



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN  
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN  
TAMECCA NEELY, DISTRICT 2  
, DISTRICT 5  
SHEILA HINSON, DISTRICT 6  
ALAN PATTERSON, DISTRICT 1  
BEN LEVINE, DISTRICT 7  
CLERK: JENNIFER BRYAN

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION  
WORKSHOP MEETING**

**September 1, 2022 5:00 P.M.  
MINUTES**

Chairman Deese called the meeting to order at 5:01 p.m.

**1. Roll Call:**

Members Present:

Jim Barnett   Charles Deese                      Sheila Hinson                      Ben Levine

Absent: Tamecca Neely, Alan Patterson

Others Present:

Rox Burhans, Development Services Director  
Ashley Davis, Senior Planner  
Matthew Blaszyk, Planner

Clerk: Jennifer Bryan

Michelle Simonetti, Legacy Park HOA.

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel.

**2. New Business**

**a. UDO-TA-2022-0172 MUSC-HCO Revision**

Application by The Keith Corporation on behalf of MUSC to amend Unified Development Ordinance Section 4.3.2, Highway Corridor Overlay District (HCO), paragraph D "Exceptions and non-conforming situations."

Staff Presentation: Ashley Davis, Senior Planner

Discussion points:

- Purpose of request is exemption from certain parking layout requirements of HCO. 55% or more must be to rear.
- Status of lawsuit between Piedmont and MUSC. Delayed development of MUSC has rendered some issues moot.
- Existing house on property will be removed.

- Proposed TA is vague and broad, would essentially exempt unified campuses from all requirements of HCO.
- “Unified Campus” is also overly broad description. Defeats the purpose of the HCO.
- HCO was in place before applicant bought property.
- Terminology of “unique site plan” is non-specific.

**b. SD 2022-0733 Shiloh Woods**

Application by Century Communities and William Harper for a Preliminary Plat for four parcels totaling approximately 173.52 acres located at and adjacent to 500 and 516 W. Shiloh Unity Road (TM#s 0049-00-004.130049-00-004.16, 0049-00-005.01 and 0049-00-005.02) to allow development of a 404-lot Cluster Subdivision.

Staff Presentation: Ashley Davis, Senior Planner

Discussion points:

- RZ has not yet been approved [1<sup>st</sup> reading at Council on 9/12/2022]
- LCWSD will not review plan until water/sewer access is extended, which at this point is at least 2 years out [Roselyn].
- Revision submitted yesterday. Has 398 lots instead of 404; open space, parks and access/entrance have been changed.
- One of the designated parks is only .2 acres.
- Staff has provided feedback about significant problems with usable open space.
- Current entrance design straddles Arrowood exit [Havenwood], not aligned, unlikely to be approved by SCDOT.
- Plan seems incomplete and premature, considering rezoning has not yet been approved.
- Lack of alignment with Havenwood creates more congestion/conflict points.
- See attachments: 5pp Preliminary Site Plan;

**c. DA-2022-0733 Shiloh Woods**

Application by Century Communities and William Harper for a development agreement for four parcels totaling approximately 173.52 acres located at Williamson Farm Road, and at 500 and 516 W. Shiloh Unity Road (TM#s 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02) to allow development of a 404-lot Cluster Subdivision.

Staff Presentation: Ashley Davis, Senior Planner

Discussion points:

- Would be subject to Parks & Recreation Impact Fee, but outside of area for other Impact Fees.
- If Preliminary Plat is denied, then DA cannot proceed.

**d. RZ-2022-1527 Arbor Walk (LDR to MDR)**

Application by Arbor Walk, LLC to rezone approximately 112.5 acres located at or adjacent to 2991 Vance Baker Road (TM# 0009-00-015.00) from Low Density Residential (LDR) to Medium Density Residential to create a 179-lot single-family residential development.

Staff Presentation: Rox Burhans, Development Services Director

Discussion points:

- Originally slated for August agenda but deferred by applicant.
- Density 1.6 units per acre.
- Staff has requested 1) written confirmation from LCWSD regarding intended transfer of pump station parcel. 2) proposed upgrade plan for Vance Baker, either by applicant or by County or a combination thereof.
- Clerk provided summary of 66 citizens' comments emails received to date [see attachment] all opposed. Most frequent cited concerns are road conditions, safety and traffic, especially on Vance Baker and S. Legacy Park.
- Original planned subdivision in the 2000s extended into Union County NC. County ordinance enacted since then prohibits primary entrance across state lines.
- At the Community Meeting at Redrocks Café, residents expressed considerable concern about road conditions, safety and traffic.
- Wilson Creek is creating a traffic circle on Shelley Mullis.
- Comment from Public Works would be invaluable.
- TIA dated about 15 months ago, based on original 240-lot concept plan. Per SCDOT direction, used pre-COVID traffic counts coupled with a standardized allowance for growth, to compensate for data skew due to COVID shutdown.
- DA and Preliminary Plat are conjoined, drastic change to either would require re-submission for new approval.
- Chair requests moving the agenda item to beginning of agenda to accommodate anticipated visitors.

**e. DA-2022-1527 Arbor Walk**

Application by Arbor Walk, LLC for a development agreement for approximately 112.75 acres located at or adjacent to 2991 Vance Baker Road (TM# 0009-00-015.00 and 0009-00-011.02) to create a 179-lot single-family residential development.

Staff Presentation: Rox Burhans, Development Services Director

Discussion points:

No additional discussion.

**f. RZ-2022-1566 Chernyak (MDR to GB)**

Application by Svyatoslav Chernyak to rezone .621 acres located at 9851 Kohut Road, Indian Land (TM# 0006N-0B-009.00) from Medium Density Residential (MDR) to General Business (GB) to allow redevelopment as a commercial property.

Staff Presentation: Matthew Blaszyk, Planner

Discussion points:

- There have been 2 recent rezoning cases adjacent to this.
- MDR residential properties across the street.

**g. RZ-2022-1759 Kings Mtn (Daycare) LDR to INS**

Application by King's Mountain Self-Storage LLC to rezone 4.84 acres (TM# 0013-00-024.00) located at 4263 Doby's Bridge Road, Indian Land, from Low Density Residential (LDR) to Institutional (INS) district, to allow development of a daycare facility.

Staff Presentation: Matthew Blaszyk, Planner

Discussion points:

- Parcel has water but not sewer service.
- SCDHEC will need to approve septic before building permit can be obtained.
- TIA will be required for site.

**3. Other:**

a. Review of Next Month's Agenda

One rezoning; one Preliminary Plat; potentially one Conditional Use.

b. Other:

- September COW meeting will include a presentation by UDO consultant, and a presentation by Ashley Davis re: Comprehensive Plan.
- Ashley Davis distributed copies of the Comprehensive Plan Key Topic Forums flyer to Commissioners.

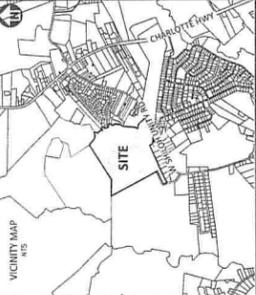
**4. Adjourn**

Meeting was adjourned at 6:14 p.m.

## 9/1/2022 Summary of Arbor Walk RZ/DA-2022-1579 Citizen's Comments

As of 3:15 pm on 9/1, we had received 66 emails representing 72 individuals. All submitted comments took a position requesting denial of the proposed RZ and DA for Arbor Walk.

- 23 comments stated a position against but had no further detail.
- 34 stated concerns regarding traffic congestion:
  - 10 general
  - 26 Vance Baker
  - 15 S. Legacy Park Dr
  - 7 Shelly Mullis
  - 6 Goldwing
  - 2 Henry Harris
  - 1 Waxhaw-Marvin Rd.
  
- 20 stated concerns with the condition of roads, width of roads or future maintenance concerns; of those 9 specifically mentioned the width of Vance Baker.
- 25 expressed concern for pedestrian and/or bicyclist safety or lack of sidewalks.
- 9 cited concerns over potential construction disruption: trucks, noise, dirt and runoff.
- 6 expressed concern over damage to local natural habitats including a nearby stream.
- 5 expressed concern over existing school overcrowding.



**SITE DATA**

PROJECT: SHILOH WOODS  
 3430 TORNGOODEN WAY, SUITE 110  
 CHARLOTTE, NC 28277

PROJ: 0049-00-004.13 & 0049-00-004.16 & 0049-00-004.17 & 0049-00-004.18

EXISTING ZONING: MDR  
 PROPOSED ZONING: MDR

AREA: 1,199.36 AC  
 SINGLE FAMILY: 133 LOTS (13% OF TOTAL)  
 60' X 120': 133 LOTS (13% OF TOTAL)  
 70' X 130': 133 LOTS (13% OF TOTAL)  
 80' X 140': 133 LOTS (13% OF TOTAL)

FRONT SETBACK: 20 FT  
 CORNER LOT FRONT SETBACK: 7.5 FT  
 SIDE SETBACK: 20 FT  
 REAR SETBACK: 30 FT

MAXIMUM DENSITY: 2.90 DU/AC  
 PROPOSED DENSITY: 2.34 DU/AC  
 OPEN SPACE REQUIRED (25% OF SITE): 297,340 SQ FT  
 PARK SPACE REQUIRED (5% OF SITE): 59,468 SQ FT  
 PARK SPACE PROVIDED: 4,849 AC

PERMITS: 1,970.00 AC - 56% OF SITE  
 TOTAL OPEN SPACE SET ASIDE (TOTAL PARCEL - PRIMARY CONSERVATION AREAS) \* OPEN SPACE PERCENTAGE: 1,199.36 AC - 13.42% + 52.53 AC  
 MINIMUM OPEN SPACE PERCENTAGE: 10%  
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NOTE: PARK SPACE IS COMPRISED OF AMENITY AREAS AND POCKET PARKS  
 \*\*\*PARK SPACE IS NOT COUNTED TOWARDS OPEN SPACE AREA  
 \*\*STORMWATER DETENTION IS NOT COUNTED TOWARDS OPEN SPACE AREA



**ADJACENT PROPERTY OWNERS**

PARCEL	PLAT	OWNER
1	0049-00-037.00	PLAINS IN THE PANHANDLE RESCUE ADOPTION INC
2	0049-00-037.00	LANCASTER COUNTY WATER AND SEWER
3	0049-00-037.00	CHAD WILSON & KAREN WILSON
4	0049-00-037.00	JEFFREY W. HORTON & TONYA B. HORTON
5	0049-00-037.00	JEFFREY W. HORTON & TONYA B. HORTON
6	0049-00-037.00	RYAN CHRISTOPHER & CRISTAL CHRISTOPHER
7	0049-00-037.00	LANCASTER CITY OF HAVENWOOD DRIVE
8	0049-00-037.00	LANCASTER CITY OF HAVENWOOD DRIVE
9	0049-00-037.00	LANCASTER CITY OF HAVENWOOD DRIVE
10	0049-00-037.00	LANCASTER CITY OF HAVENWOOD DRIVE
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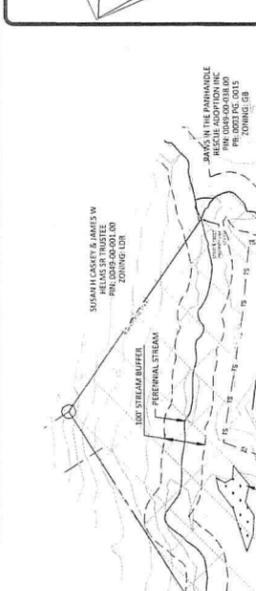
GENERAL NOTES:

- PRELIMINARY PLAN IS SUBJECT TO ANY REVISIONS DURING THE DESIGN PROCESS AS IT MAY BE REQUIRED.
- ALL BUILDINGS ARE TO BE WITHIN 50' OF A FIRE HYDRANT AS AN APPLICABLE WOULD BE A MUST.
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**ROW PLANTING**

STREET TREES SPACED 40' ON CENTER, PER LOT 7.1.3

Distance (ft)	From	To
797	W Shiloh Unity Rd to Blackjack Oak Way	797
695	Blackjack Oak Way to Blue Sky Rd	695
320	Blue Sky Rd to Sweet Gum Rd	320
470	Cobb Rd to Sweet Gum Rd	470
980	Sweet Gum Rd to Lumphin Rd	980
610	Sweet Gum Rd to Blue Sky Rd	610
501	Blackjack Oak Way to Sanford Rd	501
448	Blue Sky Rd to Millledge Rd	448
290	Blue Sky Rd to Millledge Rd	290
292	Sanford Rd to Millledge Rd	292
437	Post Oak Rd to Cobb Rd	437
617	Sweet Gum Rd to Lumphin Rd	617
666	Blue Sky Rd to Sweet Gum Rd	666
135	Sweet Gum Rd to Sweet Gum Rd	135
775	Sanford Rd to Millledge Rd	775
290	Millledge Rd to Post Oak Rd	290
270	Millledge Rd to White Ash Way	270
400	Blue Sky Rd to White Ash Way	400
181	White Ash Way to Dead End	181
275	Sanford Rd to Millledge Rd	275
290	Millledge Rd to Post Oak Rd	290
439	Post Oak Rd to Blue Sky Rd	439
565	Sweet Gum Rd to Lumphin Rd	565
763	Blue Sky Rd to Sweet Gum Rd	763
466	Sweet Gum Rd to Sweet Gum Rd	466
655	Cobb Rd to Blue Sky Rd	655
994	Blue Sky Rd to Post Oak Rd	994
217	Post Oak Rd to Sweet Gum Rd	217
465	Post Oak Rd to Cobb Rd	465
655	Post Oak Rd to Blue Sky Rd	655
270	Post Oak Rd to Millledge Rd	270
154	Millledge Rd to Post Oak Rd	154
292	Post Oak Rd to Cobb Rd	292
896	White Ash Way to Cobb Rd	896
315	Lumphin Rd to Sweet Gum Rd	315

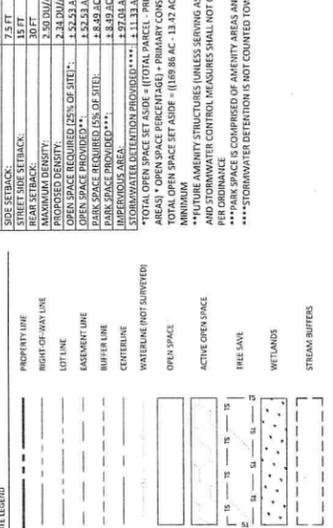
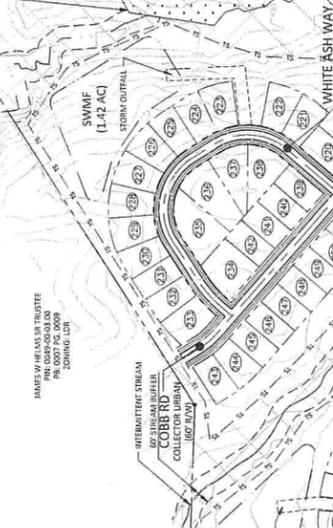
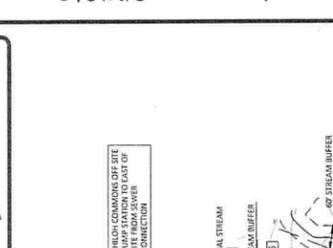


**CLIENT**

CENTURY COMMUNITIES  
 7401 CARMEL EXECUTIVE PARK DRIVE  
 SUITE 310  
 CHARLOTTE, NORTH CAROLINA 28226



**SHILOH WOODS**  
 PRELIMINARY PLAT  
 W SHILOH UNITY ROAD  
 LANCASTER, SOUTH CAROLINA 29720



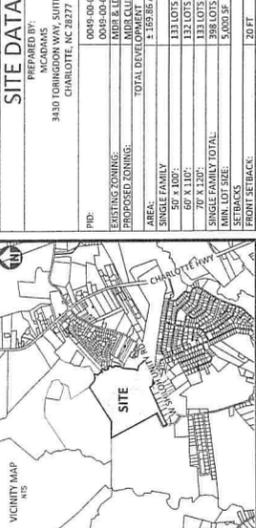
**REVISIONS**

NO.	DATE

**PLAN INFORMATION**

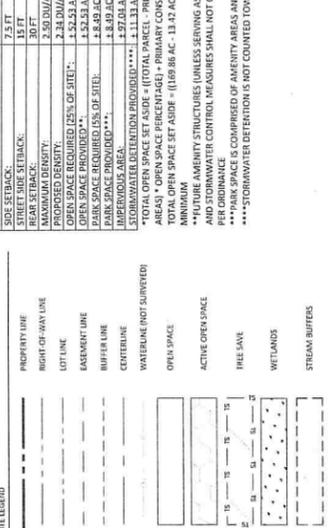
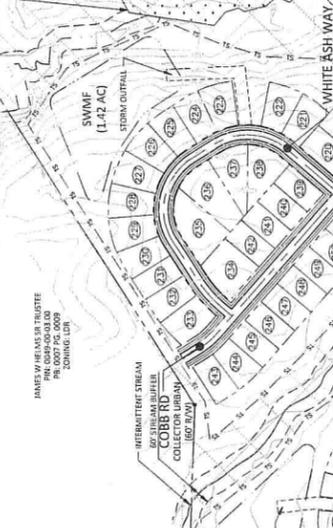
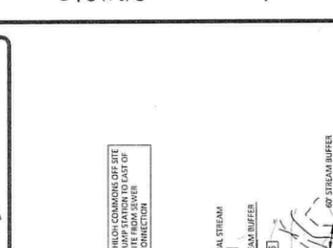
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 FILENAME CEN22001-PL1  
 CHECKED BY JBW  
 DRAWN BY DMD  
 SCALE 1"=200'  
 DATE 07.01.2022  
 SHEET

**PRELIMINARY PLAT**  
**SITE PLAN**  
**PL-1**



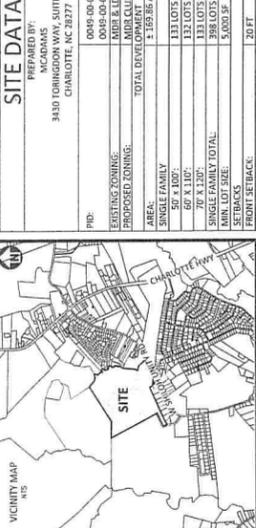
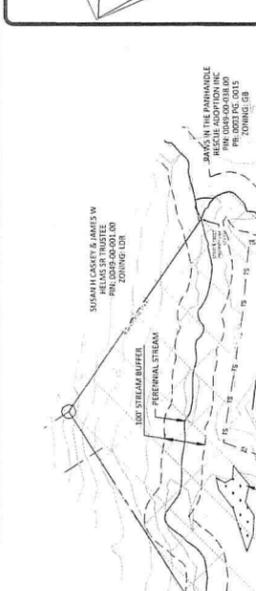
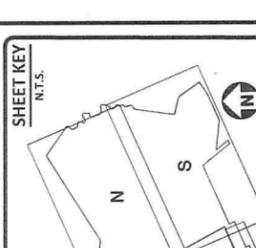
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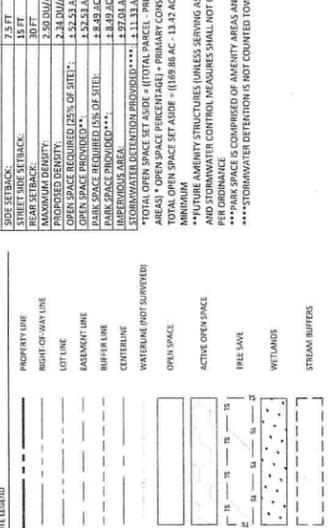
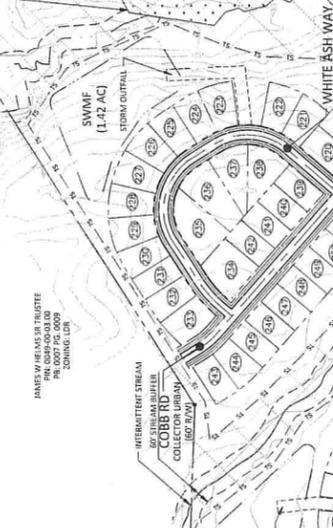
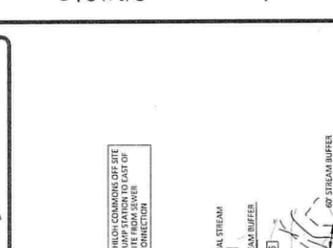
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- STORMWATER CONTROL MEASURES ARE SCHEMATIC IN NATURE. FINAL SIZE AND LOCATION TO BE DETERMINED BY THE ENGINEER.
- PERIODS 4.1.1.9 WAREHOUSE ARCHITECTURE AND BUILDING MATERIALS SHALL BE ENCOURAGED IF IT IS ENCOURAGED BY THE ENGINEER.
- THAT BUILDINGS ARE CONSTRUCTED USING QUALITY FINISH MATERIALS (I.E. BRICK, MASONRY, STONE, CONCRETE).
- PERIODS 4.1.1.9 TREES OVER 24 INCHES IN DIAMETER (DBH) SHALL BE PRESERVED AND INCORPORATED IN THE LANDSCAPE DESIGN.
- WITHIN AREAS DESIGNATED FOR TRAILS AND OTHER RECREATIONAL IMPROVEMENTS MAY ALSO NEED TO BE SHOWN AND LABELED UPON COMPLETION OF DEVELOPMENT PHASES. NO PERSON OR ENTITY SHALL REMOVE OR DAMAGE ANY TREE OR OTHER VEGETATION WITHIN A DESIGNATED AREA WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER OR THE PROPERTY ADMINISTRATOR. TO THE BEST OF OUR KNOWLEDGE NO TREE SURVEY HAS BEEN COMPLETED ON THIS PROPERTY TO DATE.
- THE PRESERVATION AREAS SHALL BE PROTECTED WHEREVER POSSIBLE ON SITE. AT THE DEVELOPER'S SOLE OPTION.



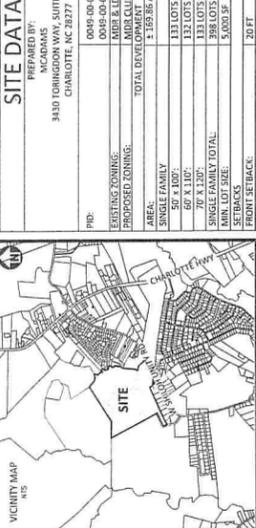
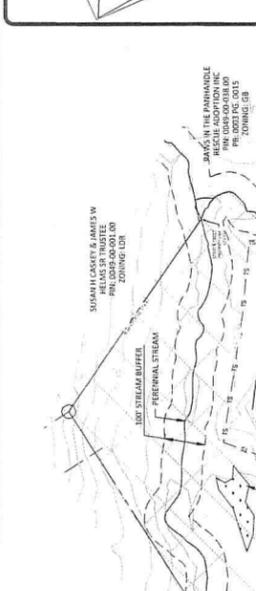
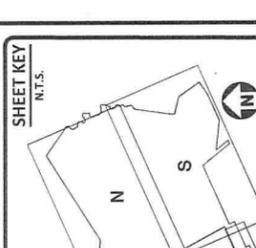
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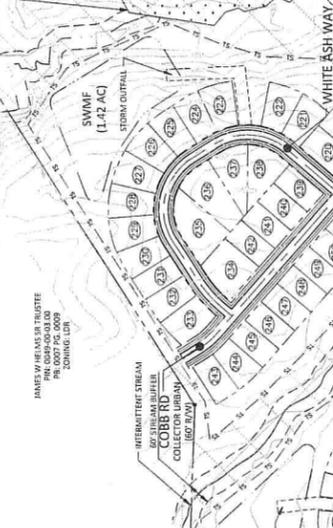
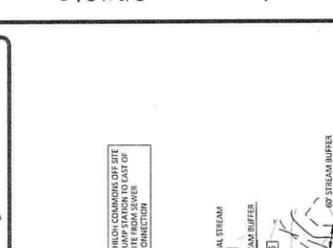
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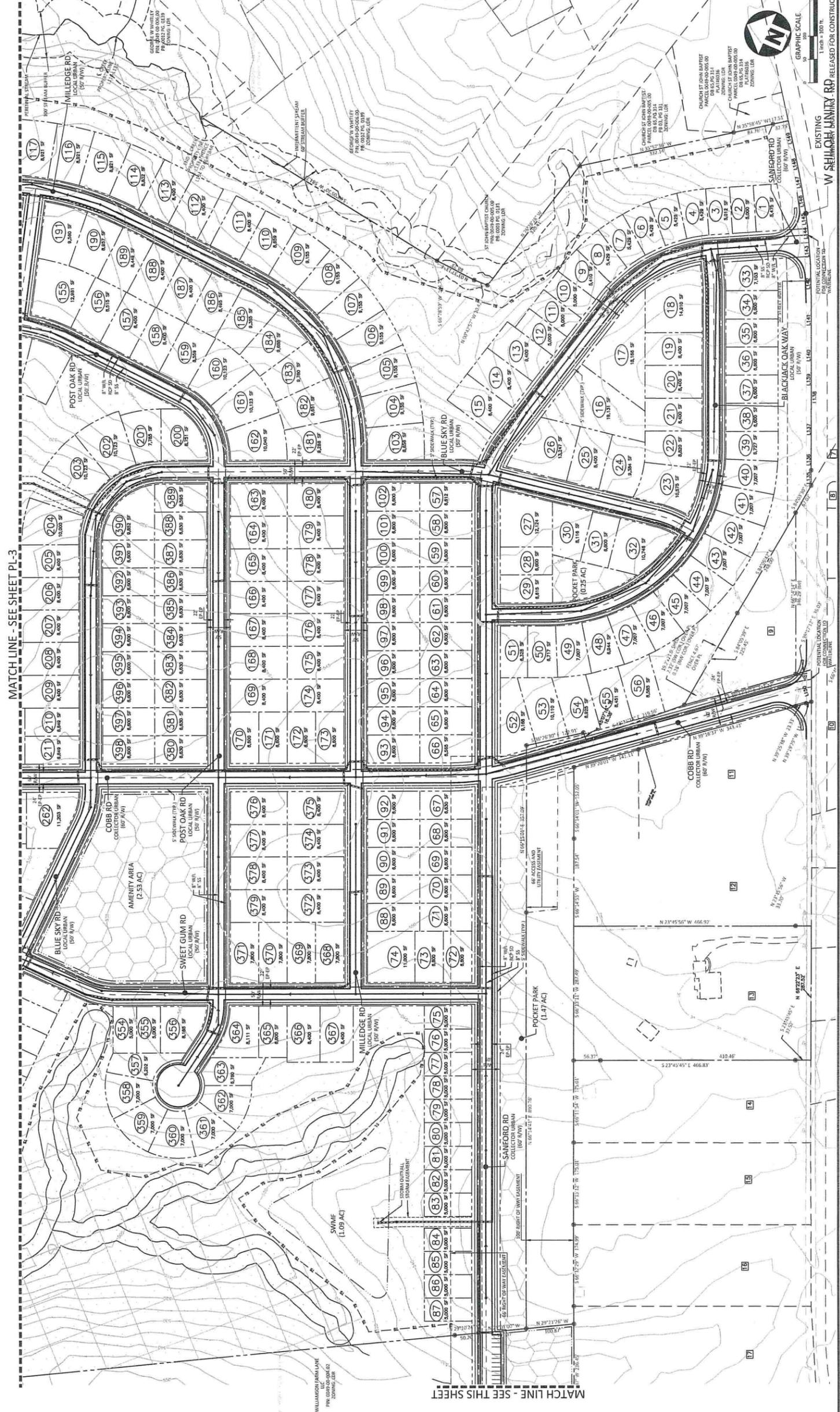
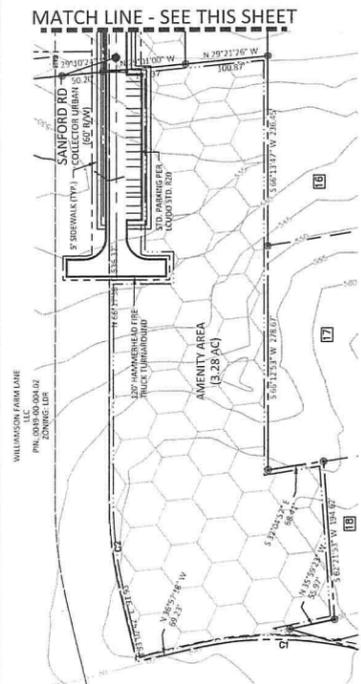
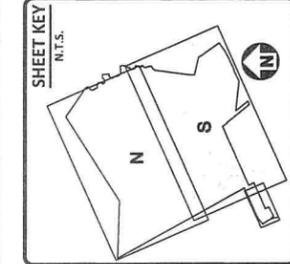
**SITE LEGEND**

PROPERTY LINE	---
RIGHT-OF-WAY LINE	---
LOT LINE	---
ESSENTIAL LINE	---
BUFFER LINE	---
CENTERLINE	---
WATERLINE (NOT SWAMPED)	---
OPEN SPACE	---
TREE SAVES	---
WETLANDS	---
STREAM BUFFERS	---

**ADJACENT PROPERTY OWNERS**

PARCEL	PLAT	OWNER
1	0039-03-017-00	THE PANHANDLE ESTATE TRUST INC
2	0039-03-025-00	LANCASTER COUNTY WATER AND SEWER
3	0039-03-051-00	CHAD WILIS & KAREN WALLS
4	0039-03-054-00	FRANK PALAZZOLO & JEANMARIE STRUNK
5	0039-03-057-00	THE WILSONS
6	0039-03-057-00	LANCASTER CITY OF HAVENWOOD DRIVE
7	0039-03-061-00	LANCASTER CITY OF HAVENWOOD DRIVE
8	0039-03-077-00	DANIEL W. PHILLIPS
9	0039-03-081-00	MALCOLM RUSSELL & SHEILA RUSSELL
10	0039-03-084-00	BOBBY E. HOWZE JR
11	0039-03-084-00	SCOTT B. WUJAN
12	0039-03-084-00	RESERVE BANK
13	0039-03-084-00	RESERVE BANK
14	0039-03-084-00	RESERVE BANK
15	0039-03-084-00	RESERVE BANK
16	0039-03-084-00	RESERVE BANK
17	0039-03-084-00	RESERVE BANK
18	0039-03-084-00	RESERVE BANK
19	0039-03-084-00	RESERVE BANK
20	0039-03-084-00	RESERVE BANK

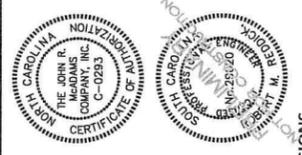
NOTE: PROPERTY INFORMATION BASED ON LANCASTER COUNTY GIS



**MCADAMS**  
The John R. McAdams Company, Inc.  
3430 Toringdon Way  
Suite 110  
Charlotte, NC 28277  
phone 704.537.0800  
fax 704.537.2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
CENTURY COMMUNITIES  
7401 CARMELO EXECUTIVE PARK DRIVE  
SUITE 310  
CHARLOTTE, NORTH CAROLINA 28226

**SHILOH WOODS**  
PRELIMINARY PLAT  
W SHILOH UNITY ROAD  
LANCASTER, SOUTH CAROLINA 29720



**REVISIONS**

NO.	DATE
10	07.01.2022

**PLAN INFORMATION**

PROJECT NO.	CEN-22001
FILENAME	CEN22001-PL1
CHECKED BY	JBW
DRAWN BY	DMD
SCALE	1"=100'
DATE	07.01.2022
SHEET	

**PRELIMINARY PLAT**  
**SITE PLAN - S**  
**PL-2**

GRAPHIC SCALE  
1 inch = 100 ft.

EXISTING W SHILOH UNITY ROAD RELEASED FOR CONSTRUCTION



# LOT MIX EXHIBIT



**MCADAMS**  
The John R. McAdams Company, Inc.  
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license number: C-0293, C-187  
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**CLIENT**  
CENTURY COMMUNITIES  
7401 CARMEL EXECUTIVE PARK DRIVE  
SUITE 310  
CHARLOTTE, NORTH CAROLINA 28226

**SHILOH WOODS  
PRELIMINARY PLAT  
W SHILOH UNITY ROAD  
LANCASTER, SOUTH CAROLINA 29720**

**REVISIONS**

NO.	DATE

**PLAN INFORMATION**

PROJECT NO.	CEN-22001
FILENAME	CEN22001-PL2
CHECKED BY	JBW
DRAWN BY	DMD
SCALE	1"=200'
DATE	07.01.2022

**PRELIMINARY PLAT  
EXHIBITS  
PL-4**



**LEGEND**

TOTAL POTENTIAL LOTS	PROPERTY LINE
59' X 109'	RIGHT-OF-WAY LINE
59' X 110'	LOT LINE
70' X 120'	EASEMENT LINE
	BUFFER LINE

**SITE LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- BUFFER LINE

# BUFFER EXHIBIT



# CONNECTIVITY EXHIBIT



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 SUITE 310  
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**SHILOH WOODS**  
 PRELIMINARY PLAT  
 W SHILOH UNITY ROAD  
 LANCASTER, SOUTH CAROLINA 29720

**REVISIONS**  
 NO. DATE

**PLAN INFORMATION**  
 PROJECT NO. CEN-22001  
 FILENAME CEN22001-PL3  
 CHECKED BY JBW  
 DRAWN BY DMD  
 SCALE 1"=300'  
 DATE 07.01.2022



GRAPHIC SCALE  
 0 100 200 300 400  
 1 inch = 300 ft.

**SHEET**  
 PRELIMINARY PLAT  
 EXHIBITS  
**PL-5**