

ATTACHMENT:
LETTER FROM
COMMISSIONER PATTERSON

Alan Patterson
Lancaster County Planning Commission
District 1

Dear Fellow Commissioners,

Unfortunately, I must be out of town Tuesday and will miss our monthly meeting. I am very disappointed because I believe what we do is important and that our voice to our county council is heard.

There are four agenda items that I want to share my thoughts on in my absence.

First, SD-2022-0733 Century Communities aka Shiloh Woods. This project is not ready for our agenda, much less approval. There are TRC items to resolve, as well as numerous TIA items to resolve. I am not comfortable approving a preliminary plat with so many items outstanding. This project has not been rezoned yet so I think that it was presented to us too soon and incomplete. I believe the applicant should withdraw and resubmit when complete. I believe that this developer's struggles to date reflect its ability to follow through and complete a quality project. Lastly, I believe that the entrance configuration is problematic for current and future homeowners.

Second, DA-2022-0733 Century Communities aka Shiloh Woods. In article 4, no impact fees are assessed in this project. I am sure there is a simple explanation but I believe that new development should pay their share of the impact of development, no matter where it is in the county.

Third, RZ-2022-0735 CLREF III Acquisitions aka Nisbet. This project is inconsistent with the rural nature of the area as well as the desire of our town of Van Wyck neighbors to maintain a rural lifestyle. I spoke to the Chief of the Van Wyck fire station and he emphatically told me that his station is not prepared nor will it be prepared to protect another 1,019 homes. The Fire Protection District money is not enough yet to build the facilities needed to cover the district with higher density. He also informed me that in the years that he sat on the county fire commission he never saw any plans or plats of any kind to provide input as to whether local first responders could protect a development.

The plan also uses approximately 150 acres of public conservation land to meet its open space requirement. This should not be allowed.

It seems clear to me that County Council wants to slow development.

Ditto for Development agreement.

Fourth, RZ-2022-1357 D.R. Horton aka Asbury Lane. There are 15 "items of interest" concerning the applicant's TIA report. It is incomprehensible to me that adding 283 additional single family residents does not need any Traffic mitigation measures as noted on page 373 of our packet. Old Bailes and Possum Holler roads are already stressed. We cannot add additional homes without better traffic management.

Thank you for hearing me out and thank you for your commitment to Lancaster County.

Sincerely,
Alan Patterson
District One Planning Commissioner