



PLANNING & DEVELOPMENT SERVICES
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LAKE WYLIE/CATAWBA RIVER BUFFER WAIVER REQUEST APPLICATION

Date: _____

Applicant's Name: _____

Address: _____
Number Street Apt. /Box Number
City State Zip Code

Phone: _____
Home Work/Cell

Property Owner's Name: _____

Address: _____
Number Street Apt. /Box Number
City State Zip Code

Phone: _____
Home Work/Cell

PROPERTY INFORMATION

Property Address: _____

Property Tax Map #: _____ Zoning District: _____

IN ORDER TO ENCOURAGE CREATIVE DESIGN, TO AVOID UNNECESSARY HARDSHIP, AND TO EXPEDITE THE ZONING APPROVAL PROCESS APPLICABLE TO THE LAKE WYLIE AND CATAWBA RIVER BUFFERS, A WAIVER OF CERTAIN REQUIREMENTS CONTAINED WITHIN SECTION 155.320 OF THE YORK COUNTY ZONING CODE MAY BE APPROVED AS FOLLOWS:

The following exceptions are permitted within the buffers only after submission of an application and approval of a waiver request, as well as the submission of an application for and issuance of a Lake Wylie and Catawba river buffer zoning compliance by the York County Zoning Administrator or his or her designee, along with the issuance of any other applicable York County, state or federal permits related to the proposed project application. Waivers will be granted based on the project meeting the criteria contained herein.

PLEASE MARK WHICH TYPE OF WAIVER IS BEING REQUESTED

____ 1. Changes to the outside dimensions as a result of teardowns and rebuilding within the existing footprint as permitted herein. For purposes of this provision, existing nonconforming decks, patios, open porches, and other similar amenities are not considered part of the structure footprint;

____ 2. Additions to non-conforming primary structures where the additions occur outside the buffer or are occurring away from the waters of Lake Wylie, the Catawba River, or a perennial stream that drains directly into Lake Wylie or the Catawba River, and to the side(s) of the non-conforming structure farthest from the waters of Lake Wylie, the Catawba River, or perennial stream that drains directly into Lake Wylie or the Catawba River;

____ 3. Landscaping plans for the buffer area that use Best Management Practices (BMP's) where it can be shown that water quality and runoff control measures are enhanced as a result of the project. Landscaping plans must be submitted and sealed by a qualified professional and be reviewed and approved by York County Zoning and York County Environmental Compliance Staff. Plans will be reviewed and approved on a case by case basis and will also consider the history, topography, soils, natural vegetation, and current shoreline conditions relating to erosion control for the lot where the plan is being proposed.

- a. Landscape plans submitted by a qualified professional shall not involve disturbance of more than 25% of the total buffer area.
- b. Landscape plans shall be permitted to incorporate the installation of water quality features such as, reticulating re-circulating ponds, cisterns, rain gardens and other features that capture and/or filter water prior to reaching the lake, river or perennial stream.
- c. Landscape plans shall be required to use pervious pavers as a substitute for traditional impervious paved surfaces such as patios, stone surfaces, paved paths, etc., that are being proposed in the buffer as part of the overall landscape plan.
- d. Landscape plans may incorporate terracing where this practice will provide for more effective runoff control than a natural slope towards the lake, river or perennial stream.
- e. Landscape plans are required to incorporate native vegetation as prescribed in Chapter 155, Tree Ordinance Appendices and Guidelines, Appendix C-1, which is also available by contacting the York County Zoning Department. Also, publications from recognized South Carolina state agencies that outline native plant and tree species to York County can be used as a reference.

PLEASE ATTACH ALL PLANS THAT PERTAIN TO THE TYPE OF WAIVER BEING REQUESTED.

By signing below the applicant certifies that all information presented in this waiver request is accurate to the best of the applicant's knowledge, information and benefit.

Signature

Date

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