



**York County
Board of Zoning Appeals
Minutes
February 12, 2026**



Regular Meeting

**York County Government Center
6 South Congress Street
York, SC 29745**

6:00 PM

Call to Order

The meeting was called to order at 6:03pm

Approval of Minutes

1. Minutes from December 11, 2025, Board of Zoning Appeal Meeting

The minutes from the December 11, 2025, meeting were approved with no changes in a 5-0 vote.

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Lauren Hebert
SECOND:	Antonio Mickel
AYES:	Lauren Hebert, Jeff Blair, Ashley Schemine, Antonio Mickel, Kyle Eller
NAYS:	None
ABSENT:	Rob Cameron
RECUSED:	None

Old Business

New Business

1. Anthony Colacurcio, on behalf of Erin Colacurcio, GR Cola LLC of York County, requests a Special Exception to allow the operation of a family social park (Recreation and Amusement, Outdoor and Amphitheatres, Outdoor Stages, Bandstands, or Similar Structures) on property located at 3286 Highway 160 W in the Fort Mill Community, TM# 648000021. District 1—Audette. Case Number Z26-1 SE BZA *Case Z26-1SE was previously noticed as Z25-6SE and heard on June 12, 2025. During the December 11, 2025, meeting, the board made a motion to rehear the case at the earliest BZA meeting that is convenient for the applicant to re-present its application. *

The staff presentation was given by Zoning Administrator Rick Abboud.

Richard Fennell, Anthony Colacurcio, and Erin Colacurcio were present to address the board with the reason for the request.

Cassie Barranger was present to speak in favor of the request.

Michael Marin, Blair Barwick, and Carrie Barrows were present to speak in opposition to the

request.
Public hearing was closed

Motion to enter into executive session to receive legal counsel was approved in a 5-0 vote:

Yes 5, No 0, Abstained 0
MOVANT: Antonio Mickel
SECOND: Ashley Schemine
AYES: Lauren Hebert, Jeff Blair, Antonio Mickel, Kyle Eller, Ashley Schemine
NAYS: None
ABSENT: Rob Cameron
RECUSED: None

Motion to approve the special exception with the following conditions was approved in a 4-1 vote:

- Outdoor entertainment shall be limited to acoustical performances only. No amplified music or public address system are permitted.
- Hours of operation shall be limited to Wednesday–Saturday 10:00am - 9:00pm and Sunday 1:00pm - 7:00pm
- A privacy fence shall be installed on three sides of the site.
- No tree removal within the 100ft stream buffer

Yes 4, No 1, Abstained 0
MOVANT: Lauren Hebert
SECOND: Antonio Mickel
AYES: Lauren Hebert, Jeff Blair, Antonio Mickel, Kyle Eller
NAYS: Ashley Schemine
ABSENT: Rob Cameron
RECUSED: None

Executive Session

1. Receipt of Legal Advice: Litigation Update

Matters for consideration following Executive Session

Adjourn

With no further business, a motion was made to adjourn at 7:28pm

Yes 5, No 0, Abstained 0
MOVANT: Lauren Hebert
SECOND: Kyle Eller

AYES:	Lauren Hebert, Jeff Blair, Ashley Schemine, Antonio Mickel, Kyle Eller
NAYS:	None
ABSENT:	Rob Cameron
RECUSED:	None



York County Board of Zoning Appeals

Meeting Date: 2/12/2026

Case No. Z26-1 SE



Location:	3286 Hwy 160 W Fort Mill, SC 29708 Council District 1-Audette
Request:	Section §155.271-1 Recreation and Amusement, Outdoor & Amphitheaters, Outdoor Stages, Bandstands, or Similar Structures.
Tax Map Number:	648-00-00-021
Zoning District:	RUD (RURAL DEVELOPMENT)
Owner/Applicant:	Anthony & Erin Colacurcio

Special Exception Request

The applicant proposes to develop a 5,000 square foot structure and utilize outdoor areas to create a space for families to gather, play, exercise, and socialize. This item was before the Board on June 12, 2025 and a motion to approve failed in a 1-3 vote. After an appeal and mediation, it was determined that the applicant would proceed with another request that is now before the Board.

Site Description and History

The proposed location is a lot of 2.65 acres located approximately 800 ft. from the North Carolina state line on the east side of Highway 160. A church and vet clinic are located to the north, a manufactured home park to the south, an age restricted community is planned across the highway to the west, and a large residential lot and Hamilton Place Subdivision is located to the east.

Several different activities are planned for the site. The structure will provide an indoor play area for children, seating areas, and two approximately 500-square-foot event rooms. An outside area of about 2,000 square feet will support exterior seating area/playground and a gazebo where performances may be held. Other proposed outdoor areas include a nature trail and yoga/outdoor recreation area. A location for a food truck is provided while beer, wine, and 'grab and go' food items be provided in the structure. Business hours are proposed to be 10am to 9pm Wednesday-Sunday. 63 parking spaces are provided that were based on a parking study done by the applicant.

A neighborhood meeting was held on April 24, 2025. It was explained that the capacity of the proposed building was a maximum of 100. There was a concern of activities on the

neighboring manufactured home park and the applicant explained that they would utilize cameras and motion detectors for security. Noise was also a concern and it was explained that the platform would not exceed 400 square feet, that the entertainment would be acoustical in nature, and the hours would be limited to 10am – 9pm. The children play area would be fenced and the applicant would retain as much green space as possible, including the trail in the woods. The applicant also stated that privacy fencing would be utilized on three sides of the property.

Another neighborhood meeting was held on January 27, 2026. The Applicant explained the process for another hearing to be held before the Board. The Applicant reviewed the results of the Traffic Impact Analysis, stated that there was no connection between the development and the neighboring RV park, and informed that a security system and fencing will be installed. Information on a sound test was provided and it was stated that sound playing at the site up to 100dB was not detected in the adjoining neighborhood. It was reiterated that the hours of operation would be 10am – 9pm on Wed-Sat and 1pm – 9pm on Sunday. Some discussion ensued about the target demographics of the business and they were targeting local residents. The Applicant stated that they believe there was no support for anything other than single-family homes on the site.

Special Exception Permits

§ 155.1060 Purpose

Some land uses, buildings, or structures are not appropriate under all circumstances in a given zoning district but may be appropriate if adequate precautions are taken to assure the compatibility with surrounding uses, public need, and the County as a whole.

§ 155.1064(C) Decision

(C) Based on the hearing and probable impact of the uses on contiguous uses and conditions, the Board of Zoning Appeals may approve, approve with conditions (lot configuration standards, open space and bufferyard requirements, impose restrictions, or increase typical development standards, and the like), or deny the request.

§ 155.1065 Approval Criteria

(B) The Board will use the following general criteria for judging the compatibility of the proposal with the surrounding area:

1) Adequacy of water and sewer facilities;

The facility will be served with on-site water and sewer; a septic location is identified on the site plan.

2) Impacts on existing public services and public facilities (including, but not limited to, education, recreation, transportation, and water/sewer facilities) from the proposed use; and

The TIA mitigation has been deemed appropriate and a plan to mitigate the anticipated impact of traffic on Highway 160 has gained concurrence from SCDOT. On-site water and sewer will not impact public services. The applicant is required to meet all state and local standards for development and the conditions of use.

The anticipated impacts to public services or public facilities is expected to be minimal.

3) Compatibility of the proposed use with surrounding uses.

Surrounding properties are zoned RUD and includes relatively intense activities adjacent to the site. A treed buffer exists between the site and residences to the west, in addition to the required landscape buffer around the entire site. The site should have minimal impact to the property across the highway. Performances and other sounds shall be in compliance with the restrictions for noise level at the lot lines, or be subject to enforcement.

Staff Recommendation

As staff finds that the proposed Special Exception meets **all three** approval criteria, staff recommends **approval** of the request.

Conditions

Based on the hearing and probable impact of the proposed use on surrounding uses and conditions, the Board may approve, approve with conditions (lot configuration standards, open space and bufferyard requirements, impose restrictions, or increase typical development standards, and the like), or deny the request.

Staff recommends the following conditions:

1. Outdoor entertainment shall be limited to acoustical-only performances. No amplified music or public address system are permitted
 2. Hours of operation shall be limited to Wednesday-Saturday, 10:00am to 9:00pm. All outdoor activities, including performances, must cease by 9:00pm.
-

Public Notification

The following public notification actions have been taken:

- 1/23/2026: Public Hearing notification signs posted on the property.
- 1/25/2026: Board of Zoning Appeals public hearing advertisement published in the local newspaper.
- 1/23/2026: Public Hearing notification letters sent to property owners adjacent to the subject property.

Public Feedback

Neighborhood meetings were held by the applicant on April 23, 2025 and again on January 27, 2026. As of the writing of this report, no new public feedback has been received.

Attachments

- Application and supporting documents from applicant
 - Location Map
-

Staff

Submitted by:

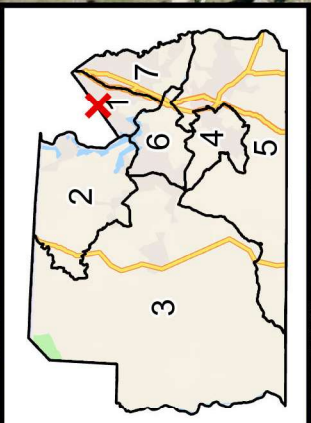


Rick Abboud, AICP
Principal Planner

Approved by:



Josh Reinhardt
Development Services Manager



Feet 0 250 500

Vicinity Map

Applicant: Anthony & Erin Colacurcio
Tax Map Number: 648-00-00-421
Request: Special Exception Recreation
and Outdoor Amusement



Sent Via Email 10/11/24

October 11, 2024

Erin and Anthony Colacurcio
1301 May River Ln.
Charlotte, NC 28298

RE: GET Social Park

Dear Mr. and Mrs. Colacurcio:

This administrative use determination is in response to a request submitted to the York County Planning Department on September 24, 2024 regarding a use determination for what is described as the following:

GET Social Park is a concept designed to accommodate families and foster social interaction among community members through greenspace and nature-based activities with focus on utilizing the existing natural canvas. The intent is to create an environment where families can gather, play, exercise and socialize while supporting local small businesses (i.e. artisans, musicians, food trucks).

In addition to the above provided description, a sketch plan and some additional details were also included that provided additional details on the proposed use.

- *Approximate 6,000 square foot building with covered patio*
- *Restrooms (totaling 3 urinals & 8 toilets)*
- *Additional portlets provided for seasonal events*
- *Building to include:*
 - *Grab-and-go prepackaged food*
 - *Beer taps/wine*
 - *Indoor/outdoor games (i.e. shuffleboard, foosball, cornhole)*
- *200 space parking including handicap and fire lane*
- *20x20 amphitheater platform for local entertainment surrounded by lawn seating with hard surface for handicap and wheelchair accessible*
- *Four utility hookups for rotating event food trucks*
- *Covered picnic areas*
- *Fenced in playground*
- *Seasonal and rotating events (i.e. Fall and Winter Fest featuring local artisans, family movie nights, fitness classes)*

Based on the information provided, I have determined that the proposed use is considered **Recreation and Amusement, Outdoor and Amphitheaters, Outdoor Stages, Bandstands, or Similar Structures** as defined below.



Recreation and Amusement, Outdoor

A use classification for establishments that operate facilities offering sports and recreation activities that primarily occur outside a building, including tennis courts, swimming pools, parks and play fields, golf driving ranges, golf courses, miniature golf courses, hunting and fishing clubs, zip line facilities, natural public swimming areas, skate parks, basketball courts, frisbee golf courses, water parks, splash parks, velodromes, batting cages, and climbing wall facilities. Such facilities may also engage in retail sales of specialty products and services and provide ancillary indoor activities such as restaurants, concessions, and locker rooms.

Outdoor Stages, Bandstands, or Similar Structures

An outdoor structure providing a venue for musical and theatrical productions which may include fixed seating or space for seating on the ground for spectators. (seating for more than 101 individuals)

Recreation and Amusement, Outdoor is permitted by Special Exception in the following zoning districts: Parks and Recreation (PR), Agricultural Conservation (AGC), Agricultural Conservation I (AGC-I), Rural Residential (RUD), and Rural Residential I (RUD-I). This use is also subject to the conditions listed in Subpart 33.27 of the York County Zoning Code.

Outdoor Stages, Bandstands, or Similar Structures are permitted by Special Exception in the following zoning districts: PR, AGC, and RUD.

I understand you are interested in a property that is currently zoned RUD. Based on information above which was gleaned from Table 155.271-1 of the York County Zoning Code, and the information provided in your submittal, both uses are permitted in the RUD zone district with a Special Exception. However, please be advised that this interpretation does not constitute a permit or official approval. Appropriate permits such as a Special Exception granted by the Board of Zoning Appeals, building permits, and civil site plan review will be required.

If you believe you are aggrieved by this determination, you may elect to submit an administrative appeal application by **Tuesday, November 12, 2024**. Please be advised appeals of Zoning Code interpretations are heard by the Board of Zoning Appeals at a public hearing. The application should be filed with the Planning & Development Services Department in person at 18 W. Liberty Street, York, SC 29745 or via mail to P.O. Box 96, York, SC 29745. If you have any questions, please do not hesitate to contact me at 803-909-7204 or Rachel.Grothe@yorkcountygov.com.

Sincerely,

Rachel Grothe, MCRP
Zoning Administrator

SUBPART 3.27: OUTDOOR RECREATION AND AMUSEMENT

§ 155.500 APPLICABILITY.

This Subpart applies to all outdoor recreation and amusement uses that are specified as conditional or special exception uses in § 155.271: *Use Table*.

§ 155.501 OUTDOOR LIGHTING.

(A) **Separation Requirement.** An outdoor recreation and amusement use that is illuminated using artificial lighting shall be located at least 500 feet from any dwelling units not located on the same parcel as the outdoor recreation and amusement use, whether or not such dwelling units are located in the incorporated or unincorporated area of York County.

(B) **Measurement.** Distances in this section are to be measured in a straight line from the edge of the proposed illuminated area of the outdoor recreation and amusement use nearest a dwelling unit to the dwelling unit.

§ 155.502 NOISE CONTROL.

At all times, the outdoor recreation and amusement use shall comply with the maximum permitted sound levels identified in Subchapter D, Part 7: *Performance Standards*.

§ 155.503 RESERVED.

§ 155.504 RESERVED.

PROPERTY INFORMATION

PROPERTY ADDRESS: 3286 Hwy 160 W, Fort Mill, SC 29708

PROPERTY DIRECTIONS: _____

PROPERTY CONDITIONS: Partially wooded and rolling

PROPERTY TAX MAP #: 6480000021, 6480000078

SITE PLAN: Please Attach to application.

LOT AREA: 2.66

ZONING DISTRICT: RUD

CURRENT USE OF PROPERTY: Vacant, house demo'd

PROPOSED USE OF PROPERTY: Indoor/outdoor family social park

Preliminary site analysis and approval from staff?

Yes No

TIA Required?

Yes No

If not, please explain: _____

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 special exception requested and attach any applicable covenants and restrictions.

RELEVANT FACTORS PERTAINING TO THE SPECIAL EXCEPTION

1. Applicant hereby requests approval of the following special exception use by the York County Board of Zoning Appeals as described below:

Recreation and Amusement Outdoor Special Exception permit as part of RUD zoning

2. The applicant will meet the standards in section 155.1060-155.1069; 155.501; 155.502 of the zoning code which are applicable to the proposed special exception in the following manner:

155.1060-155.1069; TIA and neighborhood meeting prior to public hearing

155.501; outdoor lighting will adhere to lighting requirements

155.502; Noise control - business hours Wed-Sun 10am-9pm. Occasional weekend entertainment (including acoustic music and/or small band) within business hours

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

No additional conditions

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

Please see attached

CERTIFICATION

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

Am Odeh 12/28/25
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.

SOI 12/28/25
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: _____

Date Received: _____

Receipt Number: _____

BZA Case #: _____

Meeting Date: _____

Accepted by:

Staff Signature Date

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.

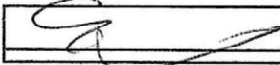
I, Anthony Colacurcio, have signed that I am aware of the Board of Zoning Appeals hearing date.

(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 Board of Zoning Appeals.

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

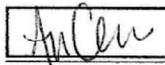
Should my request be denied, I will not be permitted to resubmit the request to the Board of Zoning Appeals for a period of one year, unless conditions have changed substantially and the Board of Zoning Appeals votes unanimously to rehear the matter.




(Property owner's signature)

 12/28/25

(Date)



(Applicant's signature)

 12/28/25

(Date)

(Staff's signature)

(Date)

GET Social Park is a concept designed to accommodate families and foster social interaction through greenspace and nature based activities. The intent is to create an environment for families to gather, play, exercise and socialize.

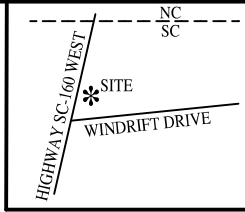
This will be accomplished through the following:

- 5,000 sqft building with covered patio to accommodate:
 - Indoor play area for ages 3 and under
 - Socialized seating areas/tabletops
 - 1 event rooms ~500 sqft each
- ~2,000 sqft exterior seated lawn/turf including family games
- Rotating weekend food truck parked on site per code enforcements (at least 10 feet distance from structure of building)
- Grab n'go prepackaged food (focus on supporting local businesses for merchandise and prepackaged goods)
- Beer/wine taps (will not be serving liquor)
- 14x14 sqft entertainment platform with lawn space seating (primarily acoustic music, but may include yoga and/or additional centralized activities)
- Fenced area for child play
- Wooded walking trail
- Based upon Traffic Impact Analysis, parking lot to accommodate ~65 spaces
- Site lighting will only include required code requirements (no additional site lighting required for operations or entertainment platform)

- Business Hours; 10am-9pm Wednesday-Sunday

Plat of Survey For GR COLA, LLC

Located At 3286 Highway SC-160 West
Fort Mill, SC 29708
Township of Fort Mill
York County, South Carolina
January 21, 2025



Location Map NTS



NO NEW LOT LINES

ZONED: RUD

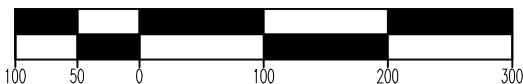
LINE TABLE		
Id	Bearing	Distance
L1	N 77°42'57" W	75.59'
L2	S 87°06'00" E	73.11'
L3	N 79°38'05" W	62.96'
L4	S 79°51'00" E	179.00'

**TRACT " A " = 2.06 ACRES
TRACT " B " = 0.60 ACRES
TOTAL TRACT = 2.66 ACRES**

LEGEND / NOTES

- x-x- = FENCE LINE
- = OH POWER LINE
- IPF = IRON PIN SET
- IPF = IRON PIN FOUND
- RB = REBAR
- EOP = EDGE OF PAVEMENT
- C/L = CENTERLINE
- NTS = NOT TO SCALE
- R/W = RIGHT-OF-WAY
- LP = LIGHT POLE
- CP = COMPUTED POINT
- BWF = BARBED WIRE FENCE
- SSC = SEWER CLEAN-OUT
- MHS = MAN HOLE SEWER
- P/L = PROPERTY LINE
- WM = WATER METER
- PP = POWER POLE
- CT = CRIMPED TOP
- TPP = TELEPHONE PEDESTAL
- WV = WATER VALVE
- FH = FIRE HYDRANT
- DI = DROP INLET
- ETB = ELECTRIC BOX
- CBN = CATCH BASIN
- SURVEY MADE USING EXISTING PHYSICAL EVIDENCE FOUND AT THE TIME OF THE SURVEY.
- SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, AND RESTRICTIVE COVENANTS NOT SHOWN HEREON.

SCALE: 1" = 100'

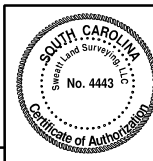


REFERENCES

EDDIE L. MATTOX
WANDA L. MATTOX
TAX MAP # 648-00-00-021 D.B. 20955 PG. 390 P.B. 43 PG. 20
TAX MAP # 648-00-00-078 D.B. 1470 PG. 124 P.B. 86 PG. 37
DRAWING = 3286 HIGHWAY SC-160 WEST.PCS

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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.

Floyd A. Sweatt, Jr. PLS # 29119



Sweatt Land Surveying, LLC

P.O. Box 339
McConnells, SC 29726
Telephone 803-417-0880
Sweattsurveying@gmail.com



TRUSTEES OF
JAMES CHAPEL BAPTIST CHURCH
TAX MAP # 648-00-00-006
D.B. 754 PG. 149
P.B. 74 PG. 116

PONY UP, LLC
TAX MAP # 648-00-00-005
D.B. 16202 PG. 216
P.B. " D " 348 PG. 5

VSP SOUTH, LLC
TAX MAP # 648-00-00-003
D.B. 20152 PG. 308
P.B. 30 PG. 138

VSP SOUTH, LLC
TAX MAP # 648-00-00-023
D.B. 20152 PG. 308
P.B. 57 PG. 221

GET SOCIAL

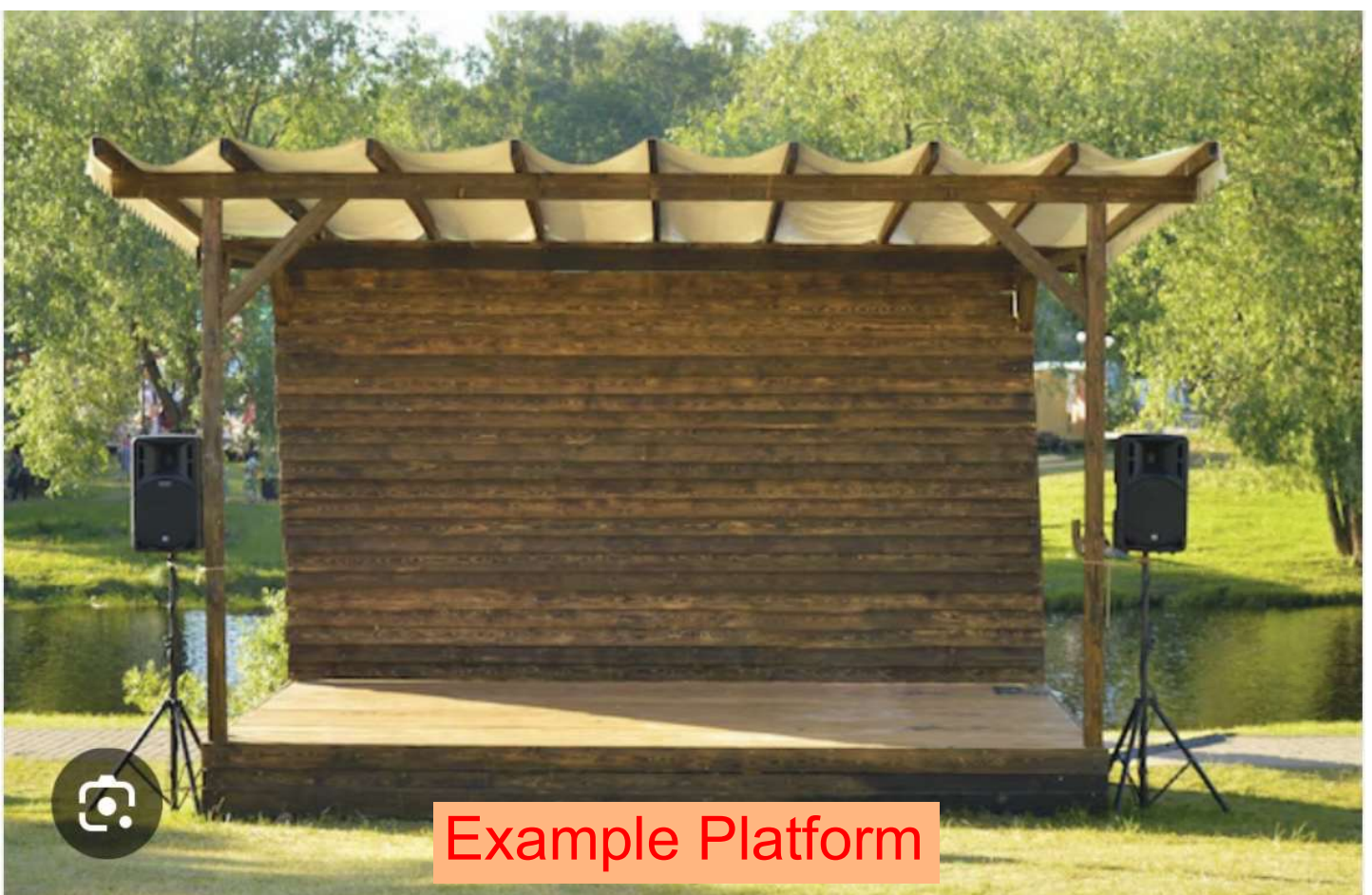
GET OUTSIDE

GET TOGETHER

GET ACTIVE



GOLF SOCIAL PARK



Example Platform



Example 8' fence

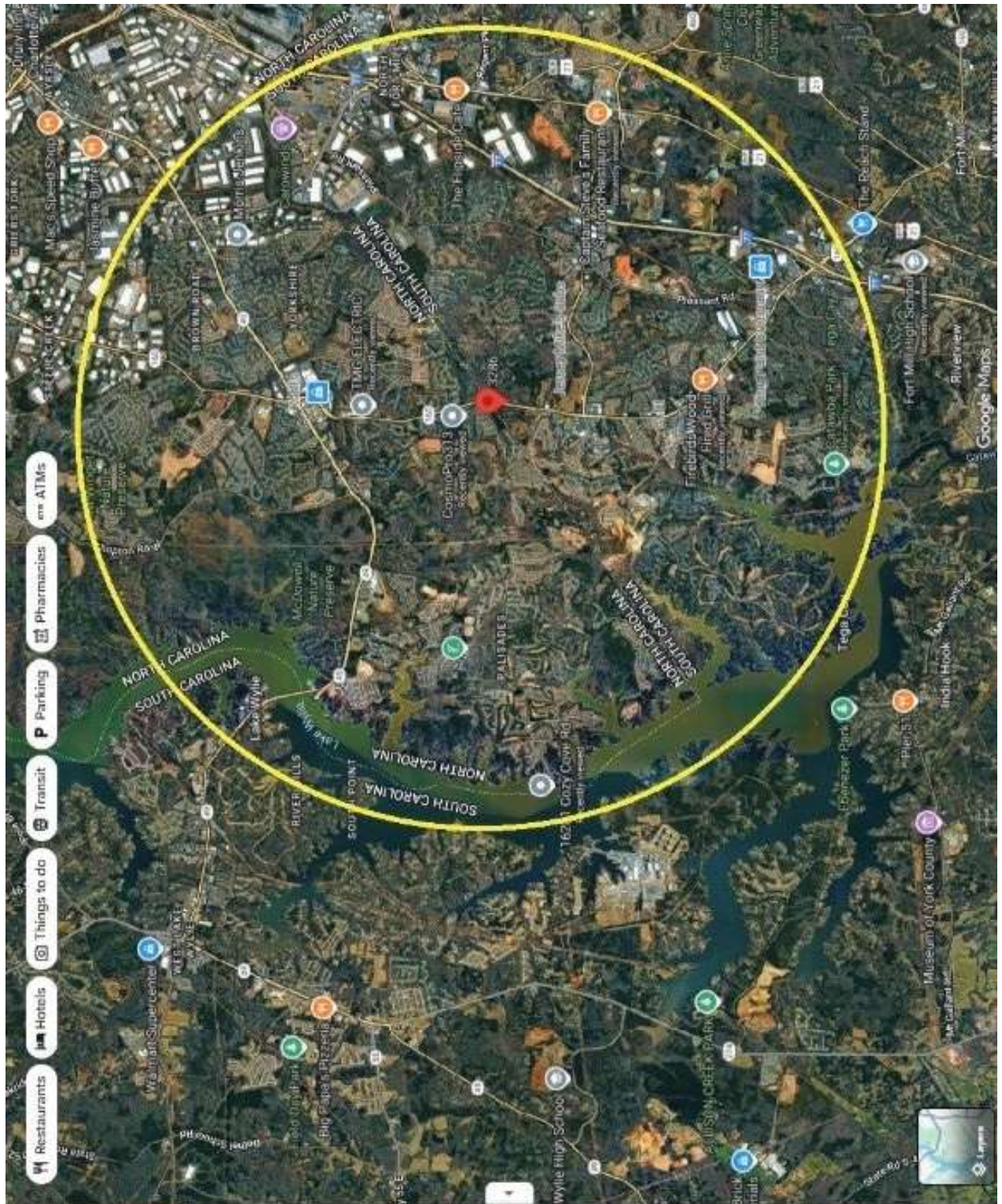
3286 SC-160

3286 SC-160
Building

Directions
 Save
 Nearby
 Share
 Send to phone

3286 SC-160, Fort Mill, SC 29708
 Suggest an edit on 3286 SC-160
 Add a missing place
 Add your business
 Add a label
 Your Maps activity

Photos



COLACURCIO
DEMOGRAPHICS FOR ~5 MI RADIUS OF 3286 Highway 160, FORT MILL, SOUTH CAROLINA
DATA SET YEAR 2023, 5-YEAR ESTIMATE SUBJECT TABLES

County	MECKLENBURG COUNTY										YORK COUNTY												
	58,24	58,68	59,08	59,10	59,18	59,20	59,21	59,24	59,25	59,26	59,29	59,30	59,31	59,32	610,04	610,06	610,07	610,09	610,10	610,11	610,12*	611,01	
Census Tract #	1,896	2,83	986	1,974	2,108	951	1,602	2,150	1,083	3,155	1,804	1,177	1,595	982	4,038	1,692	3,453	3,992	2,140	3,860	1,463	2,063	
Total Households	2,61	2,83	2,37	2,73	3,51	2,34	2,39	3,28	3,18	2,74	2,24	2,63	2,61	2,58	2,69	2,44	2,49	2,76	2,65	2,44	3,07	2,41	
Avg Household Size	1,257	687	716	1,020	1,738	453	920	1,864	877	2,701	897	751	1,007	653	3,136	1,237	2,395	3,461	1,628	2,543	1,256	1,254	
Total Families	3,30	3,42	2,82	3,97	3,84	3,33	3,15	3,44	3,49	3,00	3,25	3,33	3,22	3,13	3,14	2,82	3,08	2,94	3,12	2,96	3,28	3,24	
Avg Family Size	748	152	234	636	1,056	218	523	939	441	1,304	255	386	465	313	1,825	572	1,384	1,771	818	1,369	592	651	
HH w/ Children under 18	4,942	2,715	2,334	5,383	7,382	2,226	3,826	7,056	3,445	8,646	4,042	3,088	4,162	2,530	10,847	4,125	8,608	11,022	5,667	9,426	4,490	4,981	
In Households	1,812	564	515	2,002	650	650	1,005	2,471	929	2,934	1,128	1,146	1,072	766	3,809	1,133	2,847	3,273	1,929	2,507	1,573	1,745	
Child	1,634	881	386	1,722	2,366	591	786	1,720	806	2,460	444	835	845	537	3,148	942	2,183	2,670	1,499	2,009	1,023	1,197	
Total Children	600	182	253	625	947	240	532	355	297	815	74	353	435	183	725	251	579	614	461	814	361	322	
Under 6	1,034	699	133	1,097	1,419	351	254	1,365	509	1,645	370	482	410	354	2,423	691	1,604	2,056	1,038	1,195	662	875	
Age 6 - 17	1,098	834	365	1,539	1,793	559	1,051	1,946	757	2,225	688	717	909	607	2,892	971	1,969	2,762	1,629	2,166	1,088	1,155	
Enrolled in School	76	119	83	19	28	36	281	39	42	98	-	-	251	106	229	82	85	223	87	202	53	41	
Nursery/Preschool	-	-	27	300	128	58	-	36	37	232	138	82	48	-	195	38	161	171	214	135	25	39	
Kindergarten	331	294	52	360	527	154	79	641	197	521	112	172	126	112	800	208	389	959	445	464	213	245	
Grade 1 - 4	73	62	25	395	442	146	98	295	146	611	103	201	190	112	755	283	581	835	406	423	203	287	
Grade 5 - 8	406	345	60	272	416	72	212	502	188	416	94	172	46	173	756	232	487	430	315	372	228	397	
Grade 9 - 12	\$ 99,667	\$ 56,250	\$ 150,156	\$ 73,333	\$ 124,198	\$ 49,924	\$ 130,313	\$ 100,662	\$ 110,625	\$ 177,708	\$ 80,352	\$ 53,191	\$ 90,607	\$ 92,882	\$ 131,246	\$ 143,182	\$ 81,140	\$ 129,869	\$ 127,841	\$ 82,188	\$ 140,966	\$ 67,418	\$ 87,418
Families	\$ 111,597	n/a	\$ 181,971	\$ 96,143	\$ 133,879	\$ 71,583	\$ 141,121	\$ 97,119	\$ 116,961	\$ 197,188	\$ 87,194	\$ 72,288	\$ 103,125	\$ 113,065	\$ 145,336	\$ 150,666	\$ 109,469	\$ 140,191	\$ 148,476	\$ 119,890	\$ 157,188	\$ 79,375	\$ 79,375
Families w/ own children under 18	\$ 113,482	n/a	\$ 233,000	\$ 85,769	\$ 125,000	n/a	\$ 130,406	\$ 84,989	\$ 129,018	\$ 235,917	n/a	\$ 90,223	\$ 105,206	\$ 91,250	\$ 151,836	\$ 160,125	\$ 113,276	\$ 148,413	\$ 149,323	\$ 129,899	\$ 156,250	\$ 78,688	

County	MECKLENBURG COUNTY										YORK COUNTY											
	58,24	58,68	59,08	59,10	59,18	59,20	59,21	59,24	59,25	59,26	59,29	59,30	59,31	59,32	610,04	610,06	610,07	610,09	610,10	610,11	610,12*	611,01
Census Tract #	1,896	2,83	986	1,974	2,108	951	1,602	2,150	1,083	3,155	1,804	1,177	1,595	982	4,038	1,692	3,453	3,992	2,140	3,860	1,463	2,063
Total Households	2,61	2,83	2,37	2,73	3,51	2,34	2,39	3,28	3,18	2,74	2,24	2,63	2,61	2,58	2,69	2,44	2,49	2,76	2,65	2,44	3,07	2,41
Avg Household Size	1,257	687	716	1,020	1,738	453	920	1,864	877	2,701	897	751	1,007	653	3,136	1,237	2,395	3,461	1,628	2,543	1,256	1,254
Total Families	3,30	3,42	2,82	3,97	3,84	3,33	3,15	3,44	3,49	3,00	3,25	3,33	3,22	3,13	3,14	2,82	3,08	2,94	3,12	2,96	3,28	3,24
Avg Family Size	748	152	234	636	1,056	218	523	939	441	1,304	255	386	465	313	1,825	572	1,384	1,771	818	1,369	592	651
HH w/ Children under 18	4,942	2,715	2,334	5,383	7,382	2,226	3,826	7,056	3,445	8,646	4,042	3,088	4,162	2,530	10,847	4,125	8,608	11,022	5,667	9,426	4,490	4,981
In Households	1,812	564	515	2,002	650	650	1,005	2,471	929	2,934	1,128	1,146	1,072	766	3,809	1,133	2,847	3,273	1,929	2,507	1,573	1,745
Child	1,634	881	386	1,722	2,366	591	786	1,720	806	2,460	444	835	845	537	3,148	942	2,183	2,670	1,499	2,009	1,023	1,197
Total Children	600	182	253	625	947	240	532	355	297	815	74	353	435	183	725	251	579	614	461	814	361	322
Under 6	1,034	699	133	1,097	1,419	351	254	1,365	509	1,645	370	482	410	354	2,423	691	1,604	2,056	1,038	1,195	662	875
Age 6 - 17	1,098	834	365	1,539	1,793	559	1,051	1,946	757	2,225	688	717	909	607	2,892	971	1,969	2,762	1,629	2,166	1,088	1,155
Enrolled in School	76	119	83	19	28	36	281	39	42	98	-	-	251	106	229	82	85	223	87	202	53	41
Nursery/Preschool	-	-	27	300	128	58	-	36	37	232	138	82	48	-	195	38	161	171	214	135	25	39
Kindergarten	331	294	52	360	527	154	79	641	197	521	112	172	126	112	800	208	389	959	445	464	213	245
Grade 1 - 4	73	62	25	395	442	146	98	295	146	611	103	201	190	112	755	283	581	835	406	423	203	287
Grade 5 - 8	406	345	60	272	416	72	212	502	188	416	94	172	46	173	756	232	487	430	315	372	228	397
Grade 9 - 12	\$ 99,667	\$ 56,250	\$ 150,156	\$ 73,333	\$ 124,198	\$ 49,924	\$ 130,313	\$ 100,662	\$ 110,625	\$ 177,708	\$ 80,352	\$ 53,191	\$ 90,607	\$ 92,882	\$ 131,246	\$ 143,182	\$ 81,140	\$ 129,869	\$ 127,841	\$ 82,188	\$ 140,966	\$ 67,418
Families	\$ 111,597	n/a	\$ 181,971	\$ 96,143	\$ 133,879	\$ 71,583	\$ 141,121	\$ 97,119	\$ 116,961	\$ 197,188	\$ 87,194	\$ 72,288	\$ 103,125	\$ 113,065	\$ 145,336	\$ 150,666	\$ 109,469	\$ 140,191	\$ 148,476	\$ 119,890	\$ 157,188	\$ 79,375
Families w/ own children under 18	\$ 113,482	n/a	\$ 233,000	\$ 85,769	\$ 125,000	n/a	\$ 130,406	\$ 84,989	\$ 129,018	\$ 235,917	n/a	\$ 90,223	\$ 105,206	\$ 91,250	\$ 151,836	\$ 160,125	\$ 113,276	\$ 148,413	\$ 149,323	\$ 129,899	\$ 156,250	\$ 78,688

To: Resident(s) and property owner(s)

From: Anthony and Erin Colacurcio

Date: 1/8/26

Re: Notice of Neighborhood Meeting: Potential RUD Zoning Special Exception/Variance located at 3286 Hwy 160, Fort Mill, SC 29708.

To whom it may concern,

We are writing to inform you about an upcoming neighborhood meeting regarding the application submitted for Special Exception/Variance to RUD Zoning for the property located at 3286 Hwy 160, Fort Mill, SC 29708.

Purpose of Meeting:

The purpose of the neighborhood meeting is to ensure that nearby property owners are informed about the proposed project and its potential impact, and to gather resident input on the proposal. Mr. and Mrs. Colacurcio are requesting your input regarding the zoning for a family social park including a 5,000 sqft building with grab-n-go food/beverages and dedicated indoor child space, periodic food trucks, fenced green space and wooded nature trail. Business hours: Wednesday-Sunday, 10:00am-9:00pm EDT.

Current Zoning and Proposed Changes:

The Property is currently zoned RUD. We have submitted an application to request a Recreation and Amusement Special Exception to remain under current RUD zoning.

Community Meeting Details:

We will host an in-person neighborhood meeting on January 17, 2026 at 6:00pm EDT at First Properties of the Carolinas Real Estate (1 Executive Ct, Clover, SC 29710). An additional meeting will be conducted by the Board of Zoning Appeals and neighborhood comments will be reviewed and addressed.

Contact Information:

Please do not hesitate to contact Anthony or Erin Colacurcio at asksho@gmail.com.

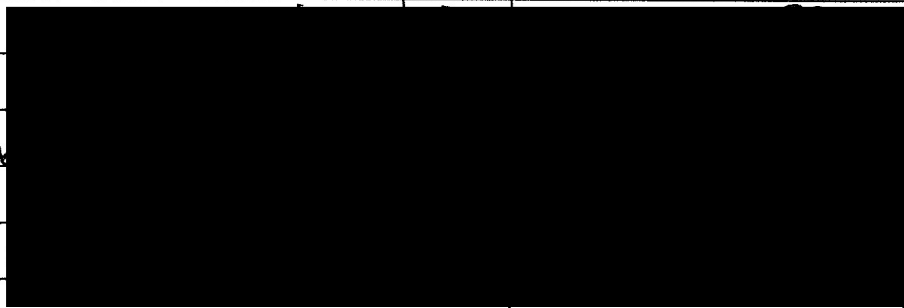
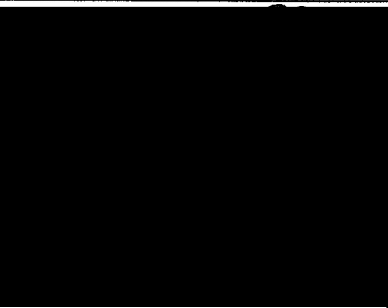
Sincerely,

Anthony & Erin Colacurcio

Please Sign In

GET Social Park, Neighborhood Meeting

1-27-26

Name	Address	Contact Info	
Richard Fenell			
JAMIE Kari Burroughs			
Kirsten Werner			
Diane Langan			



To: Resident(s) and property owner(s)

From: Anthony and Erin Colacurcio

Date: 4/8/25

Re: Notice of Neighborhood Meeting: Potential RUD Zoning Special Exception/Variance located at 3286 Hwy 160, Fort Mill, SC 29708.

To whom it may concern,

We are writing to inform you about an upcoming neighborhood meeting regarding the application submittal for **Special Exception/Variance to RUD Zoning** for the property located at **3286 Hwy 160, Fort Mill, SC 29708**.

Purpose of Meeting:

The purpose of the neighborhood meeting is to ensure that nearby property owners are informed about the proposed project and its potential impact, and to gather resident input on the proposal. Mr. and Mrs. Colacurcio are requesting your input regarding the zoning for a family social park including a 5,000 sqft building with grab-n-go food/beverages and dedicated indoor child space, periodic food trucks, fenced greenspace and wooded nature trail. Business hours: Wednesday-Sunday, 10:00am-9:00pm EDT.

Current Zoning and Proposed Changes:

The Property is currently zoned RUD. We have submitted an application to request a Recreation and Amusement Special Exception to remain under current RUD zoning.

Community Meeting Details:

We will host an in-person neighborhood meeting on **April 23, 2025 at 6:00pm EDT at First Properties of the Carolinas Real Estate (1 Executive Ct, Clover, SC 29710)**. An additional meeting will be conducted by the Board of Zoning Appeals and neighborhood comments will be reviewed and addressed.

Contact Information:

Please do not hesitate to contact Anthony or Erin Colacurcio at eakuhr@gmail.com.

Sincerely,

Anthony & Erin Colacurcio

Neighborhood Meeting Notes for RUD Special Exception - 1.27.26

GET Social Park, Project 20242838

- 4 Attendees present (additionally, the scope of area that was noticed was increased from the last neighborhood meeting)
- Attendees inquired how a public hearing was being considered again and the steps that were taken since the previous June 2025 hearing were explained

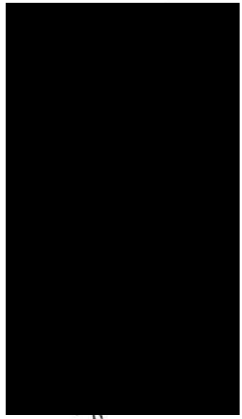
Questions/Concerns from the attendees included:

- Impact of traffic
 - Reiterated that analysis was completed and approved by an engineering firm, York County and SCDOT. Given the proposed building capacity and parking lot size, low impact to traffic was determined through traffic analysis
- Concerns on neighboring RV park
 - Re-stated that there are not connections to neighboring RV property and security system and fencing will positively impact the area
- Concerns regarding noise from music and general public
 - Clarified that following the previous meeting, sound test was performed by a professional audio and production company utilizing a decibel reader (this occurred during winter foliage). Several locations within the Hamilton Place neighborhood (including those closest to our property) were measured for sound with music playing at up to 100dB. At this level, there was no sound detected in the adjoining neighborhood.
 - Reiterated hours from 10am-9pm on Wed-Sat and 1pm-9pm on Sunday, so would not include late night music
- Concerns regarding ramifications if the business failed
 - Discussed the local demographics, particularly the number of families with young children. There was some discussion about whether the business would focus on South Carolina residents or draw people in from North Carolina. We pointed out that the target market was local residents and that the demographics seemed to support the feasibility of what we want to try to do.
- Possibility of compromise. It appeared that the attendees were not open to anything other than single family home construction on our property. That opinion seems to be adamant, but we offered multiple times to meet on site, to exchange information, or discuss all possibilities, if there is an interest.

In summary, the meeting lasted an hour and the attendees were very engaged. We sensed there is still significant pushback from the Hamilton Place neighborhood as it was indicated they don't want anything developed on the property. Additionally, the meeting was facilitated by Rich Fennell with James, McElroy and Diehl, P.A.

Please Sign In

GET Social Park, Neighborhood Meeting



Name	Address	Contact Info
Dawn Martin DM		
Katrina Pugh		
Susan Braewick		
Kirsten Werme		
Pam Martin		
Michael Martin		
Pam Martin		
Shaw R-Hc		

Neighborhood Meeting Notes for RUD Special Exception - 4.23.25

GET Social Park, Project 20242838

- 8 Attendees present
- Explained purpose of meeting to retain RUD zoning with variance/special exception
- Discussed site plan, traffic analysis report and business/operation plan (including logo and print outs of each)

Questions/Concerns from the attendees included:

- Impact of traffic
 - Reiterated that analysis was completed and maximum capacity of building at 100 patrons, so impact would be minimal
- Questions on plan for security
 - Discussed security system, cameras and motion detectors will be utilized
 - Concerns stem from neighboring property (RV park) and activity that occurs on their premises
- Concerns on noise due to being coded as an “amphitheater”
 - Explained that the platform will not exceed 400 sqft and will include acoustic artists
 - Reiterated hours from 10am-9pm and would not include late night music
 - **If we could highlight the type of entertainment during the BZA, we feel that would be helpful to clarify** (after we explained, it eased the concerns)
- Questions on landscaping, green space and child play area
 - Discussed the plan to retain as much green space as possible including a small trail in the woods and landscaped curb appeal
 - Mentioned child area will be turf, fenced area not to include large play equipment
- Inquired about privacy fencing
 - Informed that privacy fencing will be utilized on three sides of the property

In summary, the meeting lasted an hour and the attendees were very engaged. We sensed the hesitation at the commencement of the meeting, but after the discussion, we feel several concerns were eased and received compliments on our future plans.

Carolina Prime Productions

17523 Austins Creek Dr

980-357-2926

info@cppclt.com

Date: Jan 10th, 2026

To Whom It May Concern,

My name is Pawan Goraya, and I am the owner of **Carolina Prime Productions**, a professional audio and event production company. I am writing this letter to document and explain the sound test I personally conducted with **Tony and Erin** at the site of their upcoming venture.

On the day of the test, we set up a professional-grade speaker system at the location specified by Tony and Erin. Music was played through the speaker while decibel levels were actively measured and recorded at the source.

Following this, Tony and I drove to multiple surrounding locations, all of which are clearly referenced in his accompanying video and documentation. At each of these locations, we stopped, listened for any audible sound, and measured decibel levels using proper equipment. At no point were we able to hear music from the test location at any of the surrounding areas. Additionally, the decibel readings taken at each location were negligible and well within acceptable limits.

Based on my professional experience and the results of this test, I am comfortable stating that placing a speaker at the proposed location and playing music at levels up to **150 decibels** would not disturb or impact any of the neighboring residential areas located behind the venue.

If you have any questions or require further clarification, please feel free to contact me directly.

Sincerely,

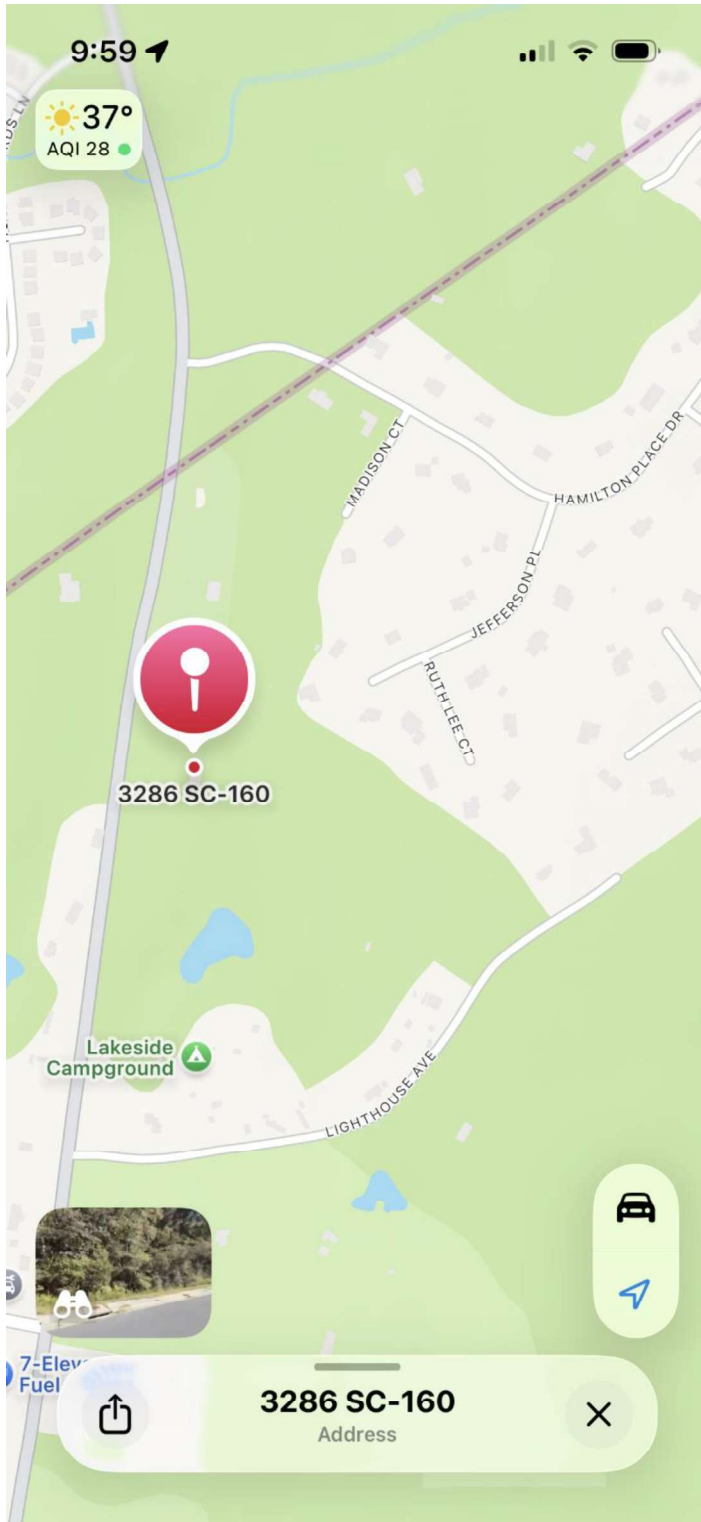
Pawan Goraya



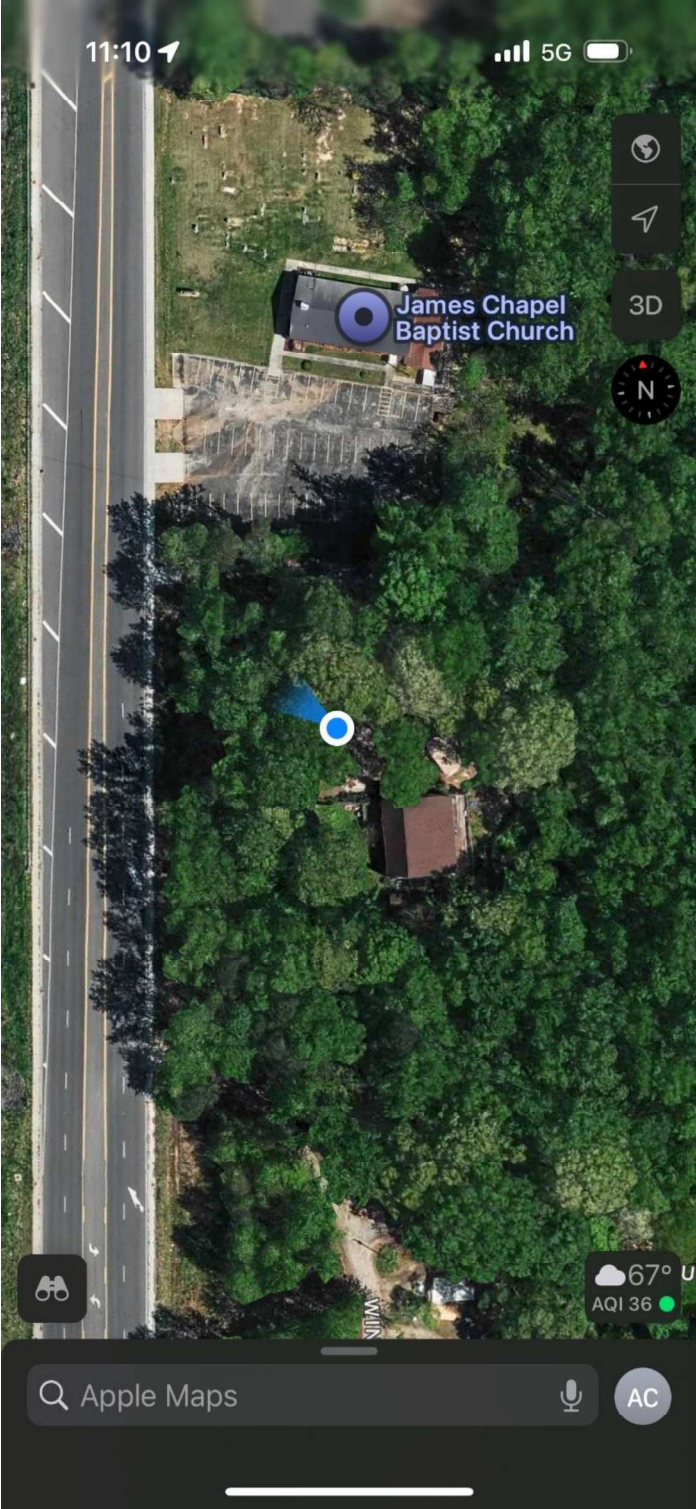
Owner

Carolina Prime Productions

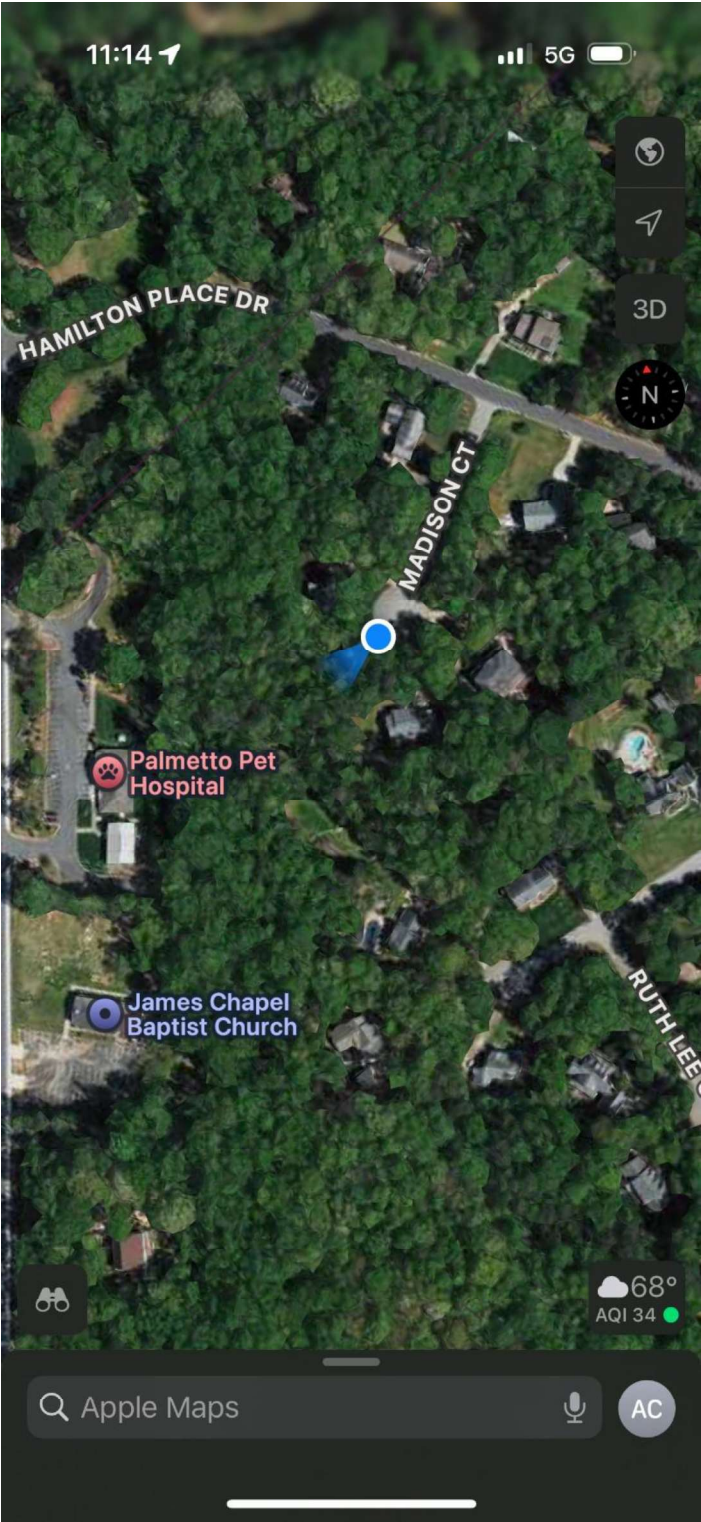
Sound Reading Locations 1/10/26:



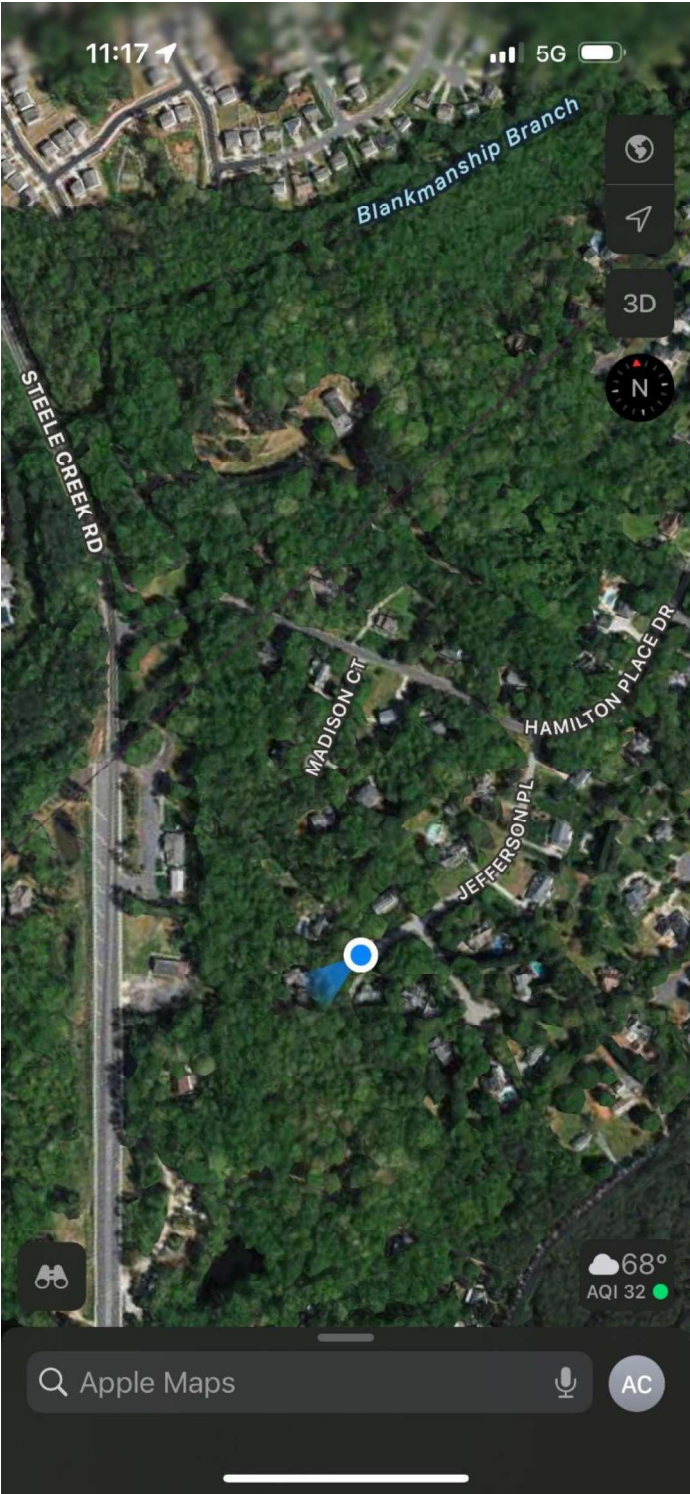
Sound measurement at primary location – Site of stage/platform:



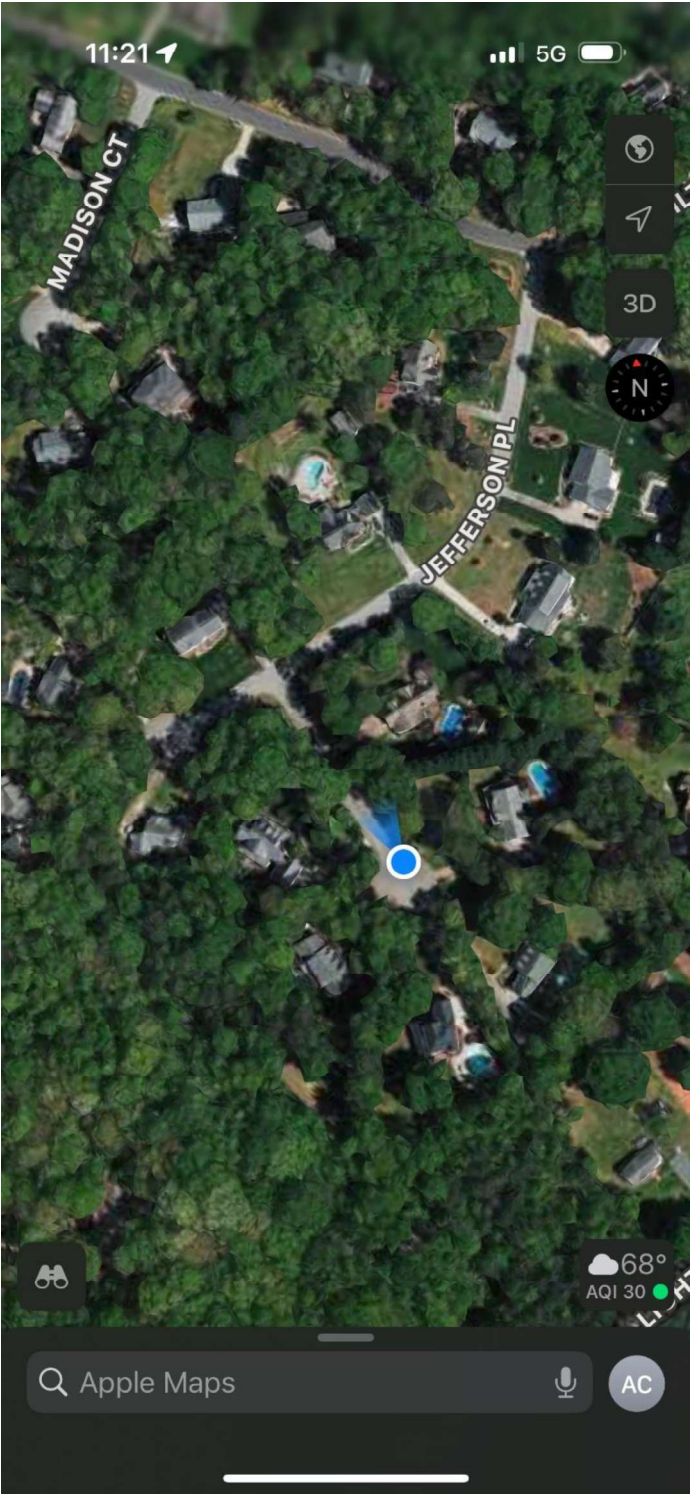
Sound measurement at location 1 – Madison Ct:



Sound measurement at location 2 – Jefferson Place:



Sound measurement at location 3 – Ruth Lee Ct:





South Carolina
Department of Transportation

Cherokee County
Chester County
Chesterfield County
Fairfield County
Lancaster County
Union County
York County

May 13, 2025

Matt Hines, P.E.
Bowman
1800 Huger Street
Columbia, South Carolina 29201

RE: GET Social Park
SC 160
York County

Dear Mr. Hines,

Thank you for allowing us to review the Traffic Impact Analysis (TIA) regarding the site located at 3286 SC 160. The Department provides the following comments.

TIA Recommendations

- Revise the striping of SC 160 at the Site Access intersection to provide a two-way left-turn lane.

SCDOT Comments

- The design of the recommended re-striping will be determined during the encroachment permit application process.
- No access location shall be considered approved until all requirements of the SCDOT ARMS manual are demonstrated as being met during the encroachment permit application process.

Once comments from all reviewers have been addressed, please submit a digital copy of the final draft to the Department. We look forward to the project proceeding to the encroachment permit process. At that time, all geometrical features, pavement designs, etc., will be reviewed by the appropriate office. If you have any additional questions or concerns, please contact the District 4 Permit Office at (803) 377-4155.

Sincerely,

C. Jason Johnston, P.E.
District 4 Engineering Administrator

CJJ/dib

cc: Christopher Stephens, York County Planning
Brice Parker, Resident Maintenance Engineer, York County
File: D4/PO/ACL

District Four Engineering
Post Office Box 130
1232 JA Cochran Bypass
Chester, SC 29706
803-377-4155 | 803-581-0156 Fax



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Traffic Impact Study

GET Social Park

PROPOSED RECREATIONAL DEVELOPMENT

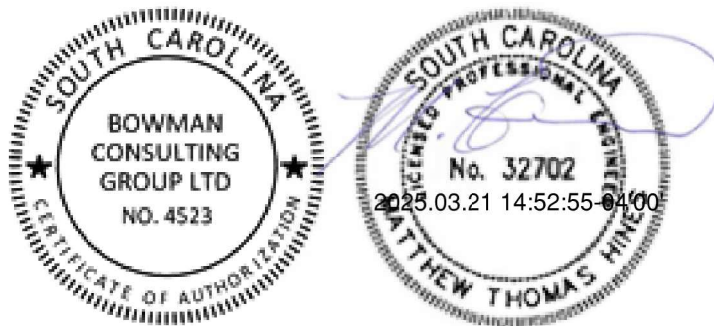
York County, SC 29708

Prepared for:

GR COLA, LLC.

Prepared by:

Bowman



Report Date: As Sealed

Bowman Project No. 430818-01-001

3/21/2025

Mr. Tony Colacurcio
GR Cola, LLC

Re: Traffic Impact Study
Proposed Recreational Development – GET Social Park

Dear Mr. Colacurcio,

Bowman has completed the Traffic Impact Analysis for the above referenced project. This study was performed in general accordance with the agreed upon contract and conditions along with SCDOT's Traffic Impact Study Requirements.

Please feel free to contact me if you have any questions at (803) 227-8558 or via email at mhines@bowman.com. Again, thank you for allowing Bowman to assist you with this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Hines", with a large, stylized flourish extending to the right.

Matt Hines, P.E.
Branch Manager

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EXECUTIVE SUMMARY

This report is a Traffic Impact Analysis (TIA) for a proposed recreational development located on SC Hwy 160, York County, SC 29708. The proposed development is known as GET Social Park and will include a building selling wine and beer, a playground, and a location for a food truck to operate on-site. Access to the site is provided via one (1) access driveway on SC Hwy 160 (SC-160).

The proposed development is anticipated to be completed in 2027. The proposed No-Build Condition models traffic in 2027 based on existing traffic counts and a growth rate of 3% per year for the community. The Build scenario includes the trips generated from the new development and growth rate to 2027. An estimate of the new trips generated by the development was made and the critical locations were analyzed based on the Existing, Build and No-Build scenarios.

Based on the analyses performed, it was found that the proposed development will not adversely affect the existing roadway network. No additional mitigation measures were found to be warranted.

1. STUDY AREA

The Study Area for this analysis is SC Hwy 160 (SC 160) from Zoar Road (S-155) to the Site Access (Private). The study area is a developing urban corridor with residential homes and commercial establishments.

Figure 1 (Appendix A) shows the site location and study areas.

2. PROPOSED LAND USE

The proposed site, located at 3286 SC-160, York County, SC 29708, is currently undeveloped and wooded. There was previously a residential home on the property that has since been demolished. The proposed site will be developed into GET Social Park, a recreational development. The ITE Land Use Codes that most accurately model this site are LUC 926 – Food Cart Pod and LUC 971 – Brewery Tap Room, as documented in the York County Preliminary Site Evaluation Form. Construction should be completed in 2027.

3. PROPOSED TRAFFIC FLOW

There is a small residential driveway at the northern road frontage of the site that will not be suitable for commercial use. Traffic will access the site via a proposed commercial access drive on SC-160 to be centered between the adjacent property accesses, Windrift Drive and the James Chapel Baptist Church southern access.

Exhibit 4 (Appendix A) shows a proposed schematic site traffic flow plan.

4. EXISTING AND NO-BUILD CONDITIONS

4.1 GENERAL

The proposed project is anticipated to be completed in the year 2027. Therefore, for the purposes of this report, the proposed No-Build conditions are not equivalent to the existing conditions. The No-Build and Build conditions are modeled in 2027.

4.2 ROADWAY

SC Highway 160 (SC-160) along the frontage of the site tapers from two to four lanes. The northern portion consists of a 2-lane (1-NB, 1-SB) urban principal arterial roadway with a striped median and curb on both sides. The southern portion consists of a 4-lane (2-NB, 2-SB) urban principal arterial roadway with a striped median and curb and sidewalk on both sides. The striped median tapers in front of the site but is not wide enough to allow vehicle storage or to be considered a two-way-left-turn lane. The posted speed limit is 45 MPH. The proposed access to the property is provided via one (1) driveway on SC-160.

SC Highway 160 (SC-160) is 5-lanes wide at its intersection with Zoar Road. The Northbound approach consists of two NB through lanes and a left-turn lane with 500 feet of storage. The Southbound approach consists of two SB through lanes and a two-way-left-turn lane. There is curb and sidewalk on both sides of SC-160. The posted speed limit is 35 MPH.

Zoar Road (S-155) at its intersection with SC-160 consists of a 3-lane (1-EB, 1-LTL, 1-WB) urban major collector roadway with a concrete median and curb on both sides. The posted speed limit is 45 MPH.

The Site Access consists of a 2-lane (1-EB, 1-WB) private roadway with no median. The posted speed limit will be 15 MPH.

4.3 TRAFFIC VOLUMES

A traffic volume study was conducted at the intersection of Zoar Road at SC-160 on Wednesday, March 12, 2025. **Appendix B** contains the traffic count data. Traffic volume data was collected between 7:00 to 9:00 AM and 4:00 to 6:00 PM to determine the AM and PM peak hours. The calculated peak hours for use in this study are 7:45 AM and 4:45 PM.

4.4 INTERSECTION LOS

An analysis to determine the Existing, No-Build and Build LOS of the intersections along SC-160 was performed using Synchro 12 for the AM and PM peak hour traffic volume. This analysis was based on the traffic data collected as described above. The results are displayed in **Table 1** below in Section 7.4.

5. TRIP GENERATION

The estimated trip generation of the proposed development was determined for the Build Condition using trip generation rates published in the Institute of Transportation Engineers' (ITE) Trip Generation Manual based on the number of food carts and the gross square footage of the tap room. Pass-by trips were not considered for this analysis. The Trip Generation report is included in **Appendix C**.

- Weekday AM Peak Hour Adjacent Street Traffic:
 - Brewery Tap Room (5,400 SF GFA) – 4 Total, 3 Entry, 1 Exit
- Weekday PM Peak Hour Adjacent Street Traffic:
 - Brewery Tap Room (5,400 SF GFA) – 53 Total, 31 Entry, 22 Exit
 - Food Cart Pod (2 Food Carts) – 12 Total, 6 Entry, 6 Exit

6. TRIP DISTRIBUTION

The general trip distribution was applied to the projected generated trips based on the existing traffic distribution. Site generated traffic is routed through the project area in a manner consistent with the existing traffic distribution (as measured at each intersection) and the site traffic flow routing (as proposed). **Exhibit 5 (Appendix A)** shows the entering/exiting trip distribution for the generated trips.

7. ANALYSIS

7.1 SITE IMPROVEMENTS CRITERIA

For the proposed development of the site, the following criteria should be ensured related to the site traffic.

- Intersection sight distance shall not be impaired at the proposed driveway accesses to the site from SC-160. Any improvements made to these intersections should maintain the minimum sight distance requirement per the ARMS manual.

7.2 RIGHT TURN LANE EVALUATION

The following conditions have been evaluated in the determination that a dedicated right turn lane is not warranted for the intersection of SC-160 at Site Access based on SCDOT Highway Design Manual Guidelines for Right Turn Lanes (Section 9.5.1.1).

- The mainline (SC-160) consists of a 4-lane (at the NB approach) urban roadway and does not satisfy the criteria in Figure 9.5B to consider an exclusive right-turn lane.
- The proposed intersection is unsignalized and four-lane.
- The right-turn movement on SC-160 at the Site Access operates at LOS A with minimal delay the Build condition.
- Along this developed corridor, no dedicated right-turn lanes exist to service roads on SC-160.
- The mainline does not curve to the left throughout this corridor and does not require superelevation.
- There is no parallel railroad facility crossing to impact traffic queuing.
- There are no known safety or operational issues, or significant conflicts related to right-turning movements at the proposed intersection.

7.3 LEFT TURN LANE EVALUATION

The following conditions have been evaluated in the determination that a dedicated left turn lane is not warranted for the intersections of SC-160 at Site Access #1 based on SCDOT Highway Design Manual Guidelines for Left Turn Lanes (Section 9.5.1.2).

- The mainline (SC-160) consists of a 2-lane urban roadway (at the SB approach) and satisfies the criteria in Figure 9.5-F to consider an exclusive left-turn lane. However, the left turning volume is only 18 vehicles in the PM peak hour which accounts for only 1.6% of advancing traffic.
- The left-turning volume is not more than 100 vehicles per hour at the intersection.
- The proposed intersection is unsignalized.
- Along this developed corridor, no dedicated left-turn lanes exist to service roads on SC-160.
- There is no median crossover at this intersection.
- There are no known safety or operational issues, or significant conflicts related to left-turning movements at the proposed intersection.

7.4 INTERSECTION ANALYSIS

Exhibit 6 (Appendix A) describes the Build traffic distributions used for the intersection analyses of AM and PM peak hours. The results of the intersection analyses for the Study Area are summarized in **Table 1** below. The proposed development is not expected to negatively impact the flow of traffic in the area. Analysis reports are included in **Appendix C**.

Table 1 Level of Service Summary					
Intersection	Traffic Control	Movement Approach with LOS & Overall	AM Peak Hour (AM)		
			Existing (Del)	No Build (Del)	Build (Del)
Zoar Rd @ SC-160	Signal	EB NB SB OVERALL	E (64.0) C (30.5) C (28.8) D (41.3)	E (68.3) C (30.7) C (31.1) D (43.3)	E (68.3) C (30.7) C (31.1) D (43.2)
Site Access @ SC-160	Stop	WB NB SB OVERALL	N/A	N/A	C (19.9) A (0.0) A (0.0) C (19.9)*
Intersection	Traffic Control	Movement Approach with LOS & Overall	PM Peak Hour (PM)		
			Existing (Del)	No Build (Del)	Build (Del)
Zoar Rd @ SC-160	Signal	EB NB SB OVERALL	C (25.8) C (30.8) E (74.6) D (44.4)	C (26.1) C (33.5) F (104.5) E (55.7)	C (26.2) C (33.2) F (109.3) E (57.3)
Site Access @ SC-160	Stop	WB NB SB OVERALL	N/A	N/A	F (87.5) A (0.0) A (0.2) F (87.5)*

***Unsignalized intersection summaries show the poorest performing approach LOS**

Site Access at SC-160

The Site Access approach at its intersection with SC-160 is operating at LOS C in the AM peak hour and at LOS F in the PM peak hour of the Build condition. The Site Access approach delay in the PM peak hour is 87.5 seconds, but the 95th percentile queue is only 1.7 vehicles, or 43 feet. That queue length is less than the proposed driveway throat length of 65 feet and should not disrupt traffic flow within the site. It is also not uncommon for the driveway or minor leg of an intersection with a high-volume highway to operate at a poor level of service while the major legs flow free. It should be noted that because the SC-160 striped median along the site frontage is tapering, vehicle storage was not allowed in Synchro for modeling purposes. NC-160 is projected to be widened in 2028 approximately 1,000 feet north of the proposed Site Access, at the North Carolina border. At that point SC-160 will be restriped to a 5-lane (2-NB, 2-SB, 1-TWLTL) roadway, the Site Access approach will function much better when it the left turns can operate as a 2-phase movement, using the TWLTL as storage.

Zoar Road at SC-160

The Zoar Road at SC-160 signalized intersection is operating acceptably at LOS D in the AM and PM peak hours of the Existing conditions. That intersection is projected to also operate at LOS D in the AM and LOS E in the PM peak hours of No Build and Build conditions. While the LOS shows an increase from D to E in the PM peak hours, this is only an increase of 11.3 seconds due to population growth and not due to the proposed development. With 55 seconds being the minimum quantity for LOS E classification and this intersection having a 55.7 second delay, it is a low classification of LOS E, which will still operate acceptably.

8. MITIGATION AND ALTERNATIVES

There are no mitigation recommendations based on this study.

9. CONCLUSIONS

The proposed development will not have any significant impact on peak hour volumes along SC-160 or Zoar Road in the vicinity of the site. The net change in traffic is not expected to negatively affect the current traffic operations.

Appendix A

Proposed Site Maps

Proposed Recreational Development

Figure 1: Study Area Map



Legend

Proposed Recreational
Development - GET
Social Park

Site Access

SC-160

SC-160 @ Zoar Rd

Zoar Rd

