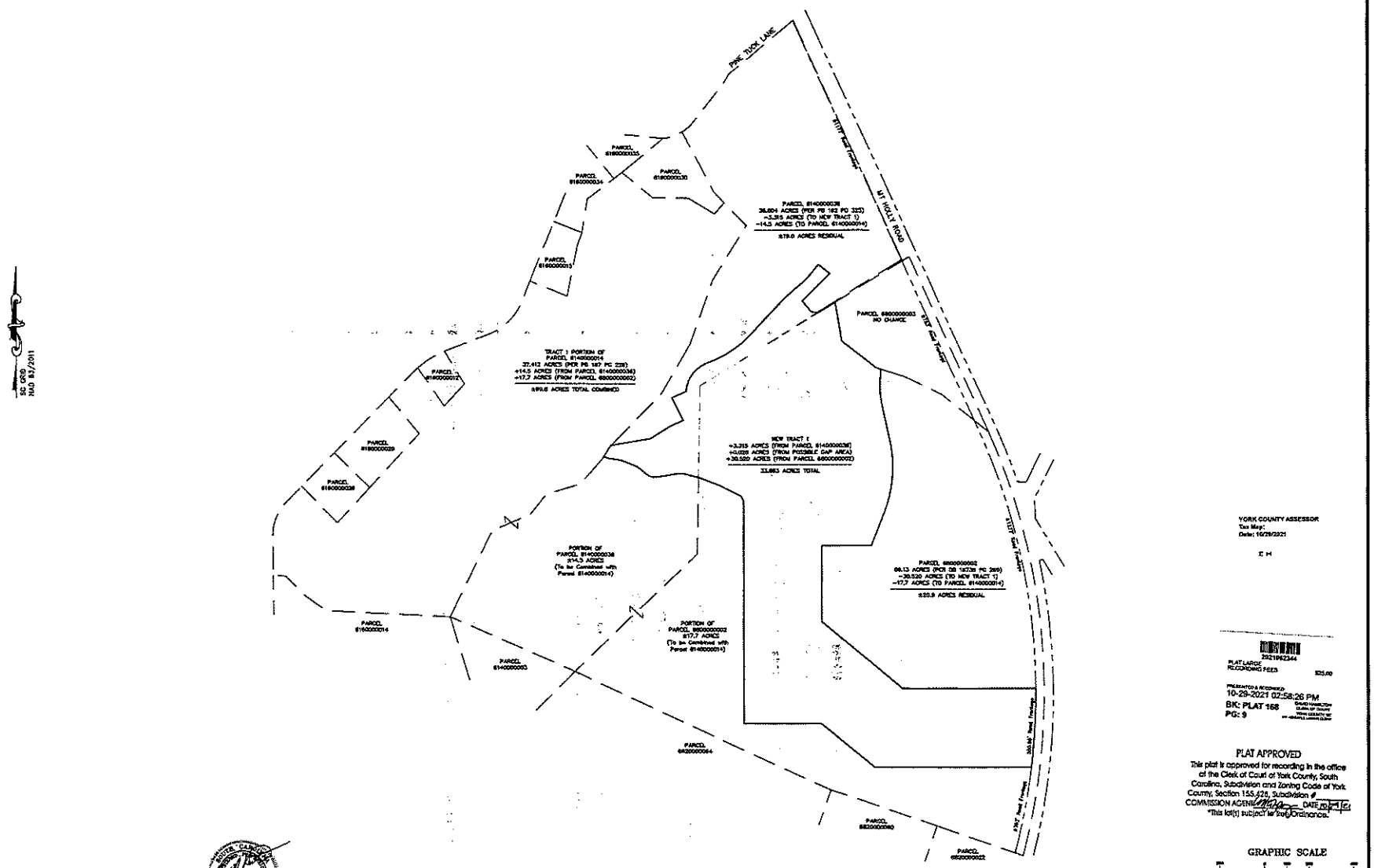
SHEET TITLE

WATER SERVICE

SHEET NUMBER

C-6.4

RESIDUAL MAP



CES GROUP
ENGINEERS, LLP
SC FIRM LICENSE #P-4448
1974 CAROLINA PLACE
SUITE 140
FORT MILL, SC 29708
T 803. 818.2442
www.ces-group.net

SEAL:

PREPARED FOR:
YORK PREPARATORY ACADEMY
1947 GOLDEN GATE COURT
ROCK HILL SC 29732

PLAT FOR
YORK PREPARATORY ACADEMY
PORTIONS OF PARCELS 6410000014,
6140000036 & 6800000002
ROCK HILL, YORK COUNTY, SC

PROJECT NUMBER:
7492

DRAWING REVISIONS:

NO	DESCRIPTION	DATE

DRAWN BY: MTM/MH DATE: 08/2/2021
CHECKED BY: PMH SCALE: 1" = 200'
DRAWING TITLE:
7492-Plat

SHEET NUMBER:
2 OF 2

PLAT LAROC RECORDING FEES $25.00
PRESENTED & RECORDED
10-29-2021 02:58:26 PM
BK: PLAT 168
PG: 9

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Planning & Development Services
18 W. Liberty Street
York, SC 29745
(803) 909-7200 Residential
(803) 909-7238 Commercial
(803) 909-7227 Fax
www.yorkcountygov.com

Letter of Notification for Plan Review

Kettlesong - York Prep Academy

Review of:

Civil Construction Plan

Status:

Not Approved

To:

Chad Goddard
LandDesign
223 North Graham Street
7042469733
cgoddard@landdesign.com

Project: 20204228
Kettlesong - York Prep Academy
York County, SC
PH 1B previous project 20210149
Previous 20211364
site on previous 20212590

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If your plans were uploaded through the online York County Development portal any applicable document markups by reviewers will be available through your login under My Projects at www.yorkcountygov.com/permitting.

If the attached comments require changes to the plans, please upload your dwg or pdf plan under the associated project at www.yorkcountygov.com/permitting. Please contact us with any questions at 803-909-7200.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

Bea McCarter
Development Coordinator
803-909-7238

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Review Comments

The following comments are grouped as "Review Comments" or "Advisory Comments". "Review Comments" are items related to your plan review that require action on your part. "Advisory Comments" are informational notes that may be important in the future and are for your information.

Addressing/E-911 - Tina Harmer - tina.harmer@yorkcountygov.com - 803-909-7483 — Not Approved

Review Comments:

Please include road names on plat with New Indigo St coming off of Mt Holly Rd and Rattlebush Rd coming of of New Indigo St.

The main address will be addressed off of Rattlebush Rd

We also need a road name for the access road to the gym

Stacking Road can be used from the school location to the gym location and then connecting at Rattlebush Rd

We need a CAD drawing with the buildings, parking lots, and all roads, and driveways

Please send a clean CAD drawing in State Plane, CAD cannot be in 3D and must be a CAD version prior to 2018. If the CAD has additional layers added other than the four layers depicted above, it will be rejected. Email CAD to tina.harmer@yorkcountygov.com

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Building & Codes - Jennifer Culver - jennifer.culver@yorkcountygov.com - — Approved

Review Comments:

No Building and Codes review required.

Fire Safety - Allen Tice - allen.tice@yorkcountygov.com - 803-620-2270 — Not Approved

Review Comments:

1. The 2018 SCFire Code, section 503.1.1 requires approved fire apparatus access roads to be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Please re-submit a site plan showing a proposed access road that would meet this requirement. The left side of the gym does not meet this requirement.

2. The 2018 SC Fire Code section 912.2 allows the fire code official to designate the location of the sprinkler system's "fire department connection" with respect to fire hydrants. The York County Dept. of Fire Safety requires the "fire department connection" to be located within 100 feet to a fire hydrant connected to a public water supply. Please show the FDC locations and the fire hydrant locations that meet this requirement.

NOTE 1: Plans shall be submitted to the South Carolina Department of Education, Office of School Facilities for review and approval.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Zoning - Jeff Kirchner - jeff.kirchner@yorkcountygov.com - 803-909-7232 **Not Approved**

Review Comments:

LOCATION: Mount Holly Rd. (Hwy 901) – New proposed roads for frontage
TM: 614-014, 614-036, 680-002, 680-003
ZONING DISTRICT: RC-I & RUD
OVERLAY DISTRICT: ARTERIAL ROAD DEVELOPMENT STANDARD
PROPOSED ZONING USE: School

- Special Exception request to allow the zoning use of School in the RUD zoning district was approved by the ZBA at the May 13, 2021 meeting.

ENUMERATED COMMENTS WITH SECTION REFERENCES TO THE YORK COUNTY, SC CODE OF ORDINANCES & NOTES.

1.) GENERAL SITE PLAN REQUIREMENTS: SECTIONS 155.594 (A) and (B) 1 – 47 of the York County Code. This section is referenced in the Civil Construction Plan Development Guide.

A.) Include with site plans all necessary notes (including the York County Zoning Notes (1-12) found in the Guide), tables and calculations to confirm the site is in compliance with the York County Zoning Code.

- The standard zoning notes

B.) Property boundary description and dimensions. (Property lines must match county records.) Any discrepancies in lot lines must be approved by the subdivision department. Leased lots should be shown as dashed lines and labeled as such, and all development standards must be shown around recognized property boundaries. Benchmark and tie lines must be indicated with coordinates); (9 of 47)

- The project is proposing a new school parcel which will require individual plat review and approval before the site plan is approved so the site plan boundaries and parcel lines match.

C.) Street frontage; (10 of 47)

- The project is proposing new roads which are still under review and have not been approved by Planning Commission. The project is also awaiting possible Grand Tree removal approval by ZBA variance request. The proposed new school parcel shows frontage on Mount Holly Rd. but the project will likely actually front the “Future Public Road” as shown on the plans.

D.) Adjacent property uses (Example: vacant, residential, commercial, and the like;) (15 of 47)

- Please add the uses to the adjacent property information.

E.) Required setbacks to be placed around interior perimeter of property lines. (Should be indicated as a dashed line). NOTE: No buildings are allowed in setback areas; (16 of 47)

- Note that the proposed gym is proposed to be abutting the minimum 30’ setback line so a sealed foundation survey may be required for the foundation inspection.

F.) Required bufferyards (should be indicated as a dashed line) to be placed around perimeter property lines. (Include type, distance, plants and required structures). NOTE: No buildings, parking spaces, driveways, drainage devices, or other structures are allowed in required bufferyards; §155.400 – §155.412 of the York County Code (17 of 47)

- The comments from Landscaping Review must be addressed before the site plan is approved.

G.) Indicate that 10% of the impervious surface areas (buildings, graveled, and paved areas) will be landscaped to break up the expanse of paving (not applicable if required parking is less than 20 spaces); (30 of 47)

- The comments from Landscaping Review must be addressed before the site plan is approved.

H.) Traffic circulation plan (arrows to indicate traffic flow); (31 of 47)

- Please include the traffic circulation plan including the turning movement of buses, delivery vehicles and waste trucks.

I.) Exact ratio (percentage) of impervious surfaces (areas that do not absorb rain) to lot area. Formula = total impervious surface area ÷ total site area = %; (32 of 47)

- Maximum of 75% per development.

J.) Exact ratio of open space, where required by development standards, indicate the area to be dedicated as open space (with hatched symbol), the type of open space, and how dedicated area will be maintained and preserved (for example, maintained by property owner, deed restricted, maintained by homeowner’s association, dedicated and accepted by a land trust with federal tax status, and the like); §155.430 of the York County Code (33 of 47)

- Please indicate the areas of required Open Space and the type of Open Space based on the percentage of the project within the RC-I zoning district.

K.) Indicate speed limit(s) of public road(s) adjacent to or accessed by the proposed development (number of curb cuts allowed will be determined by the speed limit); (34 of 47)

- Please note Mount Holly Rd. speed limit and when the speed limit of the proposed Road A & B is known please add that note.

L.) Widths of curb cuts and driveways (20-foot minimum and 40-foot maximum); (35 of 47)

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

- Include the curb cut intersection radii, 30' radius minimum
- Add sight distance triangles at intersections. APPENDIX B – EXHIBIT 5 of the code shows a diagram of how to calculate sight distance.

M.) Distance from proposed curb cuts to adjacent curb cuts and street intersections. This distance should be measured from centerline to center and from centerline to right-of-way intersecting lines. NOTE: Exact location of adjacent curb cuts and access points must be indicated on the site plan; (36 of 47)

- The SCDOT and York County will have to approve the proposed curb cuts. Address other review comments.
- Request approval from the SCDOT for the proposed location of the construction access easement shown off of Mount Holly Road.

N.) Exterior lighting plan for required parking spaces (must be adequate for night use or submit a statement indicating site not to be used at night. Also, lights must not interfere with traffic or residential areas); §155.440(F) of the York County Code (38 of 47)

- Photometric study shall be required to show compliance with Section 155.504.

O.) Approximate location and size of existing and proposed storm sewers, sanitary sewers, water lines, culverts, septic systems, and wells; (39 of 47)

- Address Engineering – W&S review comments.

P.) Location of all existing/proposed fire hydrants within 500 feet of the proposed development; (40 of 47)

- See Fire Safety review comments.

Q.) Location of any known abandoned cemeteries as defined in § 155.256(A). Adequate and unobstructed public access (pedestrian) will be provided to these areas and indicated on the commercial site plan. A minimum ten foot undisturbed buffer from the perimeter of any known abandoned cemeteries is required. If abandoned cemeteries do not exist on the property, provide the following statement: "The developer or property owner has confirmed through a title search and a review of the historic survey of York County maintained by the York County Cultural and Heritage Commission staff that no known abandoned cemeteries exist on the property"; (45 of 47)

- Please contact the York County Historical Center for information on abandon cemeteries and the historic structure located on this property. Zoning Review did not find this note on the site plan.

R.) As applicable, the rezoning case number, approved zoning district, and conditions of rezoning, shall be noted on the commercial site plan. Additionally if a variance or special exception has been granted, the commercial site plan shall include a reference noting the variance or special exception granted, including conditions, if any; (46 of 47)

- The SE to allow a school within the RUD zoning district was approved on May 13, 2021 by the York County ZBA. Case #Z21-15

2.) GRAND TREE REQUIREMENTS: §155.533(B)(7) & TREE CONSERVATION REQUIREMENTS: §155.534 – §155.539 of the York County Code.

- A zoning variance requests are pending approval by the ZBA to remove Grand Trees for the proposed road (Z21-30) preliminary plat and Grand Trees are proposed to be removed for the school site plan (Z21-34) as well. Address Landscape review comments. The proposed tree protection plan including the preservation or removal of Grand Trees must be approved before final site plan approval.

Advisory Comments:

Once the above comments have been addressed, please submit a cover sheet with the revisions that thoroughly details the above changes/responses and the associative locations on the plans. Please note that the Applicant's and Professional's Certification must be signed on all revisions to the plans submitted for review. The York County Code of Ordinances, Chapter 155: Zoning Code can be found online at American Legal Publishing. If there are any questions or concerns, please contact Jeff Kirchner 803-909-7232 or jeff.kirchner@yorkcountygov.com. Thank you

Engineering - Road - Amanda Cain - amanda.cain@yorkcountygov.com - Not Approve

Review Comments:

1. Please note: The site plan cannot be approved until the roadway construction plans have been submitted and approved. The school cannot receive a certificate of occupancy until the roadway has been constructed and has an approved final plat.

2. On sheet C-1.01:
a) Under the GENERAL NOTES: Complete notes 1 and 2.
b) Under LAYOUT NOTES: complete note 1.

3. You will need approval from the SCDOT for the proposed location of the CONSTRUCTION ACCESS EASEMENT shown off of Mount Holly Road. Provide documentation.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

4. All of the curb cut details and sight distance information will be reviewed when the roadway construction plans have been submitted. This was a review of the site plan only and did not include the proposed curb cuts off of Future Rattlebush Road

Advisory Comments:

If further information is needed regarding this portion of the plan review, please call Amanda Cain in the Planning and Development Department at 803-909-7149.

Engineering - W&S - Amanda Cain - amanda.cain@yorkcountygov.com - Not Approved

Review Comments:

1. Please note: This site cannot be approved until the utilities that you show connecting into have been reviewed and approved for construction by York County and the City of Rock Hill. The school cannot receive a certificate of occupancy until the main lines have been installed and permits to operate have been issued by SCDHEC.

2. Submit a letter of approval from the City of Rock Hill for the utility design shown for the school. You must also provide an approval letter for the design/ location of the access drive to the pump station.

Advisory Comments:

If further information is needed regarding this portion of the plan review, please call Amanda Cain in the Planning and Development Department at 803-909-7149.

Environmental - Mark Boland - mark.boland@yorkcountygov.com - Not Approved

Review Comments:

NOTICE OF INTENT (DHEC Form 2617): Not accepted.
1. GENERAL: Several form field entries are cut off and not legible, such as “Project/Site Name”. Provide form with all legible entries.
2. Sect. I(A): Check box for “MS4 Project Review”
3. Sect. I(B): MS4 Reviewer and Operator is “York County”
4. Sect. II(A): Box is checked for “Person”; however, “Brian Myrup, Managing Director, York Preparatory Academy” is listed as the Primary Permittee Name. This would indicate a company. Therefore provide the Company EIN or Federal Tax ID number.
5. Sect. IV(G): Check the box for “First Phase”.
6. Sect. V(D)(1): Identified pollutant for CW-233 is ECOLI as “InTN” (in TMDL, parameter not supported).
7. NDPES CGP FEE SCHEDULE A: Sect. 1(a) and 1(d) – MS4 Project Review - are to be checked with NPDES Coverage fee totaling $125.00. Sect 2 to be left BLANK and unchecked as York County is the designated MS4 Program Reviewer (there are no SCDHEC review fees). Sect. 3 to be completed with sum of $125.00 for Total Required Fees. (NOTE: You have checked Payment by Check as the method of payment of the SCHDEC permit processing fee of $125.00. This is an approved payment method. However, be advised that Payment by Credit Card is a more expedient method. SCDHEC will not begin the processing of the NPDES Construction General Permit until such time that payment is processed and received, i.e. the check clears the bank. Also, if still making payment by check, the check will need to be addressed to SCDHEC, but handed to York County with the completed and signed NOI form. Once York County approves the NOI, York County will forward the approved NOI and check to SCDHEC for permit processing.) Please contact Mark C. Boland, P.E. – York County Development Services Engineer - at (803) 909-7243 if you require assistance.

FINANCIAL RESPONSIBILITY / OWNERSHIP FORM: Not accepted.
1. Part A(1): Complete LCP or Subdivision names as “Kettlesong”.
2. GENERAL: Notary seal is not visible or legible on the submitted form.

STORMWATER PROJECT INFORMATION REPORT (SWPIR): Accepted.

COVENANT FOR PERMANENT STORMWATER SYSTEM MAINTENANCE AND RESPONSIBILITY: Not accepted.
1. As a pre-condition to As-Built Drawing submittal once permanent stormwater measures are constructed, Covenant must be completed and recorded with the York County Office of Register with a copy provided to York County Environmental Compliance. The document for this review does not required recordation at this time.
2. Provide name of Plan/Development.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

3. Provide Stormwater Facility physical address and Tax Map No.
4. Ensure that a notary seal is visible.

STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN REVIEW CHECKLIST FOR DESIGN PROFESSIONALS: Not accepted.

1. Design professional shall provide proof of certification as a registered South Carolina Professional Engineer. A North Carolina PE seal is not acceptable per SC Code of Regulations, Chapter 49.

COMPREHENSIVE STORMWATER POLLUTION PREVENTION PLAN (C-SWPPP): Not accepted.

1. TITLE PAGE: Design professional shall provide proof of certification as a registered South Carolina Professional Engineer. A North Carolina PE seal is not acceptable per SC Code of Regulations, Chapter 49.
2. Sect. 1.1 – Post-Development Conditions (Page 3): Plans states total disturbed area of 20 acres. The NOI states 19.3 acres. Request that all documents be consistent in total land disturbance area.
3. Sect. 1.1 – Post Development Conditions (Page 3): In reference to the 4th sentence, § 152.024(B) of the York County Code of Ordinances requires that stormwater management facilities shall limit the 2-year, 10-year and 25-year developed peak discharge rates to pre-developed peak discharge rates using a storm with a duration of 24 hours with a NOAA Atlas 14 distribution and pass the 100-year, 24-hour storm event.
4. Sect. 1.1 – Table 1.1-A (Page 5): Summary table lists peak flows for Outfall A for the 2, 10 and 25-year storms, while Outfall lists flows for the 2, 10 and 100-year storms. Table should summarize flows for 2, 10, 25 and 100-year storm events.
5. Sect. 1.6 – Certification Statement (Page 13): Design professional shall provide proof of certification as a registered South Carolina Professional Engineer. A North Carolina PE seal is not acceptable per SC Code of Regulations, Chapter 49.
6. Sect. 2.1 – Table 2.1-A (Page 15): Reference the correct Drawing Sheet for location of concrete washout.
7. Sect. 3.3 – Inspection Requirements (Page 21): Revise 2nd paragraph to comply with Sect. 4.2(B) of the 2021 South Carolina NPDES Construction General Permit which states, “After construction activities begin, inspections must be conducted at a minimum of at least once every calendar week, with no time period between inspections exceeding 9 days, and must be conducted until final stabilization is reached on all areas of the construction site. It is recommended that BMPs be assessed by the contractor within 24 hours of the end of a storm event of 1.0 inch or greater, as well as during the first rain event after the initiation of construction activities, after the installation of BMPs.”
8. Sect. 3.4 – Maintenance Requirements (Page 22): Be advised that York County has a Covenant for Permanent Stormwater System Maintenance and Responsibility and does not use the SCDHEC version. Also, provide a specific detailed list of maintenance items and recommended schedule for the proposed stormwater facilities.
9. Appendix D – Hydrologic Analysis (Page 28): Hydrologic analysis shall be performed in accordance with York County’s Chapter 152 – Stormwater Management and Sediment Control Ordinance and the York County Stormwater Management Design Manual. § 152.024(B) of the York County Code of Ordinances requires that stormwater management facilities shall limit the 2-year, 10-year and 25-year developed peak discharge rates to pre-developed peak discharge rates using a storm with a duration of 24 hours with a NOAA Atlas 14 distribution and pass the 100-year, 24 -hour storm event.
10. Appendix D – Detention Analysis (Page 28): Per Sect. 4.2.3(4)(G) of the York County Stormwater Management Design Manual, the emergency spillway must be located at least 1.0 feet above the 10-year maximum water surface elevation. Provide a minimum of 1.0 feet of freeboard between the 100-year maximum water surface elevation and the top of bank.

HYDROLOGIC & HYDRAULIC CALCULATIONS (ENGINEERING REPORT): Not provided.

Provide engineering design calculations as required per Sect. 3.2.8 of the South Carolina NPDES Construction General Permit to demonstrate compliance with Chapter 152 – Stormwater Management and Sediment Control Ordinance.

CONSTRUCTION PLANS:

SHEET TITLE PAGE:

1. Provide signed Applicant’s Certification per Sect. 2.6.1 of the York County Stormwater Management Design Manual.
2. Provide signed Design Professional’s Certification per Sect. 2.6.2 of the York County Stormwater Management Design Manual.

SHEET C-5.00:

1. Denote location for concrete washout, if applicable to this sheet.
2. Denote location of temporary stockpile location(s), if applicable to this sheet.
3. Construction Sequence: Break out the construction sequence so that it reflects the minimum 3 phases as described in

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

the C-SWPPP. This sequence covers the entire project. The drawings should also reflect the minimum 3 phases.
SHEET C-5.01:
1. Denote location for concrete washout, if applicable to this sheet.
2. Denote location of temporary stockpile location(s), if applicable to this sheet.
3. Construction Sequence: Break out the construction sequence so that it reflects the minimum 3 phases as described in the C-SWPPP. This sequence covers the entire project. The drawings should also reflect the minimum 3 phases.
4. Does the representation of Sediment Basin #1 reflect proposed graded contours? Is a riser being provided? Callout the discharge pipe diameter and material. The only callout is for a Faircloth Skimmer. Show location of emergency spillway.
5. Per Sect. 4.2.5(1)(E) of the York County Stormwater Management Design Manual, ensure that the following additional erosion control measures shall be applied to protect wetlands, streams, lakes or other surface water bodies, as well as adjacent to all Water Quality Buffers
i. Erosion control measures shall not be located in wetlands.
ii. All slopes to wetlands shall be terraced or benched in accordance with Sect. 4.2.5 (1)(C) and 4.2.5 (1)(D).
iii. All silt fences shall be placed with wire mesh backing.
iv. Orange protection fence shall be required at the limits of all wetlands within 100 feet of planned disturbed areas that are within the tract.
v. Temporary seeding may be required below any terrace as fill slopes are brought up in height;
SHEET C-5.02:
1. Denote location for concrete washout, if applicable to this sheet.
2. Denote location of temporary stockpile location(s), if applicable to this sheet.
3. Construction Sequence: Break out the construction sequence so that it reflects the minimum 3 phases as described in the C-SWPPP. This sequence covers the entire project. The drawings should also reflect the minimum 3 phases.
4. Both Basins are labeled as Basin #1. Is a riser being provided for Sediment Basin? Callout the discharge pipe diameter and material. The only callout is for a Faircloth Skimmer. Show location of emergency spillway.
5. Per Sect. 4.2.5(1)(E) of the York County Stormwater Management Design Manual, ensure that the following additional erosion control measures shall be applied to protect wetlands, streams, lakes or other surface water bodies, as well as adjacent to all Water Quality Buffers
i. Erosion control measures shall not be located in wetlands.
ii. All slopes to wetlands shall be terraced or benched in accordance with Sect. 4.2.5 (1)(C) and 4.2.5 (1)(D).
iii. All silt fences shall be placed with wire mesh backing.
iv. Orange protection fence shall be required at the limits of all wetlands within 100 feet of planned disturbed areas that are within the tract.
v. Temporary seeding may be required below any terrace as fill slopes are brought up in height;
SHEET C-5.03:
1. Denote location for concrete washout, if applicable to this sheet.
2. Denote location of temporary stockpile location(s), if applicable to this sheet.
3. Construction Sequence: Break out the construction sequence so that it reflects the minimum 3 phases as described in the C-SWPPP. This sequence covers the entire project. The drawings should also reflect the minimum 3 phases.
4. Both Basins are labeled as Basin #1. Callout the discharge pipe diameter and material, callout riser. The Faircloth Skimmer should still be shown. Show location of emergency spillway. Show rip-rap apron for basin outfall.
5. Per Sect. 4.2.5(1)(E) of the York County Stormwater Management Design Manual, ensure that the following additional erosion control measures shall be applied to protect wetlands, streams, lakes or other surface water bodies, as well as adjacent to all Water Quality Buffers
i. Erosion control measures shall not be located in wetlands.
ii. All slopes to wetlands shall be terraced or benched in accordance with Sect. 4.2.5 (1)(C) and 4.2.5 (1)(D).
iii. All silt fences shall be placed with wire mesh backing.
iv. Orange protection fence shall be required at the limits of all wetlands within 100 feet of planned disturbed areas that are within the tract.
v. Temporary seeding may be required below any terrace as fill slopes are brought up in height;
SHEET C-5.04:
1. Denote location for concrete washout, if applicable to this sheet.
2. Denote location of temporary stockpile location(s), if applicable to this sheet.
3. Construction Sequence: Break out the construction sequence so that it reflects the minimum 3 phases as described in the C-SWPPP. This sequence covers the entire project. The drawings should also reflect the minimum 3 phases.
4. Both Basins are labeled as Basin #1. Callout the discharge pipe diameter and material, callout riser. The Faircloth Skimmer should still be shown. Show location of emergency spillway. Show rip-rap apron for basin outfall.

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5. Per Sect. 4.2.5(1)(E) of the York County Stormwater Management Design Manual, ensure that the following additional erosion control measures shall be applied to protect wetlands, streams, lakes or other surface water bodies, as well as adjacent to all Water Quality Buffers
i. Erosion control measures shall not be located in wetlands.
ii. All slopes to wetlands shall be terraced or benched in accordance with Sect. 4.2.5 (1)(C) and 4.2.5 (1)(D).
iii. All silt fences shall be placed with wire mesh backing.
iv. Orange protection fence shall be required at the limits of all wetlands within 100 feet of planned disturbed areas that are within the tract.
v. Temporary seeding may be required below any terrace as fill slopes are brought up in height;

SHEET C-5.05:
1. This sheet should depict the final phase and depict conversion of stormwater facilities from temporary to permanent, as needed for detention and water quality.
2. Denote location for concrete washout, if applicable to this sheet.
3. Denote location of temporary stockpile location(s), if applicable to this sheet.
4. Construction Sequence: Break out the construction sequence so that it reflects the minimum 3 phases as described in the C-SWPPP. This sequence covers the entire project. The drawings should also reflect the minimum 3 phases.
5. Both Basins are labeled as Basin #1. Callout the discharge pipe diameter and material, callout riser. Show location of emergency spillway. Show rip-rap apron for basin outfall.
6. Per Sect. 4.2.5(1)(E) of the York County Stormwater Management Design Manual, ensure that the following additional erosion control measures shall be applied to protect wetlands, streams, lakes or other surface water bodies, as well as adjacent to all Water Quality Buffers
i. Erosion control measures shall not be located in wetlands.
ii. All slopes to wetlands shall be terraced or benched in accordance with Sect. 4.2.5 (1)(C) and 4.2.5 (1)(D).
iii. All silt fences shall be placed with wire mesh backing.
iv. Orange protection fence shall be required at the limits of all wetlands within 100 feet of planned disturbed areas that are within the tract.
v. Temporary seeding may be required below any terrace as fill slopes are brought up in height;
7. Ensure that slopes and channels are protected in accordance with Sect. 4.2.5 of the York County Stormwater Management Design Manual. Show areas that will require erosion control blankets and/or turf reinforcement matting, and slope breaks, as necessary.

SHEET C-5.06:
1. This sheet should depict the final phase and depict conversion of stormwater facilities from temporary to permanent, as needed for detention and water quality.
2. Denote location for concrete washout, if applicable to this sheet.
3. Denote location of temporary stockpile location(s), if applicable to this sheet.
4. Construction Sequence: Break out the construction sequence so that it reflects the minimum 3 phases as described in the C-SWPPP. This sequence covers the entire project. The drawings should also reflect the minimum 3 phases.
5. Both Basins are labeled as Basin #1. Callout the discharge pipe diameter and material, callout riser. Show location of emergency spillway. Show rip-rap apron for basin outfall.
6. Per Sect. 4.2.5(1)(E) of the York County Stormwater Management Design Manual, ensure that the following additional erosion control measures shall be applied to protect wetlands, streams, lakes or other surface water bodies, as well as adjacent to all Water Quality Buffers
i. Erosion control measures shall not be located in wetlands.
ii. All slopes to wetlands shall be terraced or benched in accordance with Sect. 4.2.5 (1)(C) and 4.2.5 (1)(D).
iii. All silt fences shall be placed with wire mesh backing.
iv. Orange protection fence shall be required at the limits of all wetlands within 100 feet of planned disturbed areas that are within the tract.
7. Ensure that slopes and channels are protected in accordance with Sect. 4.2.5 of the York County Stormwater Management Design Manual. Show areas that will require erosion control blankets and/or turf reinforcement matting, and slope breaks, as necessary.

SHEET C-5.07:
1. Complete data entries within SCDHEC Dry Sediment Basin Detail (SC-01) for each basin.

SHEET C-5.08:
1. Provide SCDHEC BMP Handbook Standard Detail RC-07 and RC-08 for concrete washout.

SHEET C6.00:
1. Denote maintenance and access easement around basin.

SHEET C6:01:

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1. Denote maintenance and access easement around basin.

SHEET C-6.06:

1. Show location of emergency spillway.

SHEET C-6-07:

1. Show location of emergency spillway.

GENERAL:

The above review was performed based on the information and documents presented for plan review and application for a York County Land Disturbance Permit. Any review comments listed above pertaining to documents NOT ACCEPTED by the County will need to be addressed and re-submitted for further County review. For additional information on plan submittal requirements, please refer to Chapter 152 – Stormwater Management and Sediment Control Ordinance of the York County Code of Ordinances, the York County Stormwater Management Design Manual, and the South Carolina NPDES General Permit for Stormwater Discharges from Construction Activities (SCR100000).

Once responses have been prepared for the review comments listed above, please re-submit a cover sheet that thoroughly details all revisions/changes/responses and the associative locations on the plans. As allowed by § 31.01 of the York County Code Ordinances, a fee for Stormwater and Environmental Compliance plan re-review ($50 for projects disturbing less than one (1) acre; or, $100 per disturbed acre rounded up to the next whole acre for projects disturbing one (1) acre or greater up to a maximum of $750) must be paid upon resubmittal if land disturbance qualifies for permitting. If making payment by check, please ensure checks shall be made payable to “York County”.

The Environmental Compliance re-review fee for this project will be $750.00.

Please note that the Applicant’s and Professional’s Certifications must be re-signed on all revisions to the plans and documents submitted for re-review. Additional plan copies will be requested upon approval for Approval Stamping to be retained by York County and to be issued during the Pre-Construction Meeting to the Owner and/or Contractor(s).

Any questions may be addressed to Mark C. Boland, P.E. – Development Services Engineer / Stormwater Administrator at 803-909-7243 or via email at mark.boland@yorkcountygov.com.

Floodplain - Mark Boland - mark.boland@yorkcountygov.com - **Not Approved**

Review Comments:

CONSTRUCTION PLANS:

1. GENERAL: Provide a note or statement, preferably on Sheet C-2.00, that the project is located as shown on FEMA FIRM panel(s) (list all applicable FIRM panels and their effective date(s)) within the Zone X area of minimal flood risk.

Any questions may be addressed to Mark C. Boland, PE, CFM – Development Services Engineer / Stormwater Administrator at 803-909-7243 or via email at mark.boland@yorkcountygov.com.

Planning - Transportation - Chris Stephens - christopher.stephens@yorkcountygov.com - 803-909-7224 **Not Approved**

Review Comments:

1) Roadway layout must be approved before site plan can be approved.

2) The site plan seems to show sidewalk connections from the school and gym but nothing outside of that. I don't see where sidewalks connect to roadway from the school. I assume sidewalks will run along the proposed roadway, so students can to walk to school.

Landscape - Peter Kisicki - Peter.Kisicki@yorkcountygov.com - 803-620-2016 **Not Approved**

Review Comments:

1. Approval of this civil construction plan set is contingent upon the approval of Variance Case Z21-34 for the removal and mitigation of 12 Grand Trees.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

2. It is difficult to read the school stacking road on the Overall Site Plan and a few of the Detailed Site Plans (Sheet C-2.00, C-2.03, C-2.04, C-2.06). There are several lines graphically superimposed. It appears that there may be two versions of stacking roads. The centerline also reads darker than the curbs on Sheet C-2.00, which is not industry standard. Please revise so that the stacking road reads clearer.

3. Sheets C-2.07 and C-7.7 do not appear to propose any site construction or plantings. Please remove these sheets and remove the indexes from their respective overall plans if this is the case.

4. Please show setback lines as an industry-standard dashed line. Currently, it is shown as a solid line on the planting plans, and makes the plans difficult to distinguish from other site elements in the vicinity.

5. Please overlay the tree mitigation plan submitted as part of your variance submittal on the landscape plans to see how it fits amongst the proposed landscape in this plan set, and revise the plans a necessary to avoid overlap. Please overlay the plans in both the overall and detail landscape plans.

6. Coordinate between the Grand Tree survey and this plan set to ensure that any Grand Trees that would be removed through the variance are removed from the plan set. Show the Grand Trees to be removed in the demolition plans.

7. Bufferyard Requirements per §155.400-§155.412
a. All existing trees 6” DBH or greater located within the proposed bufferyards are protected from removal. Any existing trees 6” DBH or greater located within the proposed buffers may count towards the bufferyard tree requirements. Supplemental trees will need to be added to the bufferyards if there are not enough existing trees in each bufferyard to satisfy the planting requirements.
b. On the landscape plan, please add a table or chart demonstrating compliance with York County’s bufferyard requirements.

8. Tree Survey
a. Grand Trees – Please attach the Grand Tree Survey provided as part of the variance to the plan set.
b. Bufferyards - All existing trees 6” DBH and greater located within the proposed buffers must be shown in a tree inventory per York County Ordinance §155.410.

9. Open Space Requirements per §155.430
a. Please provide the amount of proposed area to be dedicated to open space, label any areas to be designated as open space.

10. Please add a table(s) or chart(s) to the landscape plan to demonstrate compliance for the following requirements listed below per Nonresidential Standards §155.534.
a. Interior Landscape Areas shall equal no less than 10% of the total impervious area of the site. Landscape areas are defined as areas planted with trees, shrubs, and groundcover. This excludes turfgrass. There are no foundation planting around the school building, Stormwater features, parking lot islands, and very few plantings shown in the open areas that may serve as areas for plantings to be added to meet this requirement.
b. Each landscape area needs to be 250 square feet or greater, with a minimum of 8’ width every 15 parking spaces. No parking space is to be more than 75 feet from a tree. Show a dashed radius around each tree intended to serve this requirement.
c. Parking areas shall include one large-maturing tree at least 3” DBH every 1,600 square feet of parking.

11. Please label the proposed tree line on the planting plans for clarification.

12. All of the shrubs listed in the plant schedule are specified as “#5”. Five-gallon shrubs have been mostly phased-out of nursery production in recent years. Please specify as either 3 or 7-gallon shrubs, and ensure that the sizes adhere to Ordinance standards.

13. Existing vegetation in tree save areas and buffers are to be protected from disturbance and removal. Please add the following items below to the plan set per County Ordinance.
a. Show location of tree protection barricades around tree save areas, buffers, and any other trees planned to preserve.
b. Add Tree Protection notes to Grading Plan per Appendix B-1

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

i. 1. No soil disturbance or compaction, construction materials, traffic, burial pits, trenching or other land disturbing activity allowed in the tree protection zone. Tree barricades must be installed before any demolition, grading or construction begins, and not removed until final inspection.
ii. 2. Tree protection barricades must meet or exceed tree ordinance standards (in York County Tree Ordinance Guidelines).
iii. 3. Before grading/clearing/construction begins, call 909-7250 or 1-800-922-7271 for inspection of tree protection barricades by planning and development staff.
iv. 4. No grubbing within tree protection zone. Leave soil and leaf litter undisturbed. Supplement with 1 to 2 inches of mulch. Reseed with grass only in disturbed/graded areas.
v. 5. Brush, vines and small trees (8 in. diameter, or as small as 2 in. in caliper) may be hand- cleared only cut flush with ground surface. Existing trees may be limbed up 6 feet (at least 2/3 of the branches should be left) to improve visibility.
vi. 6. Exposed tree roots must be cleanly cut with a sharp pruning tool; backfill ASAP to minimize exposure to the air.
vii. 7. Tree barricades must be installed before any demolition/clearing/grading/construction, and not removed until after final inspection by the appropriate authority.
viii. 8. Please submit utility plans so that they can be reviewed for utility conflicts with existing and proposed trees: electrical, telephone, gas, sewer, water, and site lighting.
ix. 9. Tree protection fence is to be located one foot per tree diameter inch away from the tree in the setback or right-of-way. Please show dimension on site/ grading plan.
x. 10. Show all proposed utilities (not to pass through tree protection zone): Water, sewer, electrical, telephone, storm drainage, gas, fire hydrants, site lighting, backflow preventer, and irrigation.

Advisory Comments:

1. Please call Peter Kisicki, PLA, the York County Landscape Architect, with any questions at (803) 879-3639.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Planning & Development Services
18 W. Liberty Street
York, SC 29745
(803) 909-7200 Residential
(803) 909-7238 Commercial
(803) 909-7227 Fax
www.yorkcountygov.com

Letter of Notification for Plan Review

Kettlesong - York Prep Academy

Review of:

Civil Construction Plan

Ph 0 (utilities and roadways)

Status:

Not Approved

To:

Danny Bishop
LandDesign
223 N. Graham St.
7043330325
dbishop@landdesign.com

Project: 20204228
Kettlesong - York Prep Academy
York County, SC
PH 1B previous project 20210149
Previous 20211364
site on previous 20212590 , 20212714
20213071
20213511

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If your plans were uploaded through the online York County Development portal any applicable document markups by reviewers will be available through your login under My Projects at www.yorkcountygov.com/permitting.

If the attached comments require changes to the plans, please upload your dwg or pdf plan under the associated project at www.yorkcountygov.com/permitting. Please contact us with any questions at 803-909-7200.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Thank you,

Ashley Workman
Planning & Development
York County Government
803-909-7200

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Review Comments

The following comments are grouped as "Review Comments" or "Advisory Comments". "Review Comments" are items related to your plan review that require action on your part. "Advisory Comments" are informational notes that may be important in the future and are for your information.

Addressing/E-911 - Tina Harmer - tina.harmer@yorkcountygov.com - 803-909-7483 **Approved**

Review Comments:

Building & Codes - Nicole Troutman - nicole.troutman@yorkcountygov.com - 803-909-7205 **Conditional**

Review Comments:

No building and Codes review required at this time.

Note: All retaining walls not attached to the building structure will require separate building permits.

Fire Safety - Allen Tice - allen.tice@yorkcountygov.com - 803-620-2270 **Conditional**

Review Comments:

Please see Engineering Water & Sewer comments regarding fire hydrant locations and spacing.

Zoning - Marion Ray - marion.ray@yorkcountygov.com - 803-909-7213 **Not Approved**

Review Comments:

Individual plat for the school and road project has not been submitted for stamping and recording.

Preliminary plat has been approved. Provide copy in plans.

Construction access encroaches on approved limits of disturbance.

Utilities shown on construction plans do not match utilities shown on preliminary plat.

Advisory Comments:

Please contact Marion Ray at marion.ray@yorkcountygov.com or at 803.909.7213 with any questions.

This was a review performed with information provided; future comments may need to be addressed with the submittal of new information.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Engineering - Road - Amanda Cain - amanda.cain@yorkcountygov.com - 803-909-7149 **Not Approved**

Review Comments:

1. You will need approval for any work within the SCDOT right-of-way and approval to use the existing drive as a construction entrance. Provide a copy of the SCDOT encroachment permit for all roadway work proposed in the SCDOT right-of-way.

2. Since it is anticipated that this roadway will eventually be annexed into the City of Rock Hill, provide a letter of approval from the City of Rock Hill for the roadway design.

3. Include the approved preliminary plat in the plan set.

4. On sheet C-3.1 adjust the leader and label for the proposed stop bar on New Indigo Street at SC Highway 901.

5. Why are the plans named Phase 0?

6. The minimum curb cut radius is 30' for commercial uses. Clarify/correct the plans.

7. Provide a truck template that shows a school bus can access New Indigo Street from SC Highway 901 without leaving the roadway or using the opposite lane to make the turn. Also provide a template for the roundabout and any access off of Rattlebush Road that a school bus will utilize.

8. On sheet C-3.7, note 6 references the City Engineer. Clarify/correct the plans as this is not the correct reference and it does not apply.

9. Plans must include curb profiles or proposed finished grade spot elevations along back of curb or edge of pavement at a maximum of 10' stations on all cul-de-sacs and road intersection radii. Finished grade spot elevations must be placed for back of curb or edge of pavement; §154.033(A)(1)(a).

10. Label the length of the proposed guardrail shown on the roadway plans.

11. The roadway plans do not show any of the curb cuts for the school site that are shown on the school site plan. These curb cuts are shown on the utility plans, but they need to be included as apart of the roadway construction plans so they can be installed with the roadway. At each curb cut, please provide the angle of intersection, radius and show the required sight distance.

12. The LEGEND indicates the pink dashed line is existing-of-way. Correct the legend to indicate that it is proposed right-of-way. Also, the access drives shown on some of the sheets shows these drives being located within pink dashed lines. Clarify/update the plans. York County will only accept road rights-of-ways of roadways that have been constructed to meet York County standards.

13. The vertical curves provided for the crests and sags are all 50. Verify that this is correct and update the plans, as necessary.

14. Provide a separate detail for the roundabout. The detail should show directional traffic arrows to be striped, the location of any proposed signs associated with the roundabout with detail information for sign location and information regarding what's proposed for the center of the roundabout. (materials) Please note that mountable curbing is required around all roundabouts.

15. Verify with the City of Rock Hill what will be required for the curb cut that provides access to the pumpstation. Will it be gated? Are signs required? What will keep public traffic from using the access roadway for the pumpstation? Is a turnaround provided?

16. Provide a concrete key where the asphalt ends and the gravel begins for the curb cut/pumpstation access located off the roundabout.

17. York County approved a larger right-of-way for this development, so our roadway typical section detail doesn't correlate with the plans. Provide a typical section detail that matches the approved right-of-way, while still using our required

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pavement section.

18. You are providing details for curb and gutter and open ditch sections of roadway. There are no open ditch sections proposed. Clarify/correct the plans, as necessary.

19. Please note that the proposed retaining wall shown along Rattlebush Road is required to meet York County's standards. The York County Policy on retaining walls has been attached. Please update/revise the plans accordingly.

Advisory Comments:

Please Note: This was a review preformed with information provided; future comments may need to be addressed with the submittal of new information.

To expedite the review of the re-submitted documents, in addition to the revised drawings, please submit a letter outlining the changes made to each of the items listed above. If further information is needed regarding this portion of the plan review, please call Amanda Cain in the Planning and Development Department at 803-909-7149.

Engineering - W&S - Amanda Cain - amanda.cain@yorkcountygov.com - 803-909-7149 **Not Approved**

Review Comments:

1. Provide an approval letter from the City of Rock Hill for the proposed utilities to include approval of the proposed access drive to the pumpstation. This letter should reference the date on the engineered plans that are being approved to ensure that they are approving the design that has been submitted to York County for review. This letter will be required before the plans can be approved.

2. Provide a copy of the SCDOT permit for the proposed utilities along SC Highway 901

3. This site will be served by the City of Rock Hill for water but must meet York County's requirement for hydrant spacing and placement. Please address the following: Fire Hydrant locations must comply with design guidelines and be installed along water main line extensions at intervals not to exceed 1,000' in residential areas, and 300' in commercial or industrial areas. Fire hydrants must be installed so as to be accessible by fire apparatus at all intersections. Fire hydrants shall, at all times, be connected to a water supply so as to provide water for purposes of combating fire. §51.17(C). Hydrants will be required every 1,000', with the spacing starting from the closest hydrant on SC Highway 901. A hydrant is required at the intersection of the development and then a hydrant will be required every 300' along the main extension in all non-residential areas. Please ensure a hydrant is provided at all intersections.

4. The LEGEND provided indicates the pink dashed line is existing right-of-way. Correct the legend to indicate its proposed right-of-way. Also, the access drive to the pump station is within pink dashed lines which indicates it will be in a right-of-way. Verify with the City of Rock Hill that this should be a right-of-way versus providing an access easement and clarify/correct the plans. York County will not accept the right-of way until an actual roadway that meets York County standards is constructed within it.

5. There are valves proposed within the asphalt in the roundabout. Please adjust the location so that they can be outside of the pavement and in a soft area.

6. Show all easements required for the water and sewer.

7. Sheet C-1 shows a 16" WL as being proposed and that line is not shown on any other sheet. Clarify/Correct the plans.

8. The proposed curb cut in the roundabout that has the access for the pumpstation shows sidewalk being installed through the asphalt in the curb cut. Is this intentional? Provide clarification and update the plans.

9. The proposed waterline does not connect to the pumpstation. Clarify/correct the plans.

10. There is a retaining wall proposed along Rattlebush Road on the same side of the roadway where the waterline runs. To avoid any conflict of the proposed retaining wall or any support function of the wall with the proposed waterline, please relocate the waterline to the opposite side of the roadway for the entire length of the proposed retaining wall, at a minimum.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Advisory Comments:

Please Note: This was a review preformed with information provided; future comments may need to be addressed with the submittal of new information.

To expedite the review of the re-submitted documents, in addition to the revised drawings, please submit a letter outlining the changes made to each of the items listed above. If further information is needed regarding this portion of the plan review, please call Amanda Cain in the Planning and Development Department at 803-909-7149

Environmental - Mark Boland - mark.boland@yorkcountygov.com - 803-909-7243 **Not Approved**

Review Comments:

NOTICE OF INTENT (DHEC Form 2617): Not accepted.
1. GENERAL: Several form field entries are cut off and not legible, such as “Project/Site Name”. Provide form with all legible entries.
2. Sect. I(A): Check box for “MS4 Project Review”
3. Sect. I(B): MS4 Reviewer and Operator is “York County”
4. Sect. II(A): Box is checked for “Person”; however, “Brian Myrup, Managing Director, York Preparatory Academy” is listed as the Primary Permittee Name. This would indicate a company. Therefore provide the Company EIN or Federal Tax ID number.
5. Sect. IV(G): Check the box for “First Phase”.
6. Sect. V(D)(1): Identified pollutant for CW-233 is ECOLI as “InTN” (in TMDL, parameter not supported).
7. NDPES CGP FEE SCHEDULE A: Sect. 1(a) and 1(d) – MS4 Project Review - are to be checked with NPDES Coverage fee totaling $125.00. Sect 2 to be left BLANK and unchecked as York County is the designated MS4 Program Reviewer (there are no SCDHEC review fees). Sect. 3 to be completed with sum of $125.00 for Total Required Fees. (NOTE: You have checked Payment by Check as the method of payment of the SCHDEC permit processing fee of $125.00. This is an approved payment method. However, be advised that Payment by Credit Card is a more expedient method. SCDHEC will not begin the processing of the NPDES Construction General Permit until such time that payment is processed and received, i.e. the check clears the bank. Also, if still making payment by check, the check will need to be addressed to SCDHEC, but handed to York County with the completed and signed NOI form. Once York County approves the NOI, York County will forward the approved NOI and check to SCDHEC for permit processing.) Please contact Mark C. Boland, P.E. – York County Development Services Engineer - at (803) 909-7243 if you require assistance.

FINANCIAL RESPONSIBILITY / OWNERSHIP FORM: Not accepted.
1. Part A(1): Complete LCP or Subdivision names as “Kettlesong”.
2. GENERAL: Notary seal is not visible or legible on the submitted form.

STORMWATER PROJECT INFORMATION REPORT (SWPIR): Accepted.

COVENANT FOR PERMANENT STORMWATER SYSTEM MAINTENANCE AND RESPONSIBILITY: Not accepted.
1. As a pre-condition to As-Built Drawing submittal once permanent stormwater measures are constructed, Covenant must be completed and recorded with the York County Office of Register with a copy provided to York County Environmental Compliance. The document for this review does not required recordation at this time.
2. Provide name of Plan/Development.
3. Provide Stormwater Facility physical address and Tax Map No.
4. Ensure that a notary seal is visible.

STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN REVIEW CHECKLIST FOR DESIGN PROFESSIONALS: Not accepted.
1. Design professional shall provide proof of certification as a registered South Carolina Professional Engineer. A North Carolina PE seal is not acceptable per SC Code of Regulations, Chapter 49.

COMPREHENSIVE STORMWATER POLLUTION PREVENTION PLAN (C-SWPPP): Not accepted.
1. TITLE PAGE: Design professional shall provide proof of certification as a registered South Carolina Professional Engineer. A North Carolina PE seal is not acceptable per SC Code of Regulations, Chapter 49.
2. Sect. 1.1 – Post-Development Conditions (Page 3): Plans states total disturbed area of 20 acres. The NOI states 19.3 acres. Request that all documents be consistent in total land disturbance area.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

3. Sect. 1.1 – Post Development Conditions (Page 3): In reference to the 4th sentence, § 152.024(B) of the York County Code of Ordinances requires that stormwater management facilities shall limit the 2-year, 10-year and 25-year developed peak discharge rates to pre-developed peak discharge rates using a storm with a duration of 24 hours with a NOAA Atlas 14 distribution and pass the 100-year, 24-hour storm event.
4. Sect. 1.1 – Table 1.1-A (Page 5): Summary table lists peak flows for Outfall A for the 2, 10 and 25-year storms, while Outfall lists flows for the 2, 10 and 100-year storms. Table should summarize flows for 2, 10, 25 and 100-year storm events.
5. Sect. 1.6 – Certification Statement (Page 13): Design professional shall provide proof of certification as a registered South Carolina Professional Engineer. A North Carolina PE seal is not acceptable per SC Code of Regulations, Chapter 49.
6. Sect. 2.1 – Table 2.1-A (Page 15): Reference the correct Drawing Sheet for location of concrete washout.
7. Sect. 3.3 – Inspection Requirements (Page 21): Revise 2nd paragraph to comply with Sect. 4.2(B) of the 2021 South Carolina NPDES Construction General Permit which states, “After construction activities begin, inspections must be conducted at a minimum of at least once every calendar week, with no time period between inspections exceeding 9 days, and must be conducted until final stabilization is reached on all areas of the construction site. It is recommended that BMPs be assessed by the contractor within 24 hours of the end of a storm event of 1.0 inch or greater, as well as during the first rain event after the initiation of construction activities, after the installation of BMPs.”
8. Sect. 3.4 – Maintenance Requirements (Page 22): Be advised that York County has a Covenant for Permanent Stormwater System Maintenance and Responsibility and does not use the SCDHEC version. Also, provide a specific detailed list of maintenance items and recommended schedule for the proposed stormwater facilities.
9. Appendix D – Hydrologic Analysis (Page 28): Hydrologic analysis shall be performed in accordance with York County’s Chapter 152 – Stormwater Management and Sediment Control Ordinance and the York County Stormwater Management Design Manual. § 152.024(B) of the York County Code of Ordinances requires that stormwater management facilities shall limit the 2-year, 10-year and 25-year developed peak discharge rates to pre-developed peak discharge rates using a storm with a duration of 24 hours with a NOAA Atlas 14 distribution and pass the 100-year, 24-hour storm event.
10. Appendix D – Detention Analysis (Page 28): Per Sect. 4.2.3(4)(G) of the York County Stormwater Management Design Manual, the emergency spillway must be located at least 1.0 feet above the 10-year maximum water surface elevation. Provide a minimum of 1.0 feet of freeboard between the 100-year maximum water surface elevation and the top of bank.

HYDROLOGIC & HYDRAULIC CALCULATIONS (ENGINEERING REPORT): Not provided.
Provide engineering design calculations as required per Sect. 3.2.8 of the South Carolina NPDES Construction General Permit to demonstrate compliance with Chapter 152 – Stormwater Management and Sediment Control Ordinance.

CONSTRUCTION PLANS:
SHEET C-1.0:
1. Provide signed Design Professional’s Certification per Sect. 2.6.2 of the York County Stormwater Management Design Manual.
SHEET C-5.00:
1. Denote location for concrete washout, if applicable to this sheet.
2. Denote location of temporary stockpile location(s), if applicable to this sheet.
3. Construction Sequence: Break out the construction sequence so that it reflects the minimum 3 phases as described in the C-SWPPP. This sequence covers the entire project. The drawings should also reflect the minimum 3 phases.
SHEET C-5.01:
1. Denote location for concrete washout, if applicable to this sheet.
2. Denote location of temporary stockpile location(s), if applicable to this sheet.
3. Construction Sequence: Break out the construction sequence so that it reflects the minimum 3 phases as described in the C-SWPPP. This sequence covers the entire project. The drawings should also reflect the minimum 3 phases.
4. Does the representation of Sediment Basin #1 reflect proposed graded contours? Is a riser being provided? Callout the discharge pipe diameter and material. The only callout is for a Faircloth Skimmer. Show location of emergency spillway.
5. Per Sect. 4.2.5(1)(E) of the York County Stormwater Management Design Manual, ensure that the following additional erosion control measures shall be applied to protect wetlands, streams, lakes or other surface water bodies, as well as adjacent to all Water Quality Buffers
i. Erosion control measures shall not be located in wetlands.
ii. All slopes to wetlands shall be terraced or benched in accordance with Sect. 4.2.5 (1)(C) and 4.2.5 (1)(D).
iii. All silt fences shall be placed with wire mesh backing.
iv. Orange protection fence shall be required at the limits of all wetlands within 100 feet of planned disturbed areas that are

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

within the tract.
v. Temporary seeding may be required below any terrace as fill slopes are brought up in height;
SHEET C-5.02:
1. Denote location for concrete washout, if applicable to this sheet.
2. Denote location of temporary stockpile location(s), if applicable to this sheet.
3. Construction Sequence: Break out the construction sequence so that it reflects the minimum 3 phases as described in the C-SWPPP. This sequence covers the entire project. The drawings should also reflect the minimum 3 phases.
4. Both Basins are labeled as Basin #1. Is a riser being provided for Sediment Basin? Callout the discharge pipe diameter and material. The only callout is for a Faircloth Skimmer. Show location of emergency spillway.
5. Per Sect. 4.2.5(1)(E) of the York County Stormwater Management Design Manual, ensure that the following additional erosion control measures shall be applied to protect wetlands, streams, lakes or other surface water bodies, as well as adjacent to all Water Quality Buffers
i. Erosion control measures shall not be located in wetlands.
ii. All slopes to wetlands shall be terraced or benched in accordance with Sect. 4.2.5 (1)(C) and 4.2.5 (1)(D).
iii. All silt fences shall be placed with wire mesh backing.
iv. Orange protection fence shall be required at the limits of all wetlands within 100 feet of planned disturbed areas that are within the tract.
v. Temporary seeding may be required below any terrace as fill slopes are brought up in height;
SHEET C-5.03:
1. Denote location for concrete washout, if applicable to this sheet.
2. Denote location of temporary stockpile location(s), if applicable to this sheet.
3. Construction Sequence: Break out the construction sequence so that it reflects the minimum 3 phases as described in the C-SWPPP. This sequence covers the entire project. The drawings should also reflect the minimum 3 phases.
4. Both Basins are labeled as Basin #1. Callout the discharge pipe diameter and material, callout riser. The Faircloth Skimmer should still be shown. Show location of emergency spillway. Show rip-rap apron for basin outfall.
5. Per Sect. 4.2.5(1)(E) of the York County Stormwater Management Design Manual, ensure that the following additional erosion control measures shall be applied to protect wetlands, streams, lakes or other surface water bodies, as well as adjacent to all Water Quality Buffers
i. Erosion control measures shall not be located in wetlands.
ii. All slopes to wetlands shall be terraced or benched in accordance with Sect. 4.2.5 (1)(C) and 4.2.5 (1)(D).
iii. All silt fences shall be placed with wire mesh backing.
iv. Orange protection fence shall be required at the limits of all wetlands within 100 feet of planned disturbed areas that are within the tract.
v. Temporary seeding may be required below any terrace as fill slopes are brought up in height;
SHEET C-5.04:
1. Denote location for concrete washout, if applicable to this sheet.
2. Denote location of temporary stockpile location(s), if applicable to this sheet.
3. Construction Sequence: Break out the construction sequence so that it reflects the minimum 3 phases as described in the C-SWPPP. This sequence covers the entire project. The drawings should also reflect the minimum 3 phases.
4. Both Basins are labeled as Basin #1. Callout the discharge pipe diameter and material, callout riser. The Faircloth Skimmer should still be shown. Show location of emergency spillway. Show rip-rap apron for basin outfall.
5. Per Sect. 4.2.5(1)(E) of the York County Stormwater Management Design Manual, ensure that the following additional erosion control measures shall be applied to protect wetlands, streams, lakes or other surface water bodies, as well as adjacent to all Water Quality Buffers
i. Erosion control measures shall not be located in wetlands.
ii. All slopes to wetlands shall be terraced or benched in accordance with Sect. 4.2.5 (1)(C) and 4.2.5 (1)(D).
iii. All silt fences shall be placed with wire mesh backing.
iv. Orange protection fence shall be required at the limits of all wetlands within 100 feet of planned disturbed areas that are within the tract.
v. Temporary seeding may be required below any terrace as fill slopes are brought up in height;
SHEET C-5.05:
1. This sheet should depict the final phase and depict conversion of stormwater facilities from temporary to permanent, as needed for detention and water quality.
2. Denote location for concrete washout, if applicable to this sheet.

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3. Denote location of temporary stockpile location(s), if applicable to this sheet.
4. Construction Sequence: Break out the construction sequence so that it reflects the minimum 3 phases as described in the C-SWPPP. This sequence covers the entire project. The drawings should also reflect the minimum 3 phases.
5. Both Basins are labeled as Basin #1. Callout the discharge pipe diameter and material, callout riser. Show location of emergency spillway. Show rip-rap apron for basin outfall.
6. Per Sect. 4.2.5(1)(E) of the York County Stormwater Management Design Manual, ensure that the following additional erosion control measures shall be applied to protect wetlands, streams, lakes or other surface water bodies, as well as adjacent to all Water Quality Buffers
i. Erosion control measures shall not be located in wetlands.
ii. All slopes to wetlands shall be terraced or benched in accordance with Sect. 4.2.5 (1)(C) and 4.2.5 (1)(D).
iii. All silt fences shall be placed with wire mesh backing.
iv. Orange protection fence shall be required at the limits of all wetlands within 100 feet of planned disturbed areas that are within the tract.
v. Temporary seeding may be required below any terrace as fill slopes are brought up in height;
7. Ensure that slopes and channels are protected in accordance with Sect. 4.2.5 of the York County Stormwater Management Design Manual. Show areas that will require erosion control blankets and/or turf reinforcement matting, and slope breaks, as necessary.

SHEET C-5.06:
1. This sheet should depict the final phase and depict conversion of stormwater facilities from temporary to permanent, as needed for detention and water quality.
2. Denote location for concrete washout, if applicable to this sheet.
3. Denote location of temporary stockpile location(s), if applicable to this sheet.
4. Construction Sequence: Break out the construction sequence so that it reflects the minimum 3 phases as described in the C-SWPPP. This sequence covers the entire project. The drawings should also reflect the minimum 3 phases.
5. Both Basins are labeled as Basin #1. Callout the discharge pipe diameter and material, callout riser. Show location of emergency spillway. Show rip-rap apron for basin outfall.
6. Per Sect. 4.2.5(1)(E) of the York County Stormwater Management Design Manual, ensure that the following additional erosion control measures shall be applied to protect wetlands, streams, lakes or other surface water bodies, as well as adjacent to all Water Quality Buffers
i. Erosion control measures shall not be located in wetlands.
ii. All slopes to wetlands shall be terraced or benched in accordance with Sect. 4.2.5 (1)(C) and 4.2.5 (1)(D).
iii. All silt fences shall be placed with wire mesh backing.
iv. Orange protection fence shall be required at the limits of all wetlands within 100 feet of planned disturbed areas that are within the tract.
7. Ensure that slopes and channels are protected in accordance with Sect. 4.2.5 of the York County Stormwater Management Design Manual. Show areas that will require erosion control blankets and/or turf reinforcement matting, and slope breaks, as necessary.

SHEET C-5.07:
1. Complete data entries within SCDHEC Dry Sediment Basin Detail (SC-01) for each basin.

SHEET C-5.08:
1. Provide SCDHEC BMP Handbook Standard Detail RC-07 and RC-08 for concrete washout.

SHEET C6.00:
1. Denote maintenance and access easement around basin.

SHEET C6:01:
1. Denote maintenance and access easement around basin.

SHEET C-6.06:
1. Show location of emergency spillway.

SHEET C-6-07:
1. Show location of emergency spillway.

GENERAL:
The above review was performed based on the information and documents presented for plan review and application for a York County Land Disturbance Permit. Any review comments listed above pertaining to documents NOT ACCEPTED by the County will need to be addressed and re-submitted for further County review. For additional information on plan submittal

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

requirements, please refer to Chapter 152 – Stormwater Management and Sediment Control Ordinance of the York County Code of Ordinances, the York County Stormwater Management Design Manual, and the South Carolina NPDES General Permit for Stormwater Discharges from Construction Activities (SCR100000).

Once responses have been prepared for the review comments listed above, please re-submit a cover sheet that thoroughly details all revisions/changes/responses and the associative locations on the plans. As allowed by § 31.01 of the York County Code Ordinances, a fee for Stormwater and Environmental Compliance plan re-review ($50 for projects disturbing less than one (1) acre; or, $100 per disturbed acre rounded up to the next whole acre for projects disturbing one (1) acre or greater up to a maximum of $750) must be paid upon resubmittal if land disturbance qualifies for permitting. If making payment by check, please ensure checks shall be made payable to “York County”.

The Environmental Compliance re-review fee for this project will be $750.00.

Please note that the Applicant’s and Professional’s Certifications must be re-signed on all revisions to the plans and documents submitted for re-review. Additional plan copies will be requested upon approval for Approval Stamping to be retained by York County and to be issued during the Pre-Construction Meeting to the Owner and/or Contractor(s).

Any questions may be addressed to Mark C. Boland, P.E. – Development Services Engineer / Stormwater Administrator at 803-909-7243 or via email at mark.boland@yorkcountygov.com.

Floodplain - Mark Boland - mark.boland@yorkcountygov.com - 803-909-7243 **Not Approved**

Review Comments:

CONSTRUCTION PLANS:
1. GENERAL: Provide a note or statement, preferably on Sheet C-2.00, that the project is located as shown on FEMA FIRM panel(s) (list all applicable FIRM panels and their effective date(s)) within the Zone X area of minimal flood risk.

Any questions may be addressed to Mark C. Boland, PE, CFM – Development Services Engineer / Stormwater Administrator at 803-909-7243 or via email at mark.boland@yorkcountygov.com.

Planning - Transportation - Chris Stephens - christopher.stephens@yorkcountygov.com - 803-909-7224 **Not Approved**

Review Comments:

1) Provide SCDOT encroachment permit for proposed work in SCDOT ROW.

Advisory Comments:

All mitigation approved by York County/SCDOT in response to the approved TIA must be shown or noted on all plan submittals, and must be constructed, inspected, and approved by the appropriate authority prior to the development receiving Final Plat approval.

Landscape - Peter Kisicki - Peter.Kisicki@yorkcountygov.com - 803-620-2016 **Not Approved**

Review Comments:

1. On the Grand Tree Mitigation Plan (Sheet C-7.1), some of the proposed mitigation trees are located outside of the limits of disturbance and underneath existing tree canopy. Please revise the locations of these trees to show within the limits of disturbance. Some of the trees may be shown on the YPA site if desired. If you choose to do this, please note this on Sheet C-7.1. You will also have to show those trees on the YPA plan set, and place a note on the YPA plan set to reference back to Sheet C-7.1 to ensure that they are in accord with this plan set.

2. Graphics (Sheet C-7.1)
a. The proposed mitigation trees are difficult to read.
i. Layers - They are shown underneath the grading linework. Please revise.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

ii. Scale - Create detailed plans and index them on an overall plan.

b. Tree Protection Fencing - It is difficult to distinguish between the silt fencing and tree protection fencing on the plans. Please use a different symbol for the tree protection fencing.

3. Grand Trees & Tree Protection

a. Show location of tree protection barricades where the limits of disturbance is located near the dripline of identified all Grand Trees to be preserved on the demolition, grading, and tree mitigation plans. Of mention, there are a few Grand Trees near the water quality pond and construction entrance where tree protection fencing needs to be shown.

b. Add Tree Protection notes to Grading Plan per Appendix B-1

Advisory Comments:

1. Please call Peter Kisicki, PLA, the York County Landscape Architect, with any questions at (803) 879-3639.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Planning & Development Services
18 W. Liberty Street
York, SC 29745
(803) 909-7200
www.yorkcountygov.com

Letter of Notification for Plan Review

Kettlesong - York Prep Academy

Review of:

Civil Construction Plan

Status:

Conditional Approval

Ph 1 (YPA School)

To:

Chad Goddard
LandDesign
cgoddard@landdesign.com
7042469733

Project:

20204228
Kettlesong - York Prep Academy
976 STACKING RD ROCK HILL
PH 1B previous project 20210149
Previous 20211364
site on previous 20212590 , 20212714
20213071
20213511

We have completed our review of the plan identified above. The plan was approved per attached comments, if any that must be addressed. This letter is not to be construed as a zoning compliance, grading, or building permit, certificate of occupancy, or a substitute for any permit or certificate required by any state or federal government entity.

If your plans were uploaded through the online York County Development portal any applicable document markups by reviewers will be available through your login under "My Projects" at www.yorkcountygov.com/permitting.

For approved commercial civil site plans, once the owner/developer has received NPDES approval (if applicable) for the project (this is issued by SCDHEC and can take up to 14 days from the date the project is approved by York County), you may contact the Environmental Compliance Inspector listed on your approval letter to schedule the pre-construction meeting. This meeting will occur on-site with county staff members, the financially responsible person, site engineer, and the contractor (who must be licensed in South Carolina through the SC Labor Licensing Board). Your preliminary grading permit will be issued at the pre-construction meeting. Once this meeting has occurred, building permits can be applied for.

Note for online users
Building plans submitted online do not require paper copies to be submitted upon approval of the plans. Approved plans can be viewed and/or printed at www.yorkcountygov.com/permitting under applicant login.

Sincerely,

Ashley Hill

Ashley Hill
Development Coordinator
Planning & Development Services
803-909-7200

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Review Comments — Civil Construction Plan

The following comments are grouped as "Review Comments" or "Advisory Comments". "Review Comments" are items related to your plan review that require action on your part. "Advisory Comments" are informational notes that may be important in the future and are for your information.

Addressing/E-911 - Tina Harmer - tina.harmer@yorkcountygov.com - 803-909-7483 — Conditiona

Review Comments:

976 Stacking Rd

Building & Codes - Nicole Troutman - nicole.troutman@yorkcountygov.com - 803-909-7205 — Approve

Review Comments:

No Building and Codes review required at this time.

Note: Any retaining wall that exceeds 4' in height, as measured from the bottom of the footing to the top of the wall, will require a permit and third-party inspections.

Fire Safety - Donnie Helms - donnie.helms@yorkcountygov.com - — Approve

Review Comments:

Zoning - Jeff Kirchner - jeff.kirchner@yorkcountygov.com - 803-909-7232 — Conditiona

Review Comments:

The plans are conditionally approved subject to the approval of the utilities and roadways civil plan set and the new parcel being recorded and updated.

LOCATION: Mount Holly Rd. (Hwy 901) – New proposed roads for frontage
TM: 614-014, 614-036, 680-002, 680-003*
ZONING DISTRICT: RSF-40 & RUD

PROPOSED ZONING USE: School
• Special Exception request to allow the zoning use of School in the RUD zoning district was approved by the ZBA at the May 13, 2021 meeting.
• A Variance request to remove Grand Trees was approved by the ZBA at the July 12, 2021 meeting.

1.) The plat for the proposed New Tract which will be the subject parcel for this civil site plan has been approved by staff but the York County GIS has not been updated yet with the new parcel. Awaiting sale of the property before recombination will be complete.
2.) Other reviewer comments. The utilities and roadways civil plan has been approved yet.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Engineering - Road - Amanda Cain - amanda.cain@yorkcountygov.com - 803-909-7149 — **Approved**

Review Comments:

Engineering - W&S - Amanda Cain - amanda.cain@yorkcountygov.com - 803-909-7149 — **Conditiona**

Review Comments:

The plans for York Prep Academy cannot be approved until the utilities and access roadway plans are approved.

Advisory Comments:

If further information is needed regarding this portion of the plan review, please call Amanda Cain in the Planning and Development Department at 803-909-7149.

Land Development - Mark Boland - mark.boland@yorkcountygov.com - 803-909-7243 — **Approved**

Review Comments:

CONSTRUCTION PLANS: Accepted.

GENERAL:
The above review was performed based on the information and documents presented for plan review and application for a York County Land Disturbance Permit. Any review comments listed above pertaining to documents NOT ACCEPTED by the County will need to be addressed and re-submitted for further County review. For additional information on plan submittal requirements, please refer to Chapter 152 – Stormwater Management and Sediment Control Ordinance of the York County Code of Ordinances, the York County Stormwater Management Design Manual, and the South Carolina NPDES General Permit for Stormwater Discharges from Construction Activities (SCR100000).

Once responses have been prepared for the review comments listed above, please re-submit a cover sheet that thoroughly details all revisions/changes/responses and the associative locations on the plans. As allowed by § 31.01 of the York County Code Ordinances, a fee for Stormwater and Environmental Compliance plan re-review ($50 for projects disturbing less than one (1) acre; or, $100 per disturbed acre rounded up to the next whole acre for projects disturbing one (1) acre or greater up to a maximum of $750) must be paid upon resubmittal if land disturbance qualifies for permitting. If making payment by check, please ensure checks shall be made payable to “York County”.

Please note that the Applicant’s and Professional’s Certifications must be re-signed on all revisions to the plans and documents submitted for re-review. Additional plan copies will be requested upon approval for Approval Stamping to be retained by York County and to be issued during the Pre-Construction Meeting to the Owner and/or Contractor(s).

Any questions may be addressed to Mark C. Boland, P.E. – Development Services Engineer / Stormwater Administrator at 803-909-7243 or via email at mark.boland@yorkcountygov.com.

Floodplain - Mark Boland - mark.boland@yorkcountygov.com - 803-909-7243 — **Approved**

Review Comments:

FLOOD DAMAGE PREVENTION: Accepted

CONSTRUCTION PLANS:
1. GENERAL: A note that the project is located within the Zone X area of minimal flood risk is provided on Sheet C1.10 – Existing Conditions & Demolition Plan.

Any questions may be addressed to Mark C. Boland, PE, CFM – Development Services Engineer / Stormwater Administrator at 803-909-7243 or via email at mark.boland@yorkcountygov.com.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Planning - Transportation - Chris Stephens - christopher.stephens@yorkcountygov.com - 803-909-7224 — **Conditional**

Review Comments:

All TIA improvements should be noted on the plans.

The developer will need to contact staff and complete a mitigation agreement for the TIA improvements. The agreement will need to be completed prior to a CO being issued for the school to prevent any potential setbacks.

Landscape - Peter Kisicki - Peter.Kisicki@yorkcountygov.com - 803-620-2016 — **Approved**

Review Comments:

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Planning & Development Services
18 W. Liberty Street
York, SC 29745
(803) 909-7200
www.yorkcountygov.com

Letter of Notification for Plan Review

Kettlesong - York Prep Academy

Review of:

Civil Construction Plan

Status:

Not Approved

Ph 0 (utilities and roadways)

To:

Danny Bishop
LandDesign
dbishop@landdesign.com
7043330325

Project:

20204228
Kettlesong - York Prep Academy
976 STACKING RD ROCK HILL
PH 1B previous project 20210149
Previous 20211364
site on previous 20212590 , 20212714
20213071
20213511

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If your plans were uploaded through the online York County Development portal any applicable document markups by reviewers will be available through your login under My Projects at www.yorkcountygov.com/permitting.

If the attached comments require changes to the plans, please upload your dwg or pdf plan under the associated project at www.yorkcountygov.com/permitting. Please contact us with any questions at 803-909-7200.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter. Any re-review fees (if applicable) will need to be paid prior to the plan being re-opened for review.

Sincerely,

Ashley Hill

Ashley Hill
Development Coordinator
Planning & Development Services
803-909-7200

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Review Comments — Civil Construction Plan

The following comments are grouped as "Review Comments" or "Advisory Comments". "Review Comments" are items related to your plan review that require action on your part. "Advisory Comments" are informational notes that may be important in the future and are for your information.

Addressing/E-911 - Tina Harmer - tina.harmer@yorkcountygov.com - 803-909-7483 — Approved

Review Comments:

Building & Codes - Nicole Troutman - nicole.troutman@yorkcountygov.com - 803-909-7205 — Approved

Review Comments:

No building and Codes review required at this time.

Note: Any retaining wall that exceeds 4' in height, as measured from the bottom of the footing to the top of the wall, will require a permit and third-party inspections.

Fire Safety - Donnie Helms - donnie.helms@yorkcountygov.com - — Approved

Review Comments:

Zoning - Marion Ray - marion.ray@yorkcountygov.com - 803-909-7213 — Approved

Review Comments:

Advisory Comments:

Please be aware that the previously approved individual plat does not appear to have been recorded as the parcel lines for the school property have not been updated to match the survey that was approved on October 29, 2021. According to section 154.291 of the Land Development Code, approved individual plats must be recorded within 90 days of approval. Given that, the previously approved individual plat would need to be resubmitted prior to recordation.

Engineering - Road - Amanda Cain - amanda.cain@yorkcountygov.com - 803-909-7149 — Conditiona

Review Comments:

The previous roadway comments have been addressed. However, the proposed water line is shown to be installed within the access "road' /drive. Full approval is pending based on the timing and installation of the water line being worked out and clarified on the construction plans. This is further addressed in the water and sewer review comments.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Advisory Comments:

Please Note: The two SCDOT permits for the construction drives have expired. Before any construction begins, the existing permits will need to be extended or new permits will need to be issued.

Please Note: This was a review preformed with information provided; future comments may need to be addressed with the submittal of new information.

If further information is needed regarding this portion of the plan review, please call Amanda Cain in the Planning and Development Department at 803-909-7149.

Engineering - W&S - Amanda Cain - amanda.cain@yorkcountygov.com - 803-909-7149 **Not Approved**

Review Comments:

1. The response letter to the previous comments below has been received and it is acknowledged that the response letter indicates the City of Rock Hill will be installing the water line. However, previous comment #1 is still valid and needs to be addressed before the construction plans can be approved.

PREVIOUS COMMENT #1:
There is a note on sheet C-6.2 WATER SERVICE that states that the City of Rock Hill will be installing the 16" water main along Mt. Holly Road. However, none of the documentation that was submitted is in regards to that line. Please address the following:
a) Provide approved plans from the City of Rock Hill for the waterline along Mt. Holly Road.
b) This plan shows the waterline being installed outside of the SCDOT right-of-way. Provide documentation that shows all off-site easements for the waterline have been secured.
c) Provide information/documentation regarding the timing of the installation of the waterline. (this is necessary since this line will be used to provide the water service for the York Prep Academy)

2. This submittal shows that the location of the proposed meters to serve YPA have been relocated from Mt. Holly Road and are now shown to be installed in front of the school property. While there are notes on the water plan that state that the City of Rock Hill is installing the line on Mt. Holly Road, there is nothing that addresses the installation of the water line shown past the portion the City of Rock Hill is installing. The following needs to be addressed:
a. The plan set includes a water plan but the sheets are marked "FOR REFERNCE ONLY". Is the water line being installed as a part this plan set? If so, the sheets should not be marked as "FOR REFERNCE ONLY"
b) If the water line is not intended to be installed under this plan set, how will the water line be installed since it is shown to be located within the proposed "road"/access?
c) The timing and installation of the water line is important because the approved force main and private pump station plans to serve the school that were included show a water line with a yard hydrant installed to serve the pump station. If the water line is not being installed under this plan set, at what time is that line being installed? Will there be a separate set of construction plans for the water only?
d) The plan review report provided from the City of Rock Hill acknowledges that they are currently coordinating a water line extension. It also states that the site does not have access to water and the timing of having access to water is unknown. How does this affect the installation of the on-site pump station to serve the school since that plan is approved with a water service and hydrant to serve the station? Even if the water line from Mt. Holly Road to serve the school is intended to be installed with this set of plans, it will be a dry line until public water is made available.

3. The approved plans that were submitted for the force main show it being installed under the sidewalk and through the roundabout that is being constructed under this set of plans. The force main plans are a separate set of plans and installation is not addressed within this plan set.
a) If the force main is to be constructed as a part of the "road/access" drive, it should be included in this set of construction plans.
b) If the force main is not being constructed as a part of this plan set, the installation of the force main under the sidewalk and through the roundabout needs to be addressed.

Everything that is intended to be constructed under this set of plans should be included as a part of this set of plans. The access "road"/drive, the force main and the water line are all required to be installed to serve the school site so there should be one set of plans for construction versus having multiple sets, which is causing confusion in regard to the timing and installation of all of them.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

Advisory Comments:

Please Note: This was a review preformed with information provided; future comments may need to be addressed with the submittal of new information

To expedite the review of the re-submitted documents, in addition to the revised drawings, please submit a letter outlining the changes made to each of the items listed above. If further information is needed regarding this portion of the plan review, please call Amanda Cain in the Planning and Development Department at 803-909-7149.

Land Development - Shane Parris - shane.parris@yorkcountygov.com - Conditiona

Review Comments:

1. Be advised that final Stormwater Compliance approval and processing of the SCDHEC NPDES General Permit for Stormwater Discharges associated with Construction Activities is contingent upon review approval by other Departments of their respective compliance areas. Once all Departments have given satisfactory approval, York County MS4 will then forward the approved NOI to SCDHEC for NPDES General Permit processing and issuance unless other Department review comments require plan changes that could be subject to a further stormwater compliance review.

NOTICE OF INTENT (DHEC Form 2617): Accepted.

YORK COUNTY FINANCIAL RESPONSIBILITY / OWNERSHIP (FRO) FORM: Accepted.
3/2/2022 Page 3 of 5

YORK COUNTY STORMWATER PROJECT INFORMATION REPORT (SWPIR): Accepted.

COVENANT FOR PERMANENT STORMWATER SYSTEM MAINTENANCE AND RESPONSIBILITY: Conditionally accepted.
1. A completed and signed document is required for review once the property is owned by the permittee.

STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN REVIEW CHECKLIST FOR DESIGN PROFESSIONALS: Accepted.

COMPREHENSIVE STORMWATER POLLUTION PREVENTION PLAN (C-SWPPP): Accepted.

CONSTRUCTION PLANS: Accepted.
1. Provide written confirmation of final approval from the City of Rock Hill.

GENERAL:
The above review was performed based on the information and documents presented for plan review and application for a York County Land Disturbance Permit. Any review comments listed above pertaining to documents NOT ACCEPTED by the County will need to be addressed and re-submitted for further County review. For additional information on plan submittal requirements, please refer to Chapter 152 – Stormwater Management and Sediment Control Ordinance of the York County Code of Ordinances, the York County Stormwater Management Design Manual, and the South Carolina NPDES General Permit for Stormwater Discharges from Construction Activities (SCR100000).

Once responses have been prepared for the review comments listed above, please re-submit a cover sheet that thoroughly details all revisions/changes/responses and the associative locations on the plans. As allowed by § 31.01 of the York County Code Ordinances, a fee for Stormwater and Environmental Compliance plan re-review ($50 for projects disturbing less than one (1) acre; or, $100 per disturbed acre rounded up to the next whole acre for projects disturbing one (1) acre or greater up to a maximum of $750) must be paid upon resubmittal if land disturbance qualifies for permitting. If making payment by check, please ensure checks shall be made payable to “York County”.

The Environmental Compliance re-review fee for this project will be $750.00.

Please note that the Applicant’s and Professional’s Certifications must be re-signed on all revisions to the plans and documents submitted for re-review. Additional plan copies will be requested upon approval for Approval Stamping to be

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

retained by York County and to be issued during the Pre-Construction Meeting to the Owner and/or Contractor(s).

Any questions may be addressed to Mark C. Boland, P.E. – Development Services Engineer / Stormwater Administrator at 803-909-7243 or via email at mark.boland@yorkcountygov.com.
or
Shane Parris - Plan Review Manager at 803-818-5192 or via email at shane.parris@yorkcountygov.com

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Floodplain - Shane Parris - shane.parris@yorkcountygov.com - **Approved**

Review Comments:

Planning - Transportation - Chris Stephens - christopher.stephens@yorkcountygov.com - 803-909-7224 **Not Approved**

Review Comments:

1) The TIA improvements should be noted on all sets of plans.

Advisory Comments:

TIA mitigation agreement will need to be completed before final plat.

Landscape - Peter Kisicki - Peter.Kisicki@yorkcountygov.com - 803-620-2016 **Approved**

Review Comments:

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

LandDesign.
CREATING PLACES
THAT MATTER.

January 12, 2023

RE: Comment Response – Kettlesong – York Prep Academy (LD PN 1019363)

Building and Codes

1. No building and codes review required at this time. Note: Any retaining wall that exceeds 4' in height, as measured from the bottom of the footing to the top of the wall, will require a permit and third-party inspections.
   LD Response: Acknowledged.

Zoning

1. Please be aware that the previously approved individual plat does not appear to have been recorded as the parcel lines for the school property have not been updated to match the survey that was approved on October 29, 2021. According to section 154.291 of the Land Development Code, approved individual plats must be recorded within 90 days of approval. Given that, the previously approved individual plat would need to be resubmitted prior to recordation.
   LD Response: Acknowledged.

Engineering – Road

1. The previous roadway comments have been addressed. However, the proposed water line is shown to be installed within the access "road"/drive. Full approval is pending based on the timing and installation of the water line being worked out and clarified on the construction plans. This is further addressed in the water and sewer review comments.
   LD Response: Acknowledged.

2. Please note: The two SCDOT permits for the construction drives have expired. Before any construction begins, the existing permits will need to be extended or new permits will need to be issued.
   LD Response: Updated SCDOT permits have been included with this submission.

3. Please note: This is a review performed with information provided; future comments may need to be addressed in the submittal of new information:
   LD Response: Acknowledged.

Engineering – W&S

1. The response letter to the previous comments below have been received and it is acknowledged that the response letter indicates the City of Rock Hill will be installing the water line. However, previous comment #1 is still valid and needs to be addressed before the construction plans can be approved.

   Previous Comment #1:

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

There is a note on sheet C-6.2 WATER SERVICE that states that the City of Rock Hill will be installing the 16" water main along Mt. Holly Road. However, none of the documentation that was submitted is in regard to that line. Please address the following.

a. Provide approved plans from the City of Rock Hill for the waterline along Mt. Holly Road.
LD Response: City of Rock Hill is currently in the process of preparing the 16" water main plans.

b. This plan shows the waterline being installed outside of the SCDOT right-of-way. Provide documentation that shows all off-site easements for the waterline have been secured.
LD Response: City of Rock Hill is currently in the process of obtaining right-of-way/ easements.

c. Provide information/ documentation regarding the timing of the installation of the waterline. (This is necessary since this line will be used to provide the water serviced for the York Prep Academy.)
LD Response: Once the information/ documentation is provided by City of Rock Hill it will be forwarded to York County.

2. This submittal shows that the location of the proposed meters to serve YPA have been relocated from Mt. Holly Road and are now shown to be installed in front of the school property. While there are notes on the water plant hat state that the City of Rock Hill is installing that line on Mt. Holly Road, there is nothing that addresses the installation of the water line shown past the portion the City of Rock Hill is installing. The following needs to be addressed:

a. The plan set includes a water plan but the sheets are marked "FOR REFERENCE ONLY". Is the water line being installed as a part of this plan set? If so, the sheets should not be marked as "FOR REFERENCE ONLY".
LD Response: "FOR REFERENCE ONLY" has been removed from the plans.

b. If the water line is not intended to be installed under this plan set, how will the water line be installed since it is shown to be located within the proposed "road"/access?
LD Response: The water line is to be installed with the construction of the private drive.

c. The timing and installation of the water line is important because the approved force main and private pump station plans to serve the school that were included show a water line with a yard hydrant installed to serve the pump station. If the water line is not being installed under this plans et, at what time is that line being installed? Will there be a separate set of construction plans for the water only?
LD Response: The water line is to be installed with the construction of the private drive. Notes have been added to the plans demarcating the limits of the water line to be installed with the construction of the private drive.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

d. The plan review report provided from the City of Rock Hill acknowledges that they are currently coordinating a water line extension. It also states that the site does not have access to water and the timing of having access to water is unknown. How does this affect the installation of the on-site pump station to serve the school since that plan is approved with a water service and hydrant to serve the station? Even if the water line from Mt. Holly Road to serve the school is intended to be installed with this set of plans, it will be a dry line until public water is made available.
LD Response: A note has been added that the water service line being installed as part of this project will not be activated until such time that the 16" water main along Mount Holly Road is installed and activated.

3. The approved plans that were submitted for their force main show it being installed under the sidewalk and through the roundabout that is being constructed under this set of plans. The force main plans are a separate set of plans and installation is not addressed within his plan set.
   a. If the force main is to be constructed as a part of the "road/access" drive, it should be included in this set of construction plans.
   LD Response: Notes have been added to the plans demarcating the limits of the force main to be installed with the construction of the private drive.

   b. If the force main is not being constructed as apart of this plan set, the installation of the force main under the sidewalk and through the roundabout needs to be addressed.
   LD Response: The force main is to be installed with the construction of the private drive. The limits of the force main have been demarcated on the plan set.

Everything that is intended to be constructed under this set of plans should be included as a part of this set of plans. The access "road"/drive, the force main and the water line are all required to be installed to serve the school site so there should be on set of plans for construction version having multiple sets, which is causing confusion in regard to the timing and installation of all of them.
LD Response:

4. Please Note: This was a review performed with information provided; future comments may need to be addressed with the submittal of new information.
   LD Response: Acknowledged

Land Development

1. Be advised that final Stormwater Compliance approval and processing of the SCDHEC NPDES General Permit for Stormwater Discharges associated with Construction Activities is contingent upon review approval by other Departments of their respective compliance areas. Once all Departments have given satisfactory approval, York County MS4 will then forward the approved NOI to SCDHEC for NPDES General Permit processing and issuance unless other Department

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

review comments require plan changes that should be subject to a further stormwater compliance review.

NOTICE OF INTENT (DHEC Form 2617): ACCEPTED
YORK COUNTY FINANCIAL RESPONSIBILITY/ OWNERSHIP (FRO) FORM: ACCEPTED
3/2/2022 Page 3 of 5
YORK COUNTY STORMWATER PROJECT INFORMATIONR EPORT (SWPIR): ACCEPTED

COVENANT FOR PERMANENT STORMWATER SYSTEM MAINTENANCE AND RESPONSIBILITY: Conditionally accepted.

1. A completed and signed document is required for review once the property is owned by the permittee.
   LD Response: Acknowledged.

   STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN REVIEW CHECKLIST FOR DESIGN PREFOESSIONALS: Accepted.

   COMPREHENSIVE STORMWATER POLLUTION PREVENTION PLAN (C-SWPPP): Accepted.

   CONSTRUCTION PLANS: Accepted.
   1. Provide written confirmation of final approval from the City of Rock Hill.

General:
The above review was performed based on the information and documents presented for plan review and application for a York County Land Disturbance Permit. Any review comments listed above pertaining to documents NOT ACCEPTED by the County will need to be addressed and re-submitted for further County review. For additional information on plan submittal requirements, please refer to Chapter 152 – Stormwater Management and Sediment Control Ordinance of the York County Code of Ordinances, the York County Stormwater Management Design Manual, and the South Carlina NPDES General Permit for Stormwater Discharges from Construction Activities (SCR 100000).

Once response have been prepared for the review comments listed above, please re-submit a cover sheet that thoroughly details all revisions/changes/responses and the associative locations on the plans. As allowed by §31.01 of the York County Code Ordinances, a fee for Stormwater and Environmental Compliance plan re-review ($50 for projects disturbing less than one (1) acre; or $100 per disturbed acre rounded up to the next whole acre for projects disturbing one (1) acre or greater up to a maximum of $750) must be paid upon resubmittal if land disturbance qualifies for permitting. If making payment by check, please ensure checks shall be made payable to “York County”.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

The Environmental Compliance re-review fee for this project will be $750.00.

Please note that the Applicant's and Professional's Certifications must be re-signed on all revisions to the plans and documents submitted for re-review. Additional plan copies will be requested upon approval for Approval stamping to be retained by York County and to be issued during the Pre-Construction Meeting to the Owner and/or Contractor(s).
LD Response: Plans and documents have been re-signed.

Planning – Transportation

1. The TIA improvements should be noted on all sets of plans.
   LD Response: A note has been added to Sheet C-1.0 regarding the mitigation agreement and collection of funds for the future installation of the traffic signal.

2. TIA mitigation agreement will need to be completed before final plat.
   LD Response: Acknowledged.

Attachment: YPA Admin Appeal PC Packet (7562 : Appeal - Daniel J. Ballou)

PLANNING COMMISSION

REZONING TRACKING SHEET

Active Rezonings Cases

Case	Tax Map ID	Applicant / Owner	Council District	Acres	Street	Current Zoning(s)	Proposed Zoning(s)	Comprehensive Plan Designation	Planning Commission	Public Hearing	County Council 1st Reading	County Council 2nd Reading	County Council 3rd Reading
21-02	5550000044	Brown	2	1.93	W Liberty Hill Rd	RSF-30	NC	Single Family Red	13-Dec Deny	7-Feb	7-Feb	6-Mar	20-Mar
22-03	4430000002	Bull Creek LLC/ABC & W LLC	3	155	975 McAfee Ct	RUD	RMX-10	Rural Residential	9-May Deny	6-Jun	6-Jun	6-Mar	20-Mar
22-11	5250000012	T&T Express/Bobo	5	14.02	Saluda Road	AGC	RUD	Agriculture Conservation	9-May Approve	6-Jun	6-Jun		
22-12	Multiple Parcels	Calamar/Currence, Hilton-Merritt	1	7.5	Pleasant Road	RMX-20	RMX-6	Neighborhood Res/Neigh Center	8-Aug Approve	6-Sep	6-Sep	19-Sep Deferred	
22-42	Various	County Council Initiated	2,3,4,5,6				PR		14-Nov Approve	6-Feb	6-Feb	20-Feb	6-Mar
22-43	4370000040	Dozier	3	2.0	Gordon Road	AGC	RUD	Agriculture	12-Dec Approve	3-Jan	3-Jan	17-Jan	6-Feb
22-44	7190000199	FMSD	1	88.0	Gold Hill Road	LI	OI	I-77 Corridor Employment	9-Jan Approve	6-Feb	6-Feb	20-Feb	6-Mar
22-45	7230000046	Pearce/Reynolds	1	4.0	Foothills Way	UD	LI	I-77 Corridor Employment	12-Dec Approve	3-Jan	3-Jan	17-Jan	6-Feb
22-46	5040000048	Love	4	33	Eastview Road	RMX-20	RUD-I	Single Family Residential	12-Dec Approve	3-Jan	3-Jan	17-Jan	6-Feb
22-47	4460000065	Bull Creek/Fenestra	3	0.68	York Highway	GC	RMX-10	Rural Residential	12-Dec Deny	3-Jan	3-Jan	6-Mar	20-Mar
22-48	3600000046	Ratchford	2	15.15	Stallion Spirit Trail	RSF-40	RUD	Rural Residential	9-Jan Approve	6-Feb	6-Feb	20-Feb	6-Mar
22-49	3860000006(P)	Pendleton	2	1.12	Walnut Farm Road	AGC	RUD	Agriculture	9-Jan Approve	6-Feb	6-Feb	20-Feb	6-Mar
22-50	1550000014(P) 1550000015(P) 1550000023(P)	Yoder/Yoder/Lanier	3	5.23	McKnight Road	AGC RUD	RUD AGC	Agriculture	9-Jan Approve	6-Feb	6-Feb	20-Feb	6-Mar
23-01	1300000016	Clarkson	3	3.00	Smith Valley Road	AGC	RUD	Agriculture	13-Feb Approve	Withdrawn			
23-02	3830000009	Bryant	2	5.7	Double K Road	AGC	RUD	Agriculture	13-Feb Approve	6-Mar	6-Mar	20-Mar	3-Apr
23-03	5230000031	Pannell	5	4.0	Border Road	AGC	RUD	Agriculture	13-Feb Approve	6-Mar	6-Mar	20-Mar	3-Apr
23-04	6660000002 6660000003 6660000025 6660202002 6660202004 6660202005 6660202006 6660202007 6660202008 6660202009	Right Truck, LLC	5	5.06	Anderson Road and Rainey Road	UD	LI	Municipal Infill	13-Feb Approve	6-Mar	6-Mar	20-Mar	3-Apr

Attachment: Active Rezonings 2023 03 (7570 : Rezoning Tracking Sheet)

	6660202010 6660202010 6660202012 6660202016												
23-05	Withdrawn												
23-06	7250000022 7250000302 7250000303 7260000081	Taylor Horry Properties	7	12.5	Highway 51/Flint Hill Rd	UD	LI	I-77 Corridor Employment/ Neighborhood Residential	13-Mar	3-Apr	3-Apr	17-Apr	1-May
23-07	6390000055 6390000075 6390000112	Lisa Allen	6	3.0	Elks Park Rd	RSF-40	RMX-20	Single Family Residential	13-Mar	3-Apr	3-Apr	17-Apr	1-May
23-08	5860110001 5860110002 5860110003 5860110004	Palmetto Drive	6	0.802	Palmetto Drive	RSF-40	RMX-20	Neighborhood Residential	13-Mar	3-Apr	3-Apr	17-Apr	1-May
23-09	3370000015	Ainslee Moss	3	6.49	Garvin Road	AGC	RUD	Agriculture	13-Mar	3-Apr	3-Apr	17-Apr	1-May
23-10	6100000021	Fred Ramsey	5	7.75	Dunlap Roddey	AGC-I	RUD	Agriculture	13-Mar	3-Apr	3-Apr	17-Apr	1-May

Shaded fields indicate that the action has been completed at time of publication (March 3, 2023). If the County Council vote is to deny the rezoning request, that is the final action.

Attachment: Active Rezonings 2023 03 (7570 : Rezoning Tracking Sheet)