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
Lancaster County Planning Commission
September 20, 2022 6:00 p.m.

Chairman Deese called the meeting to order at 6:00 p.m.

1. **ROLL CALL**: Quorum is present (4 Commissioners)

Commissioners Present:
Tamecca Neely Sheila Hinson
Charles Keith Deese Alan Patterson

Absent: James Barnett Ben Levine

No appointment has yet been made to fill District 5 seat.

Staff Present:
Rox Burhans, Development Services Director Clerk: Jennifer Bryan
Ashley Davis, Senior Planner Matthew Blaszyk, Planner

Others Present:
Dennis Marstall, County Administrator Leah Clevenger, IT
Jeff Catoe, Public Works Director Billy Mosteller, County Council

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. The agenda was also posted in the lobby of the County Administration Building for the required length of time, and was published on the County website.

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.
Motion to Approve by A.Patterson; 2nd by T. Neely
Motion to Amend, deferring Item 4b: 9/1/2022 Workshop Minutes, and removing Item 5f: RZ-2022-1566 Chernyak (Withdrawn): by S. Hinson 2nd by A. Patterson.

Called vote on amendment: 4:0. **Amendment approved unanimously**
Called vote on approval of agenda as amended: 4:0. **Motion approved unanimously**.

3. CITIZEN'S COMMENTS [see Sign-In sheet attached]

Chairman Deese opened the floor to comments from the public. None signed in. Citizen's comments closed.

4. APPROVE MINUTES

a. August 16, 2022 Regular Minutes

Chairman Deese called for a motion to approve August 16, 2022 Regular Minutes as written. **Motion to Approve** by Alan Patterson; 2nd by Sheila Hinson.
Called vote: 4:0**. Motion approved unanimously**

b. September 1, 2022 Workshop Minutes

Deferred to October 18, 2022. Lack of quorum: Commissioner Patterson was absent on 9/1/2022.

5. PUBLIC ITEMS

a. RZ-2022-1527 Arbor Walk LLC

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 presented the application consistent with the staff report. Noted that a letter was received on Monday September 19, 2022 from HOA attorneys, highlighting concerns about deed restrictions on the conveyance of the Pump Station parcel.

- [see attached **letter from Sellers, Ayers, Dortch & Lyons, PA**]
- [See also attachment, **Summary of Written Comments submitted after publication of Agenda]**

Staff Recommendations: Due to uncertain or incomplete matters in application and plan, staff recommends denial.

Questions to staff:
A. Patterson asked if this development would be subject to impact fees; **Burhans** confirmed that it would.
A. Patterson asked what improvements were recommended for Vance Baker Road in the TIA; **Burhans** noted that only incidental improvements at intersections were recommended – DOT does not generally require consideration on road width.
Attorney DuBose noted that the TIA is predicated on the assumption of placement of access/entrances at Vance Baker and S. Legacy Park/Pump station.

Chairman Deese asked Public Works Director **Jeff Catoe** to speak about the condition of Vance Baker Road.

Jeff Catoe: The condition of Vance Baker has been a concern for some time. Fifteen years ago when problems first arose, a study was done on the feasibility of widening the road; right-of-ways on private properties and utilities easements make widening problematic.

Comment from applicant(s):
Jeff Jernigan (Developer): Applicant is still working on rights to second access (pump station parcel). They have listened to community concerns, and are actively engaged in efforts to address concerns. With current LDR zoning, they could develop up to 169 homes; the proposed requests is a minimal amount over that, the least that could be derived from MDR zoning, allowing them to preserve a lot of the natural features of the site. They have offered to improve Vance Baker wherever that can be accomplished, and install a variety of traffic calming devices e.g. lights and speed bumps on S. Legacy Park Drive.

Chaplain Spencer (Attorney for developer): The Development Agreement process allows time and means to mitigate the impact of concerns that have been raised. The project is consistent with development in the surrounding area, and is less dense than the surrounding communities. Willing to negotiate on conditions attached for approval.

Peter Tatge (ESP Engineering): County requires new roads in developments to be privately maintained. They are willing to work with the County to make improvement on access roads; the funding strategy for such improvements is in development. Negotiations are ongoing over traffic amendments such as crosswalks, flashing signs, and pedestrian islands. Asking for conditional approval over denial.

Questions from Commissioners:
T. Neely: Would developer consider deferring until some access issues are resolved?
Peter Tatge and Jeff Jernigan responded that they would like to move forward.

Public Hearing: (See attachments: Sign-in Sheets)

Cole McNeal (Lives in the parcel facing pump station site):

- Parcel was never intended as road access, he designed and built his home oriented to the view;
- Safety will be severely impacted if a road goes through there.

MaryAnn MacNeal: No additional comments

Jean McMullen (Foxwood Court): 3 safety concerns:

- At the intersection of N. Legacy, S. Legacy and Shelly Mullis, speed and overgrown vegetation/visibility are already a problem and will only get worse;
- Goldwing and Vance Baker are not up to standard;

- Crosswalk from N. Legacy to S. Legacy is already very dangerous and will get worse.

Frances Liu: (E. Oxford Court)

- The current proposal is for 179 lots, but once the area is opened developers will want to build on other land adjacent to it, creating an even bigger traffic burden;
- No other development in the County allows access exclusively through another existing development;
- They have not protested other recent nearby developments; their concern is specifically with the design of this one.

Michelle Simonetti: (Arbor Walk HOA) [**see attached slide presentation**]

- Both proposed outlets do not yet exist;
- The single lane road serving one proposed outlet [Vance Baker] is underdeveloped, and cannot support existing traffic;
- Access would go through an already established neighborhood;
- None of the connecting roads to Legacy Park support construction vehicles
- Lack of sidewalks in existing neighborhood would create safety hazard;

Jay Jacob (S. Legacy Park):
Concurs with stated concerns: existing traffic and safety are already a concern, development would create even more hazards.

Deborah Wasylchak and **Lyle Wasylchak** yielded time to Michelle Simonetti
Susan Sanderson and **Larry Sanderson** yielded time to Michelle Simonetti

Rebecca Guzman: Chose Legacy Park specifically because of childrens' safety concerns. Development would radically change the safety of the neighborhood.

Chairman Deese called for response from applicants:

Peter Tatge; We have heard the communities concerns loud and clear, and are actively responding, going above and beyond TIA and SCDOT requirements to propose solutions. **Traffic Engineer**: the counts for the TIA were done June 8, 2021, the last day of school for the Senior High was June 10th by the State's calendar. SCDOT does not allow counts when school is not in session. Also, the scope of the analysis takes into account future development and improvements already slated, such as the traffic circle on Shelly Mullis.

Jeff Jernigan: We want to do what's in the best interest of the community, and will work with the Planning staff, Public Works and the neighborhood to accommodate within reason.

Chairman Deese closed Public hearing and called for a motion on item RZ-2022-1527.

Alan Patterson asked if a deferral is possible. **Attorney DuBose** stated that SC Code requires that Planning Commission makes a recommendation to Council within 35 days of presentation; applicant can request deferral but at this point a deferral by Planning Commission would be a de facto recommendation for approval.
Motion to approve by A. Patterson; 2nd by T. Neely.

Discussion:
A. Patterson stated his motion was in the interest of an affirmative motion; he does not support the proposal given the problems of access and insufficient roads.
T. Neely stated she hoped the developer would defer, because the proposal is incomplete. She cannot support it under these circumstances.

Called vote: 4:0. **Motion is denied unanimously**.
Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

b. DA-2022-1527 Arbor Walk LLC
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 presented the application consistent with the staff report.
Staff Recommendations: Denial.

Questions to staff: none.

Comment from applicant(s):
Chaplain Spencer (Attorney for Developer): Negotiation of the Development Agreement will allow the County to impose restrictions and address improvements.

Questions from Commissioners:
A. Patterson asked at what stage are impact fees assessed? **R. Burhans** stated they are assessed at the time building permits are issued.

Public Hearing: (See attachments: Sign-in Sheets)

Frances Liu (continued):
- Traffic calming devices being discussed- e.g. floodlights-- are not wanted by residents and are almost as bad as the problem they intend to solve; they want less traffic.
- Date of TIA was NOT conducted when School was in session, school ended May 27th and the study was conducted in June.

Allen Thiede (Legacy Park):
Opposes the plan to grant access through Legacy Park in exchange for access to amenities: public access to amenities will only worsen the traffic and safety problems.

Tony Iannucci (S. Legacy Park): This development will do irreparable harm to quality of life, and to safety. It will allow other developers access to adjacent tracts and the problem will grow.

Svetlana Efremova (S. Legacy Park): She chose Legacy Park for safety, comfort and beauty. This development will destroy the serenity of the neighborhood.

Richard Thomas (Lilywood Lane): This community is a garden, we do not want a path blasted through it. Consider the safety and protection of the community.

Andrew Smith (S. Legacy Park): Attracted to the neighborhood because it was quiet. Development will destroy the peace, and the two access points less than 100 feet apart is a hazard. Vance Baker is not designed for this volume of traffic.

Chairman Deese called for a response from Applicant:
Jeff Jernigan: No further comments at this time.

Chairman Deese closed Public hearing and called for a motion on item DA-2022-1527.
Motion to approve by A.Patterson; 2nd by T. Neely .
Discussion: None

Called vote: 4:0. **Motion is denied unanimously**.
Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

c. UDO-TA-2022-0172: Keith Corporation/MUSC

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, presented the application consistent with the staff report. Staff Recommendations: Denial.

Questions to staff: None.

Comment from applicant(s):
Sam Walker (Charlotte NC) on behalf of MUSC: Overall proposal to build 100 bed hospital on site, which has only about 30 acres of buildable area. This is Phase I of the project, which features 90, 000 sf of medical services office space to be in operation before the hospital is built. It will require a large amount of parking, and current design constraints do not allow the best utilization of the parcel. Take into consideration that the road frontage is 15 feet below the road level. The client has also conceded at staff request a public collection road through the site from Hwy 521 to Henry Harris Road, which creates further constraints on usable space.

Questions from Commissioners: None.

Public Hearing: (See attachments: Sign-in Sheets) none signed in.

Chairman Deese closed Public hearing and called for a motion on item
UDO-TA-2022-0172
Motion to approve by A. Patterson; 2nd by T. Neely.
Discussion:
A. Patterson made the motion in the interest of having an affirmative motion on the floor.
A. Patterson asked if the applicant bought the property before the HCOD provisions were enacted. **A. Davis** responded that the HCOD was enacted in 2016, well before the applicant bought the property.
Attorney DuBose noted that the overlay district ordinances are public record.

Called vote: 1:3. **Motion is denied**.

Alan Patterson: Against	Tamecca Neely: Against
Sheila Hinson: For	Charles Deese: Against.

Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

d. SD-2022-0733: Century Communities aka Shiloh Woods

Application by Century Communities for Preliminary Plat for four parcels totaling approximately 173.52 acres located at or 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), to allow development of a 398-lot Cluster Subdivision.

Staff Presentation: Ashley Davis, Senior Planner, presented the applications consistent with the staff report. Staff Recommendations: Proposal is incomplete. No recommendation.

Questions to staff:
C. Deese asked about the reconfiguration of entrances on Shiloh Unity. A. Davis responded that SCDOT recommendation was based on previous layout, and new revision not yet approved; two entrances are required.

Comment from applicant(s):
Ryan Hitchins (Charlotte) for Century Communities: [**see slide presentation attached**.]

Questions from Commissioners: None.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Deese closed Public hearing and called for a motion on item SD-2022-0733.

Alan Patterson asked if it was possible to defer, as the proposal was incomplete. Attorney DuBose responded that the applicant could request deferral; Preliminary Plat approval is made by Commission without referral to Council. Applicant requested deferral if the alternative was denial.

Motion to defer to October 18, 2022 (by request of applicant) by A. Patterson; 2nd by S. Hinson.
Discussion: none.
Called vote: 4:0. **Motion to defer is approved unanimously**.

e. DA-2022-0733: Century Communities aka Shiloh Woods

Application by Century Communities and William Harper for a development agreement for three parcels totaling approximately 19.93 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 398-lot Cluster Subdivision.

Staff Presentation: Ashley Davis, Senior Planner, presented the applications consistent with the staff report. Staff Recommendations: Proposal is incomplete. No recommendation.

Comment from applicant(s): Applicant requested deferral if the alternative was denial.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Deese closed Public hearing and called for a motion on item DA-2022-0733.
Motion to defer to October 18, 2022 (by request of applicant) by A. Patterson; 2nd by T. Neely.
Discussion: None.
Called vote: 4:0. **Motion to defer is approved unanimously**.

f. RZ-2022-1566: Chernyak

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.

APPLICATION WITHDRAWN [see attached email communication]. Applicant will address code violations and reapply.

g. RZ-2022-1759: King's Mountain LLC (Daycare)

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, presented the application consistent with the staff report. Staff Recommendations: Approval.

Questions to staff:
A. Patterson asked what other uses are permitted in INS zoning district. **M. Blaszyk** responded churches, schools, and government buildings.

Comment from applicant(s):
Emily Brown, attorney for applicant: [**see attached documents and slide presentation**.]

Questions from Commissioners:
C. Deese asked if they had received a septic permit for the facility; **Ms. Brown** responded that they had not yet applied, and were awaiting the zoning decision before proceeding with plans.

Public Hearing: (See attachments: Sign-in Sheets). None signed in.

Chairman Deese closed Public hearing and called for a motion on item **RZ-2022-1759**. Motion to approve by T. Neely; 2nd by S. Hinson.

Discussion:

T. Neely noted that is an ideal location for a daycare, next to the Elementary School. **Alan Patterson** expressed concern about safety, crosswalks and sidewalks on the curve at Doby's bridge road.

Called vote: 4:0. **Motion is approved unanimously**.
Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

6. NEW BUSINESS

Overview of Next Month's Agenda

- Deferred items: SD/DA-2022-0733 Shiloh Woods
- RZ-2022-1357 Asbury (LDR to MDR)
- SD-2022-1135 Alcott Village
- RZ/DA-20220735 Nisbet (RN to MDR)

a. Other
Comprehensive Plan Update: (A. Davis)
First of 4 key topic forums was held Thursday, September 8, 2022 in Kershaw (Agriculture and Natural Resources.) Next will be Thursday, September 29, 2022 in Council Chambers (Economic Development). Forums are being filmed and will be posted on the Comp Plan website for public viewing.

7. ADJOURN

Motion to adjourn by **S. Hinson**; 2nd by **A. Patterson**. Motion passed by unanimous consent. Meeting adjourned at 9:03 p.m.

ATTACHMENT:

Item 5a: RZ-2022-1527 and DA-2022-1527

Arbor Walk Rezoning and Development Agreement

Additional Summary of Written Comments

(Received after publication of Agenda)

Summary of Arbor Walk RZ/DA-2022-1579 Citizen's Comments:
Received after agenda publication

As of 4:00 PM on 9/20/2022, we had received 38 additional emails representing approximately 41 individuals as well as the Legacy Park HOA. All of the 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.
- Many stated concerns regarding **traffic congestion, speeding** and inadequacy of area **roads**:
  - 7 general comments
  - 6 regarding Vance Baker
  - 1 regarding S. Legacy Park Dr
  - 1 regarding Goldwing
  - 2 stated concerns with the condition of roads, or future maintenance costs.
- 11 expressed concern for children, pets, pedestrian and/or bicyclist **safety,** especially with regard to lack of sidewalks.
- 1 expressed concern over **damage to local natural habitats** including a nearby stream;
- 3 expressed concern over existing or potential **school overcrowding**.
- 2 objected specifically to the use of the **LCWSD pump station parcel** as an access point [One was from HOA Attorneys regarding encumbrance for "public purposes."]

From:	David Alls
To:	dmarshall@lancastersc.net; Sherrie Simpson; Jennifer Bryan; Rox Burhans; Terry Graham; cmcgriff@comporium.net; Billy Mosteller; lhoney@comporium.net; Steve Harper; Allen Blackmon; Brian Carnes
Subject:	Arbor Walk RZ-2022-1527 and DA-2022-1527
Date:	Friday, September 16, 2022 12:22:30 PM

The System couldn't recognize this email as this is the first time you received an email from this sender david.a.alls@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

I am writing to oppose the rezoning of the proposed Arbor Walk community from LDR to MDR.

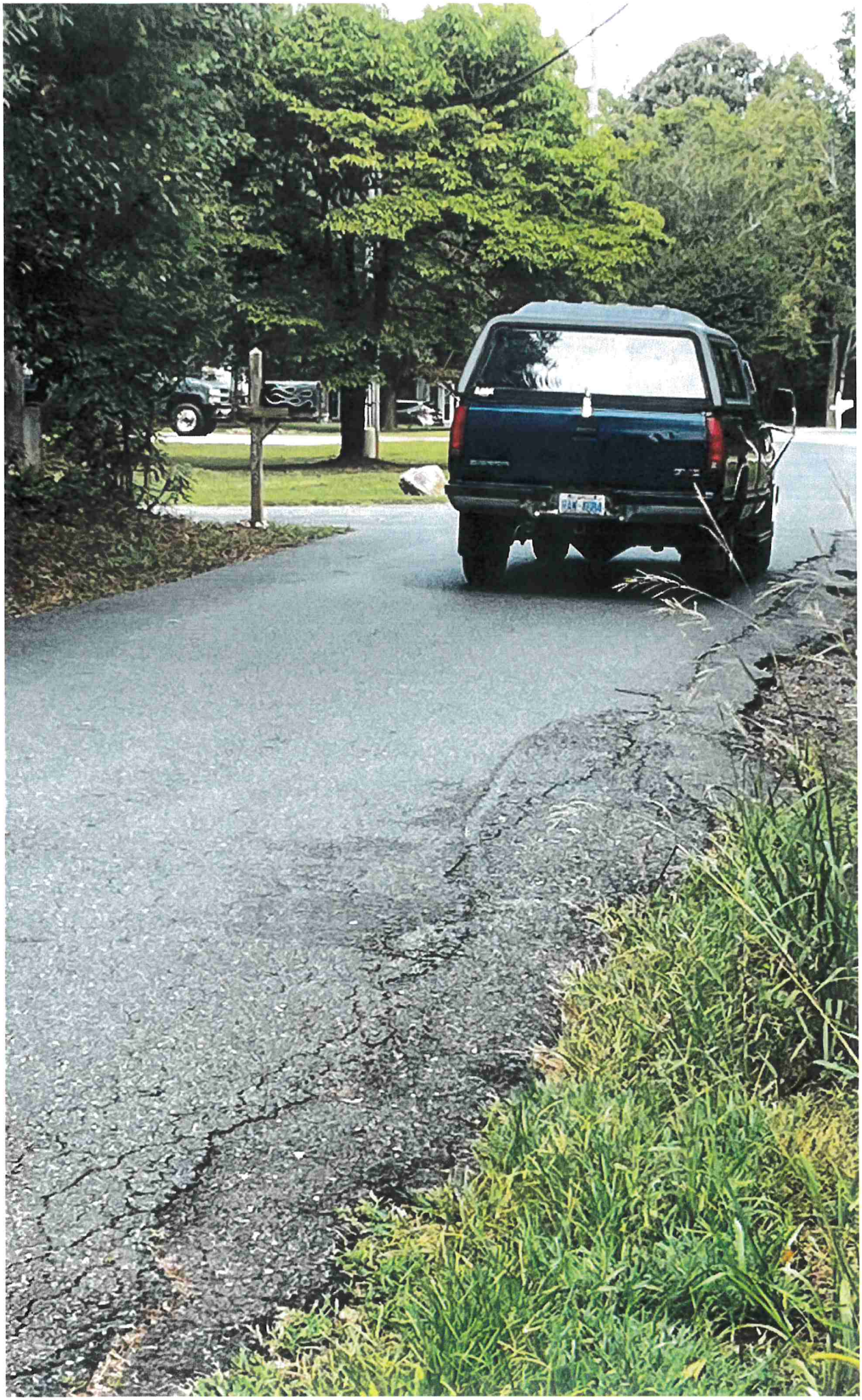
After living in Legacy Park for 11 years, I can safely say that the shortest route from Arbor Walk to Blakeny, Weddington, Waxhaw, Monroe, Matthews, etc will be via Vance Baker Rd. In addition, the preferred route to the Ballantyne area will also be via Vance Baker Rd and Marvin Rd. However, as you can clearly see from the attached photograph, a significant portion of Vance Baker Rd is much too narrow for two vehicles to pass. Any increase in traffic along this portion of Vance Baker Rd without improvements is a bad idea, especially the increased traffic flow that would result from rezoning Arbor Walk from LDR to MDR.

David Alls
2936 S Legacy Park Blvd
Fort Mill, SC 29707
443-783-1881

Summary of Arbor Walk RZ/DA-2022-1579 Citizen's Comments: Attachment to 9/20/2022 Agenda

As of 9:00 AM on 9/13/2022, we had received 80 emails representing approximately 95 individuals (some were signed as "family," making actual numbers difficult to assess.) All of the submitted comments took a position requesting **denial** of the proposed RZ and DA for Arbor Walk.

- 33 comments stated a position against but had no further detail.
- Most stated concerns regarding **traffic congestion** and inadequacy of area **roads**:
    - 17 general comments
    - 26 Vance Baker
    - 24 S. Legacy Park Dr
    - 12 Shelly Mullis
    - 10 Goldwing
    - 2 Henry Harris
    - 1 Waxhaw-Marvin Rd.
    - 1 Green Pond Rd
    - 19 stated concerns with the condition of roads, or future maintenance costs.
- 25 expressed concern for children, pets, pedestrian and/or bicyclist **safety,** especially with regard to lack of sidewalks.
- 9 cited concerns over potential **construction disruption**: trucks, noise, dirt and runoff.
- 9 expressed concern over **damage to local natural habitats** including a nearby stream; 3 of these specifically mentioned the Carolina Heelsplitter habitat; 1 was concerned about building in a floodplain.
- 6 expressed concern over existing or potential **school overcrowding**.
- 3 objected specifically to the use of the **LCWSD pump station parcel** as an access point.
- 2 expressed concern about capacity of **emergency and safety services**.
- 1 expressed concern about water utility service and **water pressure**.
- 1 expressed concern that **home values** would decrease.



From:	Patricia Bernateau
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:	Saturday, September 17, 2022 3:54:51 PM

The System couldn't recognize this email as this is the first time you received an email from this sender pbernateau@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Sent from my iPhone

From:	Karen Bhayani
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:	Sunday, September 18, 2022 5:55:14 PM

The System couldn't recognize this email as this is the first time you received an email from this sender karenbhayani1949@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

We oppose Arbor Walk RZ-2022-1527 and DA-2022-1527.
Respectfully, it is a horrible idea to entertain the thought of building 171 homes on that property. Personally, it's plain greedy. You know full well that our infrastructure can not possibly handle the amount of homes that you are proposing.
We already are experiencing problems before this new neighborhood plan existed!
Vance Baker, and the connecting little roads aren't able to handle the intense amount of traffic it would produce.
Thank you for taking the time to read this.
Karen Bhayani

From:	Jeff Black
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 20, 2022 8:22:22 AM

The System couldn't recognize this email as this is the first time you received an email from this sender maonci@outlook.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Jeff Black
Manufacturer's Associates of NC, Inc
3507 Pierre Lane
Indian Land, SC. 29707
(704) 907-5039
maonci@outlook.com

From:	Tracy Black
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 20, 2022 8:28:05 AM

The System couldn't recognize this email as this is the first time you received an email from this sender tracyblack19@outlook.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Tracy Black
Chastain Place

From:	Alyssa Bohrer
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:	Sunday, September 18, 2022 6:18:34 PM

The System couldn't recognize this email as this is the first time you received an email from this sender alyssabohrer12@icloud.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

We oppose Arbor Walk RZ-2022-1527 and DA-2022-1527.
Hi my name is Alyssa Bohrer I am a 12 year old girl and as a member of my community I think putting these 171 homes on that piece of property is a horrible idea. We have a big problem with our traffic especially when we go to school our buses have a very hard time driving with our traffic and they are responsible for our safety. People who drop there kids off at school also have a hard time getting there with our traffic. In my opinion I think it is just plan selfish to put those homes there not just for us but also for the people who would be live there also.

Sent from my iPhone

From:	Phil Braun
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:	Sunday, September 18, 2022 5:48:46 PM

The System couldn't recognize this email as this is the first time you received an email from this sender philbraun87@yahoo.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Sent from Yahoo Mail on Android

From:	William Chirico jr
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 15, 2022 5:35:13 PM

The System couldn't recognize this email as this is the first time you received an email from this sender billdpt06@me.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

William T Chirico Jr., DPT

From:	Emily Cuda
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 20, 2022 1:22:04 PM

The System couldn't recognize this email as this is the first time you received an email from this sender lilcuda93@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Sent from my iPhone

From:	Kellie Dillman
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:	Monday, September 19, 2022 10:07:55 AM

The System couldn't recognize this email as this is the first time you received an email from this sender kelladill@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

We oppose Arbor Walk RZ-2022-1527 and DA-2022-1527. We are residents of the Chastain neighborhood that shares Vance Baker with Legacy park in Indian Land. Please understand, I am not against development. It is absolutely to be expected as a suburb of bustling Charlotte. However, I think there is a responsible and thoughtful way to grow, and a careless money grabbing approach. I fear the Arbor Brook development is leaning toward the greedy side. I have 3 main concerns for the planned development.

1. We walk/bike Vance Baker (and surrounding roads) often, but with extreme caution. Since there are no sidewalks, no markings and it is narrow, we have to be very aware of the traffic for safety. We've had a few close calls where large vehicles (mostly delivery drivers) aren't paying attention. Adding 170+ houses with Vance Baker and Goldwing as the street outlets will negatively impact the safety and traffic in an already congested area. In addition, there are many trees adding to low visibility and it can be tricky turning on to Shelly Mullis from these roads. Significant road improvement with sidewalks would be necessary to make this a responsible and safe situation for all the residents - how can we work with the county to make sure road improvement is a part of this plan?
2. The Indian Land schools already suffer from massive overcrowding. They currently cannot supply enough busses/drivers to keep up with the current need - let alone adding that many more children. My children have said that they literally walk shoulder to shoulder in the halls of the middle school between classes - they are that crowded. All this irresponsible dense housing without proper school development is weakening our community and hurting our children. It shows that greed and profits are the priority, not our children's future. Can we please slow down the growth until the schools can catch up?
3. Much of the greenspace is being destroyed by developers that have no interest in preserving the quality of Indian Land - they live elsewhere and this is purely a business transaction. Destroying the greenspace is negatively impacting the wildlife, watershed, and turning a beautiful place to live into a barren landscape of postage stamp lot homes. I wish the planning and preservation of our beautiful county could be more deliberate and not at the mercy of developers squeezing every penny they can from undeveloped land. Can we work to preserve greenspace and incorporate it into the future neighborhoods better instead of wiping it clean to place as many houses as possible?

Thank you for your time - please help make the growth responsible.
Kellie and Brian Dillman

From:	Goode, Rachel Woodson
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:	Sunday, September 18, 2022 12:26:16 PM

The System couldn't recognize this email as this is the first time you received an email from this sender rwgoode@email.unc.edu

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Rachel Goode

Sent from my iPhone

From:	Greene
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:	Monday, September 19, 2022 6:19:52 PM

The System couldn't recognize this email as this is the first time you received an email from this sender greene101010@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

From:
J. Greene

From:	Tim Hickerson
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:	Monday, September 19, 2022 7:41:40 PM

The System couldn't recognize this email as this is the first time you received an email from this sender hickerson.tim@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

I am opposed to this development because I am concerned about the increased traffic in our community. I walk throughout the South Legacy Park neighborhood and I am concerned about the risk to myself and my neighbors due to the increased traffic.

I am also concerned about adherence to speed limits through the neighborhood. There is already a noticeable amount of traffic that doesn't adhere to the limits and that is likely to only increase as residents of Arbor Walk pass through trying to get home as quickly as possible.

There is also noticeable traffic that doesn't observe the stop signs on South Legacy Park. There are two stop signs to get to the proposed access road to Arbor Walk. With the increased traffic, the number of drivers not observing the stop signs will only increase and will pose a greater risk to the South Legacy Park residents.

Thank you for taking my concerns into consideration before voting on this proposed new community development. I am asking you to vote against this new development.

Tim

Sent from my iPhone

HOA

From: Sarah Frye
To: Rox Burhans
Cc: WCarter@lcwasd.org; Brad Bucy; Jennifer Bryan; johnd; Sherrie Simpson; Terry Graham; CMcGriff@comporium.net; Billy Mosteller; LHoney@comporium.net; Steve Harper; Allen Blackmon; Brian Carnes; Dennis E. Marstall
Subject: Rezoning Application for the Proposed Arbor Walk Development
Date: Friday, September 16, 2022 1:33:23 PM
Attachments: 9.15.22 letter to Lancaster county re Arbor Walk development.pdf

---

The System couldn't recognize this email as this is the first time you received an email from this sender sarah@sellersayers.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

Dear Rox Burhans:

Please find attached a letter from Ms. Jones regarding the above-referenced matter.

Sincerely,

Sarah Frye

Legal Assistant

Sellers, Ayers, Dortch & Lyons, P. A.
Suite 410, 301 Midtown Building

301 S. McDowell Street

Charlotte, NC 28204
Phone: 704-377-5050
Fax: 704-339-0172
E-mail: sarah@SellersAyers.com
Visit our Web Site: http://www.SellersAyers.com

PRIVILEGED AND CONFIDENTIAL: This electronic message and any attachments are confidential property of the sender. The information is intended only for the use of the person to whom it was addressed. Any other interception, copying, accessing, or disclosure of this message is prohibited. The sender takes no responsibility for any unauthorized reliance on this message. If you have received this message in error, please immediately notify the sender and purge the message you received. Do not forward this message without permission.

SELLERS, AYERS, DORTCH & LYONS, P.A.

ATTORNEYS AT LAW
301 MIDTOWN, SUITE 410
301 SOUTH McDOWELL STREET
CHARLOTTE, NORTH CAROLINA 28204-2686

CHRISTIAN R. AYERS*
JOHN F. AYERS III
ROBERT C. DORTCH, JR.
BRETT E. DRESSLER ††*‡
DORIAN H. GUNTER
I. MATTHEW HOBBS
CYNTHIA A. JONES*
MICHELLE MASSINGALE DRESSLER**‡
STEPHEN C. SELLERS *
ROBERT A. WHITLOW †

TIMOTHY G. SELLERS * Of Counsel

TELEPHONE
(704) 377-5050

FACSIMILE
(704) 339-0172

* Also Admitted in South Carolina
** Also Admitted in West Virginia
† Also Admitted in Georgia
†† Also Admitted in Texas
††† Also Admitted in Tennessee
‡ Certified Mediator

CHARLES E. LYONS II * (1960-2016)

September 16, 2022

Via first class mail and email to RBurhans@lancastersc.net

Lancaster County Planning Commission
Attn: Rox Burhans
P.O. Box 1809
Lancaster, SC 29721

RE: Rezoning application for the proposed Arbor Walk development
RZ-2022-1527
DA-2022-1527

Mr. Burhans,

I currently represent the Legacy Park Homeowners Association, Inc. ("Association"). The Association's community is adjacent to the proposed Arbor Walk development. The Association has asked that I communicate to you on their behalf regarding their concerns with this proposed new development.

It's my understanding that there is a current application for the property for this development to be rezoned from low density residential to medium density residential. The change in zoning will require two access roads into the new development and this has my client greatly concerned. The roads in the area are already overcrowded, have limited visibility and create safety concerns for citizens that live in the area. To increase the density and allow additional traffic over these roads will have a very damaging impact on those residents already living in the area.

It has come to the attention of my client that the two proposed access points to the development would be Vance Baker Road and a possible tie-in to South Legacy Park Boulevard over a parcel of property currently owned by the Lancaster County Water & Sewer District known as parcel 0009-00-001.02 ("LCWSD Parcel"). This LCWSD Parcel was conveyed to the Lancaster County Water & Sewer District for use as a pump station and the LCWSD Parcel is to be used only for public purposes. The conveyance or encumbrance by the Lancaster County Water &

Sewer District of this LCWSD Parcel to a private owner for development of a private residential community is not a public purpose and should not be permitted.

The proposed zoning change and development plans have my clients very concerned since both access points that are being discussed will encroach directly into the Association's established community. For these reasons, the Association strongly requests that you deny the zoning change to medium density residential for this proposed development.

Thank you for your consideration.

Sincerely,

Cynthia Jones

Cynthia A. Jones, Esq.

cc:
Wes Carter, LCWSD Operations Manager via email to WCarter@lcwasd.org
Brad Bucy, LCWSD District manager via email to BBucy@lcwasd.org
Jennifer Bryan, Lancaster County Planning Commission via email to JBryan@lancasterSC.net
John DuBose, Lancaster County Attorney via email to JohnD@smithrobinsonlaw.com
Sherrie Simpson, Clerk to Lancaster County Council via email to SSimpson@lancastersc.net
Terry Graham, Lancaster County Council via email to TGraham@lancastersc.net
Charlene McGriff, Lancaster County Council via email to CMcGriff@comporium.net
Billy Mosteller, Lancaster County Council via email to BMosteller@lancastersc.net
Larry Honeycutt, Lancaster County Council via email to LHoney@comporium.net
Steve Harper, Lancaster County Council via email to SteveHarper@lancastersc.net
Alan Blackmon, Lancaster County Council via email to ABlackmon@lancastersc.net
Brian Carnes, Lancaster County Council via email to BrianCarnes@lancastersc.net
Dennis Marstall, County Administrator via email to DMarstall@lancastersc.net

From:	Kathy Horner
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:	Monday, September 19, 2022 8:29:48 PM

The System couldn't recognize this email as this is the first time you received an email from this sender kathy.horner46@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

From: Beth Hughes
To: Dennis E. Marstall; Sherrie Simpson; Jennifer Bryan; Rox Burhans
Subject: Arbor Walk Development
Date: Monday, September 19, 2022 7:29:20 PM

The System couldn't recognize this email as this is the first time you received an email from this sender bhughes5913@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

From:	Susan Hughes
To:	Dennis E. Marstall; Sherrie Simpson; Jennifer Bryan; Rox Burhans; Terry Graham; cmcgriff@comporium.net; Billy Mosteller; lhoney@comporium.net; Steve Harper; Allen Blackmon; Brian Carnes
Subject:	We oppose Arbor Walk RZ-2022-1527 and DA-2022-1527
Date:	Sunday, September 18, 2022 6:42:15 PM

The System couldn't recognize this email as this is the first time you received an email from this sender SEAKHughes@outlook.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

Dear Sirs and Madams,

Please consider stopping this proposed development! My husband and I live with our backyard against Vance Baker in Chastain Village and our daughter and her family live in Legacy Park, therefore we travel Vance Baker and turn where the new development will be to go to our daughter's house numerous times a day. Vance Baker is very, very narrow. In most places one car has to pull off the road to let another go by. The speed limit is 15 MPH because of this. The road is also full of pot holes and rough edges along the sides. In fact, two cars cannot fit on the entrance to the road, if a car is pulling in, the car pulling out must stop a good distance before the stop sign so it can fit. I cannot imagine safe travel on that road for an additional 171 homes, let alone school bus routes, etc..

Also, Legacy Park is a nice development with lots of children. This is also a safety concern with more traffic.

Thank you,

Susan and William Hughes
6126 Vevey Lane
Indian Land, SC 29707

From:	Jay Jacob
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 20, 2022 9:59:33 AM

The System couldn't recognize this email as this is the first time you received an email from this sender twolighthouses@hotmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

We oppose Arbor Walk RZ-2022-1527 and DA-2022-1527.
This will decrease traffic safety for kids in neighborhood. There are not 2 entrances for Arbor Walk.

Sent from my iPhone

From:	Courtney Johnson
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:	Monday, September 19, 2022 7:55:04 AM

The System couldn't recognize this email as this is the first time you received an email from this sender cbjohnson425@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Sent from my iPhone

From:	Lori Kimpel
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:	Monday, September 19, 2022 2:18:44 PM

The System couldn't recognize this email as this is the first time you received an email from this sender lkimpel318@yahoo.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Lori Valdes

From:	Ashley Larson
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:	Saturday, September 17, 2022 1:04:14 PM

The System couldn't recognize this email as this is the first time you received an email from this sender ashleyglarson@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

The roads can't handle the extra traffic.
The schools can't handle the extra students.

From:	Scott Larson
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:	Monday, September 19, 2022 10:34:48 AM

The System couldn't recognize this email as this is the first time you received an email from this sender rplarson.sc@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

From:	Cole MacNeill
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; cole_macneill@tjx.com
Subject:	Arbor Walk Development
Date:	Monday, September 19, 2022 9:25:23 PM

The System couldn't recognize this email as this is the first time you received an email from this sender cmac3612@icloud.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

I live in the last house built in Legacy Park. My house is immediately adjacent to where the second access road is proposed.

To say the proposed access road would be a severe infringement on my privacy is an understatement. When I had my house built, I gave careful consideration to the placement of my screen porch. I took into account both my family's privacy and the privacy of my neighbor, on the east side of my house, to ensure we both had private space we could enjoy.

In addition, the field next to my home is very often used by the children of our neighborhood for recreation, just as it was by my young son, when we first moved to Legacy Park. It is has been and it remains a peaceful and semi-secluded sanctuary for all, free of any of the concerns an access road would bring.

I welcome any new neighbors who can benefit from the peace and tranquility we have experienced, but I am absolutely against the degradation of our neighborhood and the safety concerns, this additional access road would create for our community.

Sincerely,

Cole MacNeill
2976 S. Legacy Park Blvd.

Cole MacNeill

From:	Lonnie Mcduffie
To:	Sherrie Simpson; Jennifer Bryan; Allen Blackmon; cmcgriff@comporium.net; Billy Mosteller; lhoney@comporium.net; Steve Harper; Brian Carnes
Subject:	Oppose Arbor Walk
Date:	Monday, September 19, 2022 11:06:52 PM

The System couldn't recognize this email as this is the first time you received an email from this sender lonniemcduffie@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

We Oppose Arbor Walk RZ-2022-1257 and DA-2022-1527

I live in Legacy Park. My backyard faces Goldwing Lane, which is directly off of Vance Baker.

Before you approve this, please drive down these two roads yourself and see how small and dangerous they are already. These streets can not handle heavy traffic flow.

It is unfathomable that a construction company would even think to put an entrance to a new development through an already existing community.

We are in support of new communities, but they need to be planned with proper exits and entrances that keep community members safe.

Thank you in advance for voting against this proposal and protecting an already established community.

Lonnie McDuffie
1219 E. Arrow Lake Court
Fort Mill, SC 29707

From:	Rachel Mc
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:	Monday, September 19, 2022 11:44:29 PM

The System couldn't recognize this email as this is the first time you received an email from this sender rmcgee123m@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

We oppose Arbor Walk RZ-2022-1527.

This request is unprecedented. I am not opposed to new development, however I am opposed to development that is unsafe.

This request for a new development to use an established development as a point of entry is unprecedented.

I purchased my home in Legacy Park for a safe family community for my children to be able to walk and ride their bikes to the park and pool with safety in mind. To add so many homes to this community is unsafe for our children and the elderly who I see walking every morning.

Please keep Legacy Park a safe, family friendly neighborhood.

That is what we (the community) purchased....we purchased the lifestyle this community had to offer.

Thank you in advance for keeping the children and the elderly of Legacy Park safe.

Sincerely,
Rachel McDuffie
1219 E. Arrow Lake Court
Fort Mill, SC. 29707

From:	Petra Murphy
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 6:28:38 PM

The System couldn't recognize this email as this is the first time you received an email from this sender petramurphy@ymail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Thank you
Petra

From:	carol nalavelli
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:	Monday, September 19, 2022 10:17:52 PM

The System couldn't recognize this email as this is the first time you received an email from this sender carolnalavelli@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Thanks,

Carol Jay Nalavelli
Contact Cellphone || (972) 8164453

From:	Ravi Nalavelli
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:	Monday, September 19, 2022 10:16:59 PM

The System couldn't recognize this email as this is the first time you received an email from this sender reddymama@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Sent from my iPhone

From:	savannah oh.
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 7:01:59 PM

The System couldn't recognize this email as this is the first time you received an email from this sender monkeyfunny450@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

We oppose Arbor Walk RZ-2022-1527 and DA-2022-1527. I'm a teenager in Legacy Park, and for the safety of me, my little siblings, and everyone else living here, I believe the development of Arbor Walk would be detrimental to the safety and well-being of residents here due to traffic.

Sent from my iPhone

From:	Adam Palmer
To:	Dennis E. Marstall; Sherrie Simpson; Jennifer Bryan
Cc:	Terry Graham; cmcgriff@comporium.net; Billy Mosteller; lhoney@comporium.net; Steve Harper; Allen Blackmon; Brian Carnes
Subject:	Arbor Walk Development
Date:	Saturday, September 17, 2022 1:33:51 PM

The System couldn't recognize this email as this is the first time you received an email from this sender culpable@yahoo.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Adam Palmer
704 238 3944

Sent from Yahoo Mail on Android

From:	Kenneth Pecca
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 20, 2022 1:45:55 PM

The System couldn't recognize this email as this is the first time you received an email from this sender kennethjpecca@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

As a resident of legacy park I oppose Arbor Walk

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

Jennifer Bryan

From: Sherrie Simpson <SSimpson@lancastersc.net>
Sent: Monday, September 19, 2022 3:31 PM
To: Jennifer Bryan
Subject: FW: Proposed Arbor Walk

Here is another Arbor Walk email.

Sherrie

Lancaster County
South Carolina
www.mylancastersc.org

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

CONFIDENTIALITY NOTICE: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain private, restricted and/or legally privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of Lancaster County. Finally, the recipient should check this email and any attachments for the presence of viruses. Lancaster County accepts no liability for any damage caused by any virus transmitted by this email.

NOTICE: All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.

From: Bonnie Price <bonnie_price@wycliffe.org>
Sent: Saturday, September 17, 2022 2:54 PM
To: Sherrie Simpson <SSimpson@lancastersc.net>
Subject: Proposed Arbor Walk

☐ **The System couldn't recognize this email as this is the first time you received an email from this sender bonnie_price@wycliffe.org**

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Thank you!
John and Bonnie
2458 N Legacy Park Blvd

From:	John Rose
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:	Monday, September 19, 2022 12:09:18 PM

The System couldn't recognize this email as this is the first time you received an email from this sender jmrose1000@icloud.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Sent from my iPhone John Rose
3565 Monastic Road
Carrington

From:	Alison Rutledge
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:	Wednesday, September 14, 2022 10:56:32 AM

The System couldn't recognize this email as this is the first time you received an email from this sender alisonrutledge2@gmail.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Sent from my iPhone

From:	Kristina Samsonova
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:	Saturday, September 17, 2022 1:54:17 PM

The System couldn't recognize this email as this is the first time you received an email from this sender kristyflash@me.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Sent from my iPhone

From:	Edward Smith
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 6:30:14 PM

The System couldn't recognize this email as this is the first time you received an email from this sender esmith017@carolina.rr.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Sent from my iPhone

From:	Ralph Stewart
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:	Sunday, September 18, 2022 2:21:29 PM

The System couldn't recognize this email as this is the first time you received an email from this sender rocfire@icloud.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

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

Vance Baker Road is very dangerous because it is so narrow. You can't get 2 cars going in opposite directions side by side without pulling off the edge of the road. There are no sidewalks on the portion of the read that would be next to the new development. In my opinion Vance Baker should be updated to a standard subdivision road with at lease one sidewalk before this new development is allowed to proceed.

The Stewart's
3614 Charost Way
Indian Land, Sc 29707

Sent from my iPhone

From:	Natasha Thomas
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 15, 2022 9:31:25 PM

The System couldn't recognize this email as this is the first time you received an email from this sender natashathomas445@yahoo.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

We oppose Arbor Walk RZ-2022-1527 and DA-2022-1527. I live on one of the main roads that would be impacted. The current infrastructure cannot accommodate additional residential homes. My children will also face additional dangers while trying to play ant our home that we've been living in. It just isn't safe. Our schools also cannot effective operate with the number of students that the current new developments will bring much less adding this one.

Indian land is bursting at the seems. More schools or commercial projects can be justified and parks. Residential building should be halted until schools and infrastructure are properly planned. Your state ratings are going to take additional plunges.

Sincerely
N Thomas

Sent from my iPhone

ATTACHMENT:

Item 5a. RZ-2022-1527: Arbor Walk

Letter from HOA Attorney

RECEIVED MON 9/19/2022

SELLERS, AYERS, DORTCH & LYONS, P.A.

ATTORNEYS AT LAW
301 MIDTOWN, SUITE 410
301 SOUTH McDOWELL STREET
CHARLOTTE, NORTH CAROLINA 28204-2686

CHRISTIAN R. AYERS*
JOHN F. AYERS III
ROBERT C. DORTCH, JR.
BRETT E. DRESSLER ††*‡
DORIAN H. GUNTER
I. MATTHEW HOBBS
CYNTHIA A. JONES*
MICHELLE MASSINGALE DRESSLER**‡
STEPHEN C. SELLERS *
ROBERT A. WHITLOW †

TIMOTHY G. SELLERS * Of Counsel

TELEPHONE
(704) 377-5050

FACSIMILE
(704) 339-0172

* Also Admitted in South Carolina
** Also Admitted in West Virginia
† Also Admitted in Georgia
†† Also Admitted in Texas
††† Also Admitted in Tennessee
‡ Certified Mediator

CHARLES E. LYONS II * (1960-2016)

September 16, 2022

Via first class mail and email to RBurhans@lancastersc.net

Lancaster County Planning Commission
Attn: Rox Burhans
P.O. Box 1809
Lancaster, SC 29721

RE: Rezoning application for the proposed Arbor Walk development
RZ-2022-1527
DA-2022-1527

Mr. Burhans,

I currently represent the Legacy Park Homeowners Association, Inc. ("Association"). The Association's community is adjacent to the proposed Arbor Walk development. The Association has asked that I communicate to you on their behalf regarding their concerns with this proposed new development.

It's my understanding that there is a current application for the property for this development to be rezoned from low density residential to medium density residential. The change in zoning will require two access roads into the new development and this has my client greatly concerned. The roads in the area are already overcrowded, have limited visibility and create safety concerns for citizens that live in the area. To increase the density and allow additional traffic over these roads will have a very damaging impact on those residents already living in the area.

It has come to the attention of my client that the two proposed access points to the development would be Vance Baker Road and a possible tie-in to South Legacy Park Boulevard over a parcel of property currently owned by the Lancaster County Water & Sewer District known as parcel 0009-00-001.02 ("LCWSD Parcel"). This LCWSD Parcel was conveyed to the Lancaster County Water & Sewer District for use as a pump station and the LCWSD Parcel is to be used only for public purposes. The conveyance or encumbrance by the Lancaster County Water &

Sewer District of this LCWSD Parcel to a private owner for development of a private residential community is not a public purpose and should not be permitted.

The proposed zoning change and development plans have my clients very concerned since both access points that are being discussed will encroach directly into the Association's established community. For these reasons, the Association strongly requests that you deny the zoning change to medium density residential for this proposed development.

Thank you for your consideration.

Sincerely,

Cynthia Jones

Cynthia A. Jones, Esq.

cc:
Wes Carter, LCWSD Operations Manager via email to WCarter@lcwasd.org
Brad Bucy, LCWSD District manager via email to BBucy@lcwasd.org
Jennifer Bryan, Lancaster County Planning Commission via email to JBryan@lancasterSC.net
John DuBose, Lancaster County Attorney via email to JohnD@smithrobinsonlaw.com
Sherrie Simpson, Clerk to Lancaster County Council via email to SSimpson@lancastersc.net
Terry Graham, Lancaster County Council via email to TGraham@lancastersc.net
Charlene McGriff, Lancaster County Council via email to CMcGriff@comporium.net
Billy Mosteller, Lancaster County Council via email to BMosteller@lancastersc.net
Larry Honeycutt, Lancaster County Council via email to LHoney@comporium.net
Steve Harper, Lancaster County Council via email to SteveHarper@lancastersc.net
Alan Blackmon, Lancaster County Council via email to ABlackmon@lancastersc.net
Brian Carnes, Lancaster County Council via email to BrianCarnes@lancastersc.net
Dennis Marstall, County Administrator via email to DMarstall@lancastersc.net

ATTACHMENT: SIGN-IN SHEETS

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS
General Comments or comments on matters not on tonight's agenda.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, September 20, 2022

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

1.
2.
3.
4.

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5a: RZ-2022-1527 Arbor Walk LLC

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.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, September 20, 2022

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

1.	Cole MacNeill / Mary Ann MacNeill
2.	Jean McMullen
3.	Fran Lieu
4.	Michelle Simonetti

5.	Jay Jacob
6.	Deborah Wasylchak
7.	LYLE WASYLCHAK
8.	Susan Sanderson
9.	Larry Sanderson
10.	Rebecca Guzman
11.	
12.	
13.	
14.	
15.	
16.	
17.	

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5b: RZ-2022-1527 Arbor Walk LLC

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.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, September 20, 2022

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

1.	Frances Liu
2.	Allen Thiede
3.	Rebecca G
4.	Tony Iannucci

5. Svetlana Efremova
6. RICHARD THOMAS
7. Andrew Smith
8.
9.
10.
11.
12.
13.
14.
15.
16.
17.

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5c: UDO-TA-2022-0172 Keith Corporation/MUSC
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."

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, September 20, 2022

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

1.
2.
3.
4.

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5d: SD-2022-0733 Century Communities aka Shiloh Woods

Application by Century Communities for a **Preliminary Plat** for four parcels totaling approximately 169.86 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 398-lot Cluster Subdivision.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, September 20, 2022

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

1. Ryan Hitching
2.
3.
4.

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5e: DA-2022-0733 Century Communities aka Shiloh Woods

Application by Century Communities for a **Development Agreement** for four parcels totaling approximately 169.86 acres located at Williamson Farm Road, and at 500 and 516 W. Shiloh Unity Road (TM#s 0049-00-004.13, 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02) to allow development of a 398-lot Cluster Subdivision.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, September 20, 2022

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

1.
2.
3.
4.

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5g: RZ-2022-1759 king's Mountain LLC (Daycare)

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.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, September 20, 2022

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

1.
2.
3.
4.

ATTACHMENT:

Item 5a: RZ-2022-1527 and DA-2022-1527

Arbor Walk Rezoning and Development Agreement

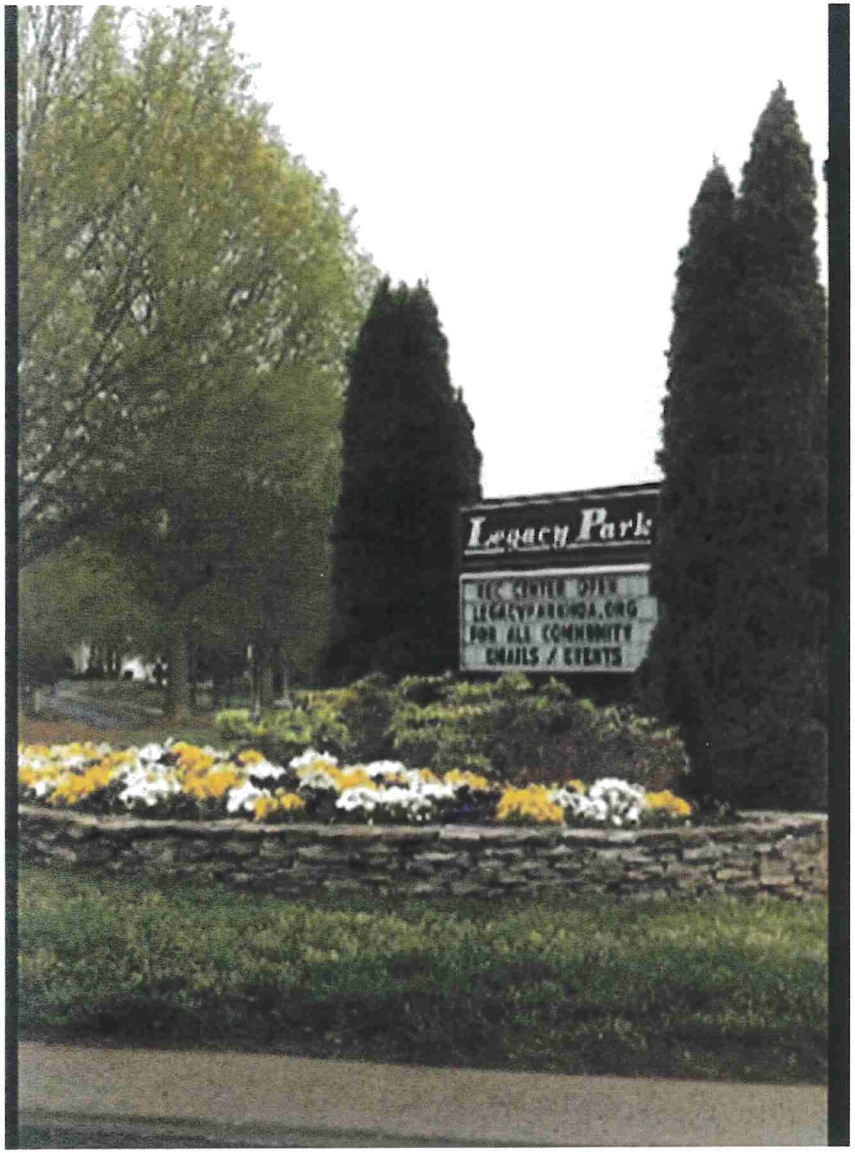
Michelle Simonetti/HOA Slide Presentation

(Opposed)

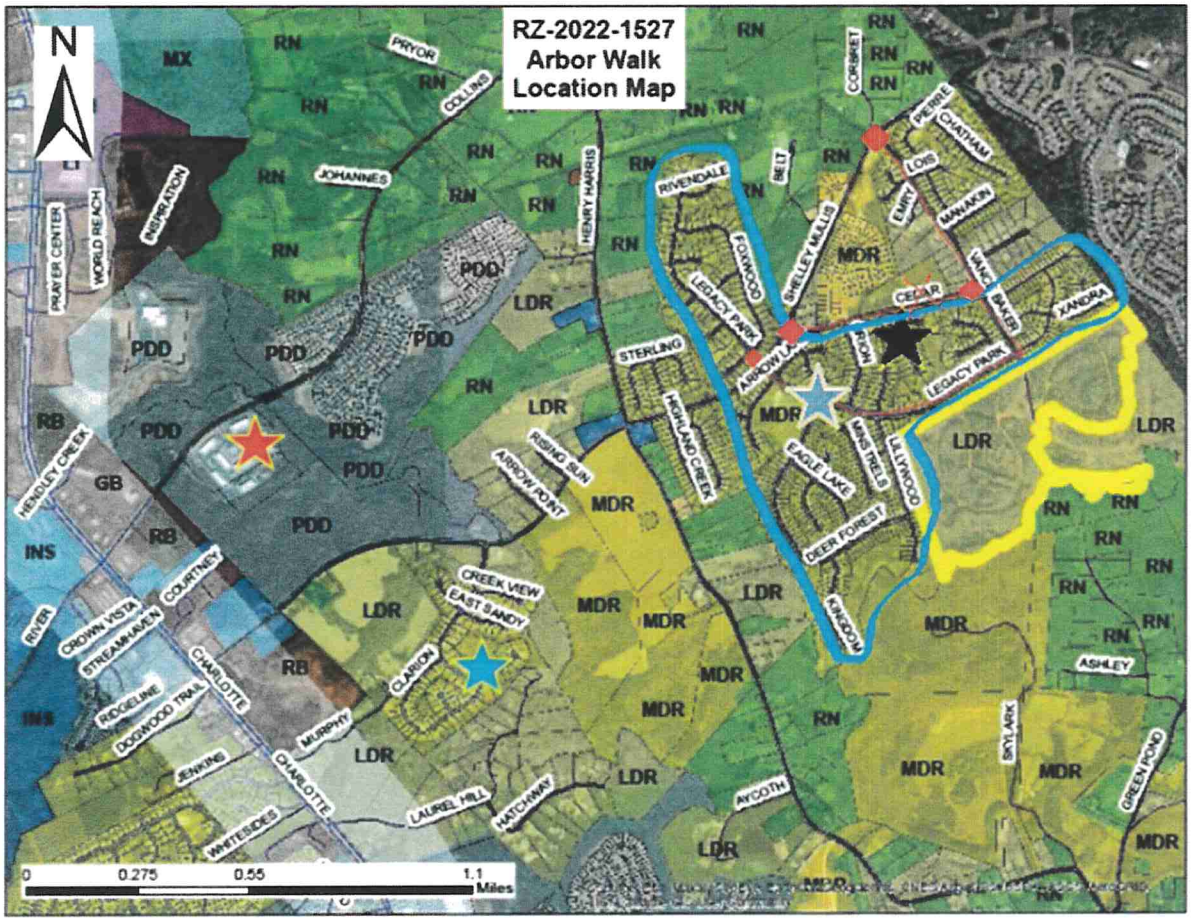
Residents OPPOSE Arbor Walk
RZ & DA-2022-1527

Top Reason to DENY Arbor Walk

- Two outlets do not exist today in order to justify rezoning
- The single lane road that does exist is underdeveloped
- Arbor Walk development would require passing through already established Legacy Park
- None of the connecting roads to Legacy Park support construction vehicles



We are not against development, we are asking for common sense development.
Entrances outside of Legacy Park.



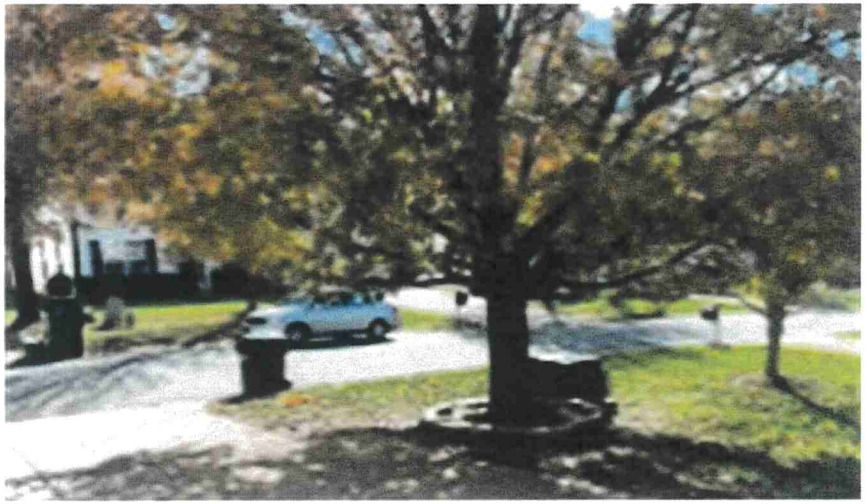
Lancaster County
South Carolina

Proposal:
Request to rezone from LDR to MDR

Legend:

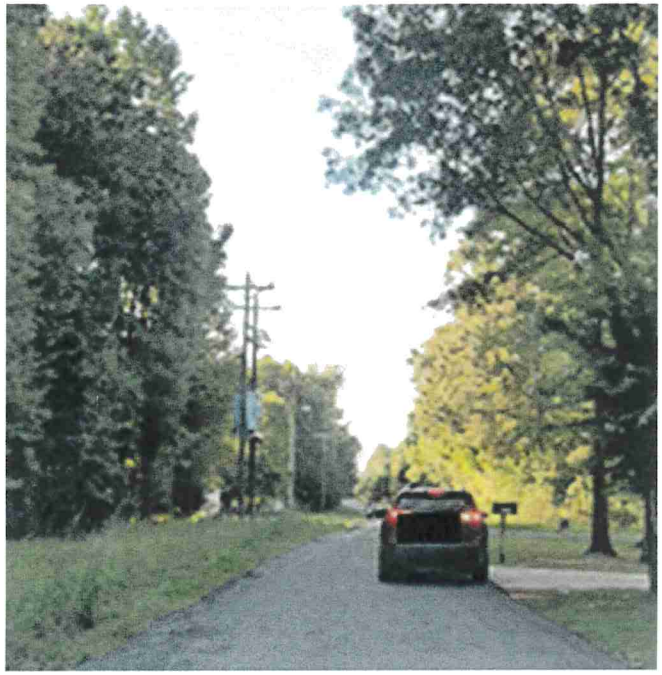
- Dangerous Intersections
- Subject Property
- Legacy Park
- The Indigo Apartments
- Shelley Woods

Traffic through established community?

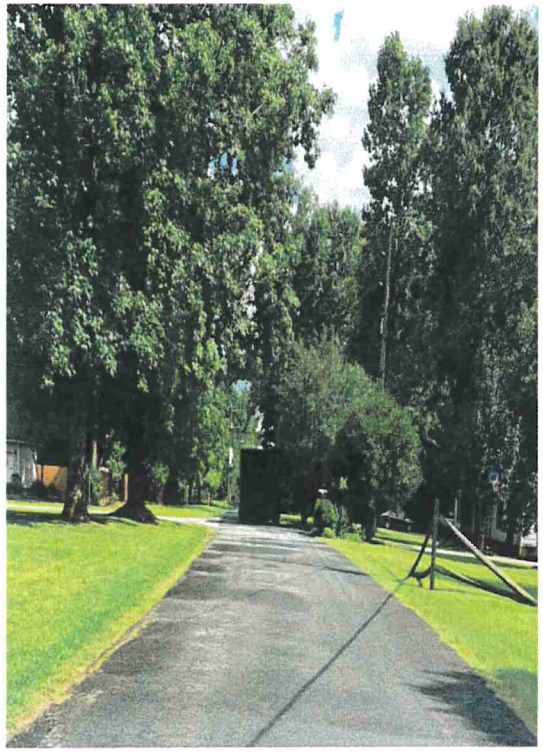


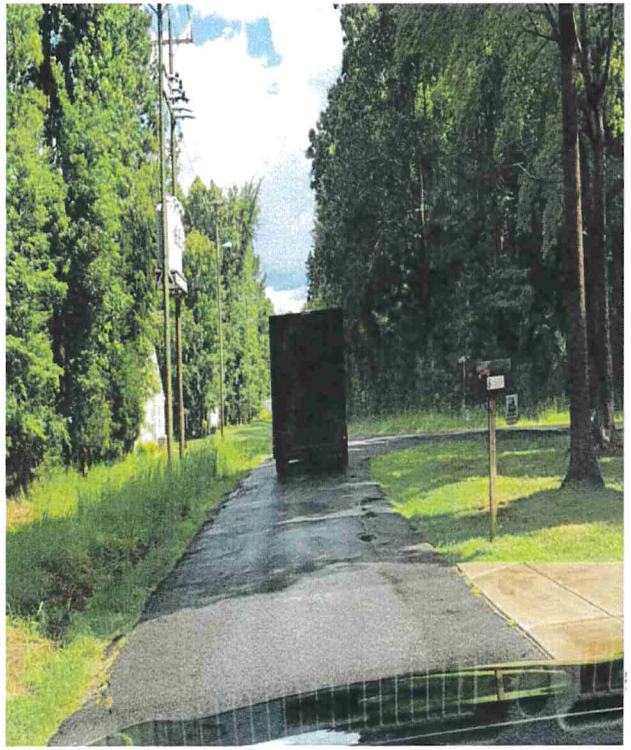
Perhaps some real roads? Sidewalks for safety?

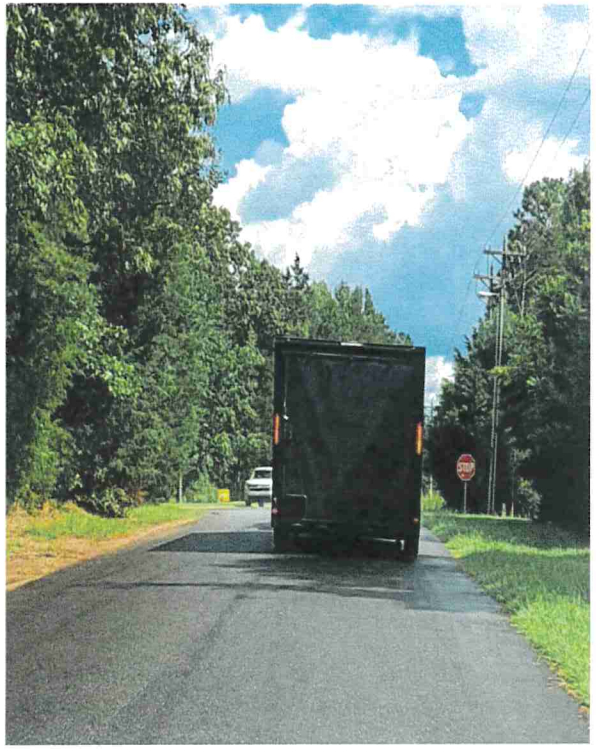
Pedestrian Safety - Sidewalks



Vance Baker Road is not wide enough to accommodate even the current traffic.







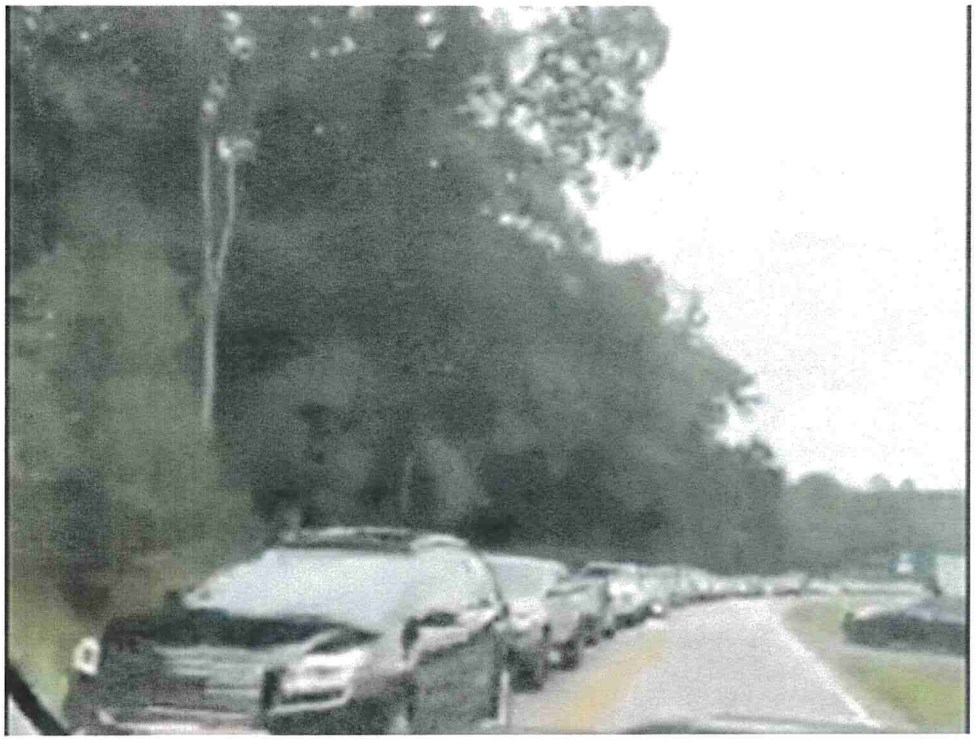
What will construction look like?

This is where the construction vehicles will enter

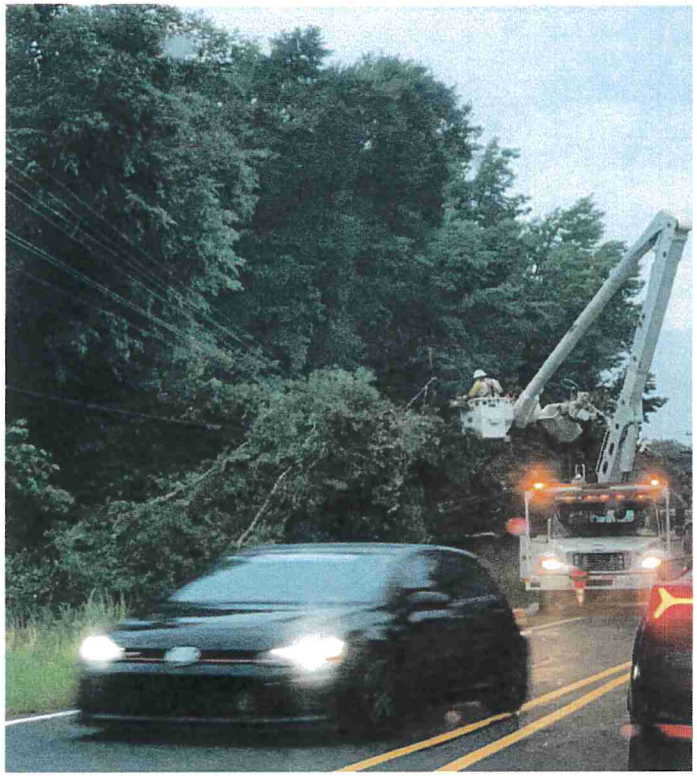
Wildlife Close Encounters

Our roads are already OVERCROWDED!!

Our Commute



Traffic Safety



Please keep us Safe and Deny Arbor Walk

We cannot do this without you!!

Contribute to Future Development Plans

SEPTEMBER 8

Agriculture & Natural Resources

6:30 pm

Kershaw Town Hall
113 N Hampton Street
Kershaw, SC 29067

SEPTEMBER 29

Economic Development

6:30 pm

County Administration Building
101 N Main Street
Lancaster, SC 29720

OCTOBER 13

Land Use & Growth Management

6:30 pm

USC-Lancaster Bundy Auditorium
476 Hubbard Drive
Lancaster, SC 29720

OCTOBER 27

Transportation

6:30 pm

CrossRidge Conference & Event Center
2001 Parkway Drive
Indian Land, SC 29707

www.Lancaster2040.com

What's Next?

- Planning Commission 6pm - 101 N. Main Street
- County Council October 6pm - 101 N. Main Street
- https://www.mylancastersc.org

Citizen Comments

Citizens can sign up for Citizens Comments and address Council at any Council meeting. Citizens have three minutes to address Council. Citizens can sign up in person or online. The Citizens Comments sign up sheet is located at a podium on the right when you enter Council Chambers. The sheet is taken to the Chairman about one minute before the meeting begins. Also, written comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, via email to Sherrie Simpson at ssimpson@lancastersc.net or via online submission by selecting the "Citizens Comments" quick link located on the County website homepage at https://www.mylancastersc.org/ Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting for Council meetings and by 4:00 p.m. on the day before the meeting for Committee of the Whole meetings. Please use the same link above to submit input/comments for Public Hearings.

From Legacy Park and surrounding residents

ATTACHMENT:

Item 5d: SD-2022-0733 Shiloh Woods

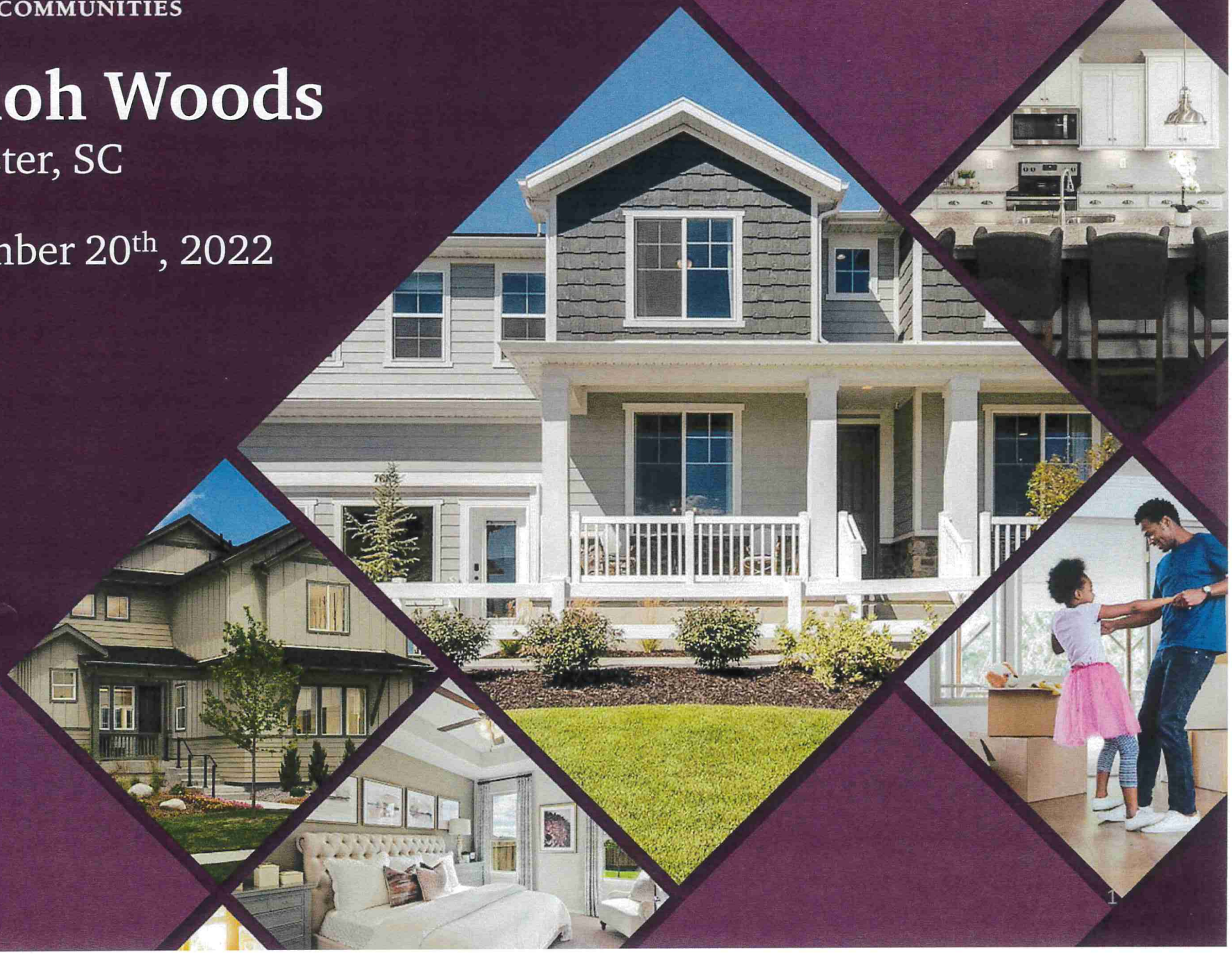
Slide Presentation

CENTURY COMMUNITIES

Shiloh Woods

Lancaster, SC

September 20th, 2022



Who We Are

Top 10 U.S. Homebuilder

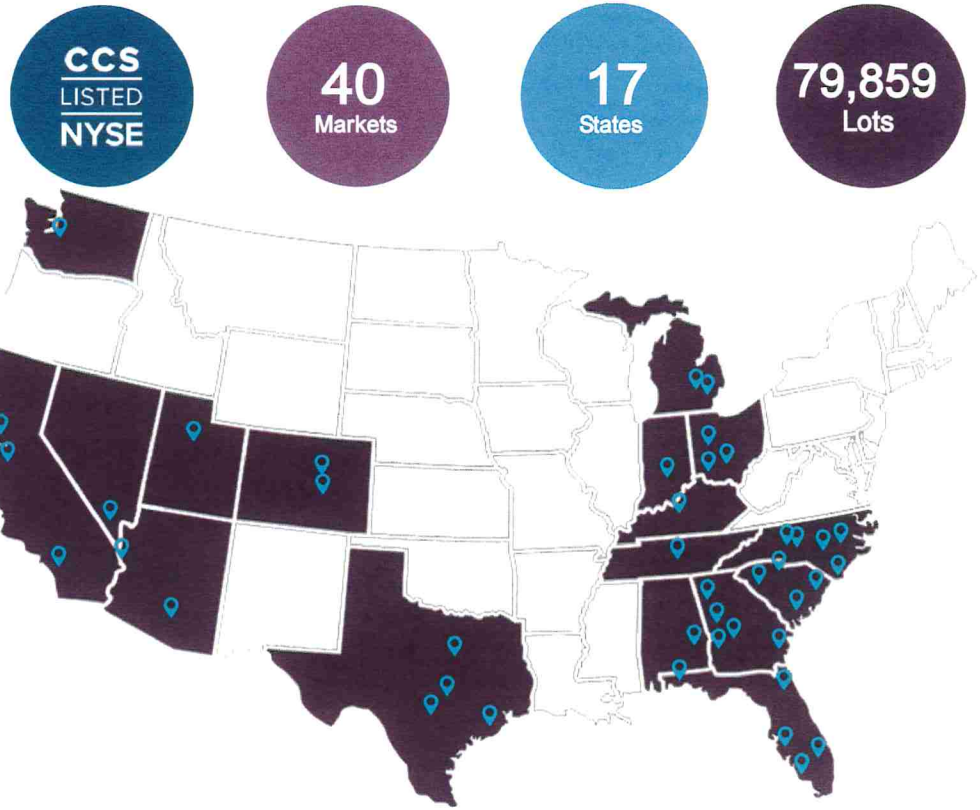
9th largest homebuilder (2019-2021)
#1 fastest-growing public builder 3 years in a row (2017 – 2019)

$4.2 Billion in Total Revenues and 10,805[1] homes delivered

One-stop Homebuying
Our financial services business provides mortgage, title and insurance services

[1]Source: Company filings, Period is Full Year 2021

CENTURY COMMUNITIES

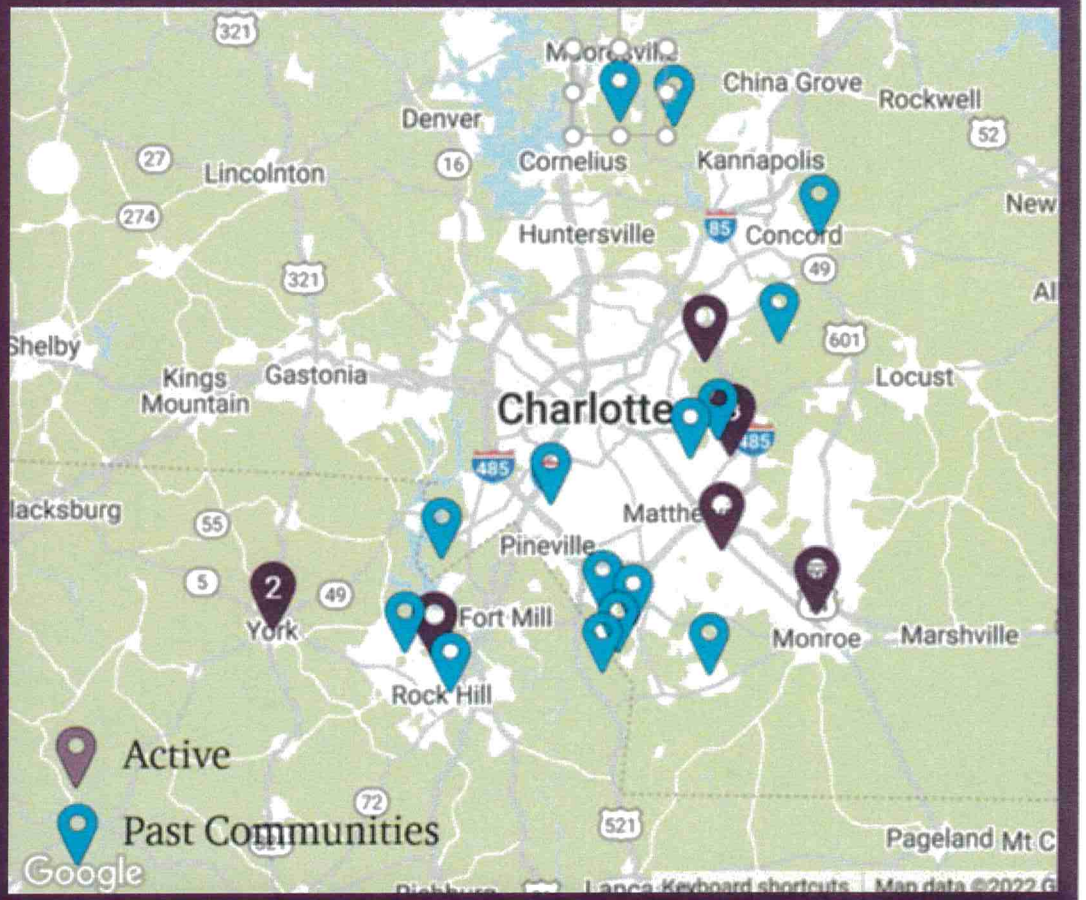


Why It's Important

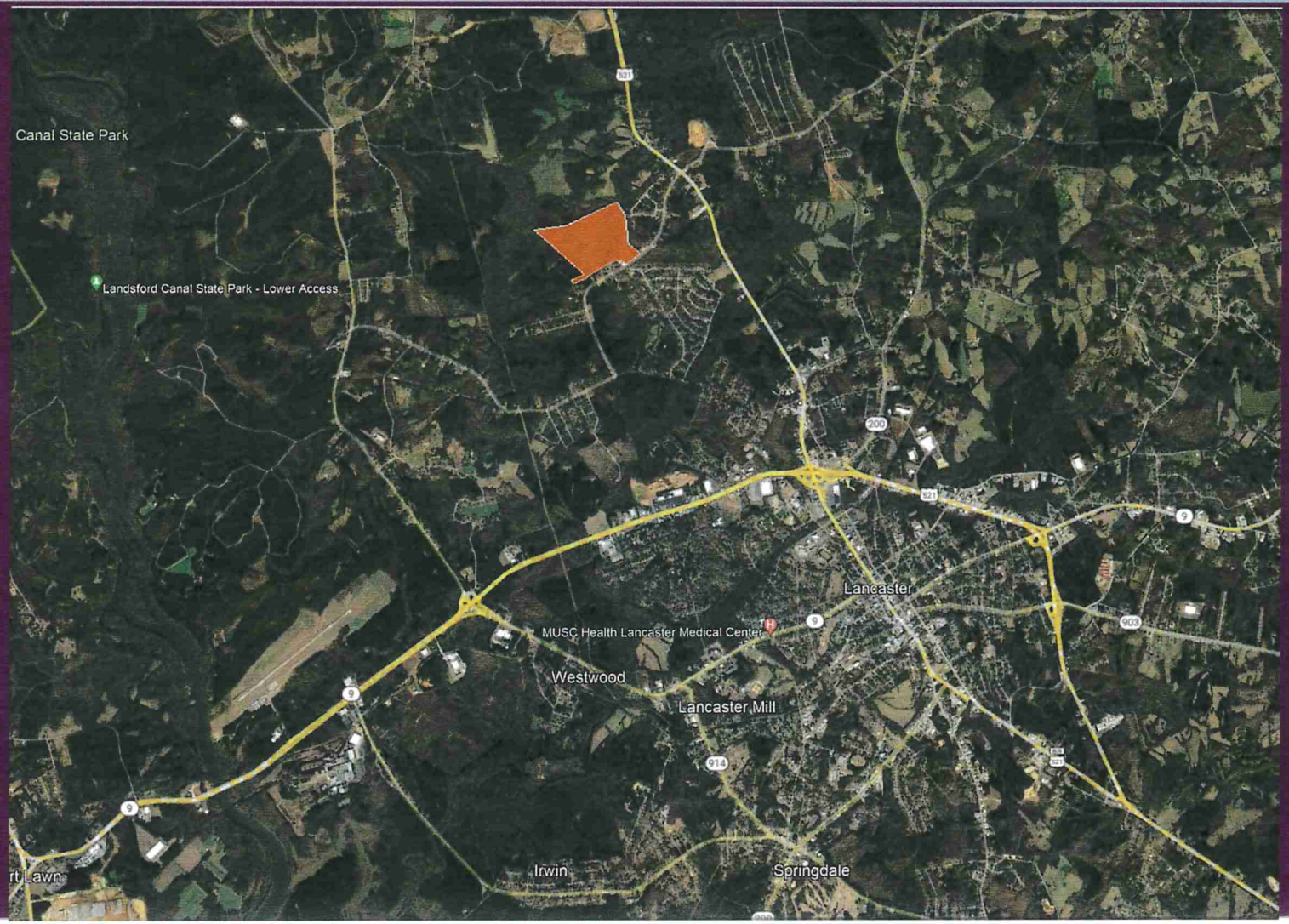
- Combination of local market expertise and nationwide operational support
- Financial resources to withstand market cycles and ensure success
- Handle all project responsibilities (entitlement, design, site development, home construction, sales, HOA management)

Existing Communities

- Entered the Charlotte market Spring 2017
- Proven and consistent track record
- Thoughtful approach to site selection, community design, architecture and integrating everyday efficiencies into our homes
- Full-service land acquisition, entitlement and development capabilities
- Currently active in 7 communities across the Charlotte area with 3 more planned openings in 2022; 15 communities closed out

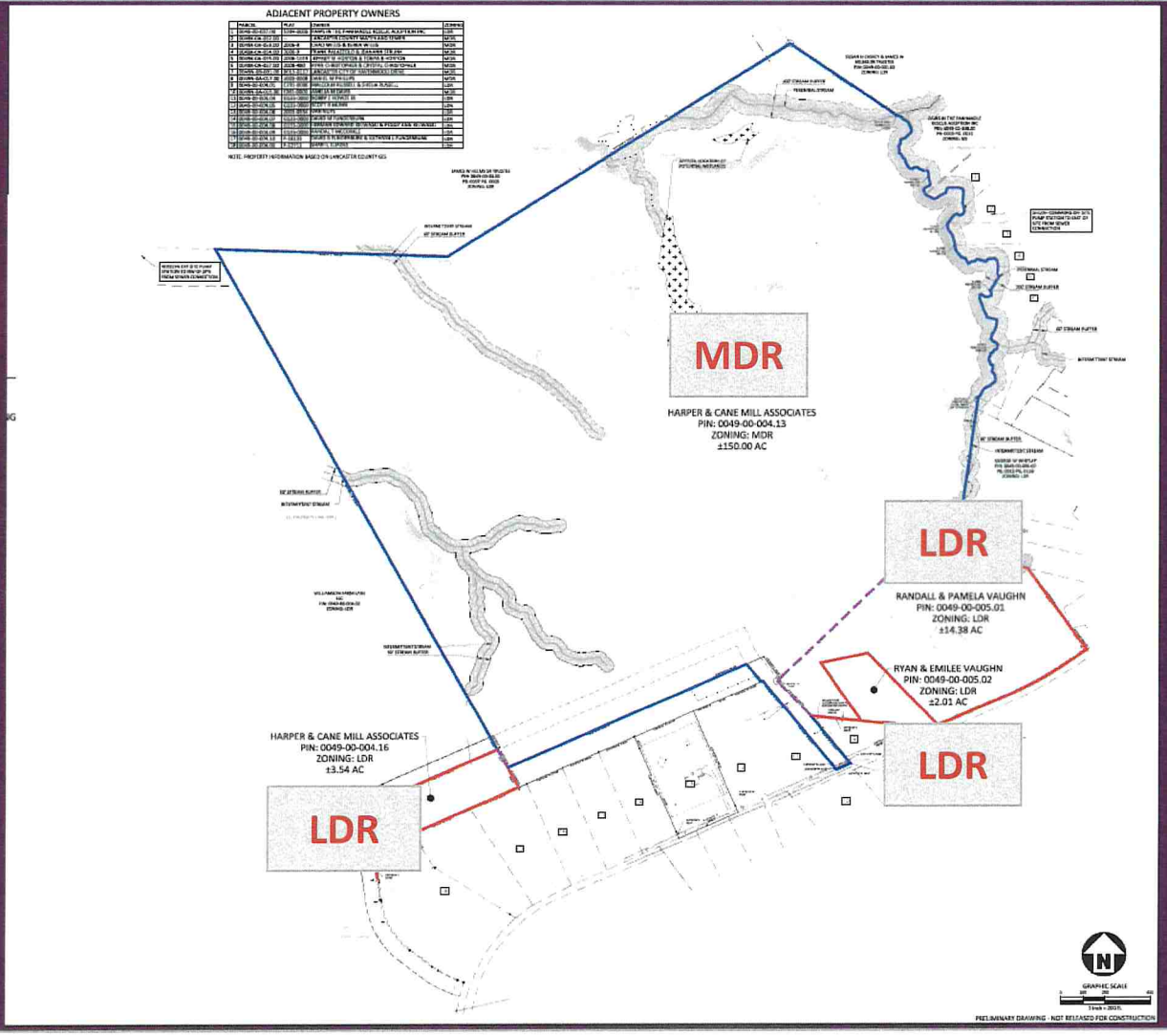


Location Map



CENTURY COMMUNITIES

Current Zoning of 4 Total Parcels/170 acres



Site Plan

SINGLE FAMILY	
50' x 100':	133 LOTS (33% OF TOTAL)
60' X 110':	132 LOTS (33% OF TOTAL)
70' X 120':	133 LOTS (33% OF TOTAL)
SINGLE FAMILY TOTAL:	398 LOTS

MAXIMUM DENSITY:	2.50 DU/AC
PROPOSED DENSITY:	2.34 DU/AC
OPEN SPACE REQUIRED (25% OF SITE)*:	± 52.53 AC
OPEN SPACE PROVIDED**:	± 52.53 AC
PARK SPACE REQUIRED (5% OF SITE):	± 8.49 AC
PARK SPACE PROVIDED***:	± 8.49 AC
IMPERVIOUS AREA:	± 97.04 AC = 56% OF SITE
STORMWATER DETENTION PROVIDED****:	± 11.33 AC

LEGEND

TOTAL POTENTIAL LOTS		398 LOTS
	50' X 100'	133 LOTS
	60' X 110'	132 LOTS
	70' X 120'	133 LOTS

SITE LEGEND

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CENTURY COMMUNITIES

Amenity Examples

Site Due Diligence & Milestones

- Boundary and ALTA Survey
- Geotechnical Investigation
- Phase 1 Environmental Site Assessment
- Threatened and Endangered Species Assessment
- Wetlands Investigation/Survey (Jurisdictional Determination Pending)
- SCDOT/Lancaster County Coordination of Required Road Improvements
- TIA submitted to both County and SCDOT for approvals
  - Suggested offsite road improvement of left turn lane at 521/West Shiloh Unity including deceleration and taper
- Preliminary Plat designed
- $124,976 spent to date on project for the above items

Architecture

What are the expected home price points and building materials?

Century Communities Neighborhoods

- Multiple one-story ranch and two-story floorplans – all with 2 car garages
- Wide range of design center options for buyers to customize their homes
- Average price point of Shiloh Woods anticipated to be $375k with range of $325k-$435k

Questions?

ATTACHMENTS:

Item 5f: King's Mountain LLC (Day Care)

1. Summary of Neighborhood Meeting
2. Notice of Community Meeting
3. Slide Presentation

Summary of Neighborhood Meeting
RZ-2022-1759
4263 Doby's Bridge Road
Applicant: Kings Mountain Self-Storage, LLC

The applicant held a virtual neighborhood meeting on September 19, 2022, at 6:00 p.m. on Zoom. The applicant notified 16 surrounding property owners by mail and sent a notice to the Indian Land Elementary School PTA President by email. The seven attendees included three community members, a Lancaster County Planning Department staff member, and applicant. After a brief presentation, the applicant and community members discussed traffic concerns, changes in the area, the development process, and the construction landfill that occupies a portion of the property. Copies of the presentation, notice, and list of notifications are attached.

803-973-0490

EMILYBROWN
LAW LLC

Emily@EmilyBrownLaw.com

Rock Hill Location
926 Oakland Ave., Ste. A
Rock Hill, SC 29730

Fort Mill Location
120 Academy St.
Fort Mill, SC 29715

Mailing Address
P.O. Box 38113
Rock Hill, SC 29732

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning application filed by Kings Mountain Self-Storage, LLC to rezone approximately 4.84 acres at 4263 Doby's Bridge Road from Low Density Residential (LDR) to Institutional (INS) to allow development of a daycare facility.

Date & Time of Meeting: Monday, September 19, 2022 at 6:00 p.m.

Place of Meeting: Zoom

Join Zoom Meeting
https://us04web.zoom.us/j/76496608425?pwd=fTOnaVWNVIMm8iwGSyT4AJMPFcmtEk.1

Meeting ID: 764 9660 8425
Passcode: N74NSQ

Petitioner: Kings Mountain Self-Storage, LLC

Petition Number: R2-2022-1759

We are assisting Applicant Kings Mountain Self-Storage, LLC with a Rezoning application filed with Lancaster County Planning Department seeking to rezone an approximately 4.84 acre (the "Site") located at 4263 Doby's Bridge Road (TM # 0013-00-024.00) Low Density Residential (LDR) to Institutional (INS). The purpose of the rezoning is to permit the development of a daycare facility.

The Applicant will hold a Community Meeting prior to the Planning Commission Public Hearing on this Rezoning to discuss this proposal with nearby property owners and organizations. Lancaster County records indicate you are an owner of property that adjoins or is located near the Site. The Applicant's representatives look forward to sharing this rezoning proposal with you and answering any question you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Emily Brown at (803) 973-0490.

Neighborhood Meeting Mailing List

0013-00-023.00
LANCASTER CO. SCHOOL DISTRICT
300 S CATAWBA ST
LANCASTER, SC 29720

INDIAN LAND ELEMENTARY SCHOOL
% SARAH DEASON
4137 DOBY'S BRIDGE RD
INDIAN LAND SC 29707

0013-00-023.02
GARRIS BILLY A
GARRIS GLORIA W
7300 TWELVE MILE CREEK RD
LANCASTER, SC 29720

0013-00-008.00
PENEGAR KATRINA DAVIS
4286 DOBYS BRIDGE RD
INDIAN LAND, SC 29707

0013-00-008.16
KENNEDY PHOEBE KAYE
4270 DOBY`S BRIDGE RD
INDIAN LAND, SC 29707

0013-00-009.01, 0013-00-009.03
KITCHEN JOSEPH T
4256 DOBYS BRIDGE RD
INDIAN LAND, SC 29707

0013-00-025.00
SHONTS PETER DAVID
SHONTS SARAH
3710 SALUDA ROAD
ROCK HILL SC 29730

0013-00-23.01
PRESSLEY JAMES R & DEBORAH A
4339 DOBY`S BRIDGE ROAD
INDIAN LAND SC 29707

0013-00-007.00
MPSS HOLDINGS LLC
339 LANCASTER ESTATE RD

INDIAN LAND SC 29707

0013-00-006.00
PERKINS W REID
4336 DOBY`S BRIDGE ROAD
INDIAN LAND SC 29707

0013-00-005.00
MYERS JOHNNY DWAYNE
4400 DOBYS BRIDGE ROAD
INDIAN LAND SC 29707

0013-00-008.01
PARTSINEVELOS TRACEY D
PARTSINEVELOS DIMITRIOS
339 LANCASTER ESTATE RD
INDIAN LAND SC 29707

0013-00-009.00
RALPH BRANDON A
4242 DOBY'S BRIDGE RD
INDIAN LAND SC 29707

0013A-0A-002.00
CRUZ CARMINA TRUSTEE
DAYRIT FRANCIS M TRUSTEE
231 POINT CARPENTER RD
INDIAN LAND SC 29707

0013A-0A-010.00
BONNETTE NORMAN E & M SUZANNE
206 POINT CARPENTER RD
INDIAN LAND SC 29707

0013A-0A-011.00
FENTON MARK R & SANDRA R
218 POINT CARPENTER RD
INDIAN LAND SC 29707

By email to Indian Land Elementary PTA President Lydia Dumont

REZONING 4263 DOBY'S BRIDGE ROAD

RZ-2022-1759

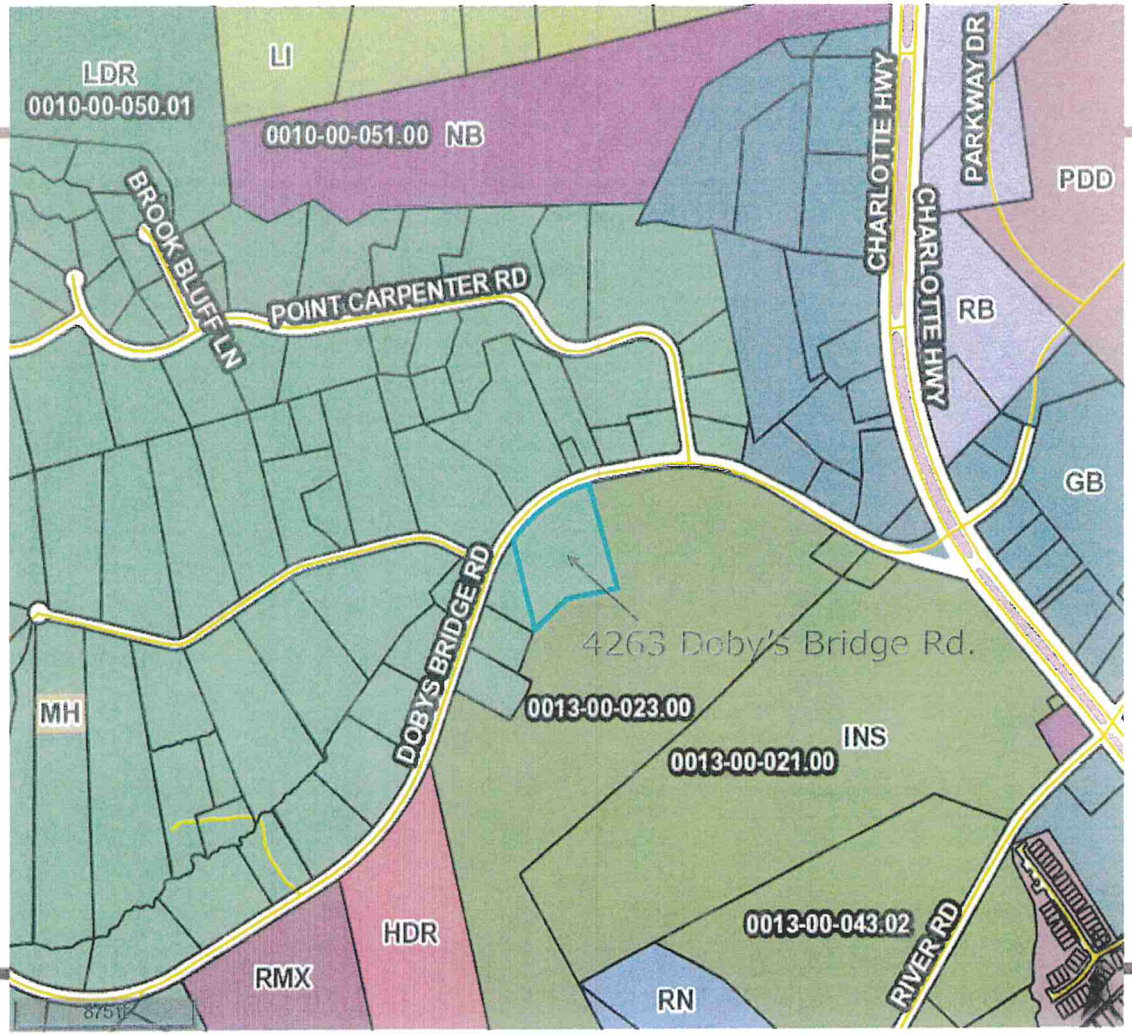
Applicant: Kings Mountain Self-Storage, LLC

4263 Doby's Bridge Road

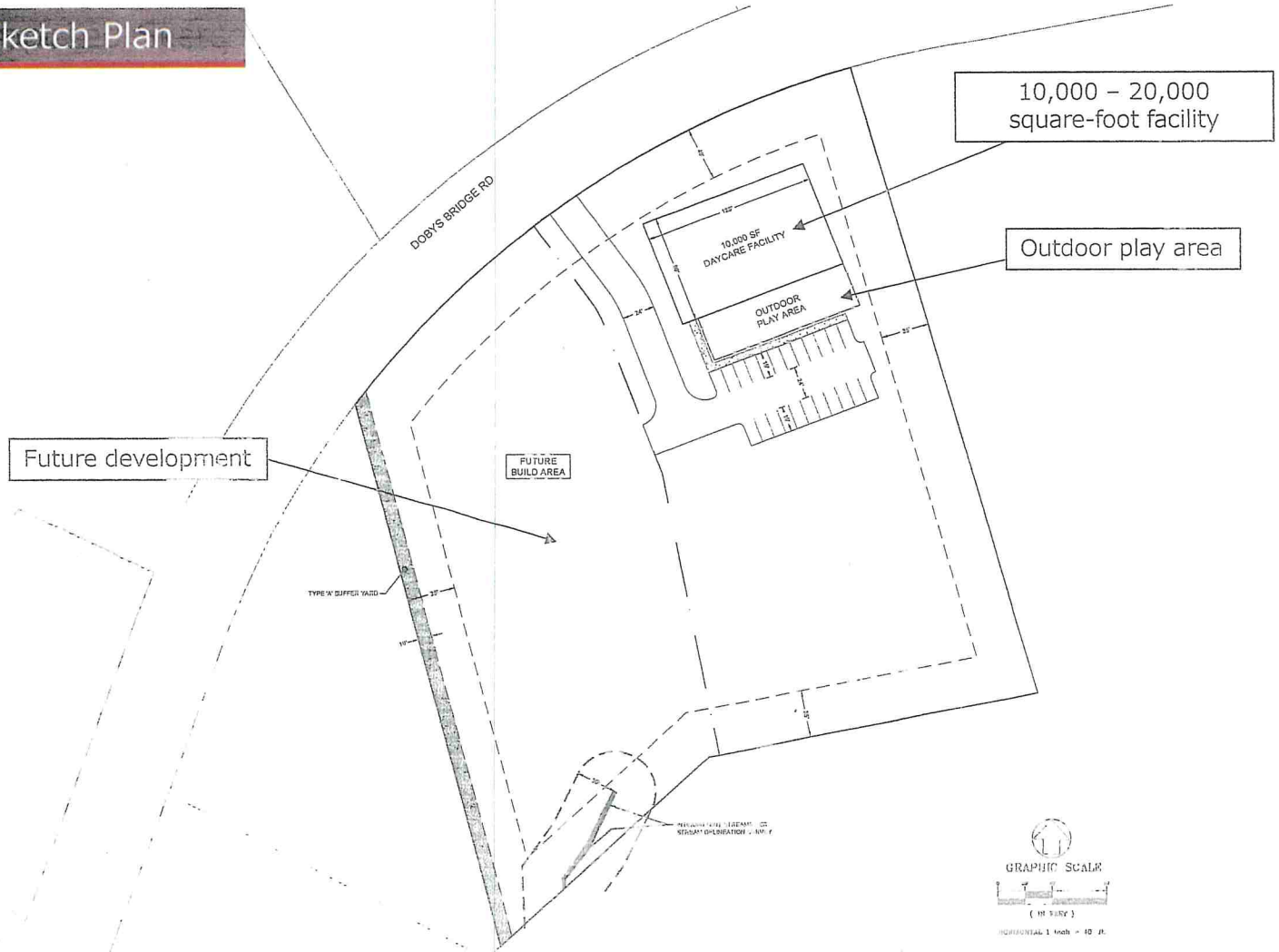
Indian Land Elementary School

Zoning Classification

- Current zoning Low Density Residential (LDR)
- Proposed Zoning: Institutional (INS)
- Reason: Construct a daycare facility
- Some Uses in INS
  - Schools
  - Churches
  - Healthcare
  - Government
  - Utilities

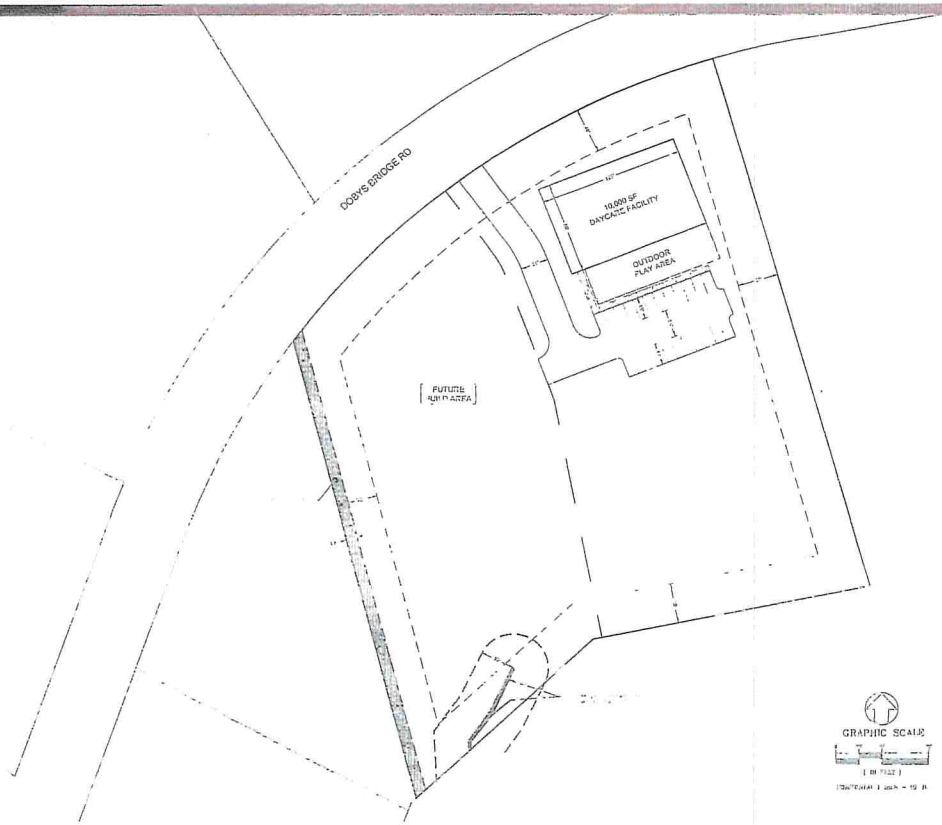


Proposed Sketch Plan



CONCEPTUAL DESIGNS

3420
LeafSpring


DOBYS BRIDGE RD
10,000 SF
DAYCARE FACILITY
OUTDOOR
PLAY AREA
FUTURE
BUILD AREA
GRAPHIC SCALE

QUESTIONS?