



YORK COUNTY
PLANNING COMMISSION
AGENDA • FEBRUARY 17, 2025



Special Called Meeting

York County Office Complex
Large Conference Room, Suite 1200
Rock Hill, SC 29732

6:00 PM

Call to Order

Approval of the Agenda

Public Hearing

1. Brian Buchanan has filed for a waiver from the York County Land Development Code to remove the internal access requirement for a major subdivision. The subject property is a 2-acre parcel located in the Rural Development (RUD) district. Council District – 3, Adkins. Case Number W25-01.

New Business

1. Subdivision: Buchanan - Ranger Road Applicants: Brian & Dorothy Buchanan Tax Map Number: 180-00-00-015 Total Acreage: 221.84 acres Total Lots: 2 single-family lots Council District #3: Tommy Adkins Zoning District: Rural Development (RUD)

Rural Zoning Project - status update

Executive Session:

Matters for Consideration Following Executive Session

Adjournment

“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.”

PLANNING COMMISSION

**BRIAN BUCHANAN HAS FILED FOR A WAIVER FROM THE YORK COUNTY
LAND DEVELOPMENT CODE TO REMOVE THE INTERNAL ACCESS
REQUIREMENT FOR A MAJOR SUBDIVISION. THE SUBJECT PROPERTY IS A 2-
ACRE PARCEL LOCATED IN THE RURAL DEVELOPMENT (RUD) DISTRICT.
COUNCIL DISTRICT – 3, ADKINS. CASE NUMBER W25-01.**



York County Planning Commission

Meeting Date: February 17, 2025

PC Case No. W25-01



3.1.a

Location:	12611 Highway 55 W York, SC 29745 Council District 3 – Adkins
Request:	Waiver from the York County Land Development Code, to remove the internal access road requirement for major subdivisions per <i>§154.110(A), no internal lot within a major subdivision shall be permitted to have driveway access from an existing external street.</i>
Tax Map Number:	180-00-00-015
Zoning District:	Rural Development (RUD)
Owner:	Brian E. & Dorothy W. Buchanan 12611 Highway 55 W York, SC 29745

Project Description and Background

The 221.84-acre subject parcel is zoned Rural Development (RUD) and located at the corner of Highway 55 W and Ranger Road, directly adjacent to Kings Mountain State Park. The lot has multiple frontages on two roads (Ranger Rd and Hwy. 55), interrupted by single-family lots created over a substantial amount of time; the most recent lot was created in 2020 and six previous divisions were platted in 2016 and 2017.

The applicant wishes to divide off a two-acre residential parcel. The initial individual plat submission review revealed the parent parcel no longer met the definition of a minor subdivision due to the more than six individual subdivisions in the last 10 years. Further division of the parcel necessitated the approval of the Planning Commission through the preliminary plat process. All major subdivision requirements were easily met but one: the requirement for the lot to have access to an internal road with no direct access to Ranger Road. This new road would have to be built to county standards and extend from Ranger Road for the sole purpose of the creation of one lot.

Land Development Code Section

§154.110 RESIDENTIAL DRIVEWAY ACCESS

(A) Major Subdivisions. Standards for driveway access and separation for residential lots within major subdivisions shall be determined as part of the civil construction plan review process and in accordance with the standards of the York County Land Development Manual. No lot within a major residential subdivision shall be permitted to have driveway access from an existing external street or from a new collector road proposed to provide access to local roads within the subdivision.

The purpose of the internal access requirement is to limit the number of driveways accessing existing roads in York County, a traffic calming measure for major developments.

Attachment: Buchanan-W25-01 PC Packet [Revision 1] (9119 : Waiver - W25-01 - Buchanan)

Waiver Findings Analysis

Under §154.471(C) *Planning Commission Duties*, the Planning Commission has the power to approve or disapprove waiver applications. Under §154.395 *Approval Criteria*, a waiver can be granted from the standards of this Chapter when both of the following findings are met:

- (1) **The applicant can show that a provision of these regulations would cause unnecessary hardship because of topographical or other conditions peculiar to the site;**

*Analysis: The creation of an internal road to create a single lot with adequate width on an existing road exceeds the intent of the major/minor subdivision ordinance.
Therefore, staff finds the proposed waiver meets this criterion.*

- (2) **The Planning Commission finds that a departure may be made without defeating the intent of the provision of this Chapter.**

*Analysis: The purpose of the major residential driveway access limitation is to control the volume of driveways onto the thoroughfares of York County. Due to most major subdivisions consisting of seven or more lots – created concurrently – internal access is an important traffic calming aspect of the Land Development Code. A single lot created for a residence does not require the same restraint as a larger development.
Therefore, staff finds the proposed waiver meets this criterion.*

Public Notification

The following public notification actions have been taken:

- January 30, 2025: Public Hearing notification postcard sent to property owners adjacent to the subject property.
- February 2, 2025: Planning Commission public hearing advertisement published in the local newspaper.

Public Feedback

At the time of this report, no feedback was received.

Staff Recommendation

As staff finds that the proposed waiver request does meet both criteria for approval, staff recommends **APPROVAL** of the waiver to allow the major subdivision *to have driveway access from and existing external street*.

Staff

Submitted by:



Marion Ray, MPA
Associate Planner

Approved by:



Rachel Grothe, MCRP
Zoning Administrator

GENERAL INFORMATIONAPPLICANT'S NAME: Brian BuchananEMAIL ADDRESS: brian@buchananconcrete.comADDRESS: 12611 Hwy. 55 W

NUMBER	STREET	APT/PO BOX
York SC 29745		

CITY	STATE	ZIP CODE

PHONE: 704-578-4330

CELL

HOME

PROPERTY OWNER'S NAME: Brian E. & Dorothy W. BuchananEMAIL ADDRESS: brian@buchananconcrete.comADDRESS: 12611 Hwy. 55 W

NUMBER	STREET	APARTMENT/BOX NUMBER
York, SC 29745		

CITY	STATE	ZIP CODE

PHONE: 704-578-4330

CELL

HOME

Attachment: Buchanan-W25-01 PC Packet [Revision 1] (9119 : Waiver - W25-01 - Buchanan)

PROPERTY INFORMATION

PROPERTY ADDRESS: 3126 Ranger Rd York, SC 29745

PROPERTY DIRECTIONS: S.C. Hwy. 55 west from S.C. Hwy. 161 at McGill's Crossroads for 1.2 miles, then left onto

Ranger Road for 0.2 miles to a driveway on the left for 31266 Ranger Road.

PROPERTY CONDITIONS: Vacant and partially cleared

PROPERTY TAX MAP #: P.O. 180-15 PLAT: Please Attach to application.

LOT AREA: 2.0 Acres

ZONING DISTRICT: RUD

CURRENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Residential

Is this property part of any HOA or Community Association? Yes* ☐ No ☒

*If yes, a letter from the HOA or Community Association is required acknowledging the waiver requested and attach any applicable covenants and restrictions.

Attachment: Buchanan-W25-01 PC Packet [Revision 1] (9119 : Waiver - W25-01 - Buchanan)

RELEVANT FACTORS PERTAINING TO THE WAIVER

1. Applicant hereby requests approval of the following waiver by the York County Planning Commission as described below:

Request to be able to access the property by a private driveway connection to Ranger Rd.

Staff has denied the request based on the following:

Presumably by Code section 154.043(G)(1) but by text the lot is required to access internally.

I request a waiver from the York County Land Development Code to be/have (be specific with measurements, feet, acreage, numbers of, ratio, etc.):

A driveway connection directly to Ranger Road.

2. The application of the Land Development Code will result in unnecessary hardship and the standards for a waiver are met by the following facts:

- A. The applicant can show that a provision of these regulations would cause unnecessary hardship because of the topographical or other conditions peculiar to the site:

[What is the special feature or uncommon situation present on the property?]

To access across the property contained in Parcel 180-15, a driveway would need to be constructed over

1,500 ft. of the property of Mr. Buchanan to a private driveway off of S.C. Hwy. 55, which serves

Mr. & Mrs. Buchanan's private residence. There is no additional development of the property

planned once the Buchanan's gift ^{this} lot to their daughter so no new roads are planned.

- B. The Planning Commission finds that a departure may be made without defeating the intent of the provisions of the code:**

[How will the approval of this waiver still be consistent with the intent of the code?]

The previous owner of the property had 1 acre lots platted and approved by York county. Mr. Buchanan chose to

include these 6 lots into the bulk of the property he purchased. Therefore the number of lots accessing

Ranger Road is decreased by 5.

- 3. List any concession(s) or additional conditions that you agree to as part of the approval:**

There would seem to be no concession that would change the fact that eventually this one lot is going to access a

public street.

- 4. If you are submitting additional information, please list below:**

Plat of the single lot showing the proposed driveway and a Plat of the bulk of the Buchanan property showing

the location of the proposed lot.

CERTIFICATION

I certify that all information presented by me in this application is accurate to the best of my knowledge, information, and benefit:

Dorothy W. Buchanan
Ben E. Buchanan 1-24-2025
 APPLICANT 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 application.

Dorothy W. Buchanan
Ben E. Buchanan 1-24-25
 PROPERTY OWNER (S)* DATE

*Attach owner's notarized written authorization if owner's signature cannot be obtained.

OFFICE USE ONLY

Amount Paid: _____ Check #: _____

Cash Amount: \$400.00

Date Received: 1/24/25

Receipt Number: 71660

PC Case #: _____

Meeting Date: 2/10/25

Accepted by:

Capriem City 1/24/25
 Staff Signature Date

Attachment: Buchanan-W25-01 PC Packet [Revision 1] (9119 : Waiver - W25-01 - Buchanan)

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, B. E. Baker, have signed that I am aware of the Planning Commission hearing date.

February 10, 2025
(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 will not be permitted to resubmit the request to the Planning Commission for a period of one year, unless conditions have changed substantially and the Planning Commission votes unanimously to rehear the matter.

B. E. Baker
Dorothy W. Buchanan

(Property owner's signature)

1-24-25

1-24-2025

(Date)

B. E. Baker
Dorothy W. Buchanan

(Applicant's signature)

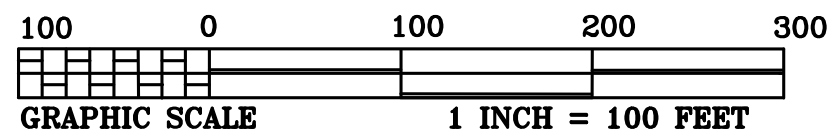
1-24-2025

1-24-2025

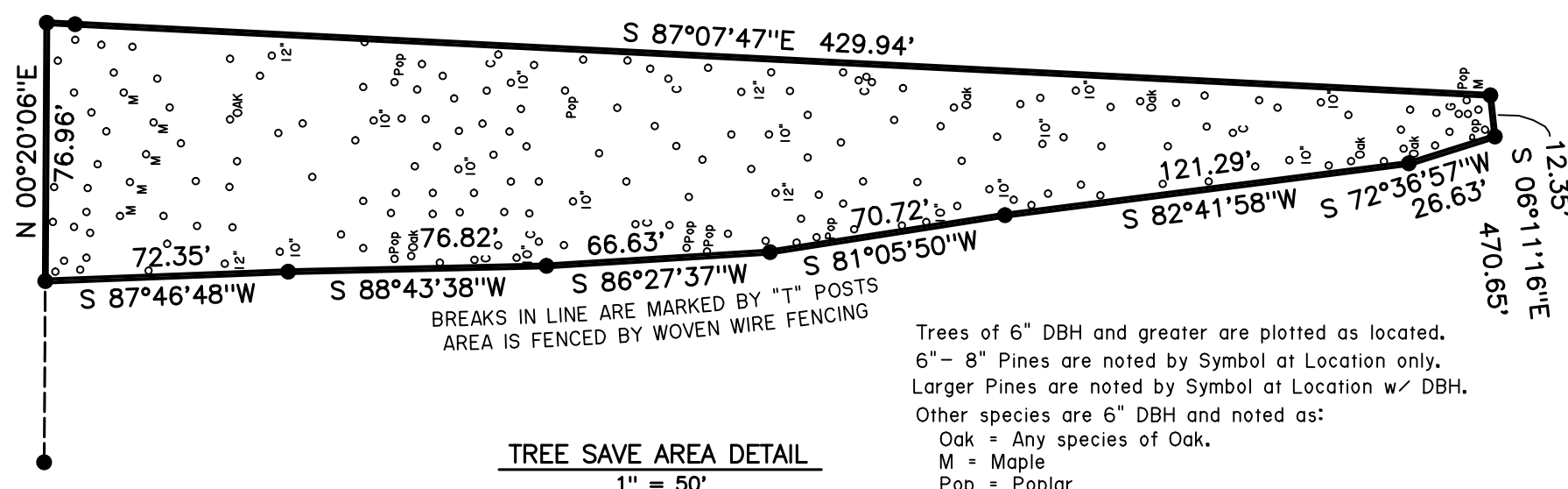
(Date)

(Staff's signature)

(Date)



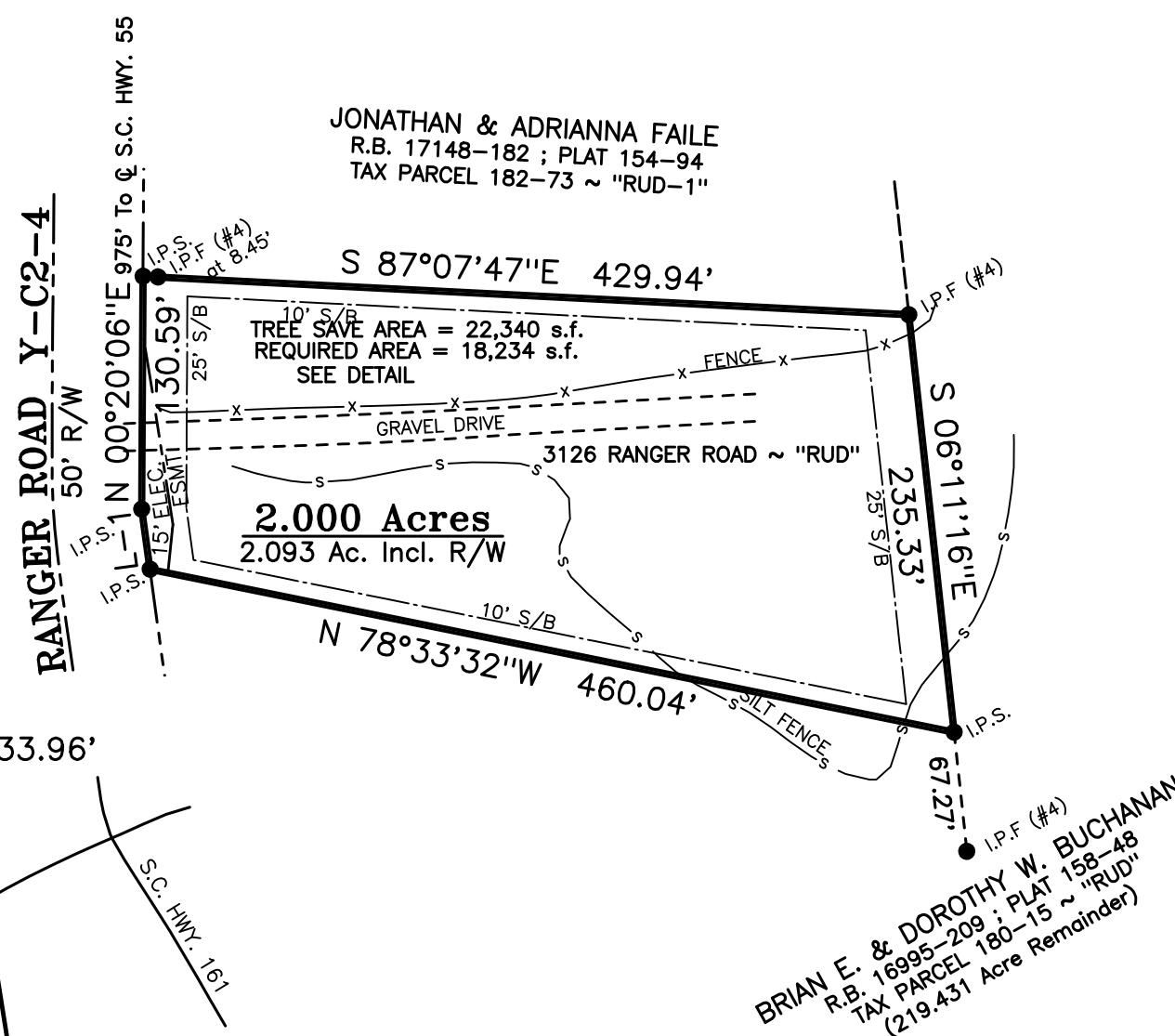
ALL CORNERS ARE #5 REBAR
UNLESS OTHERWISE NOTED
I.P.F. = Found ; I.P.S. = Set



Trees of 6" DBH and greater are plotted as located.
6" - 8" Pines are noted by Symbol at Location only.
Larger Pines are noted by Symbol at Location w/ DBH.
Other species are 6" DBH and noted as:
Oak = Any species of Oak.
M = Maple
Pop = Poplar
C = Wild Cherry
G = Sweet Gum
There are many small hardwoods of approx. 4" DBH.

NOTES:

1. Tax Map No.: 180-15
2. Total Area: 221.52 Acres
3. Council District: 3
4. Township: Kings Mountain
5. Comprehensive Plan Designation: Rural Residential
Land Use: Existing: Wooded Vacant; Proposed: Residential
6. Existing Condition of Entire Parcel: Partially Wooded
7. School District: Clover District No. 2
Fire District: Bethany - Santiago
8. Utility Providers: Well & Septic
Electric: York Electric Co-op
Natural Gas: No
Telephone: AT&T
Cable: Comporium
9. Owner : Brian Buchanan
12611 Hwy. 55W
York, SC 29745
704-578-4330
brian@buchananconcrete.com
10. FIRM Map: 45091C130E & 45091C0135E
Effective Date: 25 Sept. 2008



LARGER COMMON PLAN - per LDM 5.3

1. "The responsibility for maintaining all temporary and permanent erosion and sediment controll 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 HomeOwners Association, Property Owners Association, or other commonowner entity established for the governance/administration of a subdivision or common plan of developmrnt, except facilities and measures installed within road or street rights-of-way or easements accepted for maintenance by York County."
2. 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 anya and all lots within this LCP.
 - a. Stormwater quantity or detention measures shall be implimented where two (2) or more acres are disturbed or are planned to be disturbed.
 - b. Stormwater quality measures shall be implemented where five (5) 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 Registrar of Deeds. This agreement shallconstitute 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 identify a source of funding to support future requires maintenance and upkeep activities, and an entity responsible for general upkeep, maintenance, and repair.
 - 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.

MINIMUM TREE REQUIREMENT per TABLE 154.199-1

Lot Size > 1 acre : 7 Large Maturing Trees
3 Small Maturing Trees

Reference: Plat 153-426.
Plat 158-48.

SETBACKS: 25' Front & Rear; 10' Sides

BOUNDARY SURVEY

I hereby state to the best of my knowledge, information and belief, and in my professional opinion, the survey shown hereon was made in accordance with the requirements of the "Minimum Standards Manual for the Practice of Land Surveying in South Carolina", and meets or exceeds the requirements for a "Class A" survey as specified therein; Also, there are no visible encroachments or projections other than shown.

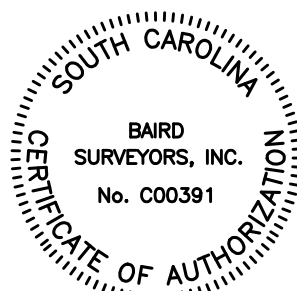
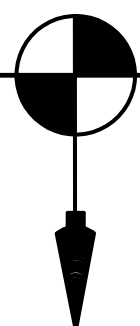
S.C.REG. NO. 6488 CLOVER, S.C.
F.B. 23-1-36 JOB No. 180207A3

BAIRD SURVEYORS, INC.

SURVEYORS * PLANNERS

3219 BAIRD ROAD
CLOVER, SC 29710
803/831-2661
besurvey@att.net
COA No. 000391

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PLAT OF SURVEY FOR
Brian E. Buchanan
KINGS MOUNTAIN TOWNSHIP
YORK COUNTY SOUTH CAROLINA
15 FEBRUARY 2024



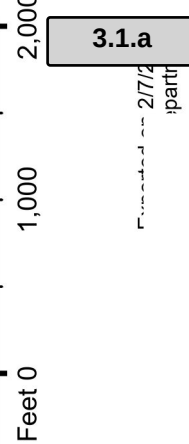
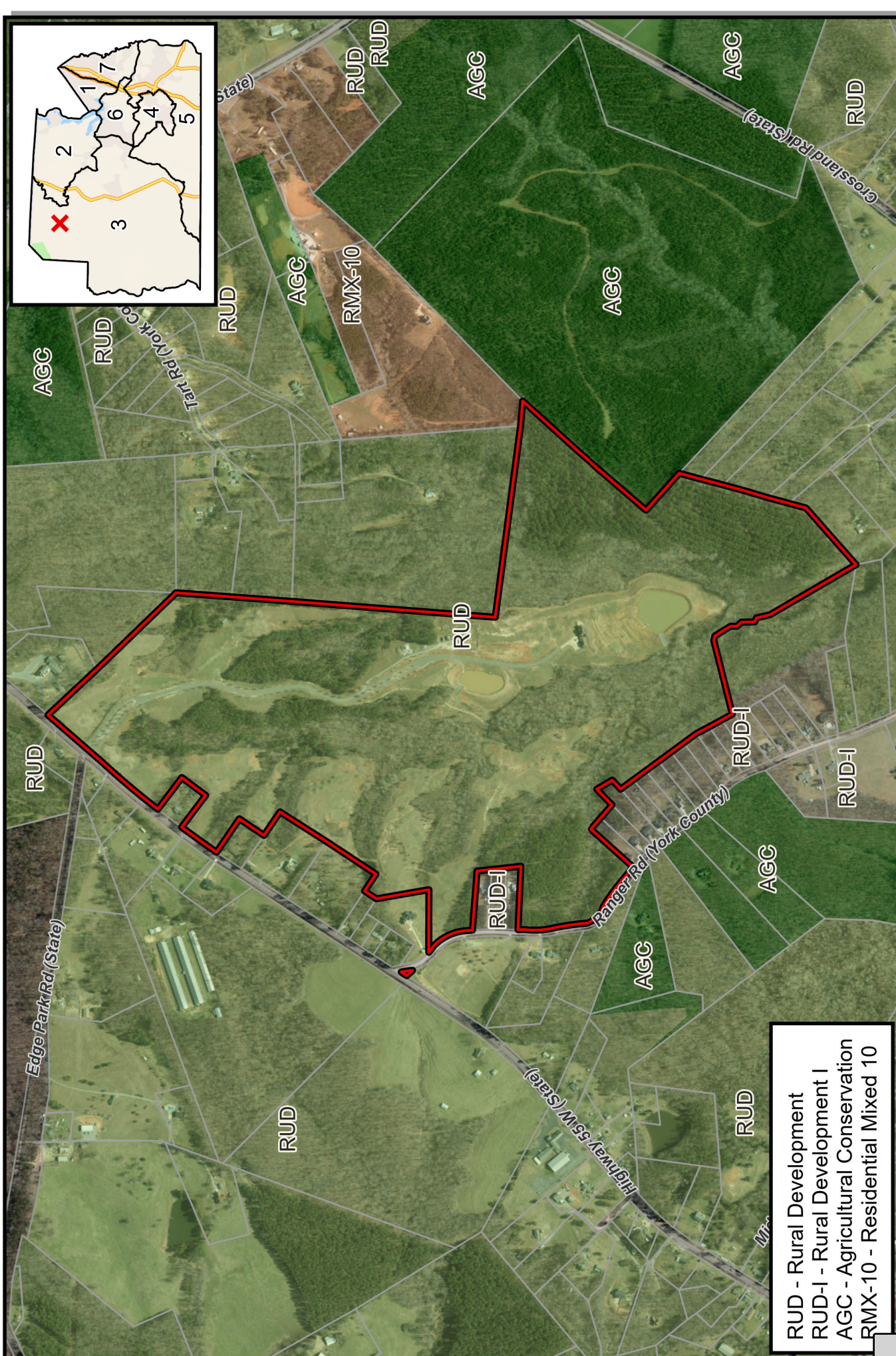


Vicinity Map

Applicant: Brian E. & Dorothy W. Buchanan
Map Number: 180-00-00-015
Waiver: New driveway connection to Ranger Road
Attachment: Buchanan-W25-01 PC Packet [Revision 1] (9119 : Waiver - W25-01 - Buchanan)

Feet 0 1,000 2,000

3.1.a
Revised on 2/7/20
part



Zoning Map

RUD - Rural Development
RUD-I - Rural Development I
AGC - Agricultural Conservation
RMX-10 - Residential Mixed 10

Applicant: Brian E. & Dorothy W. Buchanan
Map Number: 180-00-00-015
Waiver: New driveway connection to Ranger Road
Attachment: Buchanan-W25-01 PC Packet [Revision 1] (9119 : Waiver - W25-01 - Buchanan)

PLANNING COMMISSION

**SUBDIVISION: BUCHANAN - RANGER ROAD APPLICANTS: BRIAN & DOROTHY
BUCHANAN TAX MAP NUMBER: 180-00-00-015 TOTAL ACREAGE: 221.84 ACRES
TOTAL LOTS: 2 SINGLE-FAMILY LOTS COUNCIL DISTRICT #3: TOMMY
ADKINS ZONING DISTRICT: RURAL DEVELOPMENT (RUD)**



**Planning Commission
Staff Report
Preliminary Plat – Buchanan – Ranger Rd
February 17, 2025**



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

PROJECT DATA:

Property Owner/Applicant:	Brian E. & Dorothy W. Buchanan
Application Type:	Preliminary Plat, Single-Family Residential Subdivision
Tax Map Number:	180-00-00-015
Location:	Ranger Road near the intersection of Highway 55
Council District:	District 3; Tommy Adkins
Zoning:	Rural Development (RUD)
Project Consistency:	Consistent with the RUD zoning district
Comprehensive Plan:	Rural Residential
Project Consistency:	Consistent with the Comprehensive Plan
Land Use:	-existing: Large lot single-family residential
	-proposed: Large lot single-family residential
	-in area: Large & small lot single-family residential, vacant land
Land Area:	221.84 acres
Lots Proposed:	(2) 2.0 & 219.431 Acres
Lot Dimensions:	Regular
Planning Staff:	Marion Ray, MPA

BACKGROUND AND PROJECT DESCRIPTION

The applicant is requesting approval of a preliminary plat for the further division of a large parent parcel that no longer meets the standard for a minor subdivision due to more than six subdivisions in the last 10 years. Therefore, further division of the parent parcel requires staff review and Planning Commission approval as a major subdivision. The proposed request is to divide a two-acre lot off the larger parent parcel, creating two large single-family lots. The two-acre lot will have a minimum of 164.55 feet of lot width on York County maintained Ranger Road while the larger parcel retains multiple compliant lot widths on both Ranger Road and SCDOT maintained Highway 55.

The site is currently one parcel on the southeast corner of Highway 55 and Ranger Road – Kings Mountain State Park is across Highway 55 from the subject area. The parent parcel is bordered by lots of various sizes, from large AGC and RUD parcels to the east and smaller single-family parcels on the remaining borders, zoned RUD and RUD-

I. The parent property was originally developed to be a golf course, but was sold to the current owner for use as an estate lot. The owner proposes to divide the 221.84-acre parcel into two tracts with compliant lot width on adjacent roads for access to the new two acre-parcel and the larger residual parcel.

This acreage was recently rezoned to Rural Development (RUD) to resolve its split zoning so the owner could subsequently submit for division. A waiver was also submitted to this body to relieve this proposed division from the internal road requirement for major subdivisions.

ANALYSIS

Zoning Ordinance

§155.028

The Rural Development District (RUD) is intended to protect and preserve areas of the County that are presently rural or agricultural in character or use. This designation serves to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas and is generally appropriate in areas designated as Rural Residential on the Comprehensive Plan Future Land Use Map.

The proposed single-family large lot residential subdivision is consistent with the purpose of the RUD zoning district in that the proposed subdivision will create two large single-family use lots.

Comprehensive Plan

The 2035 Comprehensive Plan, York Forward (adopted March 6, 2023), designated the future land use for the proposed project as Rural Residential. Rural Residential areas are places displaying a rural character of agricultural homesteads and homes with an acre or more of land separated by farmed fields, pastures, or forests. These areas are serviced by a sparse road network and private well and septic systems. Farms markets, cottage industries, and agri-tourism serve the community and support agriculture.

The proposed residential subdivision is consistent with the Comprehensive Plan, as the rural nature of the project proposes large single-family lots with individual wells and septic systems.

ACCESS AND CIRCULATION

The proposed lots will be accessed by Ranger Road, a York County maintained road, and SCDOT maintained Highway 55. This access is in conflict with §154.110(A) which states that no internal lot within a major subdivision shall be permitted to have driveway access from an existing external street. However, the property owner has requested a waiver to this requirement that staff is in support of. This waiver must be approved in order for the preliminary plat to be approved.

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 square acreage of one acre as stipulated by the RUD standards. Written statements from SCDES indicating the approval of individual septic tanks is not required due to the proposed two-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 RUD zoning district has a maximum residential density of one dwelling unit per acre, the proposed development has a density of 0.009 residential units per acre.

3. Impacts to the transportation network, as identified in the Traffic Impact Analysis, have been adequately mitigated:

A TIA was not required.

4. The development provides adequate street connectivity and pedestrian facilities to address public health and safety:

The development is accessed from Ranger Road and Highway 55 and bounded by large and small lot parcels of a rural nature. Sidewalks are not required due to the low density of the proposed subdivision.

5. The required open space and buffers have been provided:

The 20-percent open space is not required due the zoning designation of project.

6. All other applicable zoning and subdivision code requirements have been satisfied:

A tree survey or required tree save areas has been completed and accepted by staff.

SUMMARY AND RECOMMENDATION

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

Submitted by:

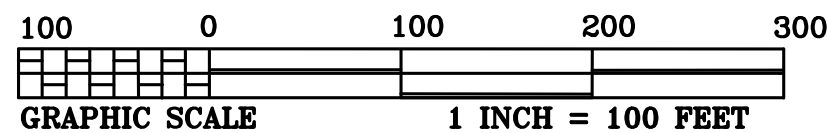


Marion Ray, MPA
Planner

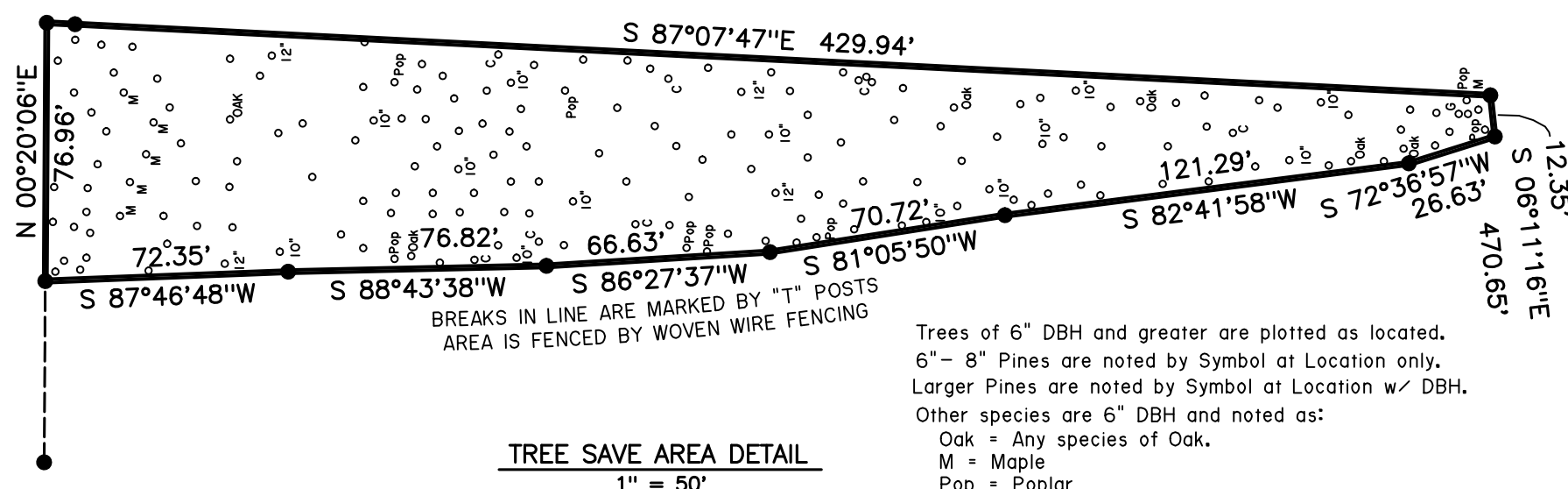
Approved by:



Rachel Grothe, MCRP
Zoning Administrator



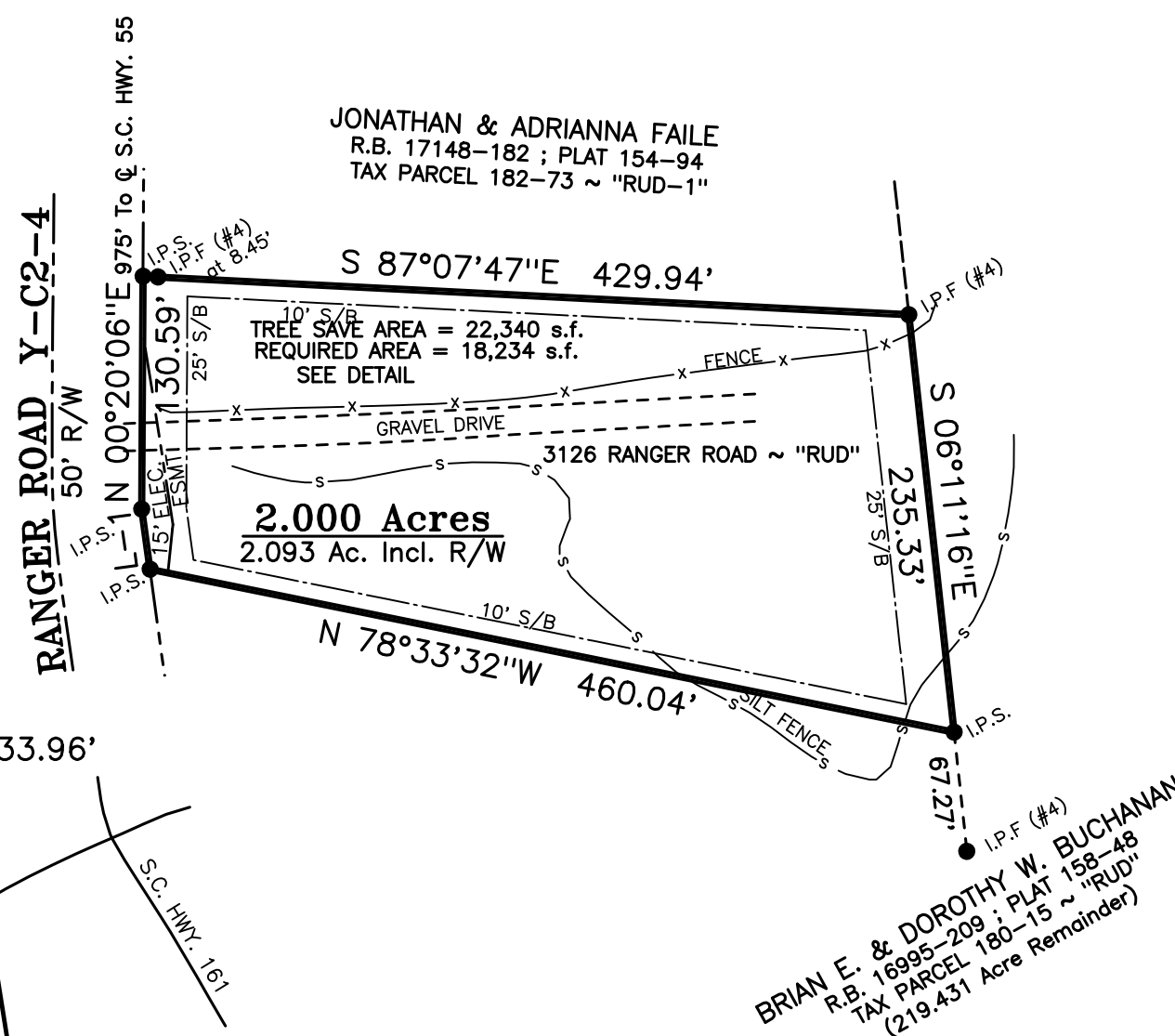
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Trees of 6" DBH and greater are plotted as located.
6" - 8" Pines are noted by Symbol at Location only.
Larger Pines are noted by Symbol at Location w/ DBH.
Other species are 6" DBH and noted as:
Oak = Any species of Oak.
M = Maple
Pop = Poplar
C = Wild Cherry
G = Sweet Gum
There are many small hardwoods of approx. 4" DBH.

NOTES:

1. Tax Map No.: 180-15
2. Total Area: 221.52 Acres
3. Council District: 3
4. Township: Kings Mountain
5. Comprehensive Plan Designation: Rural Residential
6. Land Use: Existing: Wooded Vacant; Proposed: Residential
7. Existing Condition of Entire Parcel: Partially Wooded
8. School District: Clover District No. 2
9. Fire District: Bethany - Santiago
10. Utility Providers: Well & Septic
Electric: York Electric Co-op
Natural Gas: No
Telephone: AT&T
Cable: Comporium
11. Owner : Brian Buchanan
12611 Hwy. 55W
York, SC 29745
704-578-4330
brian@buchananconcrete.com
12. FIRM Map: 45091C130E & 45091C0135E
Effective Date: 25 Sept. 2008



LARGER COMMON PLAN - per LDM 5.3

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 - 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.

MINIMUM TREE REQUIREMENT per TABLE 154.199-1

Lot Size > 1 acre : 7 Large Maturing Trees
3 Small Maturing Trees

Reference: Plat 153-426.
Plat 158-48.

SETBACKS: 25' Front & Rear; 10' Sides

BOUNDARY SURVEY

I hereby state to the best of my knowledge, information and belief, and in my professional opinion, the survey shown hereon was made in accordance with the requirements of the "Minimum Standards Manual for the Practice of Land Surveying in South Carolina", and meets or exceeds the requirements for a "Class A" survey as specified therein; Also, there are no visible encroachments or projections other than shown.

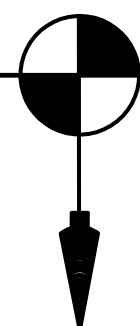
S.C.REG. NO. 6488 CLOVER, S.C.
F.B. 23-1-36 JOB No. 180207A3

BAIRD SURVEYORS, INC.

SURVEYORS * PLANNERS

3219 BAIRD ROAD
CLOVER, SC 29710
803/831-2661
besurvey@att.net
COA No. 000391

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PLAT OF SURVEY FOR
Brian E. Buchanan
KINGS MOUNTAIN TOWNSHIP
YORK COUNTY SOUTH CAROLINA
15 FEBRUARY 2024





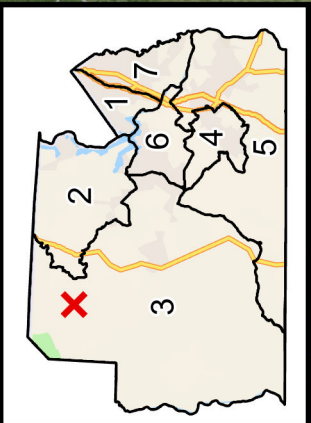
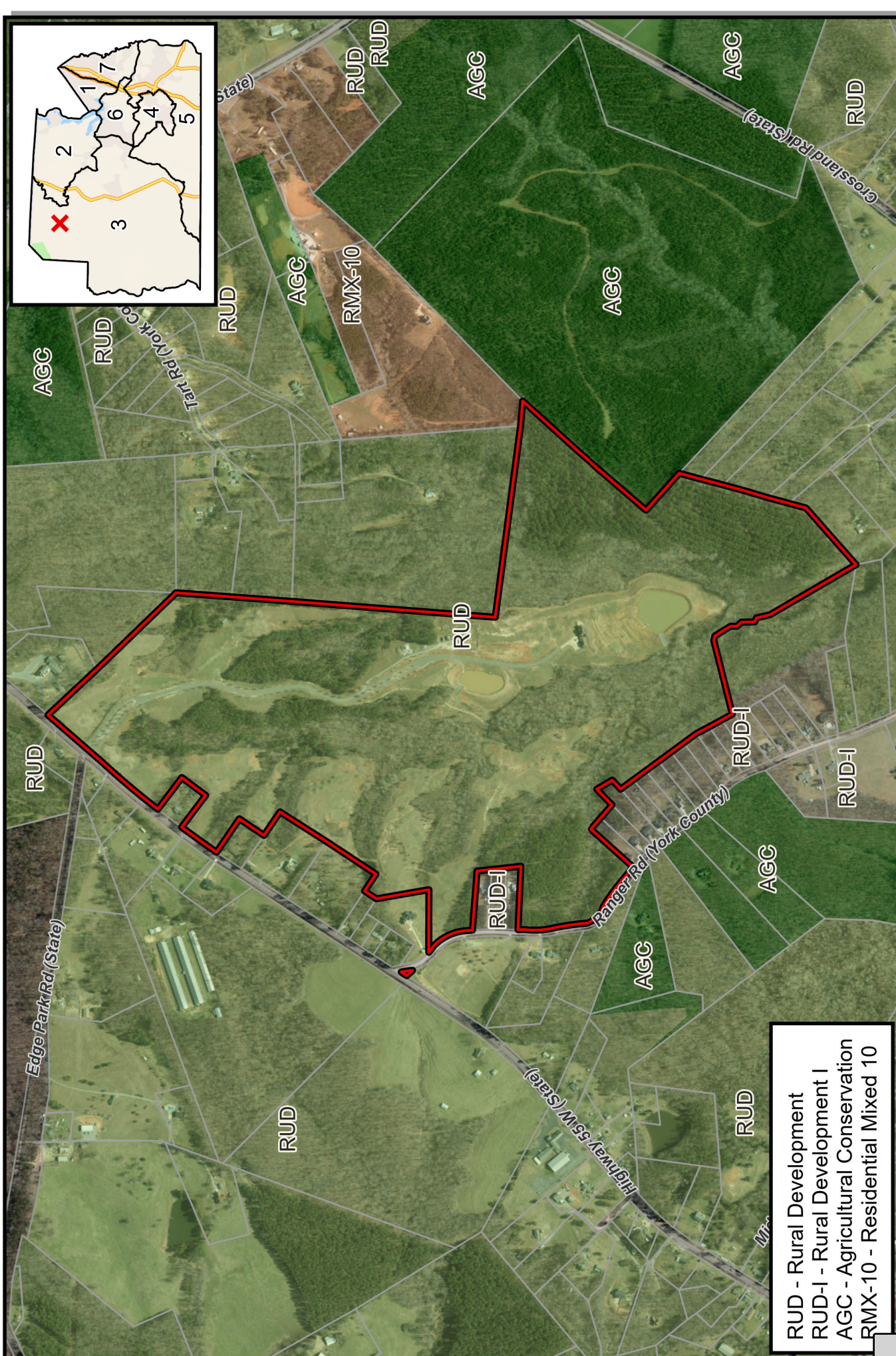
2,000
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Vicinity Map

Attachment: Ranger Rd - PC Packet (9124 : Preliminary Plat - Buchanan)

Applicant: Brian E. & Dorothy W. Buchanan
Map Number: 180-00-00-015
Request: Preliminary Plat - Ranger Road



RUD - Rural Development
RUD-I - Rural Development I
AGC - Agricultural Conservation
RMX-10 - Residential Mixed 10

Zoning Map

Attachment: Ranger Rd - PC Packet (9124 : Preliminary Plat - Buchanan)

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