

From: [Jennifer Bryan](#)
To: ["Delilah Azavedo"](#)
Subject: RE: We Oppose Arbor Walk RZ-20221527 and DA-2022-1527
Date: Monday, September 12, 2022 10:50:00 AM

I have added a copy of your email to the project file for Arbor Walk. It will be attached to the staff report to Planning Commission presented at the public hearing for this agenda item.

From: Delilah Azavedo <delilah.azavedo@gmail.com>
Sent: Friday, September 9, 2022 12:23 PM
To: Dennis E. Marstall <dmarstall@lancastersc.net>
Cc: cmcgriff@comporium.net; Sherrie Simpson <SSimpson@lancastersc.net>; Terry Graham <TGraham@lancastersc.net>
Subject: We Oppose Arbor Walk RZ-20221527 and DA-2022-1527



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delilah.azavedo@gmail.com

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We do not approve the development of a new neighborhood in Indian Land called Arbor Walk.
We do not want to see increased traffic with this development.

Thank you.

Legacy Park Residents
Delilah Azavedo
Benjamin Jackson
Foxwood Court, Fort Mill, SC 29707

--

Delilah Azavedo

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#)
Subject: Fwd: Arbor access thru legacy park
Date: Thursday, September 1, 2022 9:18:59 AM

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Forwarded message from From: **David L. Bennett** <dlbenet@yahoo.com>
Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

----- Forwarded message -----
From: **David L. Bennett** <dlbenet@yahoo.com>
Date: Wed, Jul 13, 2022 at 4:33 PM
Subject: Arbor access thru legacy park
To: <legacypark@braesael.com>

This is unacceptable. Arbor needs to build out in a different direction!

Arbor should not be allowed to use legacy park roads when there are better choices. Vance Baker can be widened and improved or conversely, use green pond rd.

It is unacceptable to make legacy parks roads arbors short cut!

With regards

David Bennett
1849 Lillywood Lane

From: [Rachael Benton](#)
To: [Jennifer Bryan](#)
Subject: Vote against Arbor Walk
Date: Saturday, September 3, 2022 2:05:52 PM



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“Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.”

Rachael Benton
Legacy Park Resident

From: [Monica Best](#)
To: [Jennifer Bryan](#)
Subject: "Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527."
Date: Wednesday, September 7, 2022 1:36:27 PM



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"Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527."

From: [Mary Black](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk rezoning RZ-2022-1527
Date: Thursday, August 25, 2022 3:42:11 PM



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Hi Jennifer,

"Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527."

Regards,
Legacy Park Resident

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#)
Subject: Fwd: Arbor construction response letter
Date: Thursday, September 1, 2022 8:54:33 AM
Attachments: [image001.png](#)
[Arbor Construction response.docx](#)

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Forwarded message from From: **Mike Carter** <mcarter@nationfordchem.com>
Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

----- Forwarded message -----

From: **Mike Carter** <mcarter@nationfordchem.com>
Date: Mon, Aug 1, 2022 at 1:34 PM
Subject: Arbor construction response letter
To: legacypark@braesael.com <legacypark@braesael.com>

Please see attached letter with traffic concerns directed at Arbors proposed development.

Kind regards,

Mike Carter
Facilities Manager

Nation Ford Chemical

2300 Banks Street
Fort Mill, SC 29715

803-431-8600

www.nationfordchem.com

To Braesael Management,

I have been informed that Arbor Construction is attempting to build homes adjacent to Legacy Park and to do so they are wanting to tie into South legacy Park Blvd. I have lived in Legacy Park for almost 19 years and would like to express my concerns with the proposed development.

I am concerned with the additional traffic that will be using South LP Blvd and Gold Wing to reach Shelley Mullis. Both roads are already having issues with speeding and not obeying stop signs. Vance Baker is not wide enough for 2 cars as it is. With limited lanes on Vance Baker I feel traffic will not use this means of egress. The increased traffic will only make the current bad situation worse.

Sincerely,

Mike Carter

1539 Kingdom Way

From: maryjean.cashman@yahoo.com
To: [Jennifer Bryan](#); [Rox Burhans](#); [Dennis E. Marstall](#)
Subject: Arbor Walk Opposition
Date: Thursday, September 1, 2022 2:27:04 PM



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I am a resident of Legacy Park in Indian Land, SC.

We oppose Arbor Walk RZ-2022-1527 and DA-2022-1527.

Thank you.

Mary Jean Cashman

From: [Mary Costantino](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk Development Near Legacy Park
Date: Thursday, August 25, 2022 3:55:06 PM



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To Whom It May Concern,

In regards to the proposed development at the end of Vance Baker Road, I have concerns. My first concern, is the limited width of Vance Baker for passing cars. Navigating this road requires drivers to give right of way to oncoming traffic, often pulling over to the edge of yards and driveways. This road cannot be navigated safely at speeds over 20 mph, and in my opinion, the road is not wide enough to support additional traffic.

Secondly, I estimate that the amount of traffic from one hundred homes can be anticipated that another 200 cars will be navigating this route. Again, in my opinion, the large amount of traffic coupled with the narrow passage of the road, will lead to congestion and higher risk of accident.

Stop signs would only add to congestion.

My third concern is that there is no side walk or safe passage walkway for pedestrians walking along Vance Baker as I often do. The majority of drivers that I encounter slow down under 20 mph, especially when children or pets are visible. In my estimation, 1 out of 10 do not and delivery drivers often exceed speed limits, too. Adding more residential drivers increases the number of persons, statistically to 20 (based on 200 cars), that will not be courteous drivers thus increasing chances for accidents. It will also increase deliveries adding to the potential for accidents.

I have lived on South Legacy Park for a little over 15 years, or since this section of Legacy Park was developed. My property is next to the boundary of Legacy Park where the develop will be placed. I am not against the development of land nor what an individual or organization can do with that land; however, I am against overloading infrastructure and the safety of residents for the sake of development.

Sincerely,
Mary R Costantino
3104 S. Legacy Park Boulevard
980.253.2299

Sent from [Mail](#) for Windows

From: [Jennifer Cooley](#)
To: [Jennifer Bryan](#)
Subject: ARBOR WALK
Date: Thursday, September 1, 2022 4:43:06 PM
Importance: High



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WE OPPOSE ARBOR WALK RZ-2022-1527DA-2022-1527!!!!

Jennifer Cooley

Jenniferc@atlanticpkg.com

(D) 704-588-1405

12201 Steele Creek Rd

Charlotte, NC 28273

From: [Marie DeMartino](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk
Date: Thursday, August 25, 2022 4:37:39 PM



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Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527. The current road infrastructure cannot support this additional development. Vance Baker Road is not wide enough to handle additional traffic. As a homeowner in the section of Legacy Park that is south of Vance Baker, I believe Additional traffic on that road would cause accidents.

Many thanks,
Marie DeMartino
3374 Xandra Ct.

Sent from my iPhone

From: [Mike DiMaggio](#)
To: [Jennifer Bryan](#)
Subject: Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.
Date: Thursday, August 25, 2022 3:01:22 PM



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Jennifer, as a resident of Legacy Park, I ask that you vote against Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527. The existing roads are ill-equipped to handle even more traffic on Shelley Mullis, especially with no improvements being done to Shelley Mullis and 521. Our schools and roads are already crowded with no plan in site to fix either.

Thank you for your consideration.

Mike

Mike DiMaggio

Technical Support Manager

Track Star International, Inc.

Charlotte TechOps: 8801 J.M. Keynes Dr, Suite 260, Charlotte, NC 28262

Calabash Admin: 9222 Beach Drive SW, Unit 5, Calabash, NC 28467

Tel: 1-800-661-3515 1-704-817-8823

Email: dimaggiom@trackstar.com

Website: www.trackstar.com

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From: [Morgan DiMaggio](#)
To: [Jennifer Bryan](#)
Subject: We oppose Arbor Walk RZ-2022-1527 DA-2022-1527
Date: Thursday, September 1, 2022 8:44:48 AM



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Please note the subject
Morgan DiMaggio
1521 Kingdom Way
Indian Land

From: [John Doe](#)
To: [Jennifer Bryan](#); [Rox Burhans](#); [Dennis E. Marstall](#)
Cc: [Sherrie Simpson](#); [Terry Graham](#); [cmcgriff@comporium.net](#); [Billy Mosteller](#); [lhoney@comporium.net](#); [Steve Harper](#); [Allen Blackmon](#); [Brian Carnes](#)
Subject: Opposition to Arbor Walk RZ-2022-1527 DA-2022-1527.
Date: Thursday, September 1, 2022 4:48:41 PM



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To Whom it May Concern,

We, the community of South Legacy Park vehemently oppose Arbor Walk RZ-2022-1527 DA-2022-1527.

Vance Baker is an underdeveloped road making it (and the other connecting roads) dangerous to walk along even with the current traffic patterns. Increased traffic will remove the opportunity for families and children to utilize these roads as well as greatly increasing the traffic pattern on Shelley Mullis which it was not designed for.

Additionally, the proposed entrance utilizing the Lancaster County Water & Sewer easement cannot be altered without consent of the Legacy Park residents and I assure you, we do not consent.

Code of Laws - Title 58 - Chapter 1 - General Provisions

SECTION 1. Chapter 1, Title 58 of the 1976 Code is amended by adding:

"Section 58-1-70"

(A) Notwithstanding another provision of law, a public utility created or governed pursuant to the provisions of this title which holds an easement or right of way, regardless of the manner by which it was acquired, may use the easement or right of way only to accomplish the easement's or right of way's original intended purpose and to perform necessary inspections or maintenance directly related to that purpose.

(B) A public utility described in subsection (A) may not expand, adjust, or modify its use of an existing easement or right of way to conform to a future need unless the:

- (1) property owner agrees in writing to the expanded, adjusted, or modified use; and
- (2) expanded, adjusted, or modified use causes no unnecessary or irreparable harm to the property."

Again, to reiterate, we the residents of South Legacy Park, vehemently oppose Arbor Walk RZ-2022-1527 DA-2022-1527. We will be monitoring the decisions made and

by whom very carefully and will be voting accordingly.

Respectfully,

Tony Iannucci

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#)
Subject: Fwd: Concerns regarding Arbor new development
Date: Thursday, September 1, 2022 9:02:33 AM

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Forwarded message from From: **Svetlana Ef** <svetlana.efremo@gmail.com>
Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

----- Forwarded message -----

From: **Svetlana Ef** <svetlana.efremo@gmail.com>
Date: Tue, Jul 26, 2022 at 9:31 PM
Subject: Concerns regarding Arbor new development
To: legacypark@braesael.com <legacypark@braesael.com>

Dear Sir or Madame:

We are writing this letter to voice our concerns about the proposed development plan by Arbor Construction:

1. Additional traffic on both access streets: South Legacy Park Blvd, and Vance Baker Road

will be significantly increased, which is already extreme in peak periods.

2. Who is going to be responsible for the maintenance on those roads? They are already patched due to existing heavy traffic.

3. The other concern is safety of our children, dog walkers and joggers due to increased traffic on those roads.

4. Environmental impact of the construction. That being: noise, dirt and dust. That fine dust will go inside the home, causing additional cleaning and home maintenance.

5. Our water pressure is already low to the point that it is very difficult to water the lawn and gardens.

Due to all these conditions, we are extremely against this development. As well as against including those new homeowners into the Legacy Park HOA.

Sincerely,
Svetlana Efremova and Richard Thomas,
1795 Lillywood Lane,
Indian Land, SC 29707
email: svetlana.efremo@gmail.com

cell: 704-345-8715

Lancaster County

Planning Commission

August 11, 2022

My name is John Evans and I am a resident of Xandra Court in the Legacy Park Sub-division and I have lived here for the past 15 years. I am writing to encourage you to deny the request for building 179 homes to be known as Arbor Walk.

Currently there are over 800 homes being built in our immediate area. Lennar is building 400 and KB Home is building another 400. Simply put, we do not have the road infrastructure to handle all the cars they will bring. Adding another 179 homes will lead to more congestion.

The main entrance for Arbor Walk will be Vance Baker Road. Vance Baker has a posted speed limit of 15 mph. The portion of Vance Baker to Wiregrass is used by Legacy Park residents as a place to walk or jog. Since it is a flat surface, it's common to see parents teach their children how to ride a bicycle. Having 358 cars using this will be a nightmare and cause accidents.

The access from Shelly Mullis to Vance Baker has a section of the road between Shelly Mullis and Goldwing which is extremely narrow and currently it's common to see one car pull off the shoulder to allow a car headed in the other direction to get by. Also, a portion of this road is in very poor shape with broken macadam and potholes. This is a significant risk for accidents with more vehicles.

Another factor to consider is the influx of school age children this will bring which will impact our schools. We currently have over-crowding and our new high school has 1,740 students this fall. There is talk that we need another school built. It's time that the Planning Commission as well as the Lancaster County Board coordinate with the School Board before approving more homes and apartments.

Over the years I have enjoyed watching nature in my back yard, the deer, squirrels, rabbits and the many species of birds. Their habitat will be completely disrupted. Where will they go? There is a stream that contains some fish species along with the toads and they too will be upended. I have seen Boy Scouts using this territory to explore nature and sadly that will end.

I implore you to deny the request for Arbor Walk and I plan on attending the hearing.

Respectfully,

John Evans

From: [Justin Francis](#)
To: [Jennifer Bryan](#); [Dad](#); [Bridget Francis](#)
Subject: Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527
Date: Tuesday, August 30, 2022 8:50:33 AM



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Jennifer,

We are writing to you regarding our concern about the proposed Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.

Given the underdevelopment of the existing roads and the influx of new housing developments in the surrounding area, the traffic patterns are becoming increasingly unsafe in the area. My wife and I are residents of Legacy Park I'd like to express my concerns about continuing with this rezoning proposal.

We understand that you are handling planning commission handling in reviewing this proposal so wanted to be on the record as a vote against this proposal.

Thank you for all you do,

Justin and Bridget Francis

2026 E Foxwood Ct

Indian Land SC, 29707

From: [Gary Fuhrmann](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk
Date: Thursday, August 25, 2022 4:20:54 PM



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Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

Gary Fuhrmann

From: [Angela Ghent](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk
Date: Thursday, September 1, 2022 6:47:05 PM



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I oppose Arbor Walk RZ-2022-1527
DA-2022-1527.

Thanks for all that you do!
Angela Ghent

From: [Chris Gibbs](#)
To: [Dennis E. Marstall](#); [Sherrie Simpson](#); [Jennifer Bryan](#); [Rox Burhans](#)
Cc: [Terry Graham](#); cmcgriff@comporium.net; [Billy Mosteller](#); lhoney@comporium.net; [Steve Harper](#); [Allen Blackmon](#); [Brian Carnes](#)
Subject: Arbor Walk Development (Gibbs)
Date: Monday, September 12, 2022 10:55:06 PM

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We oppose Arbor Walk **RZ-2022-1527** and **DA-2022-1527**.

Chris Gibbs
Legacy Park HOA Board of Directors
(704) 962-2019 - cell
chris.gibbs@mac.com

From: [Eddie Gluck](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk rezoning
Date: Friday, August 26, 2022 7:46:24 AM



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Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

Thank you,

Eddie Gluck
egluck73@yahoo.com

From: [Jennifer Gregory](#)
To: [Jennifer Bryan](#)
Subject: Re: Arbor development
Date: Friday, September 2, 2022 12:14:56 AM
Attachments: LLogo c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png

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Thank you! Biggest concern is having to share underdeveloped roads and the safety issues sharing these roads will pose to all individuals of our neighborhood! It can already be dangerous for those walking their dogs and children at play, etcetera. Seems unfair for a new neighborhood to be able to simply utilize our roads instead of making their own.

Sincerely,
Jennifer Gregory

On Thu, Sep 1, 2022 at 9:30 AM Jennifer Bryan <jbryan@lancastersc.net> wrote:

Ms. Gregory;

I have added a copy of your email to the project file for Arbor Walk. It will be attached to the staff report to Planning Commission presented at the public hearing for this agenda item.



Jennifer Bryan, Admin. Assistant
Planning

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P: (803) 285-6005 F: (877) 636-7963
jbryan@lancastersc.net

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From: Michelle Simonetti <hornerm80@gmail.com>
Sent: Thursday, September 1, 2022 9:00 AM
To: Jennifer Bryan <jbryan@lancastersc.net>
Subject: Fwd: Arbor development

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Forwarded message from From: **Jennifer Gregory** <jennygregory@gmail.com>

Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

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From: **Jennifer Gregory** <jennygregory@gmail.com>

Date: Wed, Jul 27, 2022 at 11:07 PM

Subject: Arbor development

To: <legacypark@braesael.com>

Hello,

Writing to express myself and my families disapproval of the proposed new subdivision having access to our roads in LP. This is a safety concern for our children and everyone in our community. Let me know what I can do further to assist in stopping this.

Thanks,

Jennifer Gregory

2203 Minstrels Way

From: [Sherrie Simpson](#)
To: [Jennifer Bryan](#)
Subject: FW: Arbor Walk Developement
Date: Friday, September 9, 2022 9:01:11 AM
Attachments: [LCLogo 62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

Jennifer:

Here is another Arbor Walk email.

Sherrie



Sherrie Simpson, Clerk to Council
County Council

Lancaster County Government
PO Box 1809
101 N Main St
Lancaster, SC 29720

P: (803) 416-9307 F: (877) 241-5430
SSimpson@lancastersc.net

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From: Rafael <rguzman312@gmail.com>
Sent: Tuesday, September 6, 2022 2:46 PM
To: Dennis E. Marstall <dmarstall@lancastersc.net>; Sherrie Simpson <SSimpson@lancastersc.net>
Cc: Terry Graham <TGraham@lancastersc.net>; cmcgriff@comporium.net; Billy Mosteller <BMosteller@lancastersc.net>; lhoney@comporium.net; Steve Harper <steveharper@lancastersc.net>; Allen Blackmon <ABlackmon@lancastersc.net>; Brian Carnes <briancarnes@lancastersc.net>
Subject: Arbor Walk Developement



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We oppose Arbor Walk RZ-2022-1527 and DA-2022-1527.

Sent from my iPhone

From: [Rebecca Guzman](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk
Date: Wednesday, August 24, 2022 12:18:05 PM



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Hi Jennifer,

I would like to express my deep concerns about the Arbor Walk development.

1. I live on South Legacy Park Blvd close to the pump house where the new road would come through. We already have an issue with people speeding on this road, and this would make it significantly worse.
2. Vance Baker Road is not set up for additional traffic. It would need to be widened and repaved.
3. The property owners next to the pump house never agree to live on a corner at an intersection.

In summary, please vote against this rezoning and development agreement.

Thank you,
Rebecca Guzman
2945 S Legacy Park Blvd

--

Rebecca Hyatt Guzman
guzman.rebecca@gmail.com
843.727.5900 (mobile)

From: [Miki Hajek](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk Rezoning RZ-2022-1527
Date: Thursday, September 1, 2022 2:17:35 PM



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Good afternoon Ma Bryan -

I am a resident of Legacy Park neighborhood in Lancaster County. I am asking you to Vote Against the Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527. I believe This new development will adversely impact our neighborhood with increased traffic that our current roads will not be able to handle. Vance Baker and Goldwing roads are narrow and without shoulders that do not allow larger vehicles to travel safely. I have concerns also regarding the safety of our children who currently walk, play and ride bicycles on our streets. Please vote Against the rezoning.

I appreciate your time and consideration in this matter.

Sincerely

Maurine Hajek

3143 South Legacy Park

From: [Daryl Hammonds](#)
To: [Dennis E. Marstall](#); [Sherrie Simpson](#); [Jennifer Bryan](#); [Rox Burhans](#)
Cc: [Terry Graham](#); cmcgriff@comporium.net; [Billy Mosteller](#); lhoney@comporium.net; [Steve Harper](#); [Allen Blackmon](#); [Brian Carnes](#)
Subject: Arbor Walk Development
Date: Tuesday, September 13, 2022 4:38:45 AM



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We oppose Arbor Walk RZ-2022-1527 and DA-2022-1527.

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#)
Subject: Fwd: Arbor development
Date: Thursday, September 1, 2022 9:16:00 AM

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Forwarded message from From: **Vickie Hill** <hilldvgolf@aol.com>
Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

----- Forwarded message -----
From: **Vickie Hill** <hilldvgolf@aol.com>
Date: Thu, Jul 14, 2022 at 2:44 PM
Subject: Arbor development
To: <legacypark@braesael.com>

It is our understanding that Arbor is trying to get approval to put a road through an area of Legacy Park and adjoin S Legacy Park Rd.

As a longtime homeowner here in Legacy Park, we are VERY much against this proposal. Our community has enough traffic from our own residents. We purchased our home in this development partly due to the fact that there were no thruways and would therefore have limited traffic.

Please do not approve this request.

Vickie and Dave Hill
1694 Lillywood Lane
Fort Mill SC 29707

From: [danielle.hinson](#)
To: [Rox Burhans](#)
Subject: 2991 Vance Baker Rezoning
Date: Friday, August 5, 2022 1:05:09 PM



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Hello, and happy Friday! I'm writing to express my frustration over the proposed addition to Vance Baker by Arbor Walk, LLC. I've lived in Legacy Park since 2004, and this addition will be a detriment to our neighborhood. There is already a great deal of traffic on Shelley Mullis, and the road conditions aren't great. Adding hundreds more vehicles daily will further erode surface conditions.

When we purchased property in early 2004, we were advised the land behind Lillywood Lane was within a flood plain and wouldn't be built on. Now, we're finding out that either isn't true or this developer is paying someone to not care that there's a natural reason not to build there.

Please don't allow this developer greed to negatively impact the peace and quiet I bought and have enjoyed for almost 20 years.

Thank you!

Sent from my iPhone

From: [Hilary Holloway](#)
To: [Jennifer Bryan](#)
Subject: Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527
Date: Friday, September 2, 2022 8:16:31 AM



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Good Morning! I'd like to share my concern about the Arbor Walk rezoning proposal. I currently live in Legacy Park and have for the last 7 years. The proposed outlet onto South Legacy Park Blvd will cut through natural protected areas of the Tar Heel splitter as well as increase traffic onto a neighborhood road that was not built to handle additional traffic. There are 3 stop signs on Lilywood Deer Forest, and Shelly Mullis. The left turn onto Shelly Mullis from South Legacy Park Blvd is already difficult as it's a cut through from Marvin-waxhaw rd to 521 and I'm concerned about accidents and damage to the road. South Legacy Park Blvd also contains all of our neighborhood amenities and would be a financial and maintenance strain on our community to maintain. We are well aware of the overcrowding of our school system, destruction of trees and habitat for animals, and noise that comes with this proposal and swapping out land from the utility company for a road that will also impede on the surrounding houses will surely decrease the home values in our neighborhood. Please take this information and consider voting against Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527 for the sake of your existing residents of the county. Thank you for your time!--

Thank You,

Hilary Holloway
980-263-0340

From: [S Holt](#)
To: [Jennifer Bryan](#)
Subject: Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527
Date: Thursday, August 25, 2022 10:43:17 PM



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From: Harold Hooker <hhooker@carolina.rr.com>

Sent: Saturday, September 3, 2022 10:46 PM

To: Dennis E. Marstall <dmarstall@lancastersc.net>; Sherrie Simpson <SSimpson@lancastersc.net>

Cc: Terry Graham <TGraham@lancastersc.net>; cmcgriff@comporium.net; Billy Mosteller <BMosteller@lancastersc.net>; lhoney@comporium.net; Steve Harper

<steveharper@lancastersc.net>; Allen Blackmon <ABlackmon@lancastersc.net>; Brian Carnes <briancarnes@lancastersc.net>

Subject: Arbor walk development

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We oppose Arbor Walk RZ-2022-1527 and DA-2022-1527"

Thank you

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#); [Rox Burhans](#)
Subject: Fwd: Legacy Park - Arbor Walk Update
Date: Thursday, September 1, 2022 8:28:17 AM

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Forwarded message from From: **Thea** <faywray2000@carolina.rr.com>
Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

----- Forwarded message -----
From: **Thea** <faywray2000@carolina.rr.com>
Date: Thu, Aug 25, 2022 at 8:35 PM
Subject: RE: Legacy Park - Arbor Walk Update
To: <board@legacyparkhoa.org>

Please vote NO on RZ 2022-1527 and NO on DA 2022-1527. Thank you Dorothea Jansen.

Sent from my T-Mobile 4G LTE Device

From: [Tanya Pell Jones](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk
Date: Thursday, August 25, 2022 3:12:20 PM



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Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.

These roads are already underdeveloped, narrowing even further down SLP than on the other side of Vance Baker. There are already two developments going in w/i a mile of the proposed Arbor Walk and this is just another drain on an already overtaxed infrastructure.

Please vote NO on Arbor Walk RZ and DA!

Tanya Jones
Indian Land, SC

From: djordan17@comporium.net
To: [Jennifer Bryan](#)
Cc: "[Michelle Simonetti](#)"
Subject: RE: Legacy Park - Arbor New Development Update
Date: Friday, September 2, 2022 10:03:43 PM
Attachments: [image001.png](#)

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Jennifer,

Please use the email dated Aug. 6, 2022 as input to the Planning Commission. We're not trying to over communicate to the Commission, just following up directly as suggested by our HOA. This development proposal is of great concern to our neighborhood's road safety.

Thank you for bringing this to my attention.
David

From: Jennifer Bryan <jbryan@lancastercountysc.net>
Sent: Thursday, September 1, 2022 9:03 AM
To: djordan17@comporium.net
Cc: Michelle Simonetti <hornerm80@gmail.com>
Subject: RE: Legacy Park - Arbor New Development Update

Mr. and Mrs. Jordan;
This email was forwarded to me by Michelle Simonetti. I have already recorded an email from you dated August 26, 2022. Do you wish this statement to replace that email for your statement to the Planning Commission?



Jennifer Bryan, Admin. Assistant
Planning
Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720
P: (803) 285-6005 F: (877) 636-7963
jbryan@lancastercountysc.net

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From: <djordan17@comporium.net>

Date: Sat, Aug 6, 2022 at 10:04 AM

Subject: Legacy Park - Arbor New Development Update

To: <LegacyPark@braesael.com>

Cc: <djordan17@comporium.net>

TO: Braesael Management

FROM: David & Lynn Jordan

3033 S. Legacy Park Blvd.

Fort Mill, SC 29707

RE: Legacy Park - Arbor New Development Update

Gentlemen,

My wife and I were very concerned when we heard about another attempt by Arbor Construction to once again gain access, via S. Legacy Park Blvd. and Vance Baker Rd., to their proposed new housing development adjacent to Legacy Park. Their first efforts were unanimously rejected by the homeowners for many reasons, among which safety and road conditions are at the top of the list. Their development originally called for 225 new homesites, but the current layout arrangement appears to be for approximately only 175 new homesites. Multiply that number times 2, typically the minimum number of vehicles per household in Legacy Park, and you're looking at most likely 350 to 400 additional vehicles using these streets, twice a day. There are many children and adults that walk, often along with their dogs, ride bikes, skateboard and play on both S. Legacy Park Blvd. and Vance Baker Rd. each day, as well as Goldwing Ln. Sidewalks do not exist on most of Vance Baker Rd. nor on Goldwing Ln., and not even on all of S. Legacy Park Blvd. There are parts of Vance Baker Rd. that are not safe for two cars to pass in opposite directions unless they both slow down to 10 mph and pull to the outermost edges of the road; often even having to put tires off the paved road due to the size of many family and work vehicles today. Parts of Vance Baker Rd. are in bad disrepair already and we've heard there are no intentions of upgrading this road now, the near future, nor after the proposed construction for this development is finished.

I strongly suggest that any County Commission board members having input to, and/or making

decisions about this proposition by Arbor, take a few days to witness for themselves the existing activity already utilizing these roadways today, before rendering their decisions. I believe they will see how disruptive the development by this neighborhood's construction traffic, and later household traffic, will be to the safety of our existing neighborhood. We have too many people already who do not obey traffic guidelines, speed limits and stop signs. Adding another 350+ vehicles to this situation will only worsen our current situation.

Respectfully,
David & Lynn Jordan

From: djordan17@comporium.net
To: [Jennifer Bryan](#)
Cc: djordan17@comporium.net
Subject: Legacy Park vs Arbor Walk Development
Date: Friday, August 26, 2022 12:28:15 PM
Importance: High



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Hi Jennifer,

I imagine you're getting all kinds of emails and phone calls right now (sorry, but I hope you are) regarding the above subject. I would appreciate it if you would pass along my wife's and my concerns about this proposal to the commission. 179 new house will most likely mean up to 358 new vehicles utilizing S. Legacy Park Blvd., Vance Baker and Goldwing Rds. twice a day. If, as the DA states 281, then the numbers could possible double, as many houses will probably have children at home with additional cars. Our current roads are not in the condition nor safe to handle this type of growth. The development of this land-blocked area needs to be stopped until the laws can be reversed/changed to somehow allow access on to Marvin Waxhaw Rd. as was originally the intention for developing this area. Ultimately, the safety of all residents (whether driving, walking, bicycling, skateboarding, etc. and their property ... human lives, not just housing) should be the No.1 concern of the County Commission, because that is what is being decided upon here.

PLEASE, vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.

Thank you for your time and efforts in this matter.

Sincerely,

David & Lynn Jordan

3033 S. Legacy Park Blvd.

Ft. Mill, SC 29707

704-953-2424

From: [Keith Kaim](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk Rezoning
Date: Thursday, August 25, 2022 4:09:26 PM



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Good Afternoon Jennifer,

I believe Arbor Walk will add excessive traffic on South Legacy Park Blvd and Vance Baker. Our kids play on these roads since there isn't a lot of traffic. Also a lot of people walk there dogs along Van Baker due to a large grassy area along it. There are no side walks along Vance Baker and I believe this will be a safety issue.

"Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527."

Thank You
Keith Kaim
3164 S Legacy Park Blvd.
Indian Land , S.C. 29707
803-209-2105

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#)
Cc: [Rox Burhans](#)
Subject: Fwd: Arbor Contruction
Date: Thursday, September 1, 2022 9:12:20 AM

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Forwarded message from From: **Laura Kaim** <ljkmzr@aol.com>
Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

----- Forwarded message -----

From: **Laura Kaim** <ljkmzr@aol.com>
Date: Thu, Jul 14, 2022 at 9:15 PM
Subject: Arbor Contruction
To: legacypark@braesael.com <legacypark@braesael.com>

To whom it may concern,

I am a resident of Legacy Park in Indian Land and would like to take an opportunity to voice my concerns about the proposed construction of the new Arbor Walk located adjacent to Legacy Park.

To develop this new community, Arbor Walk, the developer requires 2 means of egress for traffic. They plan to use Vance Baker as their 1st entry point. The use of Vance Baker would increase traffic through our community but, in my opinion, not too terribly. However, the construction company is proposing a second traffic egress in the middle of our busy community. This egress would substantially increase the amount of traffic within Legacy Park. Our relatively quiet community would be affected horribly and reduce the value of our homes. The increase in traffic would bring more traffic noise.

Secondly, the significant increase in traffic would endanger the lives of the children who regularly play and ride their bikes in the community.

The development of this new community should not be at the expense of Legacy Park. Please protect Legacy Park and its citizens by doing everything in your power to discourage the construction of this new road through Legacy Park. I, along with the residents of this community, thank you for your anticipated help.

Sincerely,
Keith and Laura Kaim
3164 S. Legacy Park Blvd
Indian Land, SC 29707

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#)
Subject: Fwd: Arbor Construction
Date: Thursday, September 1, 2022 9:10:42 AM

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Forwarded message from From: **Joe Kluesner** <joe.kluesner@gmail.com>
Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

----- Forwarded message -----
From: **Joe K** <joe.kluesner@gmail.com>
Date: Fri, Jul 15, 2022 at 3:11 PM
Subject: Arbor Construction
To: <legacypark@braesael.com>

To Whom It May Concern,
As a member of Legacy Park I would like to express my concerns for the proposed Arbor walk neighborhood construction & especially related to the right of way on S Legacy Park at the Pump house.

Knowing how the traffic flows off Shelly Mullis - most Arbor residences will use Legacy Park's neighborhood main entrance S Legacy Park to access the neighborhood. This will increase the danger of the intersection as traffic increases into the neighborhood at an already busy intersection.

Additionally, the traffic that flows on Lake South Legacy Park is already high as it is and adding any additional traffic could make it more dangerous for kids and families who ride bikes and walk on or near the road.

Our family lives on the South side, but we often enjoy walking on the N Legacy Park, as many folks do, which is across the street, and this increased traffic will likely increase the dangers of crossing the road safely.

It would make more sense if there was an entry to the back side of the neighborhood to Henry Harris, as that is already being built up.

Kindly,
Joe Kluesner

From: [Marilyn and Eric Kuehn](#)
To: [Jennifer Bryan](#)
Subject: vote AGAINST Arbor Walk rezoning
Date: Thursday, August 25, 2022 2:57:33 PM



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Hello Jennifer,

As a resident of Indian Land, specifically in the Legacy Park neighborhood which will be highly affected by the rezone, I'm asking that you please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.

Thanks,
Marilyn Kuehn

From: [Ashli Kurian](#)
Subject: Concern regarding Arbor Walk
Date: Thursday, September 1, 2022 9:22:51 AM



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We oppose Arbor Walk RZ-2022-1527
DA-2022-1527

Vance Baker is an underdeveloped road and the other connecting roads are dangerous to walk with the current traffic.

--

Ashli G. Kurian, PhD
Clinical Psychologist

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#)
Subject: Fwd: Concerns with the Arbor Development
Date: Thursday, September 1, 2022 9:20:28 AM

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Forwarded message from From: **Ashli Kurian** <ashligkurian@gmail.com>
Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

----- Forwarded message -----
From: **Ashli Kurian** <ashligkurian@gmail.com>
Date: Wed, Jul 13, 2022 at 12:03 PM
Subject: Concerns with the Arbor Development
To: <legacypark@braesael.com>

Hello,

My family and I recently moved into Legacy Park and have been enjoying the quiet and well-maintained community. I have concerns and am displeased to hear another neighborhood is planning to connect into ours which would likely increase traffic flow and reduce the safety of our community. I have 3 young children and we enjoy being able to walk, rollerblade, scooter, ride bikes on the roads and sidewalks including to the pool area without having to worry about too much car traffic. The other Legacy Park neighbors typically drive slowly and are watching for children. The proposal would add a LOT of additional cars passing through and likely passing through more quickly (regardless of speed limit signs) as they are trying to get past/through our neighborhood to their own. I don't understand why that neighborhood can't have its own entrance/exit onto a public road as is more standard for neighborhoods. Count me and my household against this.

Thank you,
The Kurians
2556 N Legacy Park Blvd, Fort Mill, SC 29707

--

Ashli G. Kurian, PhD
Clinical Psychologist

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#)
Cc: [Dennis E. Marstall](#)
Subject: Fwd: Arbor New Development
Date: Thursday, September 1, 2022 9:05:30 AM

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Forwarded message from From: **Deborah Kyle** <debkyle21@yahoo.com>
Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

----- Forwarded message -----
From: **Deborah Kyle** <debkyle21@yahoo.com>
Date: Thu, Jul 21, 2022 at 4:56 PM
Subject: Fwd: Arbor New Development
To: <legacypark@braesael.com>

If I am looking at the plans correctly Arbor Construction plans to use South Legacy Park as entrance into this new development. This is why that should not be allowed:

1. Traffic from Shelly Mullis onto South Legacy Park is already quite heavy. Trying to enter South Legacy Park from W Arrow Lake Court is already extremely challenging, especially with cars turning onto S Legacy Park so fast.
2. Entering Shelley Mullis from South Legacy Park has also become very challenging due to heavy traffic and another subdivision using this entrance will increase that activity significantly.
3. Wear and tear on a road that our HOA dues are paying will increase our HOA cost. We should not be responsible for any wear and tear on this road.
4. Will construction traffic be driving through South Legacy Park....no, no, no...that cannot happen
5. Why can't Arbor Construction utilize Vance Baker which is a Lancaster highway. They probably want to utilize South Legacy Park so they do not have to cut a road from Vance Baker into their new subdivision, limiting the number of houses they can build.

If this does have to happen, Arbor Construction needs to put a traffic

circle at Shelly Mullis and South Legacy Park and any other intersection that traffic will increase off of South Legacy Park. It also needs to be declared that their subdivision will be responsible for repair and maintenance of South Legacy Park.

Thank you,

Deborah Kyle
1122 West Arrow Lake Court

From: [Deborah Kyle](#)
To: [Jennifer Bryan](#)
Subject: Arbor walk
Date: Thursday, September 1, 2022 9:02:33 AM



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We oppose Arbor Walk RZ-2022-1527
DA-2022-1527"

Sent from my iPhone

From: [Julie Lago](#)
To: [Jennifer Bryan](#)
Subject: AGAINST Arbor Walk rezoning RZ-2022-1527
Date: Monday, August 29, 2022 6:26:46 AM



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Hello -

Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527!!

Thank you Jennifer.

Julie Lago
3538 Yorkshire Ct, Indian Land, SC 29707

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#)
Cc: [Rox Burhans](#); [Dennis E. Marstall](#)
Subject: Fwd: Legacy Park - Arbor New Development Update
Date: Thursday, September 1, 2022 9:23:32 AM

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Forwarded message from From: **JUDY LAING** <jlaing143@aol.com>
Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

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From: **JUDY LAING** <jlaing143@aol.com>
Date: Wed, Jul 13, 2022 at 11:27 AM
Subject: Re: Legacy Park - Arbor New Development Update
To: <board@legacyparkhoa.org>

My main concern is the increase to traffic ANY new homes will create that will use Shelly Mullis.

Shelly Mullis has become a DANGEROUS road to access from North & South Legacy and will only get worse when these homes are added.

Cars speed by at dangerous high speeds whipping around the bend! This doesn't give us enough time to safely enter Or cross Shelly Mullis; and this is in a vehicle!

Please note:

North Legacy residents can no longer walk safely to cross Shelly Mullis to access the amenities: pool, rec center, park, etc. At the very least, there needs to be stop signs and speed bumps on Shelly Mullis before something horrible happens.

Also, when these homes add to the jam up at Shelly Mullis & 521 it will be impossible to get kids to school or get to work in a reasonable time.

It will also be impossible to turn left onto Waxhaw Marvin at the end of Henry Nesbit.

During busy times, one lane without a traffic light getting off of Henry Nesbit will be impossible. As is one lane, with a light, at the intersection of Shelly Mullis and 521. These intersections at both ends need to be repaired and more lanes added, and a light added at Henry Nesbit.

We're also at our exploding point to the number of homes being added. This will not only affect the roads and safety, it will also create more overcrowding in schools, etc.

Who is in charge of over-approving all of these projects?

Sorry, I went off on a tangent :)

Please provide my initial request in the first paragraph.

Thank you for listening,

Judy Laing

On a side note:

Why hasn't Shelly Mullis been repaved? The road is horrible. The patches don't work.

From: [Scott Lesiak](#)
To: [Jennifer Bryan](#)
Subject: RZ-2022-1527
Date: Friday, August 19, 2022 3:36:04 PM



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Hello,

We just spoke on the phone. As per your suggestion I am writing to express my concerns regarding traffic safety and congestion on small local roads around Vance Baker and Legacy Park in relation to the proposed new neighborhood at the end of Vance Baker Rd in Indian Land. These roads are already heavily traveled and in some cases narrow and in disrepair. I can only imagine the chaos with an additional 100-200 cars traveling them twice per day. At the very least I think the number of homes built there should be limited and a traffic study should be done to determine the impact. I also think the builders should be responsible for the road construction/ improvement costs should they get the approval to move forward on the development. As I'm sure you are aware, there are only 3 ways out of Travis Acres and Legacy Park. All of which drain out onto Shelly Mullis.

Thank You for your consideration.

Scott Lesiak

SKL Studio

Fine Custom Furniture and Cabinetry

704-877-9875

sklstudio@comporium.net

From: [Shana E](#)
To: [Jennifer Bryan](#)
Subject: AGAINST RZ/DA 2022-1527
Date: Monday, September 12, 2022 9:44:22 AM



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Please vote AGAINST Arbor
Walk rezoning RZ-2022-1527 and development
agreement DA-2022-1527.

Shana Marshburn

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#)
Subject: Fwd: Arbor Development
Date: Thursday, September 1, 2022 8:56:20 AM

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Forwarded message from From: **Leslie McCorkle** <leslie.lphoa@gmail.com>
Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

----- Forwarded message -----

From: **Leslie McCorkle** <leslie.lphoa@gmail.com>
Date: Mon, Aug 1, 2022 at 12:27 PM
Subject: Arbor Development
To: Braesael Mangaement Company <LegacyPark@braesael.com>

I live at 3030 S. Legacy Park Blvd and my house backs up to the property to be developed by Arbor Construction. I lived here when Keith Bell, the developer of LP, started to clear the land behind my house for a development that never was completed. So this comes as no surprise to me...I've had the peace and quiet behind me since 2007.

What does concern me is the construction traffic during development. My house is between the two points of ingress and egress. The sidewalk in front of my house is heavily used by pedestrian traffic...kids riding bikes, people walking pets and kids, and folks getting exercise, etc.

Another concern: Will the heavy construction vehicles be parked on your development or will they be grinding through the neighborhood early every morning and each evening. I certainly hope it's not the latter

Leslie McCorkle

From: [Alisha McGinn](#)
To: [Jennifer Bryan](#)
Subject: Legacy Park resident against Arbor Walk rezoning
Date: Tuesday, August 30, 2022 1:13:30 PM



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Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.

Sent from my iPhone

From: [James McGinn](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk
Date: Friday, August 26, 2022 9:36:19 AM



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Good morning,

Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.

James McGinn

From: [Jean McMullen](#)
To: [Jennifer Bryan](#)
Subject: Rz-2022-1527 DA-2022-1527
Date: Tuesday, August 30, 2022 1:35:54 PM



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Please vote against Arbor Walk rezoning and development agreement.

The infrastructure of Shelley Mullis, Vance Baker, South legacy park blvd, and Henry will Harris can not support the additional burden of this development.

Thank you for considering our input
Scott and Jean McMullen
2020 E Foxwood Court

From: [Beth Mitchell](#)
To: [Jennifer Bryan](#)
Subject: We oppose Arbor Walk RZ-2022-1527 DA-2022-1527
Date: Thursday, September 1, 2022 1:30:50 PM



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My name is Darby Mitchell and I live at 2930 S Legacy Park Blvd. I am reaching out in opposition of the Arbor Walk development. I highly encourage the Lancaster County Planning Commission to reconsider Arbor Walk as the developer has not shown sufficient details regarding how they will remedy traffic, especially on Vance Baker. Please note: both community entrances will be placed within 100 meters on S Legacy Park Blvd. Vance Baker was never designed for this level of traffic and neither was S Legacy Park Blvd. I respect the revenue this will bring to the county, but please consider the strategic long term impact this will have on an already stressed road system, especially considering neighboring developments. Only you have the ability to assure these decisions are made with the long term vision for Lancaster County. Future proofing this area now will prevent worlds of pain later.

From: [Cindy Montgomery](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk
Date: Monday, August 29, 2022 9:36:25 AM



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"Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527."

Cindy Montgomery

1480 Deer Forest Dr.

Indian Land, SC 29707

Sent from [Mail](#) for Windows

From: [BENNY MONTGOMERY](#)
To: [Jennifer Bryan](#)
Subject: Re: Legacy Park - Arbor Walk Update
Date: Saturday, August 27, 2022 4:53:47 PM



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Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527."

Benny Montgomery
benny_montgomery@msn.com
Cell: (803-833-6636)
1480 Deer Forest Dr.
Indian Land, SC 29707

From: BENNY MONTGOMERY <benny_montgomery@msn.com>
Sent: Saturday, August 27, 2022 4:50 PM
To: jbryan@lancaster.net <jbryan@lancaster.net>
Subject: Re: Legacy Park - Arbor Walk Update

"Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527."

Benny Montgomery
benny_montgomery@msn.com
Cell: (803-833-6636)
1480 Deer Forest Dr.
Indian Land, SC 29707

From: Cindy Montgomery <cmonty54@hotmail.com>
Sent: Saturday, August 27, 2022 9:09 AM
To: BENNY MONTGOMERY <benny_montgomery@msn.com>

Subject: Fwd: Legacy Park - Arbor Walk Update

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From: Legacy Park <board@legacyparkhoa.org>
Sent: Thursday, August 25, 2022 2:53:21 PM
To: cmonty54@hotmail.com <cmonty54@hotmail.com>
Subject: Legacy Park - Arbor Walk Update

Good morning neighbors,

Thank you to those who emailed the Board disapproving of the Arbor Walk development. These emails will be delivered to the Planning Commission and County Council the week prior to the meeting. The commission has continued to recommend deferment to the developer, for the reason of not having the proper documentation to have a chance at getting approval. If developers continue to not provide details needed, they will be asked to withdraw the application. **The next meeting is currently set for Sept 20th at County Chambers.**

Important details:

- Planning Commission only provides recommendation and both Developer Agreement and Rezoning will still go to Council for three readings. Our opportunity to stop this will be the first reading at Council meeting, we need calls/comments/in person attendance at this meeting.
- Keep in mind that our best argument is that the existing roads are underdeveloped.
- Surroundings communities are not aware of this so we need to spread the word. **Please reply if you are interested** in being more involved, including contacting households this side of Shelley Mullis.

The next step for citizens is to contact the planning commission; know that a phone call is counted the same as an email.

Contact Planning Commission administrator, Jennifer – Jbryan@LancasterSC.net (803) 285-6005 before 9/12,

Simply say or write: "Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527."

From: [Cynthia Nickerson](#)
To: [Jennifer Bryan](#)
Cc: [Cynthia Nickerson](#); [Matt N](#)
Subject: Arbor Walk Rezoning
Date: Wednesday, August 31, 2022 11:30:32 AM



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**PLEASE vote AGAINST Arbor Walk
rezoning RZ-2022-1527 and
development agreement DA-2022-1527**

Nickerson
1625 Eagle Lake Drive
(803) 429.8414

From: mywariaci@yahoo.com
To: [Jennifer Bryan](#)
Subject: Arbor Walk
Date: Thursday, August 25, 2022 4:26:48 PM



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Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.
Our roads and schools are not ready for more houses and more people in our neighborhood.

Concern long term resident of Legacy Park

Sylwia Piotrowski
732-558-1905

Sent from my iPhone

From: [James Priest](#)
To: [Jennifer Bryan](#)
Subject: Arbor walk
Date: Thursday, August 25, 2022 4:22:21 PM



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I'm against arbor walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

Sent from my iPhone

From: [Kelly Remus](#)
To: [Jennifer Bryan](#)
Subject: Arbor walk development
Date: Friday, August 26, 2022 6:40:17 AM



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Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.

Sincerely,
Kelly Remus
Legacy Park Resident

From: [Robert Reynolds](#)
To: [Jennifer Bryan](#)
Subject: Opposed - DZ/RA-2022-1527
Date: Wednesday, August 24, 2022 2:43:50 PM



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I am a resident of Lancaster County and live in Legacy Park on Lillywood Lane.

Please let it be known and recorded as such... I am opposed to the case #RZ/DA-2022-1527 due to the negative impact on safety that it will have on myself, my neighbors, and the entire south side of the Legacy Park neighborhood.

Thank you,
Robert Reynolds
Ph. 704-904-6750

From: [Sharon Romano](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk Rezoning
Date: Thursday, August 25, 2022 3:18:16 PM



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Good afternoon Jennifer,

We are residents of Legacy Park in Indian Land.

Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

This is a terrible idea and not at all well planned. We are choking on traffic outside our development already, and this is one more disaster we don't need to now come INSIDE our development.

Thank you,
Sharon Romano

From: [Justin Rutledge](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk Rezoning
Date: Thursday, August 25, 2022 3:35:32 PM



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Hi Jennifer

I hope this email finds you well. Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.

Have a nice day,

Justin

From: [Pam Ryan](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk Rezoning RZ-2022-1527
Date: Friday, August 26, 2022 1:52:56 PM



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Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.

Thanks,
Pam Ryan
1513 Juniper Hills Lane
Indian Land, SC 29707

From: [John Sadak](#)
To: [Jennifer Bryan](#)
Subject: Please vote AGAINST Arbor Walk rezoning RZ-2022-1527!!
Date: Thursday, August 25, 2022 3:14:06 PM



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Good afternoon Ms. Bryan.

I am writing as a concerned resident of Legacy Park and the surrounding area. I'm sure that you are aware of the tremendous traffic congestion on Shelly Mullis road. North Carolina drives use this road to cut across and there is a new subdivision already underway at the SW corner of ShellyMullis and Henry Harris roads. People in the surrounding area are very concerned that the proposed changes will lead to unbearable traffic congestion and more importantly, the safety of everyone who uses Shelly Mullis.

Please vote Against Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.

Thank you very much for your consideration,
John Sadak

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#)
Cc: [Dennis E. Marstall](#); [Rox Burhans](#)
Subject: Fwd: Proposed Arbor Walk development
Date: Thursday, September 1, 2022 8:39:34 AM

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Forwarded message from From: **Rosalind Santini** <ros.santini@icloud.com>
Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

----- Forwarded message -----
From: **Rosalind Santini** <ros.santini@icloud.com>
Date: Tue, Aug 9, 2022 at 1:21 PM
Subject: Proposed Arbor Walk development
To: <legacypark@braesael.com>

Dear Braesael Management:

My Husband and I are opposed to the new project plan submitted by the developer, Jeff Jernigan, for Arbor Walk. The plan to increase the density of housing and cut through to South Legacy Park blvd is going to create a dangerous traffic pattern at the entrance to Legacy Park. It is also going to increase the traffic on Vance Baker road which is not a 2 lane road. There are no sidewalks on Vance Baker and it is already difficult for pedestrians and cyclists to navigate this road safely.

I am also personally opposed to any development near the creek at the bottom of this property. The run off from construction will destroy the plant and wildlife including the endangered Carolina Heel splitters. This developer knows Legacy Park opposes his plan and he is trying to force us into some sort of compromise. We can not allow him to risk our safety for his profit.

Sincerely,

Rosalind and Reno Santini

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#); [Rox Burhans](#); [Dennis E. Marstall](#)
Subject: Fwd: Email correction and New Arbor Development
Date: Thursday, September 1, 2022 8:32:50 AM

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Forwarded message from From: **Mark Scheiring** <markscheiring@yahoo.com>
Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

----- Forwarded message -----

From: **Mark Scheiring** <markscheiring@yahoo.com>
Date: Wed, Aug 24, 2022 at 10:59 AM
Subject: Email correction and New Arbor Development
To: <legacypark@braesael.com>
Cc: Claudia Scheiring <cscheiri@hotmail.com>

We are deeply concerned and strongly reject the request for a new right of way through the pump house area on South Legacy Park Boulevard. This subdivision was not designed to handle additional traffic and congestion.

The residents strongly rejected adding this new housing development to the Legacy Park family at a meeting presented by Arbor and the HOA. Nothing has changed except Arbor is trying to circumvent the desires of our residents by going to the county hoping that they will accommodate the financial interests of Arbor rather than the wishes of our community.

Please do not accept the zoning change requested by Arbor and satisfy the wishes of your voting citizens by rejecting the requests by Arbor to any road in or through Legacy Park.

Also please add my new email address to your system:
markscheiring@yahoo.com

Mark and Claudia Scheiring
6133 Vinecrest Drive in Legacy Park
Residents since 2006

Sent from my iPad

From: [Adam and Jeni Schlosser](#)
To: [Jennifer Bryan](#)
Subject: Please vote against Arbor Walk rezoning and development agreement
Date: Wednesday, August 24, 2022 10:01:10 AM



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Dear Jennifer,

Please vote against Arbor Walk rezoning and development. As a resident of Legacy Park, the roads in and around Legacy Park, including but not limited to South Legacy Park Blvd, Vance Baker. Goldwing Lane and Shelley Mullis, cannot handle the addition traffic created by this proposed new neighborhood. Specifically, the roads in and around Legacy park are narrow and crowded as is and it's becoming dangerous to walk there. With the increase in food delivery services, we have out-of-state delivery drivers flying up and down these roads and if we add another large community that is totally dependent on driving through Legacy Park and using the Legacy Park roads someone will get hurt.

To have a neighborhood that is tucked into another neighborhood and has no egress of its own onto a larger, more main road is a terrible idea.

Please vote against:

RZ-2022-1527 and DA-2022-1527

Thank you,

R. Adam Schlosser

From: [Adam Schlosser](#)
To: [Jennifer Bryan](#); [Rox Burhans](#); [Dennis E. Marstall](#); [Sherrie Simpson](#); [Terry Graham](#); cmcgriff@comporium.net; [Billy Mosteller](#); lhoney@comporium.net; [Steve Harper](#); [Allen Blackmon](#); [Brian Carnes](#)
Subject: We oppose Arbor Walk RZ-2022-1527 DA-2022-1527
Date: Thursday, September 1, 2022 9:07:16 AM



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As a resident of Legacy Park, I am appalled at the idea of another neighborhood being tucked into my neighborhood. If approved and built, the new residents have no choice but to go through our neighborhood. It's an awful plan. Our streets and the streets surrounding Legacy Park cannot handle this additional traffic. Vance Baker, Goldwing specifically are too narrow and busy as is. We as residents of Legacy Park are running out of safe places to walk our kids and pets. This new neighborhood would only make things worse.

Please oppose RZ-2022-1527 and DA-2022-1527. I thank you in advance.

Jenifer Schlosser

July 13, 2022

To whom it may concern:

As a member of the Legacy Park HOA and neighborhood, I can't strongly enough contest the proposed development on the outskirts of the South Legacy Park neighborhood. The proposed plan by Arbor Construction to change the zoning is an attempt to bypass the citizens of Legacy Parks views as we, as a community, resoundingly were against their initial plan.

The new plan does not change a single concern raised in the original plan. By adding this large volume of homes, the traffic in our neighborhood and on the surrounding roads would increase congestion and make mobility in and around the area more difficult. Vance Baker in particular cannot handle this large influx of vehicles. We as residence walk these as well as South Legacy and Goldwing regularly. At times, the roads are borderline not safe to walk. By adding a large volume of traffic, which WILL happen with a large community going in there, the roads will deteriorate and crumble. As worrisome as that is, the safety of the Legacy Park community is at greater risk. Hundreds of more vehicles going up and down these old county roads will do nothing but create havoc and eventually someone will get hurt or worse. A medium density community with no access to main roads is just a plain bad, unsafe and unwise idea.

On a side note, with all of these new developments going in, we are losing the "country" feel we all love so much about living in Indian Land. We don't want to live in Charlotte or Pineville or Ballantyne. What makes Indian Land so great is the abundance of nature around us. With this new development, we will lose that as well as have a negative impact on the local flora and fauna.

Thank you for your time and attention.

R. Adam Schlosser

3083 South Legacy Park Blvd.

From: [Sarah Bardon](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk development
Date: Thursday, September 1, 2022 8:36:59 AM



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Good morning,

My family resides in Legacy Park off of Vance Baker drive and we oppose Arbor Walk RZ-2022-1527
DA-2022-1527"

Thank you

Sarah Schmitt
[Sent from Yahoo Mail on Android](#)

From: [Kelly Segovia](#)
Subject: We oppose Arbor Walk RZ-2022-1527 DA-2022-1527
Date: Sunday, September 4, 2022 4:33:12 PM



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Hello,

I am sending this email in regards to Arbor Walk RZ-2022-1527. My family lives in a neighboring community and is opposed to this new development. The traffic and infrastructure in the Shelley Mullis area can not take any more homes. With the Wilson Acres going in and other developments planned for the corner of 521/Shelley Mullis we will struggle to get up and down the road without major traffic on the two-lane road. I am also extremely concerned about our school infrastructure nearing a max capacity, what does this mean for the educators and our students? What about police and fire service in the area that is already stretched thin? There is absolutely no good that will come from adding to the population in this area.

Please do not approve this!!!!

Kelly & Marco Segovia
10116 Highland Creek Circle

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#)
Subject: Re: Arbor Walk RZ/DA
Date: Tuesday, August 16, 2022 11:38:00 AM
Attachments: [image001.png](#)
[LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)

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Please see the attached image for perspective. The blue outline is Legacy Park with a more accurate Star location. The red lines are the current roads available to the only outlet point of Shelley Mullis. Cedar Lane no longer exists and was renamed Goldwing Rd after a construction vehicle headed towards the site in discussion destroyed the road. The vehicle experienced the concerns of this road after hitting the speed bump at the bottom of that hill, which was not visible due to the grade, then crashed into the pavement.

This road needs to be examined as it is a shortcut that Arbor Walk would use if approved. This is as underdeveloped as Vance Baker Rd but additionally has a steep hill that prevents drivers from either direction seeing oncoming traffic, and worse, walking families. Both Goldwing and Vance Baker do not allow safe space for two vehicles nor one vehicle with pedestrians.

Intersections at Shelley Mullis for Legacy Park Blvd, Goldwing, and Vance Baker are dangerous with the current increased traffic. Please ensure these are considered when evaluating an increase to the current density.

On Tue, Aug 16, 2022 at 10:29 AM Jennifer Bryan <jbryan@lancastersc.net> wrote:



Jennifer Bryan, Admin. Assistant
Planning

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P: (803) 285-6005 F: (877) 636-7963
jbryan@lancastersc.net

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From: Michelle Simonetti <hornerm80@gmail.com>

Proposa
Request to rezon
LDR to MDR

Legend:
Dangerous
Intersections



Subject Prope

Legacy Park

The Indigo
Apartments

Shelley Woo



From: [MICHAEL SIMPSON](#)
To: [Rox Burhans](#); [Dennis E. Marstall](#); [Sherrie Simpson](#); [Terry Graham](#); [cmcgriff@comporium.net](#); [Billy Mosteller](#); [lhoney@comporium.net](#); [Steve Harper](#); [Allen Blackmon](#); [Brian Carnes](#); [Jennifer Bryan](#)
Cc: [Michelle Simonetti](#); [MICHAEL SIMPSON](#)
Subject: We oppose Arbor Walk RZ-2022-1527 DA-2022-1527
Date: Thursday, September 1, 2022 3:11:39 PM

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Everyone I spoke to is worried about traffic, the safety of children and people walking or bike riding. Goldwing and Vance Baker are too narrow, with no sidewalks to support all that new traffic. There would be an unsustainable increase in car, school bus, garbage trucks and delivery trucks that those roads just can't handle safely.

Thank you,
Michael and Lorraine Simpson

Sent from my iPad

Legacy Park HOA
PO Box 2981
Matthews, NC 28106

Re: Proposed Arbor Construction New Development Plan

To Whom it May Concern,

We are writing this letter to voice our concerns about the proposed development plan by Arbor Construction.

We are against the new development plan for the following reasons:

1. Additional traffic on South Legacy Park Blvd and Vance Baker Road will be significantly increased which is already high during work and school commuting times.
2. Vance Baker has no sidewalks and is very narrow. This will be dangerous for the pedestrians and children who have enjoyed safely running, walking dogs and riding bikes in the neighborhood.
3. Also, the cost of maintaining the roads will increase with increased traffic consisting of cars, buses, moving trucks, delivery trucks, garbage trucks, etc.
4. Environmental impact of the construction including noise, dirt, and dust. The fine dust gets into the air and the homes of the people who live here creating health concerns.

The new Development will only negatively impact the quality of life for the Legacy Park residents. It will increase traffic accidents, costs of road maintenance, noise levels. It will increase HOA fees.

Due to the above listed reasons and reasons we can't possibly foresee until it's too late, we are extremely against this development.

Sincerely,

Michael and Lorraine Simpson
3426 Xandra Court

From: [Andrew Smith](#)
To: [Jennifer Bryan](#)
Subject: We oppose Arbor Walk RZ-2022-1527 DA-2022-1527
Date: Thursday, September 1, 2022 9:09:19 AM



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Jennifer,

My name is Andrew Smith and I live on 2930 S Legacy Park Blvd. I am reaching out in opposition of the Arbor Walk development.

I highly encourage the Lancaster County Planning Commission to reconsider Arbor Walk as the developer **has not shown sufficient details** regarding how they will remedy traffic, especially on Vance Baker.

Please note: **both** community entrances will be placed **within 100 meters** on **S Legacy Park Blvd**. Vance Baker was never designed for this level of traffic and neither was S Legacy Park Blvd.

I respect the revenue this will bring to the county, but please consider the strategic **long term impact** this will have on an **already stressed road system**, especially considering neighboring developments.

Only **you** have the ability to assure these decisions are made with the long term vision for Lancaster County. Future proofing this area now will prevent worlds of pain later.

Andrew Smith

2930 S Legacy Park Blvd
Indian Land, SC 29707

From: [andrea sorce](#)
To: [Dennis E. Marstall](#); [Sherrie Simpson](#); [Jennifer Bryan](#); [Rox Burhans](#)
Cc: [Terry Graham](#); [cmcgriff@comporium.net](#); [Billy Mosteller](#); [lhoney@comporium.net](#); [Steve Harper](#); [Allen Blackmon](#); [Brian Carnes](#)
Subject: Arbor Walk Development
Date: Thursday, September 8, 2022 9:53:56 PM



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We oppose Arbor Walk RZ-2022-1527 and DA-2022-1527.

Sent from my iPhone

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#)
Cc: [Dennis E. Marstall](#)
Subject: Fwd: Regarding: Proposed Arbor Construction
Date: Thursday, September 1, 2022 8:51:17 AM

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Forwarded message from From: **Magdalene Stephens** <mms29715@yahoo.com>
Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

----- Forwarded message -----

From: **Magdalene Stephens** <mms29715@yahoo.com>
Date: Tue, Aug 2, 2022 at 1:17 PM
Subject: Regarding: Proposed Arbor Construction
To: <legacypark@braesael.com>

Legacy Park HOA
PO Box 2981
Matthews, NC

To Whom it May Concerns:

This is to voice our concerns about the Arbor Development.

- 1) The added traffic on both access roads (S. Legacy Park Blvd. & Vance Baker Rd.) which will increase while already being extremely heavy.
- 2) Who is going to be responsible for the maintenance of those previously mentioned roads which are already degrading and being patched.
- 3) The safety concern for children, dog-walkers and joggers on those same roads.
- 4) The environmental impact of the construction: noise, dirt and dust which will filter into homes also, the impact from all the construction trucks as well.
- 5) Public services are already overloaded with all the building in the general area, which makes it difficult to support homes already here.
- 6) Then there is the impact on the Carolina Heal Splitter which is protected and in nearby streams.

Due to these concerns we are strongly opposed to this development.

As well as these new homes being brought into Legacy Park's HOA and raising fees and straining amenities.

Sincerely,

Magdalene Woodard
Magdalene Stephens
1615 Eagle Lake Drive
Indian Land, SC 29707

From: [Linda](#)
To: [Jennifer Bryan](#)
Subject: " We oppose Arbor Walk RZ-2022-1527 DA-2002-1527"
Date: Thursday, September 1, 2022 10:27:37 AM



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We are very much against this sub division. We live in Legacy Park and there is to much traffic as it is with out having this sub division adding to the traffic here. Please do not let this sub division through Legacy Park.

Mr. and Mrs. Joseph Sweeney

Sent from [Mail](#) for Windows

From: [Kelly T](#)
To: [Jennifer Bryan](#); [Rox Burhans](#); [Dennis E. Marstall](#)
Subject: Arbor Walk
Date: Thursday, September 1, 2022 10:28:48 AM



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We oppose Arbor Walk RZ-2022-1527
DA-2022-1527

Vance Baker is an underdeveloped road and the other connecting roads are dangerous to walk with the current traffic. Please do not approve this additional safety hazard.

Thank you,
Kelly Thiede
and the Thiede family
3043 Orion Drive
Indian Land, SC 29707
klthiede@gmail.com
803-431-7932

From: [Michelle Simonetti](#)
To: [Jennifer Bryan](#); [Rox Burhans](#)
Subject: Fwd: Arbor construction
Date: Thursday, September 1, 2022 8:59:05 AM

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Forwarded message from From: **Natasha Thomas** <ndanithomas@gmail.com>
Please add to citizens AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

----- Forwarded message -----

From: **Natasha Thomas** <ndanithomas@gmail.com>
Date: Wed, Jul 13, 2022 at 9:53 AM
Subject: Arbor construction
To: <legacypark@braesael.com>

I live on South Legacy Park and have several children. Personally this street can not be used as the only outlet for a new neighborhood. The roads they are wanting feed in and out of are not even full and complete roads. This would be too much traffic and it will take away from the green space for our animals as the outlet will also destroy the dog area on this side of the neighborhood. If they want a neighborhood we cannot be the source for exiting and entering there must be another option on the other side. Henry Harris needs to be their outlet not two outlets feeding from South Legacy Park basically.

This would also put our children in more danger who play on these roads and walk down these side walks. Vance Baker is not even wide enough for two cars to drive beside each other all of the way down. The roads are already in questionable condition and this will not make them better. This is common sense. My home at the corner will see a significant amount of traffic increase.

Natasha Thomas

From: [Anna Veres](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk rezoning
Date: Tuesday, August 30, 2022 1:58:42 PM



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Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527

Thank you,

Anna Veres

From: [Deborah Wasylchak](#)
To: [Jennifer Bryan](#)
Subject: Arbor Walk rezoning and development agreement
Date: Wednesday, September 7, 2022 12:45:37 PM



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Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.

Thank you.

Lyle and Deborah Wasylchak

From: [dave welles](#)
To: [Jennifer Bryan](#)
Subject: rezoning RZ-2022-1527 and development agreement DA-2022-1527
Date: Thursday, August 25, 2022 5:46:12 PM



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Jennifer,

Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.
The roads in and around our community are under developed and cannot support this.

Thanks,

David Welles

From: [Jason White](#)
To: [Dennis E. Marstall](#); [Rox Burhans](#); [Jennifer Bryan](#)
Subject: Stop Development
Date: Thursday, September 1, 2022 11:05:20 AM



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We oppose Arbor Walk RZ-2022-1527

DA-2022-1527

Sent from [Mail](#) for Windows

From: [Beatrice Yao](#)
To: [Jennifer Bryan](#)
Subject: Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527
Date: Thursday, August 25, 2022 3:45:54 PM



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Please vote AGAINST Arbor Walk rezoning RZ-2022-1527 and development agreement DA-2022-1527.