Kershaw County Planning Commission

AGENDA

APRIL 12, 2021 REGULAR MEETING @ 5:30 PM

NOTE: This meeting will be held virtually via the Zoom meeting platform. Applicants and any members of the public must send requests to attend the Zoom virtual meeting by sending an email to joseph.raczkowski@kershaw.sc.gov by 4:00 PM on April 12, 2021.

I. **Call to Order and Determination of Quorum**
Claude Eichelberger, Chairman

II. **Welcome New Members - Fiona Martin and Rob Andrews**

III. **Approval of Minutes**
February 8, 2021

IV. **WITHDRAWN BY APPLICANT ON 4.12.2021** **Case 21-04:** *Rezoning Public Hearing (tabled from February 8, 2021 meeting per the applicant's request).* Crosshair Investments, LLC, property owner, is requesting a change in the zoning classification of approximately 5 acres from R-15 (Low Density Residential) to B-2 (General Business District). The property is identified as TMS# 308-00-00-211 with an address of 699 Wildwood Lane, Lugoff. This is a general use rezoning request, therefore, no specific development plans have been submitted. Any and all uses within the proposed B-2 zoning district will be allowed if this rezoning case is approved.

V. **Case 21-06:** *The Village at Boulware Park.* Tier Homes, LLC/ Yandle, applicant, requests approval of a Major Subdivision Development application to subdivide 18.3 acres into 143 residential townhome lots. The subject property is located along Boulware Road/Plaza Drive/Benjamin Drive, is currently zoned GD (General Development District), and identified as TMS# 296-00-00-058 p/o.

VI. **Previous Cases / Development Update**

VII. **Adjournment**

PLANNING COMMISSION PROCEDURE FOR
PROVIDING PUBLIC COMMENTS FOR PUBLIC HEARINGS

NOTE: The Planning Commission is following the same procedures as adopted by the Kershaw County Council

With respect to public hearings required by the South Carolina Code of Laws, said public hearings shall be conducted electronically as provided herein. All public comments made during such hearing shall be submitted in writing to the Clerk to the Planning Commission via either:

1) U.S. Mail addressed to:
   Clerk to the Planning Commission
   Kershaw County Planning and Zoning Department
   515 Walnut Street
   Camden, South Carolina 29020
2) Email addressed to rhonda.darity@kershaw.sc.gov

All comments must be received one (1) hour prior to the scheduled hearing. The comments shall be distributed to the members of the Planning Commission prior to the public hearing and read into the record at the time of the public hearing. The comments shall be limited to three hundred (300) words or less. In the event more than ten (10) comments are received, the Chairman is authorized to paraphrase the reading of the comments into the record in order to optimize time efficiency of the public hearing.

For virtual meetings held via the Zoom meeting platform, applicants and any members of the public must send requests to attend the Zoom virtual meeting by sending an email to joseph.raczkowski@kershaw.sc.gov by 4:00 PM on the day of the meeting.

Kershaw County Planning and Zoning Commission
Regular Session Minutes – February 8, 2021, 5:30 PM
Zoom Meeting Platform
515 Walnut Street, Camden, SC 29020

Members in Attendance: Claude Eichelberger, George Harkins, Kevin Scharf, Kate Denton, and Curtis Blackmon
Members Absent: None
Staff in Attendance: Michael Conley, Joey Adams-Raczkowski and Rhonda Darity

Call to Order
The Chairman, Claude Eichelberger, called the meeting to order at 5:30 PM.

Approval of Minutes
Chairman Eichelberger stated that the minutes for the January 11, 2021 regular meeting had been distributed electronically, and asked if there were any corrections or additions. Hearing none, he called for a vote to approve the minutes. All present voted in favor of approving the minutes. .

Request to Rezone Old Stagecoach Road TMS# 272-00-00-004, From MRD-1 to R-15 - Case 21-01
In giving his staff report, Joey Adams-Raczkowski informed the Commission that the applicant, Eddie Yandle for Tier Homes, LLC is requesting to rezone a +/- 99 acre parcel, from MRD-1 (Rural Resource District) to R-15 (Residential) The site is located on the south side of Old Stagecoach Road, approximately one mile east of the intersection with Jefferson Davis Highway. The parcel is currently undeveloped. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. The subject parcel is surrounded by predominantly residential zoning districts including R-15 and MRD-1. Staff does not object to the Planning and Zoning Commission recommending approval of the rezoning request of the subject property from MRD-1 to R-15.

After discussing the matter, George Harkins made a motion to approve recommending the rezoning request from MRD-1 to R-15. Kate Denton seconded, and all voted in favor of recommending that the property be rezoned from MRD-1 to R-15.

Request to Rezone 699 Wildwood Lane TMS# 308-00-00-211, From R-15 to B-2 – Case 21-04
Mr. Adams-Raczkowski informed the Commission that the applicant has requested that this case be tabled until the regular meeting scheduled for April 12, 2021.

Kate Denton made a motion to table this case until the regular meeting scheduled for April 12, 2021. Kevin Scharf seconded, and all voted in favor.

Major Subdivision Sketch Plan Review for Chestnut Ridge Subdivision, Chestnut Road – Case 21-02
In giving his staff report, Mr. Adams-Raczkowski informed the Commission that the applicant, Eddie Yandle for Tier Homes, LLC is proposing to subdivide an existing 2.5 acre tract into three separate lots, TMS# 321-00-00-190. The 2.5 acre tract was once part of a large parent parcel that has now been subdivided into more than 10 lots. Although these three lots will have direct access to Chestnut Road via SCDOT approved driveways, the developer has volunteered to offer the creation of a natural open space at the rear of the lots, as

well as planting a Type A Street Buffer along the road in front of each lot. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. Staff reviewed the proposed subdivision. The proposal meets the minimum subdivision standards set forth by the ZLDR. Staff does not object to approving the subdivision creating a total of three lots as presented. Note, no further subdivision of the original tract may take place without further review by the Planning Commission.

After a brief discussion, George Harkins made a motion to approve the subdivision of the three lots, as presented. Curtis Blackmon seconded, and all voted in favor.

Major Subdivision Sketch Plan Review for Willow Creek Commons, Willow Creek Blvd. – Case 21-03
In giving his staff report, Mr. Adams-Raczkowski informed the Commission that the applicant, George Delk for Staples Family Partnership, is proposing a 54 duplex lot subdivision, resulting in a total of 108 units for this +/- 25 acre parcel. Two full ingress/egress points are proposed, both connecting to the existing Willow Creek Boulevard. The development is proposed to be constructed in one phase. Several internal streets will serve the development. A total of two cul-de-sacs are also proposed.The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. Staff has reviewed the proposed major subdivision sketch plan for Willow Creek Commons - Phase 5. The proposal generally meets the minimum subdivision standards set forth by the ZLDR. Staff recommends approval of the proposed major subdivision sketch plan by the Planning and Zoning Commission with the following conditions:

1. The preliminary and final plats must meet all appropriate requirements, as reviewed by staff, and found complete per ZLDR 5:2.4.
2. Sewer plans shall be finalized, submitted, and approved by county engineers along with submission of preliminary plans/construction documents.
3. Sidewalk location shall be detailed on the preliminary/construction drawings.
4. Include a note on the sketch plan detailing that a Type “E” street buffer will need to be shown for lots 33-36, and a Type “C” buffer will need to be designed and planted along the eastern property line that borders residentially zoned property.
5. Issuance of Kershaw County encroachment permits for the new entrances connecting with, and any improvements to, Willow Creek Boulevard. Any improvements required by Kershaw County must be shown in the preliminary plans/construction drawings. The timing of any required Kershaw County improvements must be noted on the preliminary plans/construction drawings.
6. Issuance of SCDHEC/Kershaw County MS4 stormwater permits.
7. Stormwater management ponds: The Planning Commission prefers that stormwater management ponds are fenced for safety.
8. Homeowners Association documents shall include language regarding maintenance of stormwater management devices, amenity areas, and dedicated open space areas.
9. Street lighting shall be shown on preliminary plans/construction drawings.
10. No construction activities or phased land clearing may begin until the next stage of subdivision review has been completed and all applicable permits obtained.
11. If the applicant proposes significant future changes to the approved sketch plan design such as , but not limited to, access and circulation, increase in the number of lots, open space alterations, and impact to environmental features, additional review and approval by the Planning Commission may be required.

After a brief discussion, Kate Denton made a motion to approve the major subdivision sketch plan with staff recommendations. Kevin Scharf seconded, and all voted in favor.

Development Updates
Staff has received numerous inquiries concerning large family subdivision projects.
There will be no March meeting.
We have a rezoning case scheduled for our April meeting.

Adjournment
At 6:17 PM, the Chairman asked if all were in favor to adjourn, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary

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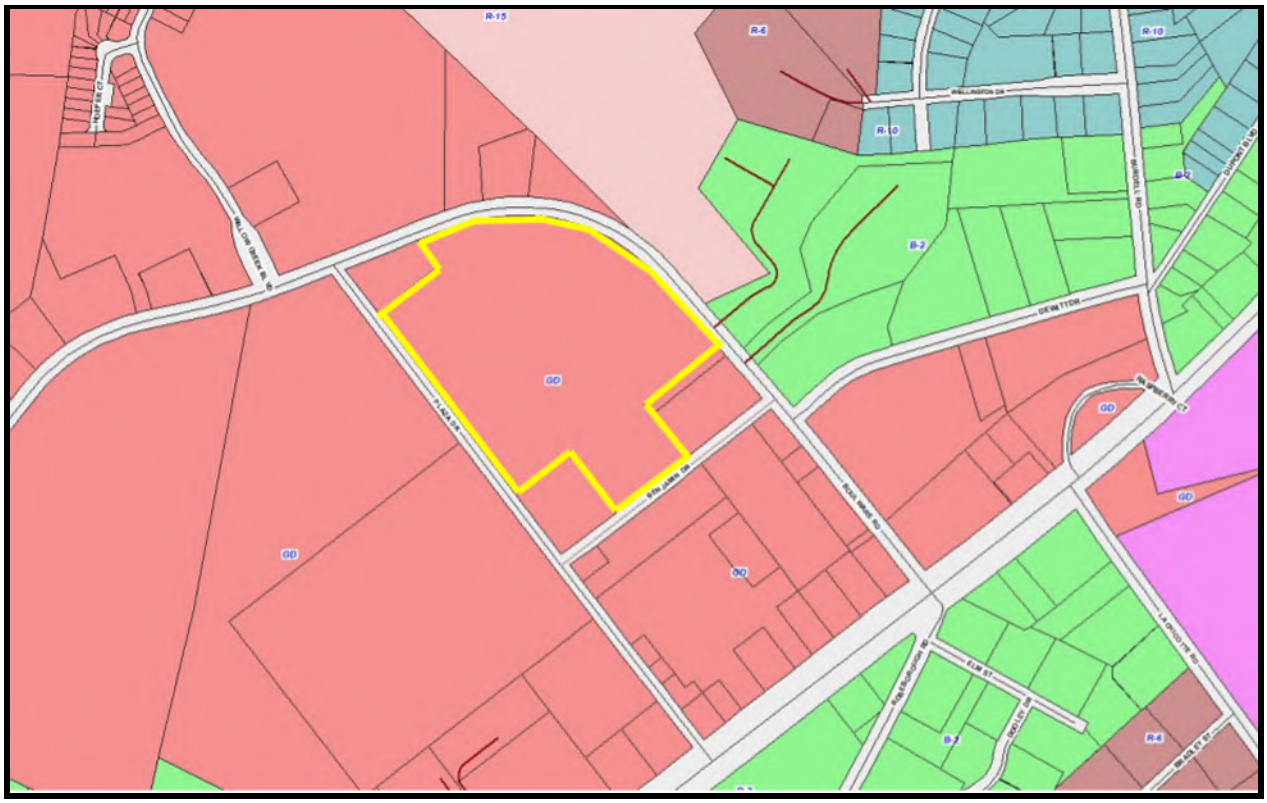
THE VILLAGE AT BOULWARE PARK



KERSHAW COUNTY
PLANNING & ZONING COMMISSION

MAJOR SUBDIVISION
SKETCH PLAN REVIEW

Current Zoning: GD

TMS# 296-00-00-058 (portion of)

April 12, 2021

STAFF REPORT

KERSHAW COUNTY PLANNING COMMISSION
(APRIL 12, 2021 Meeting)

Request #: 21-06
Staff: Joey Adams-Raczkowski, Planning Manager

Applicant: Executive Construction Homes (Yandle)
Property Size: 18.3 acres

Current Zoning: GD (General Development District)
Location: Site is located along Boulware Road/Plaza Drive/Benjamin Drive

TMS#: 298-00-00-058 (portion of)

Background Summary: Proposal for this 18.3 acre parcel includes 143 townhome lots. Site is located along Boulware Road/Plaza Drive/Benjamin Drive, near the US Post Office and Lugoff Discount Tire. Townhome product will consist of two-story units ranging in size from 1,350 SF - 1,950 SF with no car, one car, or two car garages. Townhomes will be constructed in strings of 3 and 4 units each. Two full ingress/egress points are proposed, connecting to the existing Plaza Drive and Benjamin Drive roadways. The development is proposed to be constructed in three phases. The internal street network consists of a looped street design. A Traffic Assessment has been conducted. As stated in the Traffic Assessment, no significant impact to the existing Level of Service (LOS) along the existing roadways and intersections is anticipated.

The developer is required to provide 15%, or 2.75 acres, of open space. However, the proposal includes 3.11 acres of open space which is predominantly located within the existing common areas in the center of the development as well as the significant perimeter buffer areas. Stormwater plans include construction of two fenced detention areas, one at the northern end of the site, and the second in the southeast corner of the development. A 4' sidewalk is planned along both sides of each internal road. The proposal also includes the required street landscaping buffers.

Sewer is / will be available to the site and provided by Kershaw County. This results in an allowed gross maximum density per acre of 8.7 units. However, the proposed net density is 7.8 units per acre.

Key Issue Summary: The following key issues should be resolved through the consideration of this application:

- Does the request follow the Future Land Use Map?
- Does the request correlate with the current Kershaw County Comprehensive Plan?

Preliminary Staff Recommendation: Staff contends that the proposed major subdivision sketch plan does meet the minimum requirements of the Zoning and Land Development Regulations. There are several standard conditions staff is including with the recommendation as a result of the staff analysis of this proposal, as shown on page 11.

Current Property Information

Land Use	The parcel is vacant at this time.
Site Features	The site is wooded.
Flood Hazards	None.
Vehicle Access	Two full access entrances are proposed from existing Plaza Drive and Benjamin Drive roadways. The internal street network provides ample interconnectivity within the development.

Surrounding Zoning and Land Use

	Zoning:	**Land Use:**
North:	GD	Auto service business. Across Boulware Road, Lugoff Elgin Water Autority.
South:	GD	Auto repair, US Post Office.
East:	R-15 and B2	Across Boulware Road, existing apartment development, as well as vacant property recently rezoned to R-15 residential district.
West:	GD	Across Plaza Drive is an existing warehousing/machinery business, as well as vacant property.

Zoning District Summary

	Existing Zoning: GD
Zoning District Intent:	This is a multiple use district, the intent of which is to promote the "highest and best use" of land without negatively impacting surrounding land uses or environmental resources. The GD zoning district has the widest range of permitted residential uses - from single-family, to apartments, to manufactured home parks. The GD district also allows for the widest range of non-residential uses - from retail to agricultural to light industrial. The GD zoning district affords the applications of the Comprehensive Plan's mixed use principals.
Permitted Uses (Not limited to): *NOTE: For a complete listing of permitted and conditional uses, please see Table 3-3 of the ZLDR.*	Single-Family Detached Manufactured Housing Multi-Family, Apartments Townhouses Electric Transmission Only Water Supply Systems Storage Agricultural Production Crops Food and Beverage Stores Libraries and Archives Eating Places Gasoline Stations General Auto Repair Banks Hotels and Motels Community Center for Elderly or Other Residential Care Facilities Museums Golf, Tennis, Swimming Club Religious Organizations Attorney's Office Barber and Beauty Shops
Water and Sewer Service:	Lugoff-Elgin Water Authority Kershaw County Sewer
Lot and/or Density Requirements: **(See townhome conditional use standards below)**	Minimum lot size in GD for lots without access to public sewer or community onsite sewage treatment and disposal systems and public water (lots on septic tank and well) shall be three quarters (3/4) of an acre (.75 acre).

	The minimum lot size in GD for lots without access to public sewer or community onsite sewage treatment and disposal systems, **but on public water**, shall be one-half (1/2) acre (.50 acre). Minimum lot size in GD on public sewer and public water is (6,000 sq. ft.) single-family.
Setbacks Required: **(See townhome conditional use standards below)**	Street Frontage: 50' Front: 35' Side: 10' Rear: 10'
Height Restrictions:	4 stories
Maximum Impervious Surface Ratio: Measured as a percent of total lot area	.60
Maximum Density: Measurements in units per gross acre	8.7 with community water and sewer

Townhome Conditional Use Standards

Due to the unique design features of townhome developments, the dimensional requirements of Table 3-4 and Table 3-5 are hereby waived and the following design criteria are imposed for all such projects:

Minimum Lot size:	Entire project must be at least one-half acre in size.
Strings of Townhomes:	No more than eight (8) or fewer than two (2) townhouses may be joined together, with approximately the same (but staggered) front line.
Side Yard Setback:	Side yard setbacks at the end unit shall be as required for the district in which the project is located, with not less than a twenty (20) foot distance between groups of adjoined buildings in the project area.
Rear Yard Setback:	Minimum of 20’
Minimum Lot Width:	18’
Sidewalks:	Sidewalks not less than three (3) feet in width shall be provided along the front property line of each project and building.
Maximum Height:	35’
Front Yard Setbacks:	Shall be as required by the district, or as modified by the Board of Zoning Appeals.
Rear Yard Wall or Fencing:	Shall be enclosed by 6’ masonry/brick wall or fencing.
Accessory Buildings:	Rear yards may include one accessory building no greater than 500 sq. ft. in size.

Infrastructure

Council District	District 1
Water	Lugoff-Elgin Water Authority
Electricity	Dominion Electric Cooperative
Sewer or Septic	Kershaw County Sewer
School(s)	Lugoff Elementary Lugoff-Elgin Middle School Lugoff-Elgin High School
Fire District	Lugoff Fire Department
Police Department	Kershaw County Sheriff’s Department

Traffic

Street Classification	LOS (Level Of Service)
Local Roads: Primarily provide access to adjacent land and road systems of higher classification for travel over relatively short distances as compared to collectors. *NOTE: A Traffic Assessment was conducted and is discussed later in this staff report.*	**Boulware Road** is a paved state maintained local road with a right-of-way width of 66-feet. There is no SC DOT traffic count data available for this road. **Benjamin Drive** is a County maintained local road. with a right-of-way width of 50-feet and has a paved surface of approximately 22-feet wide. **Plaza Drive** is a paved state maintained local road with a right-of-way width of 50-feet. There is no SC DOT traffic count data available for this road.

Comprehensive Plan Considerations:

- **ECONOMIC DEVELOPMENT (ED)** – Land areas that contain a full range of business, commercial, industrial, institutional, and service uses, as well as related infrastructure. Existing residential developments and individual residences located within the ED area provide options for residents to shorten the distance between work and home. Access to regional transportation routes and to existing water and sewer facilities will continue to make these Economic Development areas attractive for a wide range of uses including commercial and industrial development, higher density residential development, and uses related to the equine industry.

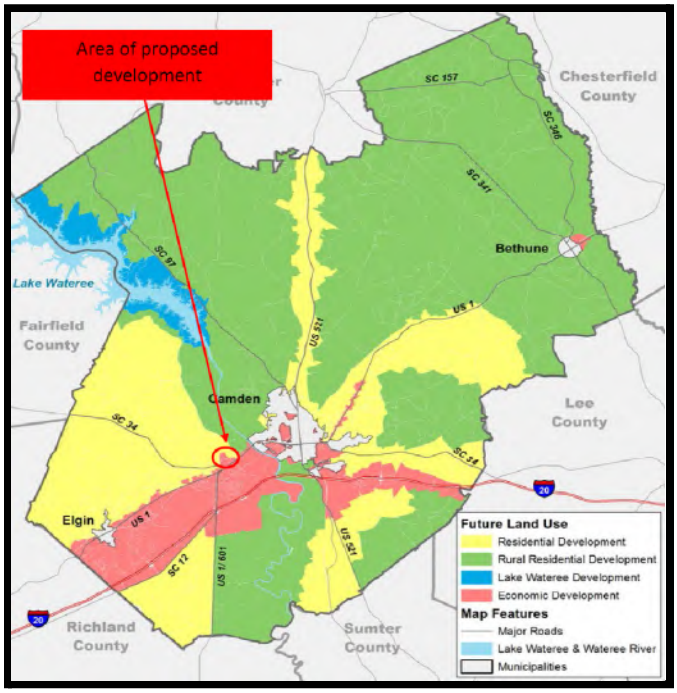
Planning Considerations:

- Enable and promote the development of a broad range of housing choices to meet the needs of residents and accommodate a variety of economic levels, age groups, and preferences.
- Channel most projected housing into defined "development areas" with essential support facilities.
- Coordinate the provision of community facilities to coincide with the projected needs of development

- **INFILL HOUSING**
  Infill opportunities will be predominantly on vacant lots or underutilized land. Infill houses in residential areas should be compatible with existing housing types while incorporating the desired modern amenities, style, and decors. This means that the predominant housing type will be a single-family detached unit. Townhouses, apartments, or other higher density units should be encouraged in locations where they can appropriately blend into the fabric of the neighborhood. This can be accomplished through re-zoning, density bonuses, and other regulatory strategies.

- **ADEQUATE PUBLIC FACILITIES**
  Channel projected population gains into areas of the county best suited to accommodate growth, i.e. areas with existing and/or planned infrastructure, and away from rural areas and natural resources. Channel most projected housing into defined "development areas" with essential support facilities.

Kershaw County Future Land Use Map



Decision Criteria:
Again the key issues that should be resolved through consideration of this application are:

- Does the request follow the Future Land Use Map?
- Does the request correlate with the current Kershaw County Comprehensive Plan?

Future Land Use Map

The proposed project is located in an area designated Economic Development.

- ***ECONOMIC DEVELOPMENT (ED)*** – Land areas that contain a full range of business, commercial, industrial, institutional, and service uses, as well as related infrastructure. Existing residential developments and individual residences located within the ED area provide options for residents to shorten the distance between work and home. Access to regional transportation routes and to existing water and sewer facilities will continue to make these Economic Development areas attractive for a wide range of uses including commercial and industrial development, higher density residential development, and uses related to the equine industry.

The Comprehensive Plan.
Preliminary Staff Comments: The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map.

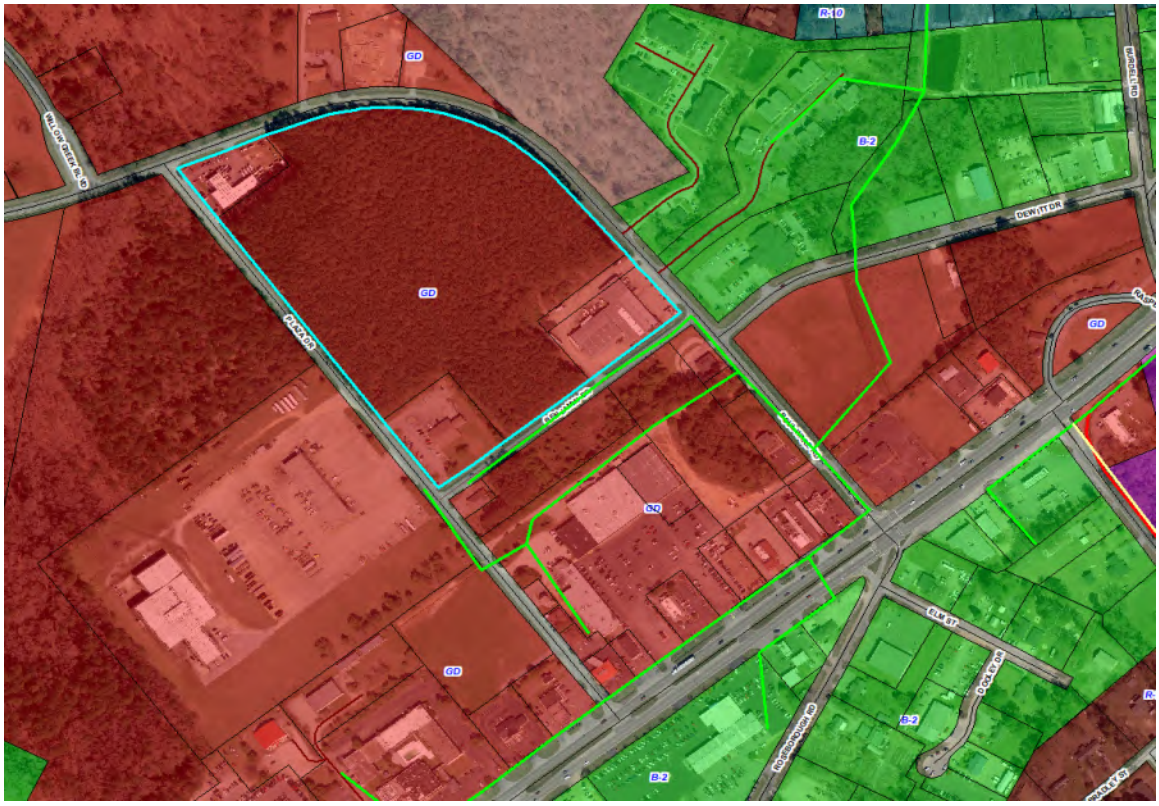
The current conditions and character of the current structures and uses in each district.
Preliminary Staff Comments: The subject parcel predominantly surrounded by GD zoning district. The proposed townhome subdivision introduces additional housing units to the area which are compatible with existing residential land development patterns, lots sizes, and overall housing density in that area of the county. Therefore, the character of the area will not be adversely impacted by introducing additional residential development.

The most desirable use for which the land in each district is adapted.
Preliminary Staff Comments: The subject property is located in an area of the central / west-central portion of the county that is favorable for residential development. This development will provide additional housing choices that are in general proximity to public schools, water recreation activities, and general services offered in the Elgin and Lugoff areas. This area of the county also has relatively close access to Highway 34, Highway 1, Highway 601, and Interstate 20.

The conservation of property values throughout the jurisdiction of Kershaw County.
Preliminary Staff Comments: Staff has not seen any empirical evidence that additional new construction, within a zoning district that allows residential development, will have a negative impact on property values.

Responsible growth and development:
Preliminary Staff Comments: The proposed project meets the objectives of higher density residential development and infill housing. Additionally, the proposed project meets the planning objectives in that the proposed subdivision is placing housing in an area of the county that is favorable for higher density residential development.

Zoning Map of Subject Property, with existing sewer lines in green color color



Impact Assessment:

ZLDR section 5:2.9-3 requires staff to contact service providers to give them the opportunity to comment on any impacts the proposed project will have on the services they provide to the project area. Per 5:2.9-3 the following service providers were sent an impact assessment letter. Comments returned from the service providers have been incorporated into the general content of this staff report and/or the staff recommendations.

Staff Review

Site Design (5:3.2-1)
The Zoning and Land Development Regulations states that "The purpose of design and improvement standards is to create functional and attractive developments and to minimize adverse impacts." Site design generally shall take the following into consideration:

A. To preserve any natural features on the site;
B. To avoid areas of environmental sensitivity;
C. To minimize impacts and alteration of natural features;
D. To avoid adversely affecting groundwater and aquifer recharge;
E. To reduce cut and fill;
F. To avoid unnecessary impervious cover;
G. To prevent flooding
H. To provide adequate access to lots and sites; and
I. To mitigate adverse effects of noise, odor, traffic, drainage, and utilities.

Traffic Management Plan (5:2.8):
A Traffic Impact Analysis was required and completed. The study found that at build-out, the proposed intersections, as well as the existing roadways, will be minimally impacted and will continue to operate at an acceptable Level of Service (LOS). Driveway encroachment permits will be required by SC DOT and Kershaw County prior to construction document approval.

Sidewalks (5:3.14):
Per the submitted sketch plan the developer is showing a "typical lot detail", as well as shaded illustration on the plan itself, indicating that 4' sidewalks will be constructed on both sides of each internal street.

Lighting (5:1.6):
Staff will work with the applicant to ensure that this information is finalized at the next stage of development review.

Subdivision and Street Names (5:3.8-13 & 5:1.7):
Subdivision and street names have been approved.

Residential Common Open Space (3:5.4):
The proposed subdivision, as submitted, slightly exceeds the open space requirements by approximately 0.36 acres. The majority of open space areas are located in the center portion of the subdivision.

Landscape Buffer (3:5.1-5):
A 20' wide perimeter landscaping buffer has been shown along the entire road frontage perimeter of the proposed development. Staff will work with the applicant to finalize the plantings within that buffer prior to the next stage of plan review.

Staff Recommendation:
Kershaw County Planning and Zoning has reviewed the proposed major subdivision sketch plan for The Village at Boulware Park. The proposal generally meets the minimum subdivision standards set forth by the ZLDR.

Staff recommends approval of the proposed major subdivision sketch plan by the Planning and Zoning Commission with the following conditions:

1. The preliminary and final plats must meet all appropriate requirements, as reviewed by staff, and found complete per ZLDR 5:2.4.
2. Sewer plans shall be finalized, submitted, and approved by county engineer along with submission of preliminary plan/construction documents.
3. Issuance of SC DOT driveway permits for access onto Plaza Drive.
4. Issuance of Kershaw County encroachment permits for the new entrances connecting with, and any improvements to, Benjamin Drive. Any improvements required by Kershaw County must be shown in the preliminary plans/construction drawings. The timing of any required Kershaw County improvements must be noted on the preliminary plans/construction drawings.
5. Issuance of SC DHEC / Kershaw County MS4 stormwater permits.
6. Homeowner Association documents shall include language regarding maintenance of stormwater management devices, amenity areas, and dedicated open space areas.
7. Street lighting shall be shown on preliminary plans/construction drawings.
8. No construction activities or phased land clearing may begin until the next stage of subdivision review has been completed and all applicable permits obtained.
9. If the applicant proposes significant future changes to the approved sketch plan design such as, but not limited to, access and circulation, increase in the number of lots, open space alterations, and impact to environmental features, additional review and approval by the Planning Commission may be required.

Below: Intersection of Plaza Drive and Boulware Road. Subject property behind existing business.

Below: Intersection of Plaza Drive and Benjamin Drive (on right). Subject property behind the US Post Office on right.

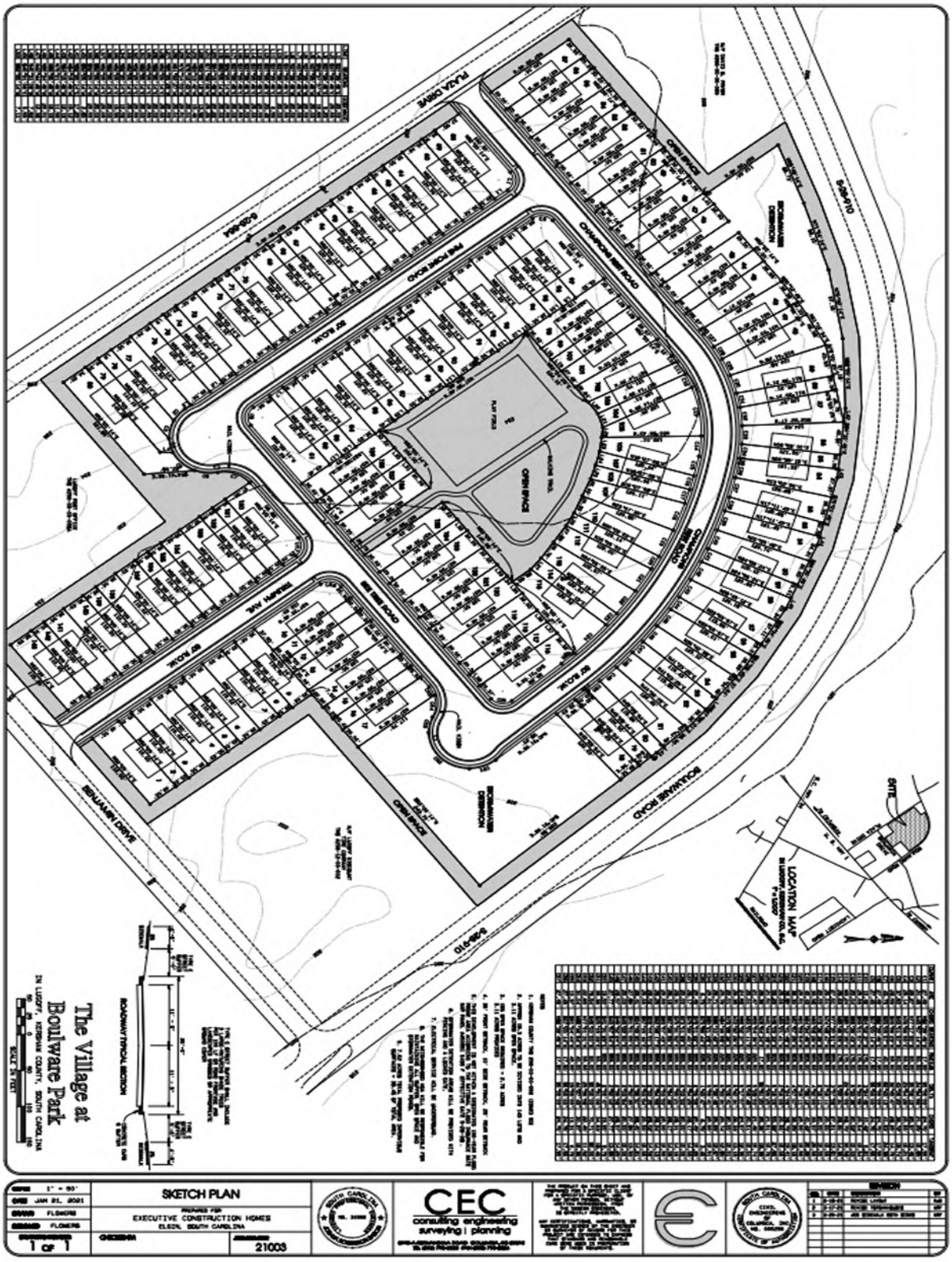
Below: Intersection of Boulware Road and Benjamin Drive (on left). Subject property behind existing business on left.

Below: Benjamin Drive looking westward toward Plaza Drive. Subject property on right where pine trees begin.

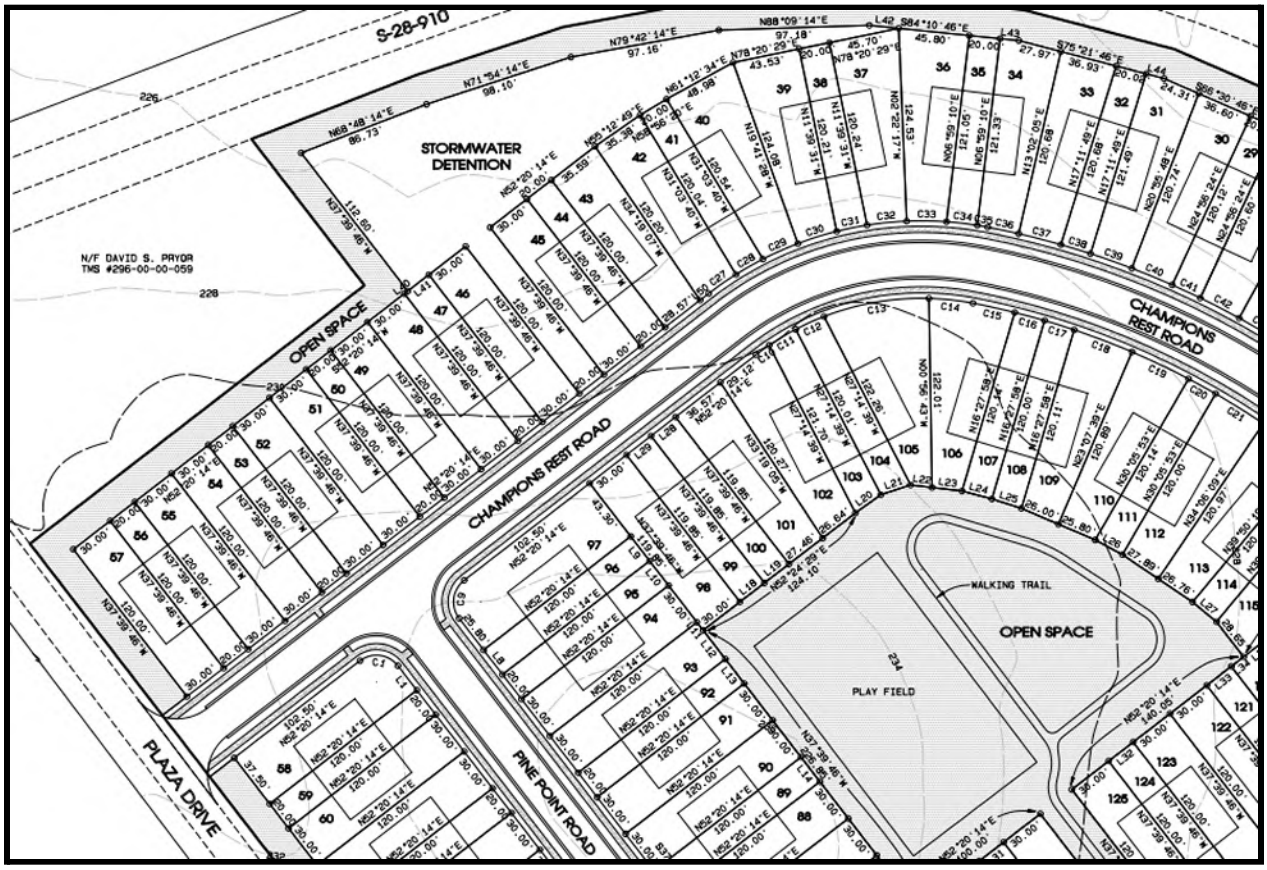
Below: Boulware Road looking southward toward US Highway 1. Subject property on right. Lugoff-Elgin Water Authority on left.

Below: Aerial view of subject property in relation to surrounding area.

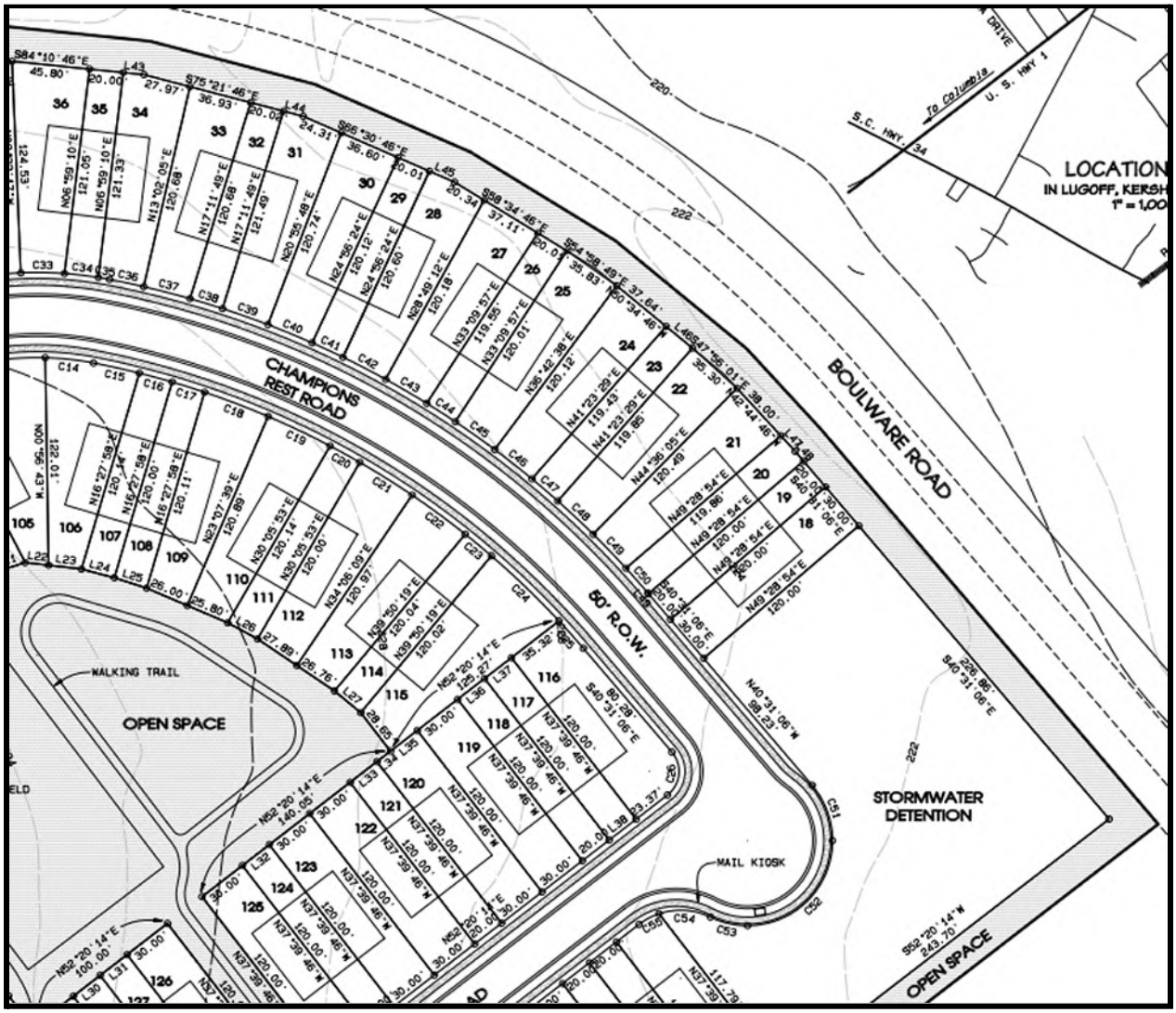
Major Subdivision Sketch Plan



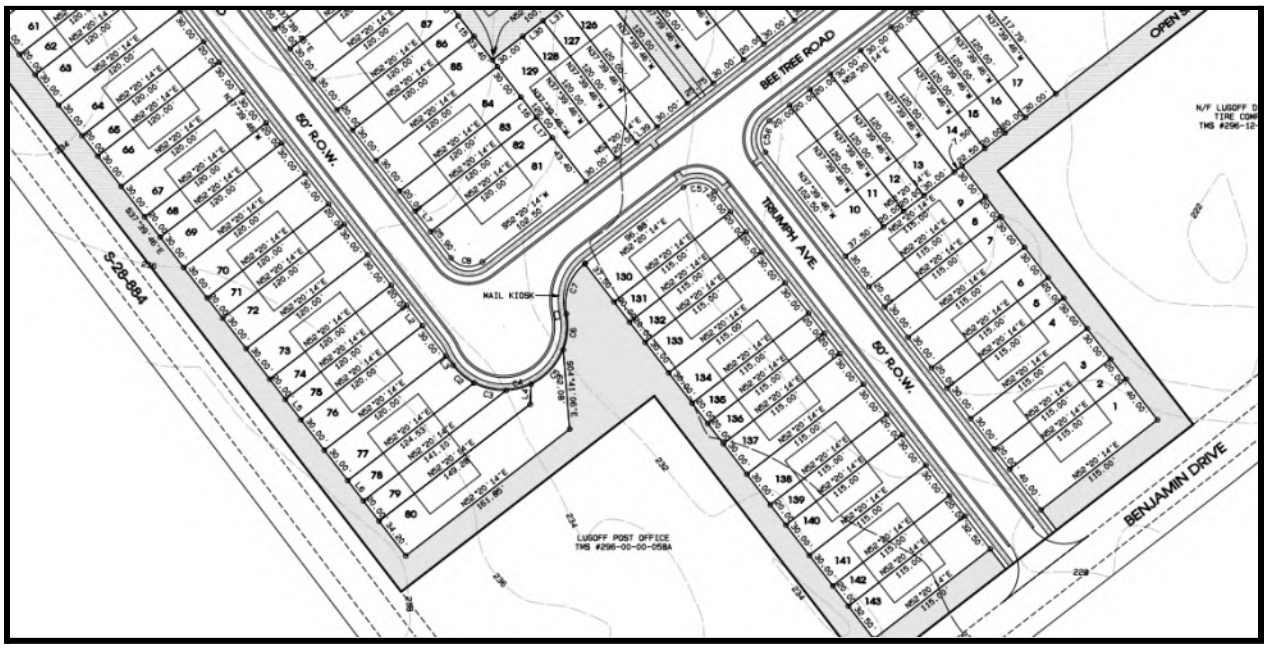
Major Subdivision Sketch Plan (enlarged area 1 of 3)



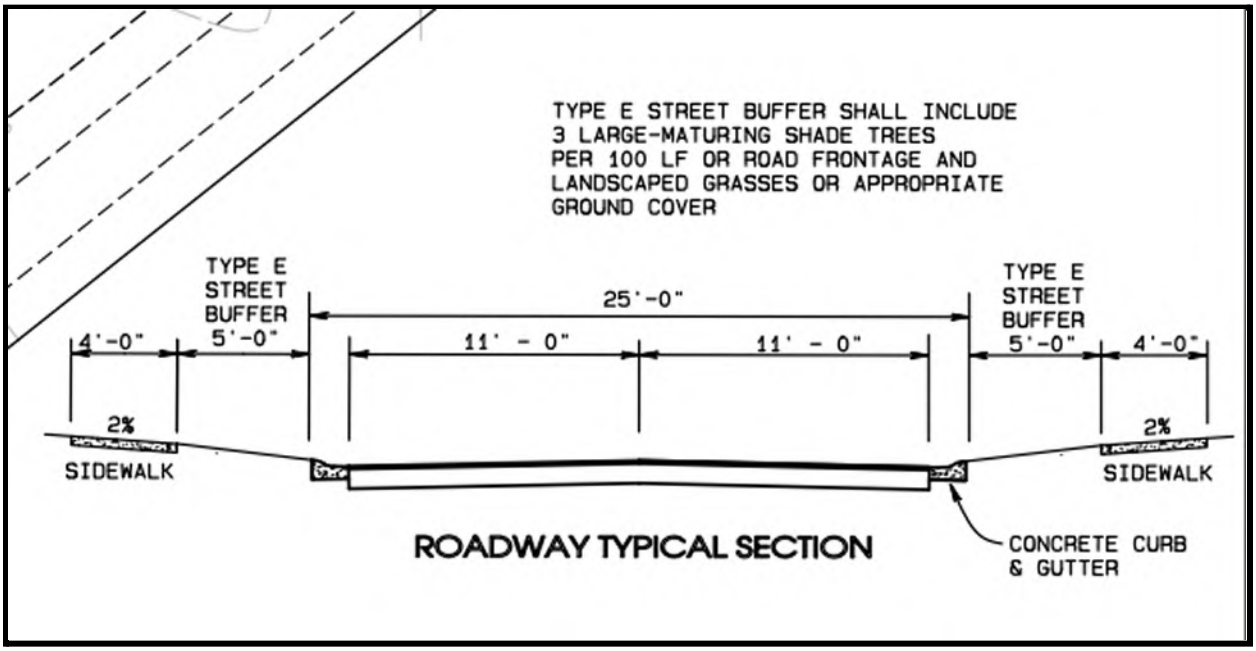
Major Subdivision Sketch Plan (enlarged area 2 of 3)



Major Subdivision Sketch Plan (enlarged area 3 of 3)



Major Subdivision Sketch Plan – Roadway Typical Section



Major Subdivision Sketch Plan Application

Kershaw County Planning and Zoning Department
515 Walnut Street, Room 160, Camden, SC 29020 803-425-7233

21-06

Kershaw County Land Development Application
- Major Subdivision -

The submission of this application constitutes notice that the entity identified below intends to develop a major subdivision as defined in Section 5:2.4 of the Kershaw County Unified Code of Zoning and Land Development Regulations (ZLDR), current version.

For Official Use Only	
Application Number:	
Submittal Package Complete:	

Project/Site Name (as approved by E-911 Addressing Dept): The Village at Boulware Rd Date: 2/22/21

Property Location

Site Location (street address, nearest intersection, etc.) If more than one parcel, list all:	Zoning Designation(s)	Tax Map Number(s):
Street Address Is: 39 Boulware Rd Lugoff Sc 29078 Site Is Surrounded By: Plaza Drive, Benjamin Dr and Boulware Rd.	GD	296-00-00-058

Project Information

Applicant/Owner (company or individual):	Tier Homes LLC				
Project Contact (if applicant/owner is a company):	Dawson Yandle				
Mailing Address:	161 Pontiac Business Center Drive	City: Elgin	State: SC	Zip:	29045
Phone:	803-834-9477	Cell: 803-834-9477	Fax:	Not Applicable	
E-mail:	Dawson@echouses.com				

Engineering Company Name:	Civil Engineering Of Columbia	Project Engineer:	Mike Dinkins		
Mailing Address:	3740-A Fernandina Road	City: Columbia	State: SC	Zip:	29210
Phone:	803-798-2820	Cell: 803-851-0405	Fax:		
E-Mail					

Property Owner(s) (if not applicant):	Branham Clyde G Heirs				
Mailing Address:	118 N Brickyard RD	City: Columbia	State: SC	Zip:	29223
Phone:	Representative: 803-900-8018	Cell: 803-900-8018	Fax:		
E-mail:	bway@roicommercialsc.com				

Site Information

Total Area: 18.32 Total Lots: 143 Is this project a phase of an existing subdivision? ☑ Yes ☐ No

If yes, what is the name and location of existing subdivision?

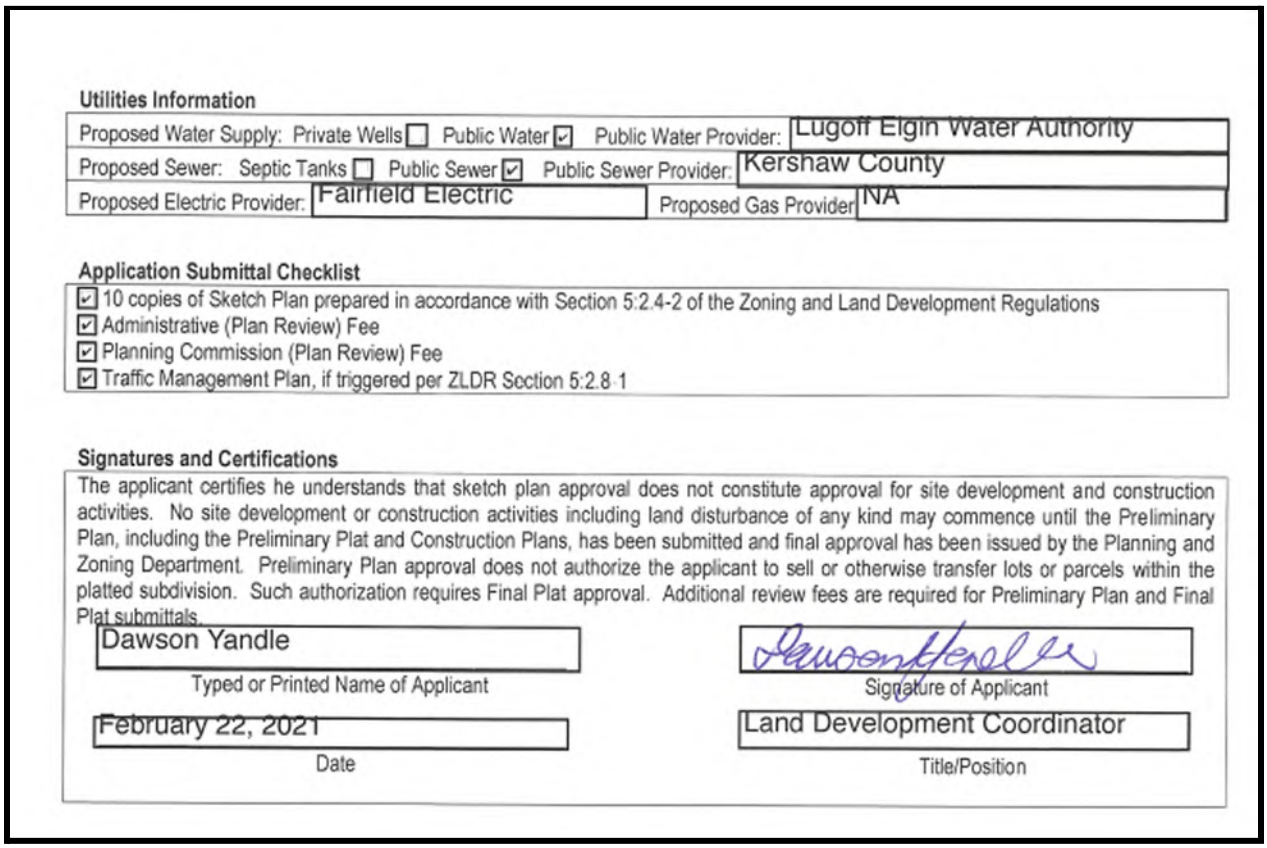
Current phase number: Proposed Start Date (MM/DD/YYYY): Estimated Completion Date (MM/DD/YYYY):

Type of Development Activity Proposed for the Overall Site (check all that apply):
☐ Commercial ☐ Institutional ☑ Residential: Single Family ☐ Residential: Multi-Family ☐ Other: (Townhomes)

Is any part of the property located inside a Kershaw County MS4 or an urbanized area? ☒ Yes ☐ No

Major Subdivision Application 5.5.14

Major Subdivision Sketch Plan Application



Utilities Information

Proposed Water Supply: Private Wells ☐ Public Water ☑	Public Water Provider:	Lugoff Elgin Water Authority	
Proposed Sewer: Septic Tanks ☐ Public Sewer ☑	Public Sewer Provider:	Kershaw County	
Proposed Electric Provider:	Fairfield Electric	Proposed Gas Provider	NA

Application Submittal Checklist

- ☑ 10 copies of Sketch Plan prepared in accordance with Section 5:2.4-2 of the Zoning and Land Development Regulations
- ☑ Administrative (Plan Review) Fee
- ☑ Planning Commission (Plan Review) Fee
- ☑ Traffic Management Plan, if triggered per ZLDR Section 5:2.8-1

Signatures and Certifications

The applicant certifies he understands that sketch plan approval does not constitute approval for site development and construction activities. No site development or construction activities including land disturbance of any kind may commence until the Preliminary Plan, including the Preliminary Plat and Construction Plans, has been submitted and final approval has been issued by the Planning and Zoning Department. Preliminary Plan approval does not authorize the applicant to sell or otherwise transfer lots or parcels within the platted subdivision. Such authorization requires Final Plat approval. Additional review fees are required for Preliminary Plan and Final Plat submittals.

Dawson Yandle	Dawson Yandle
Typed or Printed Name of Applicant	Signature of Applicant
February 22, 2021	Land Development Coordinator
Date	Title/Position

Traffic Study Summary

RIDGEWAY
TRAFFIC CONSULTING
803-361-9044

MEMORANDUM

TO: Eddie Yandle, **Executive Construction Homes**

FROM: Mike Ridgeway, P.E., **Ridgeway Traffic Consulting, LLC**

DATE: March 29, 2021

RE: **Initial Traffic Assessment: Boulware Tract**
Kershaw County, South Carolina

I have prepared this memorandum to present initial traffic information for the above-referenced project. It is understood that additional study may be required as the project moves forward with regards to encroachment permits, etc.

The project proposal is to construct a multi-family development with 143 townhomes on the 18.3-acre parcel generally bound by Benjamin Drive to the south, Plaza Drive to the west and Boulware Road to the east. A site location map is provided in **Figure 1**, which is attached with this memorandum.

The anticipated trip generation for the project is shown in **Table 1.**

Table 1
PROJECT TRIP GENERATION SUMMARY
Boulware Tract: Kershaw County, SC

Time Period	143 Townhomes[1]
Weekday Daily	1,040
AM Peak-Hour	
Enter	15
Exit	52
Total	67
PM Peak-Hour	
Enter	51
Exit	30
Total	81

[1]ITE *Trip Generation* Manual, 10th Ed., LUC 220 (Multi-Family Housing: Low Rise)

Ridgeway Traffic Consulting *1720 Dutch Fork Road, Suite F, Irmo, SC 29063* *803-361-9044*

As shown, for an average weekday the development can be expected to generate 1,040 two-way trips on a daily basis, with a total of 67 trips (15 entering, 52 exiting) expected during the AM peak-hour. During the PM peak-hour, 81 trips (51 entering, 30 exiting) are expected.

The preliminary site plan for the project is provided in **Figure 2** (attached). As shown, access for the development is planned via connections to Benjamin Drive and Plaza Drive. Benjamin Drive is a local maintained roadway, while Plaza Drive is maintained by the SCDOT and will require a SCDOT encroachment permit.

The proposed access configuration will provide good access for the development to the local roadway system. A majority of site traffic is expected to be oriented to/from US 1 for which site traffic will utilize Plaza Drive and Boulware Road. Site traffic will benefit from having access to a traffic signal for movements onto US 1 via Boulware Road. Plaza Drive will also provide another outlet to the north/west for movements to other significant roadways in the area including SC 34 (Ridgeway Road) without having to utilize US 1.

The closest SCDOT permanent count station to the project is on US 1 between Plaza Drive and Boulware Road, which is Station #110. The most recently reported daily volume for this station was 29,400 vehicles-per-day (vpd) for 2019 which would translate into LOS C based on published SCDOT capacities.

Traffic impacts are not anticipated to be significant for the 143 townhomes, however additional study may be required as the project moves forward.

Please call me at 803-361-9044 with any questions or comments.

Attachments

1. Figure 1: Site Location Map
2. Figure 2: Preliminary Site Plan