

PROPOSAL: Major Preliminary Subdivision Plat for 398-lot cluster subdivision on 169.86 acres.

PROPERTY LOCATION: Adjacent to 500 W. Shiloh Unity Road (TM#s 0049-00-004.13, 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02)

CURRENT ZONING DISTRICT: TM#s 0049-00-004.13: **MDR**
TM#s 0049-00-004.16, 0049-00-005.01, and 0049-00-005.02: **LDR**
(See RZ-2022-0733 for 19.93 acres)
McWhirter Field Aviation Overlay District: Zone F

APPLICANT: Century Communities

COUNTY COUNCIL DISTRICT: District 4, Larry Honeycutt

OVERVIEW & BACKGROUND:

Site Information & Existing Condition

One parcel zoned MDR totaling approximately 150 acres is currently vacant. The other three subject parcels, totaling approximately 19.93 acres, are zoned LDR. The two parcels along Shiloh Unity each presently have a residence on site, while the site off of Williamson Farm Lane is vacant.

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	Low Density Residential (LDR)	Vacant/Timber
South	Lancaster County	LDR and MDR	Residential
East	Lancaster County	MDR and GB	Residential, Kennel
West	Lancaster County	General Business (GB)	Residential/Agricultural

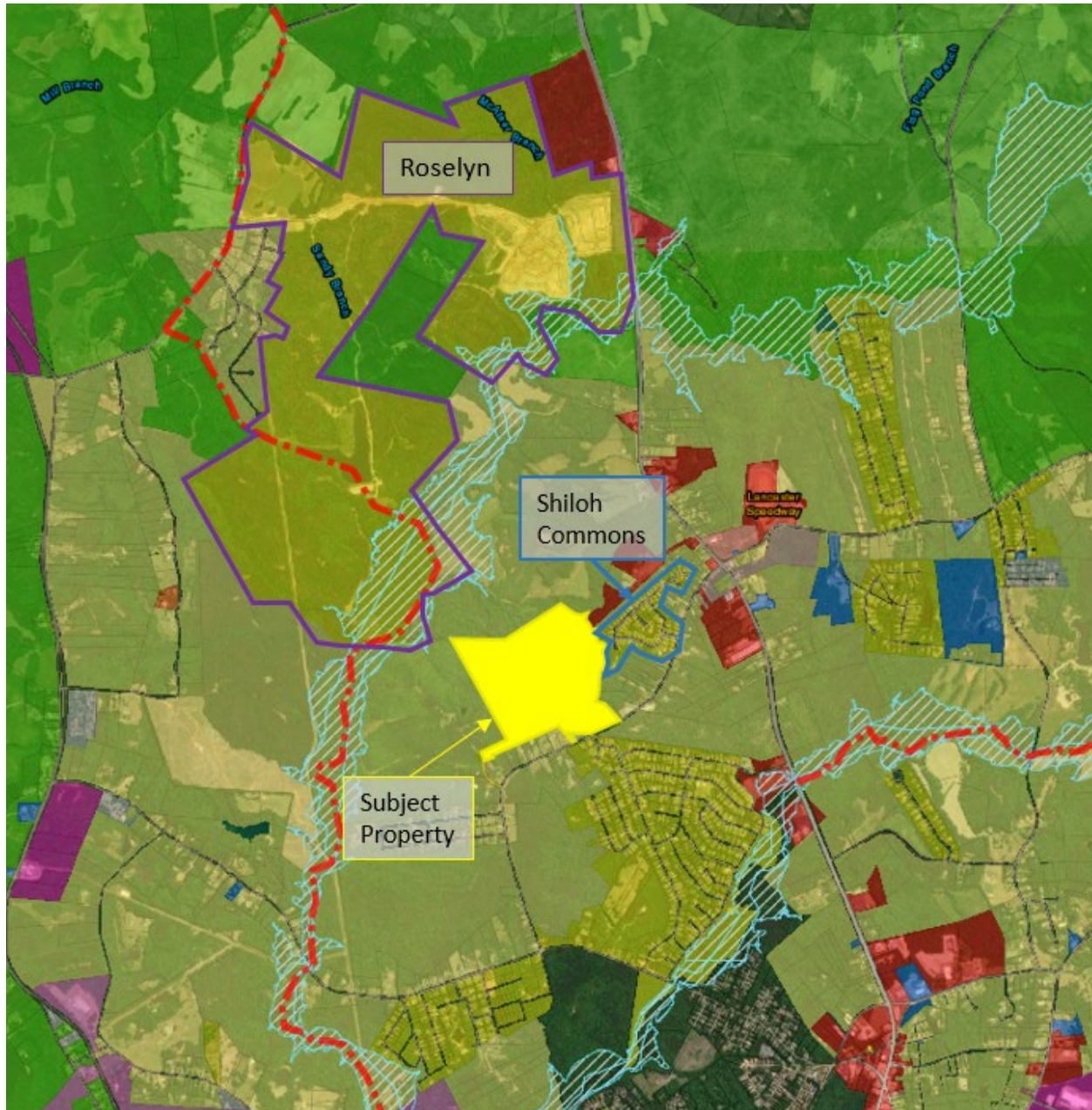
Zoning

The proposed development is primarily zoned Medium Density Residential. MDR “... *is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.*”

Applicant has requested rezoning of three parcels totaling 19.93 acres from LDR to MDR.

Low Density Residential “... *is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.*”

PHOTOS OF PROJECT AREA:



Aerial photo of the subject property

DEVELOPMENT SUMMARY:

Development Summary	
Site Acreage	169.86
Proposed Lots	398
Overlays	Cluster Subdivision Overlay, McWorter Field Aviation Overlay: Zone F
Open Space	52.53 acres
Park Space	9.22 acres (pocket parks and amenity areas)
Streets	Will be privately maintained.

Traffic Impact Analysis (TIA)

At the time of this report (9-12-2022), the applicants Traffic Impact Analysis with this access arrangement has not been reviewed by the County's Traffic Consultant for comments as the TIA was submitted for review on the afternoon of Friday, September 9th, 2022.

Exact improvements are still to be determined.

Public Utilities:

LCWSD: In early 2021, the LCWSD adopted an amendment to their development policy. To paraphrase the amendment, LCWSD will not issue a developer a willingness and capability assurance letter if it needs to connect to downstream development's infrastructure by another developer that has not yet received a SCDHEC permit to operate.

It is our understanding that this project intends to gain sewer access by tying in to the sewer extension which is currently under development to provide sewer to the Roselyn Subdivision. At this time, the estimate we have received on the completion of the primary sewer line is 12-24 months.

Natural Gas: Lancaster County Natural Gas has issued a willingness and capability letter to serve this site.

Power: Duke Energy has issued a willingness and capability letter to serve this site.

Technical Review:

At the time of this report (9-12-2022), a full technical review of this proposed arrangement has not yet been completed.

STAFF RECOMMENDATION:

Given the current status of the TIA and ongoing Technical Review by county staff this application is considered incomplete, and therefore staff cannot make a recommendation at this time.

ATTACHMENTS:

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat

STAFF CONTACT:

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