

ATTACHMENT:

Items 5c & 5d: Nisbet Property
72 Emails/Letters & Summary

SUMMARY OF COMMENTS RECEIVED

for October 18, 2022 Planning Commission Meeting

Item 5c: RZ-2022-0735 CLREF III Acquisitions LLC aka Nisbet

Item 5d: DA-2022-0735 CLREF III Acquisitions LLC aka Nisbet

71 Emails and letters were submitted; 3 prior to publication and 68 after publication of agenda. **All were statements in opposition to the Nisbet proposal.**

Of highest concern were the topics of traffic congestion on Van Wyck Road and its nearby intersections; infrastructure concerns, in particular road conditions/width, water & sewer service, and Duke Energy service; school overcrowding; capacity and response time for emergency & safety services; and the negative impact on the rural character of the area.

Attached to Agenda:

Russ Knutson (1p.)

Dawn Eckholm (1p.)

Linda Pelletier (2 pp.)

Received after Agenda publication:

Town of Van Wyck

Desiree Accetturo
Allan & Betty Ahner
Robert Arnold
Cheryl Badorrek
Devon Bagley
Maria Baker (2 pp)
Joan Baron
David Bates
N.S. Bentley
Valerie Brassell
Heather Breedlove
Susan Brown
Gregory Chase (2 pp)
Stephanie Conklin
Courtney Crowell
Ann Marie Dudek
Jean Fritchley
Deb Fulcoly
Megan Gaissert
Sylvia Gilland (2 pp.)
James Gore
Marie- Helene Grabman
Cathy Grady
Elizabeth Greenan
Madelyn Greenspan
Jen Kocsak
Larry Kopyta
Anthony Koszalinski
S. & R. Livingston
Patricia Loggia
C & P Maida
Clare McConaughay
Thomas McKnight
Elaine Molnar (2 of 2) (3pp)
Margaret Norris

Patricia Oglesby
Kay Ostram
Judy Overhulz
Steve Patton
Melissa Pelletrino
Fred Peltz
Allison Peterson
Sharon Peterson
Diane Ramsay
Mike Reddy
Ann Richardson
Brenda Sadler
Dan Sadvary (2 pp.)
Dan Saffer (2 pp)
Paul Schulz (2 pp)
Sandy Sharer
John Sheehan
Donna Sigman
Sharon Summers
Tylee Tracer-Anderson
Diane Tracey
Glenn Trutner (2 pp.)
Jen Tsonas
Betsy Ulibarri (2 pp.) (1 of 2)
Betsy Ulibarri (2 of 2)
Ronald Ulibarri (3 pp.)
Gail Vance
Richard Vaughan
Matthew Walgren
Anne White
Jimmy White (2 pp)
Beverly Williams
Carol Yow

Summary of comments/issues raised:

- 51 Traffic (Van Wyck Road)
- 49 Infrastructure/water & sewer/ road condition
- 14 Conservation/Preservation/ Green spaces
- 3 No Sidewalks on major thoroughfares
- 20 Noise & safety on roads
- 18 Too many developments already
- 25 Violates Quality of life/community character/Future Land Use
- 22 School overcrowding
- 2 Lack of school buses/children must walk
- 5 Pollution/Littering
- 7 Density too high
- 16 Safety/Emergency Services response
- 10 Violates farm and/or conservation easements
- 6 Violates Van Wyck density regulations (1 du/acre)
- 3 Lack of involvement of Town of Van Wyck in Planning process
- 1 Berms and sound buffers needed
- 5 Improvements needed at nearby intersections
- 5 New turn lanes needed
- 5 Developer should pay for all improvements and maintenance
- 6 Corporate Credentials of CLREF III Acquisitions, Landeavor and Nisbet Properties LLC (Nisbet Applicants)
- 5 Pollution from sewer pump station
- 10 Duke energy insufficient service
- 3 Preserving Historic properties / Native American sites
- 8 Negative impact on the Ivey Place
- 4 Negative impact on home values
- 1 Stormwater runoff
- 1 Danger to cyclists on Van Wyck Road
- 2 Lack of stores and restaurants
- 1 Traffic signals not synchronized
- 1 Quality and aesthetics of proposed development
- 1 Didn't see signs posted

Other matters:

- 2 Oppose Billboards on Hwy 521
- 20 Traffic from Vantage Apartments
- 1 Limit truck traffic through Town of Van Wyck



Citizen Comment

Lancaster County

Submitted On:

Oct 11, 2022, 10:59AM EDT

Agenda Item for Discussion: Proposed 1,000 home development on Van Wyck RD.

Meeting Date: November 10, 2022 10:51 AM

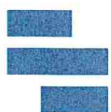
Full Name
First Name: Russ
Last Name: Knutson

Phone Number 2628535568

Email rknutson1954@gmail.com

Address: 1939 Tranquility Blvd., Lancaster, SC 29720

Citizen Comment - Regarding Agenda Item: I am opposed to this development, Van Wyck RD cannot handle the traffic from 1,000 homes.



Citizen Comment

Lancaster County

Submitted On:

Oct 10, 2022, 10:14PM EDT

Agenda Item for Discussion: Nisbit concept plan

Meeting Date: October 18, 2022 06:00 PM

Full Name
First Name: Dawn
Last Name: Eckholm

Phone Number 7049755114

Email mrs_eck2001@hotmail.com

Address: 3254 Oliver Stanley trail Tree Tops Lancaster, SC 29720

Citizen Comment - Regarding Agenda Item: Oppose this development due to infrastructure and not keeping with the farm easements. Van Wyck cannot handle the extra traffic. Van Wyck fire department cannot handle the extra population.

From: [Linda Pelletier](#)
To: [Terry Graham](#); [cmcgriff@comporium.net](#); [Billy Mosteller](#); [lhoney@comporium.net](#); [Steve Harper](#); [Allen Blackmon](#); [Brian Carnes](#); [Rox Burhans](#); [Jennifer Bryan](#)
Cc: [Maggie Norris](#); [sean.corcoran](#)
Subject: Nisbet Property development
Date: Tuesday, October 11, 2022 1:54:28 PM



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To Whom It May Concern,

Van Wyck is a special oasis in which to live, and we work very hard together to keep that from changing. Allowing a development of the proposed size and density would irrevocably change the fabric of our small community, and not for the better.

- The developer should be required to abide by Van Wyck density regulations of one house per acre and/or conservation development standards to keep the area in harmony with the community surrounding it. Due to its proximity and effect on the town of Van Wyck, the Town should be intimately involved with the planning and construction standards.
- Berms and other permanent sound buffers should be installed between the development and the surrounding farms, particularly The Ivy Place, which is an important regional event venue and historical property.
- The development will necessitate the construction of sidewalks on our major arteries for the safe passage of our citizens who walk through. The developer should install the sidewalks on Steele Hill from Van Wyck Rd. to Old Hickory Rd.
- Road improvements or alterations should be made concurrent with the construction of the development, due to the obvious impending danger involved for everyone and the time required to build them.
 - Stoplight at 521 and Steele Hill Rd.
 - Stoplight at Steele Hill Rd and Hwy. 5.
 - Stoplight or, at the very least, 4-way stop at Steele Hill and Van Wyck Rd.
 - Turn lanes for the development on Van Wyck Rd.
 - Truck traffic should somehow be limited through town. These are our homes and children play in their yards. A constant barrage of construction trucks is noisy and dangerous for our residents, both young and old.
- ALL construction traffic should be REQUIRED to access the development

from Hwy. 521, using Van Wyck Rd.

- Final approval for this development, once adapted to the area, should be contingent upon the developer accepting the financial burden of any and all road alterations, berms, sidewalks, and stoplights - in short, any changes to our town that would be required to maintain our standard of living and lifestyle.

Thank you for your attention and time. I implore you to not rezone this property, nor approve this development in its current form, but require *at the very least* that the plans be adapted to fit in a rural neighborhood setting.

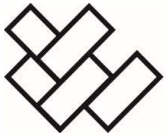
Linda M. Pelletier

5085 Old Hickory Road, Van Wyck, SC

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"It is easier to build strong children than to repair broken men." Frederick Douglass

"There can be no keener revelation of a society's soul than the way in which it treats its children." Nelson Mandela



THE TOWN OF

VAN WYCK

October 14, 2022

VIA EMAIL

To:

The Lancaster County Planning Commission and Lancaster County Council
planning@lancastersc.net; rburhans@lancastersc.net; tgraham@lancastersc.net; cmcgriff@comporium.net;
bmosteller@lancastersc.net; lhoney@comporium.net; steveharper@lancastersc.net; ablackmon@lancastersc.net;
briancarnes@lancastersc.net; JBryan@lancastersc.net

cc: planning@townofvanwyck.net; town.council@townofvanwyck.net

Re: Comments from the Town of Van Wyck, South Carolina regarding:

[RZ-2022-0735 CLREFIII Acquisitions aka Nisbet](#)

Application by CLREF III Acquisitions LLC to rezone 5 parcels totaling approximately 780.40 acres located at and adjacent to 8275 Van Wyck Road (TM#: 0022-00-002.00, 0022-00-002.02, 0022-00-002.03, 0022-00-003.00, 0022-00-03.01) from Rural Neighborhood (RN) to medium Density Residential (MDR) to allow development of a 1,019-lot single-family residential cluster subdivision.

[DA-2022-0735 CLREFIII Acquisitions aka Nisbet](#)

Development Agreement by CLREF III Acquisitions LLC for 5 parcels totaling approximately 780.40 acres located at and adjacent to 8275 Van Wyck Road (TM#: 0022-00-002.00, 0022-00-002.02, 0022-00-002.03, 0022-00-003.00, 0022-00-03.01) for a 1,019-lot single-family residential cluster subdivision.

Greetings:

Members of the Van Wyck Town Council and Planning Commission, after review of the proposed application and after receiving feedback from town residents, respectfully request the Lancaster County Planning Commission decline to advance the application. Thank you for receiving and incorporating the following comments into your deliberations on the above proposed rezoning application and development agreement.

The Proposed Subdivision does not meet the Lancaster County Comprehensive Plan concept for Rural Living

The property for this proposed subdivision is currently zoned Rural Neighborhood (RN) which is coordinated with the zoning for the Town of Van Wyck, (just adjacent to the property) and is an area of the county that promotes rural living. These are the pictures from the current Lancaster County Comprehensive Plan showing Rural Living. The Future Land Use Map in the Lancaster County Comprehensive Plan identifies this area as Rural Living. The proposed subdivision does not meet this concept.

Rural Living



The Town of Van Wyck would request that the county keep RN zoning in areas that surround the town to provide rural living to county residents.

The Proposed Subdivision proposes a housing density far exceeding the conservation concepts adopted by the Town of Van Wyck

The parcels in question notably lie immediately outside and adjacent to the Town limits. The Town's adopted Comprehensive Plan includes concepts of extensive open space, conservation of natural resources and overall rural characteristics. The proposed development contemplates more than 1000 units in a cluster subdivision. The resulting housing density will undoubtedly negatively impact the surrounding area and ultimately be an unwelcome and incongruous addition to the area.

The Proposed Subdivision encroaches on nearby agricultural property and landmarks in the community such as The Ivy Place.

This will have a direct impact on the agricultural economic opportunities outlined in the Lancaster County Comprehensive Plan. Panhandle residents indicated in the latest Comprehensive Plan survey, preserved open land makes for a desirable place to live, "a great neighborhood." MDR zoning is not in keeping with this concept.

The county leaders are also making a statement when they continue the preservation of environmental resources such as significant vegetation, forest stands, wetlands, waterways, and wildlife. The parcel is bordered to the north by property held in a conservation easement and to the south by agricultural lands. MDR zoning is incompatible with these uses.

Infrastructure Impacts are not adequately addressed in the proposal

As a natural result of adding 1019 homes, the already significant cut-through traffic on Van Wyck and Steele Hill Roads is expected to increase dramatically. Van Wyck Road is a two-lane road, and the proposed plan does not appear to add acceleration or deceleration lanes to exit or enter the development. Five new entrances are proposed on Van Wyck Road for this subdivision. The current speed limit on VW Road is 50 mph and much of the traffic using the road far exceeds this already excessive speed. The traffic study neglected to address the traffic controls needed to improve rather than exacerbate the safety problems in the area.

A two-lane collector road is not suitable to manage current planned traffic plus proposed traffic. In addition to increased residential traffic there will be temporary construction traffic and longer-term school bus traffic. This will cause additional roads around the area, such as Steele Hill Road, another two-lane collector road, to handle additional unplanned traffic. The Van Wyck/Steele Hill and Steele Hill/Old Hickory intersections are already burdened by significant commuter and cut-through traffic connecting to Rock Hill and I77 via Hwy 5 as well as traffic accessing Indian Land High School. As noted above these intersections do not have adequate traffic controls to address the current traffic volumes. The additional vehicles coming from a 1000+ home subdivision will require real and immediate improvements to these intersections. The residents of Van Wyck are clear that improvements to the intersections and pedestrian infrastructure will need to be provided in conjunction with any development rather than accepting the inevitable casualties while waiting for the SCDOT warrants to accrue. Factoring in the Maddison Apartments development currently under construction, access at the intersection of Van Wyck Road and US 521 will be likewise burdened.

The Southern Panhandle Small Area Plan

Again, we reference the top issues raised by the respondents from the Panhandle in the recent Comprehensive Plan survey that transportation—road widening, and additional lanes are an issue.

We also want to point out that area citizens in the Panhandle and the Town of Van Wyck participated in the South Panhandle Small Area Plan. The focus of this plan was as follows:

The Southern Panhandle Small Area Plan seeks to preserve the rural lifestyle and values of residents by ensuring developments conserve the natural landscape, cultivate employment centers, and create efficient infrastructure through enhanced connectivity, safety, and mobility.

The Common Themes from the public participation:

- Maintain rural community
- Protect local heritage
- Ensure Growth is Well-Planned
- Prevent Loss of Tree Canopy
- Protect Andrew Jackson State Park
- Plan for Transportation enhancements
- Provide for Sewer enhancements as needed
- Be a natural retreat destination

This development is not in sync with these themes outlined in the Southern Panhandle Small Area Plan.

Charlotte Road Van Wyck Fire Department is staffed by volunteers

Last, please note that the Charlotte Road Van Wyck Fire Department is staffed solely by local volunteers. An additional 1000+ homes will be a significant burden on the that resource and one that it is currently unprepared to address. The department frequently attends vehicle accidents along SC Hwy 5 and US 521 arising largely from a lack of adequate traffic controls at those intersections. As noted above, the increased traffic burdens stand to exceed the already limited capacity of this service. The addition of fire protection for the increased housing will also stretch this service beyond its capabilities. No additional subdivisions should be considered until this service is provided with adequate resources to handle the increased burden.

For the foregoing reasons, we recommend the applications for rezoning and development agreement for this cluster sub-division not be approved by the Lancaster County Planning Commission and County Council.

Respectfully,

The Town Council and Planning Commission of the
Town of Van Wyck, South Carolina

From: [Desiree Accetturo](#)
To: [Planning Mailbox](#); [Jennifer Bryan](#); [Sherrie Simpson](#)
Subject: Vote no on Nisbet Property
Date: Monday, October 17, 2022 6:51:25 PM



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The council spent about 25 minutes a month ago discussing how over crowded the area is becoming. There is a lack of planning for growth for the area.

Please vote no for rezoning. Heed your own advice. Come up with a solid long term plan for growth for roads, schools (ask the school board again for their input), more police, appropriate fire protection, etc.

People move here thinking there is a plan. Residents are taken aback when they realize it's just a day to day vote.

Please, stop the madness. Vote no!

Oct 13, 2022

1652 Tranquility Blvd

Lancaster, SC 29720

Gentlemen:

Let this letter serve as notification as to our opposition to the planned community to be erected south of the Tree Tops Community on Van Wyck Rd.

Tree Tops Community is comprised of 796 Homes with two gated entries to Van Wyck Road, Additionally, Del Webb Sun City with 3000 homes +/- also exits to Van Wyck Road and Route 521.

We understand application to the board has been recently requested as to constructing a mixed use development comprising of some 1000 units.

As residents we have already experienced an increase in traffic on Van Wyck Road. With the yet unfinished apartment complex at the intersection of Van Wyck Road and Route 521 of some 350 units we have yet to feel the impact of that expansion. Currently Van Wyck Road which is a 2 Lane thoroughfare serves as an alternate route to Charlotte by routing traffic to SC 5. With the current influx of business to the Queen City we as residents have experienced this traffic increase first hand.

Additionally, Polte Construction is scheduled to construct 240 homes off Griffin Rd which will also impact traffic volume and my understanding is an additional 600 homes is also scheduled along State Road S-29-308 which will highly impact Route 521 Traffic where we anticipate Van Wyck Road to be an alternate route to Charlotte.

The explosion of housing in the Indianland Area has been enormous over the last four years. It is reminiscent of Long Island NY in the 1980's which resulted in traffic congestion beyond belief because home construction was approved without consideration of the existing infrastructure. We implore you to consider these impacts as to impact on air quality, noise and living quality of life.

We respectfully request special oversight be implemented when reviewing the request and planning of this new community, its impact on congestion and its impact on our schools and general quality of life,

Thank You

Regards:

Allan & Betty Ahner



Citizen Comment

Lancaster County

Submitted On:

Oct 13, 2022, 02:11PM EDT

| | |
|---|--|
| Agenda Item for Discussion: | Land development on Van Wyck near Tree Tops and Ivy Place |
| Meeting Date: | October 18, 2022 06:00 PM |
| Full Name | First Name: Robert Last Name: Arnold |
| Phone Number | 951-217-4953 |
| Email | boblinrnld@yahoo.com |
| Address: | 5074 Samoa Ridge Dr. Lancaster SC 29720 |
| Citizen Comment - Regarding Agenda Item: | <p>My wife and I (and neighbors) are very concerned about a large development that will be built next to our community. We selected Tree Tops to live in a country atmosphere. Now these huge development will be right next to us causing noise and traffic congestion. It's bad enough a huge apartment complex is being built right at Van Wyck and 521. Traffic will be out of control at that intersection. There are so many large parcels of land they could use, why build so close to Tree Tops and Ivy place. Please do not let this destroy our neighborhoods. Sincerely Bob and Linda Arnold</p> |

From: [Cheryl Badorrek](#)
To: [Planning Mailbox](#)
Subject: Stop ruining the area with these ugly developments.
Date: Monday, October 17, 2022 6:54:17 AM



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You have no infrastructure to support the blight of developments that you have allowed in the Lancaster county.

Cheryl Badorrek

From: [Ashley Davis](#)
To: [Jennifer Bryan](#)
Subject: FW: In opposition
Date: Tuesday, October 18, 2022 3:08:00 PM
Attachments: [LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)



Ashley Davis, Senior Planner
Planning

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

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

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From: DBB <devonbeaty@yahoo.com>
Sent: Tuesday, October 18, 2022 2:50 PM
To: Ashley Davis <ADavis@lancastersc.net>
Subject: In opposition



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devonbeaty@yahoo.com

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Dear Ms. Davis,

I would like to express my concern and opposition regarding the rezoning request by CLREF III Acquisitions LLC from RN to MDR zoning at 8275 Van Wyke Rd. This request seems to be at stark odds with the identity of the area and unique value that this area adds to Lancaster County. This is not a good fit, and I wanted to express my opinion.

Thank you for your time,

Devon Beaty Bagley

From: bakermj1@aol.com
To: [Jennifer Bryan](#)
Cc: bakermj1@aol.com
Subject: Planning Commission: RZ-2022-0735 CLREFIII Acquisitions aka Nisbet
Date: Sunday, October 16, 2022 4:47:55 PM



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Ms. Bryan,

Please read the following at the Planning Commission Meeting on October 18.

Please consider my opinion and the opinions of many of my neighbors while deliberating on the proposed new development on Van Wyck Rd. The proposal is for a new development of over 1000 homes adjacent to the TreeTops Community and the Ivy Place Farms. The infrastructure in the area CANNOT handle the additional load a community of this size will add to an already overstressed area.

As it stands today, the traffic on Van Wyck is more than a rural road should handle. When the Pulte homes and the Madison Apartments are completed, the road will be overtaxed. Yet another neighborhood will produce complete gridlock. The fire and EMS services are also inadequate for this additional growth. Additionally, if we were to have an evacuation emergency, we would not be able to quickly leave the area. Also, Duke Energy is already struggling to provide consistent power to part of the TreeTops community. Another 1000+ homes at this time would overtax their capacity. I understand the community will have a higher density of homes than currently exists in this area. This will likely negatively impact property values and our quality of life! These are all considerations the planning commission needs to think about! We need to place a moratorium on all new development until such time that we have begun to execute a comprehensive plan for handling both the existing and any upcoming neighborhoods.

As of this email communication, over 480 Tree Tops neighbors have already signed a petition AGAINST this new development.

Regards,

Maria Baker

5083 Samoa Ridge Dr

Lancaster SC 29720

803-372-3309

bakermj1@aol.com

From: [Joan Baron](#)
To: [Planning Mailbox](#)
Subject: Development - Van Wyke
Date: Tuesday, October 18, 2022 11:38:02 AM



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Please, please reconsider development effecting Van Wyke community, especially the school area.

Joan Baron

From: [David Bates](#)
To: [Jennifer Bryan](#)
Subject: Stop High Density Development on Van Wyck Road
Date: Sunday, October 16, 2022 1:31:32 PM



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I am writing as a concerned citizen living off of Van Wyck Road. There is a proposed new development just to the south of my neighborhood wanting to add approximately 1000 homes and a new sewage pumping station. The development is characterized as a high density neighborhood. I think this is absolutely the wrong thing to do at this time as the current infrastructure would not support adding another thousand homes on this Part of Van Wyck Road. The road structure does not support the amount of new traffic including the multi family apartments that were just recently built at the start of this road. Additionally the connection to 521 from Van Wyck does not support the amount of traffic using the current stop light and number of lanes at this intersection. There is also a concern with the electric utilities on VanWyk Road as there have been a number of incidents in the past couple of years where we have lost power for a significant amount of time. Instead of developing a new high density neighborhood at this stage I would propose that a multi level infrastructure study be conducted to develop the infrastructure if this neighborhood moves forward. Until the infrastructure is expanded no further development should take place.

Concerned,
David Bates
7083 Hot Springs Road
Lancaster, SC 29720

From: nsbentley5@gmail.com
To: [Planning Mailbox](#)
Subject: Nesbit Proposed Development
Date: Sunday, October 16, 2022 6:21:28 PM



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No, absolutely no to adding more congestion to an already busy VanWyck Road. 250 homes have been approved for Griffen road plus 300 apts. at the corner of VanWyck - that will add over 1000 cars daily to that road. It is not built to handle anymore traffic as there are considerable backups getting on 521 from VanWyck. This proposed development will add potentially 2000 more cars to that. Add 3000 cars to a narrow (zero shoulders) country road and you're inviting disaster.

School is already overburdened and education quality in SC is already abysmal - now you would be adding another >100 kids per grade (assuming 1 child per unit which you know will be way more than that).

Fire district - will be in VanWyck fire district which is totally volunteer- they do not have personnel nor equipment to add more stress to their system.

Healthcare is already sub-par in Indian Land with the closest ambulance coming from Lancaster and the closest hospital in Pineville.

No rhyme nor reason to the development of Indian Land which would suggest greed and money is driving development more than citizen concern.

Please protect green space as there are zero parks in Indian Land and no developer requirement to have x amount of green space.

Sent from my iPhone

From: [VALERIE BRASSELL](#)
To: [Jennifer Bryan](#)
Subject: Rezoning Nisbet
Date: Monday, October 17, 2022 12:42:41 PM



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This rezoning does not need to happen. Traffic is ridiculous now; there is not enough decent shopping stores or restaurants; school traffic is crazy -- we do not even go out before 9:30 AM or after 3:00 PM adding 1100 homes will just add to the craziness. Can the schools even handle additional students? EMS will be overwhelmed adding 1100 homes. The roads cannot handle the traffic now. Why not do open space and parks?

We moved here 10 years ago because of the openness which is now gone. Seriously have thought about moving because of all the development.

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From: [H Breedlove](#)
To: [Jennifer Bryan](#)
Subject: Nesbit property NO!
Date: Monday, October 17, 2022 11:51:19 AM



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Please DO NOT build any houses on this property. Keep it open space for wildlife for the protection of the Catawba River not to mention the schools.

I work for ILHS and we DO NOT have anywhere to put any more children or cards

We have to care more about where we live and the quality of life we have over developing every square inch of ground just for the money. Money is not everything. We need a lot more stuff for our residents rather than just adding more residents. Please STOP approving everything every developer wants and consider those of us that already live here and those of us that were born in these parts and didn't move here from across the country.

Thank you

Heather Breedlove.

From: [Susan B. Brown](#)
To: [Jennifer Bryan](#)
Subject: Proposed development
Date: Monday, October 17, 2022 1:53:43 PM



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I am writing in regards to the proposed housing development on Van Wyck Road. I object to this project.

I am concerned about the negative effects on this area especially for safety and environmental impact. Can the Van Wyck fire station protect this additional growth? Van Wyck Road is already over burdened with traffic and speeding vehicles. The intersection with 521 needs to be reconfigured as it no longer serves the current traffic flow effectively, let alone an additional flow of construction vehicles followed by the potential additional thousand plus vehicles per day.

Is the positioning of the proposed plan such that it is considerate of its neighbors in proximity of the sewage waste area?

I do not believe this project is a good fit for this area.

Respectfully,

Susan B. Brown

1676 Tranquility Blvd

Lancaster SC 29720

Sent from my iPad



Citizen Comment

Lancaster County

Submitted On:

Oct 17, 2022, 08:08AM EDT

Agenda Item for Discussion: Van Wyck Rezoning Proposal

Meeting Date: October 18, 2022 08:07 AM

Full Name
First Name: Gregory
Last Name: Chase

Phone Number 7049989664

Email gchase@carolina.rr.com

Address: 7089 Hot Springs Rd. Lancaster SC 29720

Citizen Comment - Regarding Agenda Item: Ms. Bryan, My wife and I are residents of the Tree Tops community located off of Van Wyck Road and immediately contiguous to the proposed high density 1,000 homes development in Indian land. We were long-term residents of Charlotte, and as a businessperson and a former member of the Charlotte media, I did many projects with Charlotte and Mecklenburg County leaders. My wife and I are asking you to consider both the short and long-term impacts of allowing a community of the size being proposed to be built near Van Wyck Road. Of significant concern are the impacts this level of new single-family homes will have on the infrastructure of the area where Tree Tops is located. Van Wyck is a two-lane road. Between the entrance to Tree Tops and Charlotte Highway (521) there is already the Sun City development, a new 250 home development being built, and a large apartment complex being added. There are no turning lanes from Southbound 521 onto Van Wyck and no turning lanes from Van Wyck onto 521. Current traffic backs back up from the Van Wyck onto 521, and this is before the new housing and apartment developments are built out. Older residents of Sun City and Tree Tops have only one road to get to 521. Not only does this high volume traffic and poor intersection design negatively impact the quality of life for these more elderly residents (and taxpayers), but it also creates the opportunities for more vehicular accidents as well preventing emergency vehicles from reaching residents of these two 55+ plus communities in a timely manner. Zoning decisions also impact the look and feel of an area, as well as the tax base. This proposed high density lower price point homes is inconsistent with the lifestyle visions of the Sun City and Tree Tops communities. As county leaders, we would think the last thing you would wish to do is drive the existing values of

homes down (and thus erode the tax base), and trap several thousands of older county residents in their homes because they are unable to safely drive to stores and doctor appointments. Finally, please consider whether the home builder will have the financial resources and experience to build such a large development and whether they have any successful business track record in Lancaster County or South Carolina. In a financial environment where most national builders are cutting back and mortgage rates are rising, is it wise to embark on such a large community undertaking? Do you really want to deal with the crime and strain on county resources hundreds of homes that cannot be sold but only rented will cause? Please do not approve this request to rezone this area. Respectfully, Greg & Ellen Chase 7089 Hot Springs road Lancaster, S

From: [Stephanie Conklin](#)
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: Oct 18 meeting
Date: Thursday, October 13, 2022 7:11:39 PM



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We are longtime residents of the Indian Land and totally oppose the proposed new developments and zone changes. Real estate progress needs to be slowed until the schools, utilities, and roads have caught up to the insane growth we are now experiencing.

Not opposing progress but it needs to slow down until our infrastructure can handle the growth. PLEASE PLEASE stop rezoning parcels and subdivision approvals until we are able to absorb.

Stephanie Conklin
Tree Tops Resident

From: [Courtney Crowell](#)
To: [Jennifer Bryan](#); [Planning Mailbox](#)
Cc: mjjg70@yahoo.com
Subject: Rezoning
Date: Monday, October 17, 2022 3:00:29 PM



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Please, for the love of God, stop approving more residential zones, complexes and neighborhoods for Indian Land. We have lived here for 18 years and I hate what Indian Land has become. The building must stop. The planning committee must be honest about their unfettered and ill thought out approvals (Calvin Hall and Harrisburg Road is the perfect example). Van Wyck seems to be next.

Please just stop!

With sincerity~

Courtney Crowell
BridgeHampton neighborhood

From: [Ann Marie Dudek](#)
To: [Planning Mailbox](#)
Subject: Proposed development on Van Wyck Rd
Date: Sunday, October 16, 2022 8:15:03 PM



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This email is to inform you that I am opposed to the development of over 1000 homes on Van Wyck Road. Van Wyck cannot handle the traffic and pollution that over 2000 additional cars will create. You have over 2,500 senior citizens living in two different developments on Van Wyck who's lives will be put in danger if you approve this development.

From: [Jean Fritchley](#)
To: [Dennis E. Marstall](#); [Sherrie Simpson](#); [Jennifer Bryan](#); rburhans@lancastersc.net; [Terry Graham](#); cmcgriff@comporium.net; [Billy Mosteller](#); lhoney@comporium.net; [Steve Harper](#); [Allen Blackmon](#)
Cc: [Gmail](#)
Subject: Open Letter to the Lancaster SC County Council
Date: Tuesday, October 11, 2022 8:03:26 PM



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To All,

I have recently learned of a proposal for a 1000+ home subdivision on the Nisbet property on Van Wyck Road up for vote on October 18.

With the already expanding developments, developments currently finishing, just starting construction, (521 at Shelley Mullis) or more importantly, approved that have not even broken ground, estimated to add 5000+, we simply do not have the infrastructure or school systems to support this growth.

What is your plan to help with the current traffic delays we already have before adding current construction? I sit at my intersection of Collins Road and 521 through 3 lights just to get onto 521 at times.

The Indian Land School is considering making people who live within 1.5 miles of the school walk, as they don't have enough buses. That is my entire community. Are you ready to address the issues that will cause? Not to mention injuries, or worse, with children/families crossing 521?

I implore you to stop all approvals and focus on a plan that will allow current residents the vision they had when moving to Indian Land. Focus on developing on a plan to support expansion within this town.

Thank you

Jean Fritchley

Indian Land

Sent from [Mail](#) for Windows

From: [Deb Personal GMail](#)
To: [Planning Mailbox](#)
Subject: Housing development in VanWyck
Date: Monday, October 17, 2022 9:57:18 PM



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I honestly don't think we need any more subdivisions in VanWyck or Indian Land as we seem incapable of providing the needed infrastructure and it really ruins the "feel" that many love.

Thanks for your consideration.

Deb Fulcoly
Sent from my iPhone

From: [Hotmail](#)
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: Development Proposals
Date: Tuesday, October 11, 2022 8:48:34 PM



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Open Letter to the Lancaster SC County Council

To All,

I have recently learned of a proposal for a 1000+ home subdivision on the Nisbet property on Van Wyck Road up for vote on October 18.

With the already expanding developments, developments currently finishing, just starting construction, (521 at Shelley Mullis) or more importantly, approved that have not even broken ground, estimated to add 5000+, we simply do not have the infrastructure or school systems to support this growth.

I sit at my intersection of Collins Road and 521 through 4 or 5 lights just to get onto 521 for work in the morning. Many of us have learned to cut through the Publix parking lot because once we get on 521, we sit for several more lights. It takes me almost 20 minutes to turn from Collin's onto 521 to Dobys Bridge.

I volunteer with the Indian Land Action Council to pick up garbage once a month and I see a woman out there constantly. More homes, means more garbage along our roads and we lose our wonderful clean rural feel.

I grew up on a cattle ranch in Montana and was relocated to the Charlotte area for work two years ago. I fell in love with how much it felt like home and everyone seemed to know one another. I've already noticed a huge difference in the last two years.

I recognize growth is inevitable but I urge you to please limit the speed which it's occurring until we can support the increase in people, children in schools and traffic. Please focus on a plan that will allow current residents the vision they had when moving to Indian Land. Focus on developing on a plan to support expansion within this town. Please immediately stop approving new developments.

Further, do not allow for any large billboards along 521. Keep Lancaster County beautiful.

Thank you
Megan GAISSERT
1181 Castle Rd

From: sylviagilland81@gmail.com
To: [Planning Mailbox](#)
Subject: Nisbet property off Van Wyck proposed 1,000 development
Date: Sunday, October 16, 2022 4:33:11 PM
Importance: High



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I wish to express my deep concerns for the rezoning to medium density for this proposed development. I live in Tree Tops for the past four years. Several developments are already approved or in process off Van Wyck that effect the infrastructure of this area. The 300 apartments under construction and the planned housing development off 521 that will have larger lots and larger houses.

The current request for rezoning is an irresponsible use of this land. I understand the Nisbet family wants to sell this property and after retiring from a Charlotte development company after 25 years, I understand that development can be done responsibly.

After reading the proposed development agreement, it is skewed in the developers best interest, not Lancaster County and current residents. The tax revenue from this will NOT outweigh the cost to the county and current residents.

- There is nothing in the agreement that states the proposed community will be planned as an over 55 community. This will place a huge burden on schools and the proposed one time fee will not cover future needs.
- With the high density layout, the smaller lots will generate a need for smaller, less expensive houses that are not in keeping with the area
- Almost all of the area is to be developed not considering ecological impacts to habitat and nature in this area nor to the water run off in close proximity to the Catawba River.
- The agreement addresses water and sewer needs at a bare minimum, please consider the stated fee and look long term at the burden this will place on county obligations to supply this need.
- No where is the electrical needs addressed. My understanding is York Power cannot supply and Duke Energy currently cannot either. Tree Tops has Duke Energy and you are probably aware of all the issues we have had with unstable power due to poor planning. Many of us

have whole house generators because Duke cannot currently give us stable power.

- Although there is to be a traffic study, you do not need to be an engineer to know that there will 100% be a negative impact on Van Wyck Road as it was never designed to carry this type of construction nor development.
- The road will be destroyed with many one- lane closures creating traffic backups. With few alternatives of access to 521, quality of life and fire/life safety will be effected.
- The current Van Wyck volunteer fire department will not be able to handle an addition 1,000 homes so how will this be planned for and changed??
- Police services?

I urge you to **not** allow this rezoning to take place based on this development proposal. If/when the land is developed, it should be done with parks, walkways, open areas to preserve wildlife and the eco system, larger lots that will in turn promote larger houses in keeping with the current area. Require developer to do extensive planning for installation of infrastructure and develop a temporary roadway access that will keep construction traffic off Van Wyck. Time restrictions should be placed such that development would need to be completed in a timely manner, not the current eight years and fines should be in place to ensure compliance.

To allow this to continue based on current proposal is a travesty and one that will only harm Lancaster County and its residents in the area.

Thank you

Sylvia Gilland

3053 Oliver Stanley Tr Lancaster, SC 29720

704.201.2942

Sylviagilland81@gmail.com

From: [jrgore](#)
To: [Planning Mailbox](#)
Subject: Nesbit proposed community
Date: Monday, October 17, 2022 9:04:51 AM



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We do not need another community on Van Wyck destroying the rural feel of our community as well as the fact that Van Wyck road can not certainly handle the increased traffic. There is enough undeveloped land on 521 south of Van Wyck they can use for their community.

James Gore

Sent from my Galaxy

From: [Marie-Helene Grabman](#)
To: [Planning Mailbox](#)
Subject: Van Wyck development
Date: Tuesday, October 18, 2022 12:30:09 PM



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Dear planning committee,

PLEASE do not allow any more development along VanWyck road UNTIL proper inner structure and a wider roadway is put in place. The Nesbit company can put their development farther south along Hwy. 521 if there is a need for it at all.

MH Grabman

www.scissorcutter.com

scissorcutter@yahoo.com

From: chankgrady@aol.com
To: [Jennifer Bryan](#)
Subject: Nisbet Project comment
Date: Thursday, October 13, 2022 5:03:42 PM



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Jennifer,

Thank you for your help with navigating the issue submitting an online comment for the Nisbet Project at Tuesday's Planning Commission meeting. I appreciate all the additional information you gave me about Growth Management. I was still unable to submit my comment online so, here is my comment:

I oppose the 1000+ housing development on Van Wyck Rd. It will have a negative impact on our infrastructure (roads, emergency services, electric power supply, schools, etc) which seems to be ignored by the Lancaster Planning Commission on a regular basis. Preservation of green space needs to be improved in the Indian Land section of Lancaster Country - there is too much high density construction without planning and foresight for future needs. Please start preserving green space and improving infrastructure, for example the widening of Van Wyck Rd., before anymore high density construction.

Cathy Grady
3251 Oliver Stanley Trail, Lancaster SC 29720
704-578-6592
chankgrady@aol.com



Citizen Comment

Lancaster County

Submitted On:

Oct 13, 2022, 05:54PM EDT

| | |
|---|--|
| Agenda Item for Discussion: | CLREF III Acquisitions applied to rezone five land parcels at and near 8275 Van Wyck Road for a combined 780 acres. |
| Meeting Date: | October 18, 2022 05:47 PM |
| Full Name | First Name: Elizabeth Last Name: Greenan |
| Phone Number | 7329771880 |
| Email | egreenan@gmail.com |
| Address: | 3265 Oliver Stanley Trail Lancaster, SC. 29720 |
| Citizen Comment - Regarding Agenda Item: | Please do not approve the application to rezone the Nesbit property. With the addition of the apartment complex at the intersection of 521 and Van Wyck Rd., this development would impact the infrastructure even further. The infrastructure to support this additional development is not in place, and this would have an impact on the community and affect quality of life. Thank you. |

From: [Madelyn Greenspan](#)
To: [Planning Mailbox](#)
Subject: Rezoning on VanWyck near Treetop
Date: Sunday, October 16, 2022 5:00:15 PM



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I am a resident of Tree Top. I recently saw that the zoning commission wants to put another community close to ours near the ivy place. Yhis is a terrible idea and certainly not in the best interest of Tree Top residents. Firstly it would destroy the rural atmosphere of our community and secondly Van Wyck is a 2 lane road and could not handle additional traffic. Beides the traffic from our community there will be another community thatvis being built right behind us. That along with the Sun City residents along with the homes being built right near the traffic light at Van Wyck and. 521 already causes traffic to back up . Instead of trying to rezone this area which cannot support it. Why not use all the vacant land gOUNg south on 521 which is all vacant.

Sent from my iPhone

From: [Larry Kopyta](#)
To: [Jennifer Bryan](#)
Subject: Fwd: Comments on October 18th Planning Commission Rezoning Development Agreement DA-2022-0735
Date: Tuesday, October 18, 2022 1:25:38 PM



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

From: Larry Kopyta <lrkopyta@gmail.com>
Date: Tue, Oct 18, 2022 at 12:29 PM
Subject: Comments on October 18th Planning Commission Rezoning Development Agreement DA-2022-0735
To: <jbryan@lancastercsc.org>

Dear Ms Bryan,

I attempted to submit my comments through the County website but was unsuccessful. Therefore, I have included my comments below. I spoke to someone in your office and apparently the email address listed in the agenda in Novus is incorrect and she gave me this email.

Thank you!

My cell number is 412-580-1328 if you have any questions

My name is Larry Kopyta. My family and I are currently residents of the Walnut Creek community. Walnut Creek is located in Indian Land near the intersection of Highways 521 and 75 (Waxhaw Highway). Our community currently consists of approximately 2000 homes. We are opposed to the rezoning request due to its negative impacts on our quality of life in the Indian Land area for the following reasons:

- 1. Traffic congestion and road safety on 521 in Indian Land are currently unacceptable and will only get worse with the recent approval of multifamily housing and single-family homes north of Sun City. The addition of several thousand vehicles from this proposed development will make the situation exponentially worse.*
- 2. Currently, Indian Land High School student teacher ratio is reportedly 18:1 and Van Wyck Elementary ratio is 15:1, which will undoubtedly increase significantly given the aforementioned approval of developments along 521, plus additional households from this proposed development feeding into the school systems. Additionally, the lack of adequate bus transportation is also an issue that will only worsen as well.*
- 3. The proposed development will negatively impact the rural nature in the area surrounding this development as well as existing infrastructure in the area.*

Thank you to the Planning Commission for the opportunity to provide comments on this important issue. We trust that you will make the right decision.

From: Jen K
To: Jennifer Bryan; Allen Blackmon; Billy Mosteller; Brian Carnes; cmcgriff@comporium.net; Dennis E. Marstall; lhoney@comporium.net; Rox Burhans; Sherrie Simpson; Steve Harper; Terry Graham
Subject: Concerned resident
Date: Wednesday, October 12, 2022 9:26:51 PM



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To All,

I have recently learned of a proposal for a 1000+ home subdivision on the Nisbet property on Van Wyck Road up for vote on October 18.

With the already expanding developments, developments currently finishing, just starting construction, (521 at Shelley Mullis) or more importantly, approved that have not even broken ground, estimated to add 5000+, we simply do not have the infrastructure or school systems to support this growth.

What is your plan to help with the current traffic delays we already have before adding current construction? I sit at my intersection of Collins Road and 521 through 3 lights just to get onto 521 at times.

The Indian Land School is considering making people who live within 1.5 miles of the school walk, as they don't have enough buses; my entire neighborhood would be impacted by this. There are no sidewalks that currently connect my neighborhood to the schools for walking - and no safe way to cross 521. This will undoubtedly cause strain to working families and more traffic on the roadway to contend with. How do you plan to address these issues?

I implore you to stop all approvals and focus on a plan that will allow current residents the vision they had when moving to Indian Land. We need to slow down with approving countless subdivisions and focus on adding more green space, recreation areas, proper roads/infrastructure and allocating land for schools that we will most definitely need sooner rather than later.

Thank you for your consideration.
Jen



Citizen Comment

Lancaster County

Submitted On:

Oct 17, 2022, 11:58AM EDT

Agenda Item for Discussion: 1019 home development on Van Wycke Rd

Meeting Date: October 18, 2022 11:46 AM

Full Name
First Name: anthony
Last Name: koszalinski

Phone Number 614-579-2933

Email art.koszalinskli@yahoo.com

Address: 3176 Oliver Stanley trail Lancaster, SC 29720

Citizen Comment - Regarding Agenda Item: I am opposed to proposed housing development along Van Wycke Rd. For the following reasons: 1. Nisbet community is not needed. There are a number of developments in the area that are still building homes. 2. The zoning application was signed by a shell corporation called CLREF. The agent for CLREF is Corporation Services Co. which helps shell companies avoid paying taxes. 3. Nisbet properties operates primarily in the building services sector. Has one employee and generated \$33,401.00 in annual revenues? Nesbit does not have the business history or experience to complete a community of this size. 4. The new community is not in keeping with current farm/conservation easements which surround it. 5. There is a complete lack of infrastructure to support additional homes. 6. There already exists a lack of traffic control at the Van Wycke/521 interchange. 7. The Nesbit project, will have a negative effect on home values to the current communities. Thank You for your time and attention to this matter.

From: [Gratus Atnc](#)
To: [Jennifer Bryan](#)
Subject: Disapprove Nesbit Development on Van Wyck Rd
Date: Monday, October 17, 2022 9:18:23 PM



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Please disapprove Nesbit development.

Comments:

- The new community, as drafted, is not in keeping with the current farm/conservation easements which surround it.
- There is a lack of proper infrastructure to support the additional 1,000+ homes which will bring over 2,000 additional automobiles to Van Wyck Road and surrounding support roads.
- There is already a lack of proper traffic control at the overtaxed Van Wyck/521 intersection. This new development would add to the traffic issues on top of the currently approved 200+ new homes yet to be built on Griffin Road and the large apartment complex at the intersection of Van Wyck and 521. A traffic study should be completed after the Griffin Road development and apartments are in place to determine what traffic improvements are needed before adding 2,000 more automobiles to this intersection.
- The Nesbit development is requesting far too many homes within the community, which is not in keeping with the surrounding communities. The higher density of homes will have a negative effect on home values to the current communities in the area.
- The Town of Van Wyck strongly opposes the new development as it is not in keeping with the aesthetic of the township or surrounding area.

Concerned citizens at TreeTops,
Shawna and Ron Livingston

From: jloggia2007@comporium.net
To: [Jennifer Bryan](#)
Subject: Nesbit development
Date: Monday, October 17, 2022 5:15:28 PM



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This should be denied as the traffic now is horrendous getting from Van Wyck Rd to 521.
Send down south to Lancaster..

Patricia Loggia from Indian Land SC

Sent from my Galaxy Tab® A

From: [Cathy Maida](#)
To: [Jennifer Bryan](#)
Subject: Proposal to Rezone Property South of Tree Tops
Date: Saturday, October 15, 2022 9:35:23 AM



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Subject: Proposal to Rezone property south of Tree Tops

We are submitting our statement of opposition to the proposal to build 1,019 single family homes south of our Tree Tops community on both sides of Van Wyck Road. The two large existing communities, Sun City Carolina Lakes (over 3,000 homes), Tree Tops (around 800 homes) and the other communities that are being built north of Tree Tops, will cause wear and tear to the road, increase road congestion and possibly lead to more accidents due to the curves and hills on the road. It's bad enough that the traffic on 521 is a nightmare, please don't take away our country back road.

Another concern is the extra burden on our mostly volunteer first responders that often respond to calls in Tree Tops and Sun City Carolina Lakes.

Catherine and Peter Maida
5030 Redwood Grove Trail
Lancaster, SC 29720

Sent from my iPad

From: [Clare McConaughay](#)
To: [Jennifer Bryan](#)
Cc: [Terry Graham](#); [Brian Carnes](#)
Subject: Rezoning on agenda
Date: Saturday, October 15, 2022 1:38:41 PM

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Chairman Deese and Commissioners ,

I am writing to voice my opposition to higher density rezonings in Indian Land, particularly the property on Van Wyck Road , on the October 18th agenda .

Traffic : As a Sun City resident , we are already seeing traffic cutting through our subdivision to avoid the traffic delays at the traffic lights on 521 , especially for the 521/north bound Van Wyck intersection . With the apartments being built by that intersection , it will bring additional hundreds of cars to that area . We can't have thousands more !

Greenscape : Van Wyck Road's natural beauty and the town of Van Wyck's village character are such a breath of fresh air that need to be preserved in our county . To come off 521 and drive that road and see strawberry farms, cotton fields, and land trust forests is such a treat, I swear my blood pressure drops. Please vote to maintain our little area of serenity .

Thank you for all you do .

Clare McConaughay
49080 Gladiolus Street
Indian Land SC 29707

Sent from my iPhone



Citizen Comment

Lancaster County

Submitted On:

Oct 15, 2022, 09:22AM EDT

Agenda Item for Discussion: Rezoning along Van Wyck Road

Meeting Date: October 18, 2022 06:00 PM

Full Name
First Name: Thomas
Last Name: McKnight

Phone Number 7657300573

Email tlmnrn614@gmail.com

Address: 5062 Samoa Ridge Drive Lancaster SC 29720

Citizen Comment - Regarding Agenda Item: Under the current conditions of Van Wyck Road, it can not handle the traffic of the construction and the traffic of a 1,000 new homes. The Commission needs to vote no on rezoning along Van Wyck Road.

From: [Elaine Molnar](#)
To: [Zoning](#); [Scott Edgar](#); [Barry Faile](#); [Jeffery Catoe](#); [Rox Burhans](#); [Hal Hiott](#); [Lisa Robinson](#); [Darren Player](#); [Jamie Gilbert](#); [Dennis E. Marstall](#); [Jennifer Bryan](#)
Cc: [Elaine Molnar](#)
Subject: November 18th Lancaster County Planning Commission Meeting - Lack of Transparency
Date: Thursday, October 13, 2022 3:10:59 PM

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With regard to the rapid growth in land development. Please read comments below department names and respond to my concerns of lack of transparency and lack of recognizing the consequences of rapid land development.

Shannon Catoe: When do you intend to announce to the general public the November 18th Lancaster County Planning Commission Meeting? It is not on the Lancaster County Website. Fortunately, there are proactive citizens living in Indian Land that care about the well-being of the citizens and think about the consequences of quick decisions. It takes more than houses to build a strong community.

Before adding more traffic to the area, think. Have you interacted with the transportation department? Are you aware of the congestion on Highway 521? Have any traffic surveys been implemented or planned?

Jeff Catoe: Specifically, what are your proactive plans to ensure the existing residents in Indian Land will not have interruptions in services due to rapid building? Are the utility companies ready to handle the growth?

Edgar Scott: Were you included in land development discussion? Explain your proactive actions.

Barry Faile: Are plans in place to reduce the strain on the police with the rapid residential growth in Indian Land?

Rox Burhans: What is your department's job description? Is your department independent or does it involve the teamwork of other departments?

Lisa Robinson: Is your department ready for the rapid growth in Indian Land?

Veronica Thompson: Explain the benefits and drawbacks of this growth.

Jamie Gilbert: Explain the benefits and drawbacks of rapid growth.

Hal Hiott: Have you been included in the land development plans in Indian Land? Have public parks & recreation been included?

- Comments to the proposed rezoning of Tax Parcel Nos. 0022-00-002.00, 0022-00-002.02, 0022-00-002.03, 0022-00-003.00 and 0022-00-003.01, owned by Nisbet

Properties LLC.

- The Nisbet community is not needed. There are a number of developments in the area that are still building homes and adding another community to the mix will only complicate completion of the Nisbet community as well as these other communities. Area communities where potential home owners can buy right now are: Millbridge, Walnut Creek, Riverchase Estates, the large Lennar project near Lancaster (not yet named), the 200+ home development going in on Griffin Road next to Tree Tops (not yet named), the new development along Waxhaw Highway near the SC/NC border (not yet named). It does not make sense to add another large community at this time.
- ... the validity of the companies involved in the rezoning request. The Zoning Amendment Application was signed by a representative of CLREF III Acquisitions LLC, 10006 N. Dale Mabry Highway, Suite 201, Tampa, FL 33618, though the Draft Development Agreement shows this company as incorporated in Delaware. A search of Delaware corporation records shows the address of the company as 251 Little Falls Drive, Wilmington, DE 16908, phone number 302-636-5401, with the agent for the company listed as Corporation Service Company. Corporation Service Company helps shell companies avoid paying proper state taxes. Do we really want a company like this doing business in our backyard?
- A Google search for CLREF gives a Tampa address and shows a company by the name of Landeavor, not CLREF III Acquisitions LLC. Landeavor has an office in Tampa at this exact address and also has an office in Waxhaw, so why the secrecy by hiding the actual owners with a Delaware/Florida LLC? I believe CLREF III Acquisitions LLC is a bogus company because they have no website, no internet presence whatsoever, other than 'acquisition' in their name and no business description anywhere. Other than the fact that Delaware incorporated them in 1997, there is zero information about who owns this company, what they do, or reviews to determine a legitimate business history.
- Nisbet Properties LLC, was established as a South Carolina company back in 1998. According to Bizzfile.com, the business is described as: **Nisbet Properties is located in Lancaster, South Carolina. This organization primarily operates in the Building Maintenance Services, nec business / industry within the Business Services sector. This organization has been operating for approximately 24 years. Nisbet Properties is estimated to generate \$33,401 in annual revenues, and employs approximately 1 people at this single location.** Nisbet Properties does not have the business history or experience to start and complete a community of this scale, and not should they be allowed to try.
- Lancaster County is reviewing a rezoning application for a shell acquisition company, CLREF III Acquisitions LLC, which calls into question the transparency of the land acquisition. The secrecy of Landeavor hiding behind CLREF III Acquisitions LLC should be reviewed before consideration is given to the rezoning request.
- ... impossible to believe that Nisbet Properties LLC can demonstrate a history of

successful home building, construction management, and community development sufficient for approval of the rezoning application. Nisbet Properties LLC completely lacks the business experience and business history to demonstrate they are willing and able to follow Lancaster and South Carolina building requirements and codes, or the ability to build a quality home, or are capable of providing proper warranties to potential home owners. Who in their right mind would pay hundreds of thousands of dollars for a home built by an unknown company, with zero business experience and history?

- Planning Commission should not approve the rezoning application based on the following reasons:
 - The new community, as drafted, is not in keeping with the current farm/conservation easements which surround it.
 - There is a lack of proper infrastructure to support the additional 1,000+ homes which will bring over 2,000 additional automobiles to Van Wyck Road and surrounding support roads.
 - There is already a lack of proper traffic control at the overtaxed Van Wyck/521 intersection. This new development would add to the traffic issues on top of the currently approved 200+ new homes yet to be built on Griffin road and the large apartment complex at the intersection of Van Wyck and 521. A traffic study should be completed after the Griffin Road development and apartments are in place to determine what traffic improvements are needed before adding 2,000 more automobiles to this intersection.
 - The Nesbit development is requesting far too many homes within the community, which is not in keeping with the surrounding communities. The higher density of homes will have a negative effect on home values to the current communities in the area.
 - The Town of Van Wyck strongly opposes the new development as it is not in keeping with the aesthetic of the township or surrounding area.

Lancaster County Planning Commission, the Nesbit Properties LLC has no business attempting to build such a large development due to their lack of business experience...period. Their lack of experience will no doubt bring many more problems and issues to Lancaster County than it solves. Furthermore, Lancaster County and the surrounding area has experienced a huge increase in the number of apartments and houses over the last few years, and I believe it is time to slow growth in northern Lancaster County until the Lancaster 2040 Comprehensive Plan is fully developed and put into place.

October 9, 2022

Margaret Norris
1243 Mooreland Wood Drive
Lancaster SC 29720

Lancaster County Planning Commission and Town Council
c/o Lancaster Planning Department

Re: Rezoning Application RZ-2002-0735, CLREF III Acquisitions LLC to rezone 5 parcels approx. 780 acres

As a resident who lives just off Van Wyck Road and uses this road daily, *I am not in favor of this rezoning.*

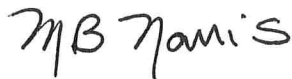
The density of the proposed subdivision does not compliment properties in the area and the neighboring Town of Van Wyck. These properties are zoned RN, Rural Neighborhood with Agricultural designations.

I am also concerned about the impact on a local community treasure, The Ivey Place.

I participated in the Small Area Plan community sessions and the Lancaster County 2024 Comprehensive Plan sessions, and I heard repeatedly the need for areas in the county to maintain their rural character. In addition, retention of the tree canopy, historical structures and areas that support wildlife and wetlands are important in making a community special and a wonderful place to live.

The proposed subdivision with its density will also have an adverse impact on the infrastructure –most notable roads. Van Wyck Road is a two-lane feeder road that continues to see pressure from developments such as Tree Tops or Sun City and shortly from the Maddison Apartments. I have seen the proposed plan and 5 ingress and egress lanes along Van Wyck Road will cause major headaches for residents and school bus traffic.

I would ask that you listen to residents and the community feedback and reject this rezoning request.

A handwritten signature in black ink, appearing to read "MB Norris". The letters are cursive and somewhat stylized.

Margaret (Maggie) Norris

From: [Patricia Oglesby](#)
To: [Jennifer Bryan](#)
Subject: Nisbet Property on Van Wyck Road
Date: Monday, October 17, 2022 4:20:26 PM



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I would like to express my opposition to the proposed change in zoning for the Nisbet Property on Van Wyck Road. I understand this land is to be sold to a developer who intends to put in a densely populated development on the property and change the use of the existing house and lodge which are listed on the national register of Historic Places.

I feel that a development of this size and scope will be detrimental to the fragile natural environment of the property and to the existing community of Van Wyck. Over 1200 houses have been proposed for this area and that is much more than the zoning of the town of Van Wyck would allow (One house per acre). The traffic that this kind of construction and eventual population of this area would put more strain on Van Wyck Road and the Twelve Mile Creek Bridge on VW Road than should be allowed at all.

A development of this size and scope would also damage historical burial sites of the Catawba Indian tribe. The Catawba's have used the clay from this land and used portions of the land as a sacred burial ground for at least 100 years.

I realize that at some point this land will be sold and developed but I sincerely ask that the council not allow this large a development be allowed on this property.

Thank you,

Patricia M. Oglesby

PO Box 8

1069 West Rebound Rd

Van Wyck, SC

803-517-0775

From: [kay ostrom](#)
To: [Planning Mailbox](#)
Subject: Stop building
Date: Monday, October 17, 2022 10:31:02 AM



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Do NOT ok the building on Van Wyke Road. We are getting way over built in Indian Land. The roads and schools can not handle all of this. Use some common sense. It is not all about tax money. Build down in Lancaster.

Sent from my iPhone

From: [Judy Overhultz](#)
To: [Jennifer Bryan](#)
Subject: Nesbit Plan
Date: Monday, October 17, 2022 1:29:49 PM

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Please include my comments in the ones to be read at the hearing. I could not get it to go through under the comment section.

My name is Judy Overhultz and I am a resident of the TreeTops and want to voice my opposition to the rezoning of the Nesbit Property.

Most of the residents in my neighborhood moved here because of the rural setting. Since moving here, the developing has become such that we are becoming a “bedroom community to Charlotte”. That is not a good thing. I understand that smart development must go on, but this plan does not fit the zoning of the land to the south of TreeTops. Please consider the following:

1. Lack of infrastructure
2. Van Wyck Rd is already a narrow, poorly maintained rd. The traffic studies that were done did not take into account all the apartments being built at the 521 intersection and the addition homes being built to the north of us on Griffin Rd. And VanWyck.
3. Construction traffic alone would tear VanWyck up
4. Indian Land Fire Dept is served by volunteers several living in my neighborhood. Lennar has donated land for an EMT station across from one of our entrances, yet unfunded by the County.
5. Duke Energy would be serving this development and they cannot serve Ph 2 of our neighborhood. Many are having whole house generators installed because of the many blackouts.
6. Storm water runoff is a major concern.
7. Van Wyck Road used to be a haven for cyclists. Not now
8. The Location of a pump station closest to TreeTops is a MAJOR concern.

Thank you for all you do for our county.

Respectfully submitted,
Judy Overhultz

From: [Steve Patton](#)
To: [Jennifer Bryan](#)
Subject: Van Wyck rd
Date: Thursday, October 13, 2022 2:04:02 PM



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I live in Treetops and I'm not understanding how you can let another development company build over 1000 more homes in this area. How do you expect this extremely small road to handle the traffic. The developers should be responsible for making the infrastructure work with the new building that is going on. If we had to evacuate in an emergency the road as is cannot handle the traffic. As it is we can barely get out of our neighborhood in the morning and afternoons due to traffic and when we are able to get out we sit at the stop light at Charlotte Hwy. for 3 or 4 lights. I don't know if the city or county has a traffic engineer but if they do that person needs to get up to speed with the growth in our city. Van Wyck rd is way to small to handle the existing traffic much less hundreds of more cars. Is there a traffic study being done? Or is it a free for all to get the tax money? I would like to see the traffic impact report on this and other projects

Sent from my iPad

From: [melissa.pelletrino](#)
To: [Jennifer Bryan](#)
Subject: Rezoning
Date: Tuesday, October 18, 2022 2:20:15 PM



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Please do not rezone the property on Nesbet property. There is a lack of infrastructure to develop 1100 more homes in the area. We need more roads to support the growth first.

Signed
A concerned citizen

From: [Fred Peltz](#)
To: [Planning Mailbox](#)
Subject: Development in Fort Mill
Date: Monday, October 17, 2022 3:06:55 PM



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We do not need more development, and more density in Van Wyck or upper Fort Mill before the infrastructure and first responders are in place.

Thank you for listening.

Fred Peltz



Citizen Comment

Lancaster County

Submitted On:

Oct 17, 2022, 05:12PM EDT

Agenda Item for Discussion: Van Wyck Road development

Meeting Date: October 18, 2022 05:06 PM

Full Name
First Name: Allison
Last Name: Peterson

Phone Number 7047240150

Email apeterson72311@gmail.com

Address: 1140 Mooreland wood drive Lancaster sc 29720 (van Wyck)

Citizen Comment - Regarding Agenda Item: This type of volume of development would not be consistent in any way with the rural culture of this area. The high density is too much, and not desired by the community. The schools and infrastructure are not meant to sustain this level of development. The beautiful views on van Wyck road would not be the same, and the additional traffic would change the ways current residents would travel daily. We greatly oppose this development. Thank you for your consideration in blocking the development of this scale/density.

From: [Sharon Peterson](#)
To: [Jennifer Bryan](#)
Subject: Proposed building project near Tree Tops
Date: Tuesday, October 18, 2022 6:00:43 AM



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PLEASE, PLEASE, PLEASE do not allow further development in this area of Indian Land!!! Traffic is already a nightmare on Van Wyck Road where it accesses 521. When the new apartments are occupied, I dread thinking what kind of impossible traffic situation we'll all be dealing with!! I hope and pray that someone will have the wisdom to just say NO!!

It is totally unfeasible to allow further development in this area. As a fairly new resident of Tree Tops, I feel thankful that I don't have a job to report to daily. The poor people who do are in an extremely dire situation with the narrow 2 lane road that is presently Van Wyck.

Please show the people of Lancaster County that county officials are looking out for our best interests, and do not allow further building in this area. Our infrastructure cannot support it!!

Sincerely.

Sharon Peterson
Tree Tops resident

[Sent from Yahoo Mail on Android](#)

From: [diane ramsay](#)
To: [Planning Mailbox](#)
Subject: Zoning on VanWyke
Date: Sunday, October 16, 2022 10:36:57 PM



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I live in Tree tops now for four years. The traffic situation on this road is becoming a hazard.

Planning commission has allowed developers to build with no regard to our infrastructure.

1. Apartments on corner of 521 and Van Wyke causing problems and when the apartments are finished, it will even worse
2. Developments on every intersection with 2 lane roads causing hazardous driving.
3. Poor planning causing drivers heavy traffic from SC line to VanWyke Rd
4. Lights are not even synchronized to allow smooth flow of vehicles.

Please consider the residents safety instead of tax dollars. Our property is at stake and the serenity of this beautiful area will be ruined.

Thank you

Best Regards
Diane Ramsay
ProStead Realty
Dramsay48@gmail.com
704-576-1100

Sent from my iPad

From: [Mike Reddy](#)
To: [Planning Mailbox](#)
Subject: Nesbit planned community
Date: Monday, October 17, 2022 5:48:45 PM



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I'm writing to let you know of my opposition to the proposed Nesbit development off of Van Wyck Rd in Lancaster county. There is clearly no infrastructure to support this development. Between the communities of Sin City, Treetops and the new apartment development on the corner of Van Wyck and 521, the 2 lane road is already saturated. There is plenty of land south of Van Wyck Rd heading to Lancaster that is ripe for development. There must be rural land, places that still remain open in this area. I urge you to vote down this new development.

From: [ANN B RICHARDSON](#)
To: [Jennifer Bryan](#)
Subject: Van Wyck proposed development
Date: Monday, October 17, 2022 9:40:15 PM



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PLEASE slow the rampant development in the Panhandle until roads and infrastructure catch up. Traffic is already so bad we are considering relocating. No one will want to live in a constant traffic jam.

Ann Richardson and David Bower, Sun City Carolina Lakes

Sent from my iPhone

From: [Brenda Sadler](#)
To: [Planning Mailbox](#)
Subject: Proposed subdivision off of Van Wyck
Date: Sunday, October 16, 2022 7:01:10 PM



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As a resident of Tree Tops, I have great concerns over the proposed subdivision slated to be built adjacent to our community. The Van Wyck traffic already overwhelms the existing road, with no plans for expansion on the books. In addition, Duke Power currently struggles to provide consistent service to current customers in this area, including our home. The infrastructure of this area simply cannot handle additional expansion without implementing improvements in advance of expansion.

We ask that you deny the proposed neighborhood until appropriate infrastructure changes have been approved and implemented.

Thank you for your consideration.

Brenda Sadler
1905 Tranquility Boulevard
Lancaster, SC 29720

From: [Dan Sadvary](#)
To: [Planning Mailbox](#)
Subject: Fwd: Van Wyck rezoning...Vote NO!!!!!!!, on Oct. 18 **everyone bcc'd: please ADD your emails to this e-address:Jbryan@lancastersc.net
Date: Monday, October 17, 2022 12:37:12 PM



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Note email below

Dan

Sent from my iPad

Begin forwarded message:

From: Dan Sadvary <dansadvary@yahoo.com>
Date: October 17, 2022 at 12:33:28 PM EDT
To: Jbryan@lancastersc.net
Subject: Van Wyck rezoning...Vote NO!!!!!!!, on Oct. 18 **everyone bcc'd: please ADD your emails to this e-address:Jbryan@lancastersc.net

Given the soon to be opened new Apartments (ugh!) on Van Wyck, near 521, the traffic congestion will go from BAD to WORSE If there is new housing across from Ivy Farm.

Will this Developer PAY for widening Van Wyck to 4 lanes ,with extra turn lanes at 521??

-Vote NO on Rezoning, across from IVY Farm.-

Lancaster County is “killing the Goose” (aka , Indian Land) that has laid the Golden eggs

(Big tax revenue) for the past several years, Without adding to infrastructure- especially to

significantly ADDING Road capacity and better traffic flow.

(All County Council, Admin. Should have to experience current major traffic congestion here..often during times other than just rush hour!)

There really NEEDS to be a Moratorium on All New Housing in Indian Land, until new

infrastructure, traffic planning is in place and operational.....

This gridlock will most likely have a severe negative impact , eventually, on property

Values here...which will be Bad for All of Us..

-Plus, what's the latest on Developer Impact Fee??? Fort Mill has had this for

many years, taking in millions of dollars \$\$ for infrastructure....

Vote NO on Oct. 18

Thank You for your thoughtful consideration

****URGENT..**I encourage everyone cc'd on this email to ADD your comments with your own email: the meeting is tomorrow, Oct.

18....Jbryan@lancastersc.net

We here in Indian Land..the poor, underrepresented red haired step child of Lancaster

County need our rights, property values protected!!....and forward to your friends!

Dan Sadvary
1078 Mesa Verde Drive, IL

Sent from my iPad

From: [Dan Saffer](#)
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: RZ-2022-0735 Nisbet Property and Digital Billboards on 521
Date: Monday, October 17, 2022 10:20:34 PM



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Good evening all,

Hope that this email finds you well.

I am writing to urge against the planned rezoning of the Nisbet Property and the proposed digital billboards along 521.

Regarding the Nisbet Property, the last thing the Panhandle needs is another high density residential neighborhood. I strongly urge Planning Commission and County Council to deny the rezoning application.

1. There is a lack of appropriate infrastructure along Van Wyck road to support the high density housing and traffic that will come with it.
2. While not under the direct jurisdiction of the County Council the school system is under strain without a clear direction on future capacity expansions. This impacts all of us in Lancaster County.
3. The lot sizes are far too small and replicate much of the housing that already exists in Walnut Creek. There is a demand for property with larger lots and nicer homes, with the higher valuations (and associated tax revenues) this seems like something reasonable citizens would support.
4. No one that lives in the Panhandle is asking for this, the quality of the developments being built need additional scrutiny as aesthetics and appearance of new structures both residential and commercial developments continues to decline.

While realizing progress/development is inevitable I encourage the following to be considered in future proposals.

1. Large lot (1.0 acre plus) requirements for a percentage of any new development to reduce density and strain on the community.
2. Material requirements for housing finishes (e.g. Brick) to improve quality in the Panhandle and protect/elevate property values.
3. Age restricted portions of developments to reduce strain on schools
4. While Impact Fees are nice, broker deal with developers for additional school sites.

Lastly regarding the digital billboards, this is something no one wants. While I do not have all the details, something doesn't smell right here. The eyesore on 521 is not worth the 10 acres in Buford that would be given as a quid pro quo. That this is even being considered is the government at its worst and shameful. If the land is that important to Buford community, put the billboards out there. The fact that this proposal is being considered is utterly ridiculous.

Thank you for your time and attention to these matters, continuing to stuff the Panhandle with cluster development and other eyesores doesn't benefit anyone that lives here. For those of you in districts south of Highway 5, ask yourself if these are things you would want in your backyard.

Happy to discuss further if helpful.

Best regards,
Dan Saffer
1326 W Rebound Rd



Citizen Comment

Lancaster County

Submitted On:

Oct 17, 2022, 06:55AM EDT

Agenda Item for Discussion: Nisbet Properties Rezoning - I would like to be added to the agenda to speak

Meeting Date: October 18, 2022 06:00 PM

Full Name **First Name:** Paul
Last Name: Schulz

Phone Number 704-231-5773

Email prschulz1910@gmail.com

Address: 2060 Acadia Falls Ln, Lancaster, SC 29720

Citizen Comment - Regarding Agenda Item: Residents in Tree Tops and the Tree Tops HOA Board of Directors realize that there will be growth in our area because it is a wonderful place to live. However, on behalf of the residents in Tree Tops, the Tree Tops HOA Board of Directors opposes the Nisbet properties development as written for the following reasons: • The new community, as drafted, is not in keeping with the current farm/conservation easements which surround it. • The Nisbet Properties development is requesting far too many homes within the community, which is not in keeping with the surrounding communities. The higher density of homes will have a negative effect on home values in the current communities within the area. • There is a lack of proper infrastructure to support the additional 1,000+ homes which will likely bring over 2,000 additional automobiles to Van Wyck Road and surrounding support roads. • There is already a lack of proper traffic control at the overtaxed Van Wyck/521 intersection. This new development would add to the traffic issues on top of the currently approved 281 new homes yet to be built on Griffin Road and the large apartment complex at the intersection of Van Wyck and 521. A traffic study should be completed after the Griffin Road development and apartments are in place to determine what traffic improvements are needed before adding 2,000 more automobiles to this intersection. • The construction of 1,000+ homes will have a negative impact on the already deteriorating condition of Van Wyck Road even before heavy usage and additional damage by construction vehicles. • This development may put too much of a burden on this area's utilities. As an example, many Tree Tops residents serviced by Duke Energy are installing whole house

generators because of the lack of Duke's Infrastructure and unreliable service. • The current level of emergency services may not be adequate for the population density being proposed. There are concerns about whether or not the current fire stations can effectively serve this area with the addition of the Nisbet community along with what is already under development. In addition, the county has previously acknowledged the need for another EMT station. Lennar Corporation, the developer of Tree Tops, donated land for this purpose. However, there has been no funding approved to develop the EMT station. The Tree Tops BOD and the concerned residents of our community are asking the Planning Commission not to approve the rezoning variance application.

From: [Sandy Sharer](#)
To: [Planning Mailbox](#); [Jennifer Bryan](#)
Subject: "NO" to Nesbit project
Date: Monday, October 17, 2022 9:09:49 PM



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Please vote NO on the Nesbit project. Review this project in a couple of years when other construction projects have been completed. Please wait and see what the impact of currently approved projects will have on Hwy 521 and Van Wyke Road.

Thank you.

Sandy Sharer
Mobile: 612-281-3868

From: [John Sheehan](#)
To: [Planning Mailbox](#)
Subject: Nesbit Project on Van Wyck
Date: Sunday, October 16, 2022 11:36:38 PM



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Hi, this is John Sheehan at 5034 Big Bend Dr, Lancaster, SC. I object to the zoning variance for the Nesbit development on Van Wyck.

Why? The two lane Van Wyck is narrow and getting close to repair. We need a solid plan to upgrade capacity on that road before any more big developments are added.

Please decline the request for variance.

Thanks.

John Sheehan

Sent from my iPhone

From: stuff4donna@comporium.net
To: [Jennifer Bryan](#)
Subject: rezoning of Nesbit property, Van Wyck Rd
Date: Monday, October 17, 2022 12:38:52 PM



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Dear Council members:

I am writing to urge you NOT to rezone the Nesbit property for the proposed large housing development.

Van Wyck Road is already inundated with traffic from other large developments – Sun City, Tree Tops, Riverchase – the new apartments under construction up by 521 will only make it more so.

It is dangerous and downright irresponsible to continue to allow development, especially the scale of this one, to proceed and not shore up the infrastructure to support it. You cannot add another 2000 cars to a 2 lane road and expect it to be OK (not to mention the heavy destruction/construction equipment, construction materials supply vehicles, thousands of people trekking out to view the homes, moving trucks, etc. Does anyone ever actually consider this??) . You cannot add hundreds of children to a school system with no plan or concern as to how it will affect the schools and millions of dollars for MORE schools. There is more to consider than the tax income it will bring to the county.

I lived in Fort Mill for 19 years and watched them make one irresponsible decision after another resulting in traffic nightmares, the need for one school after another to be built, etc. – please learn from their mistakes. (Evidence of your doing so is not apparent in the willy-nilly over-developing of the panhandle; for goodness sakes – do better! Please do not be swooned by the tax income to the county resulting in negative impacts to those having to actually PAY the taxes!)

I sincerely trust you will deny this request.

Donna Sigman

From: [SHARON SUMMERS](#)
To: [Planning Mailbox](#)
Subject: Proposed Nesbit Development
Date: Monday, October 17, 2022 10:12:15 PM



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Gentlemen:

Enough please - stop all this building of more housing! We can hardly get down 521 now. The infrastructure cannot support any more. Just because there is land, does not mean it needs to be built on.

The number of nice restaurants can be counted on one hand so please concentrate your efforts on bringing us something besides car repair shops, fast food and mattress stores!

Indian Land had character, but it's being ruined and greed is the cause. Please re-think all that additional housing and let Indian Land be special while there's still time.

Sharon Summers

From: [Tylee Tracer-Anderson](#)
To: [Jennifer Bryan](#)
Subject: Rezoning in Van Wyck
Date: Monday, October 17, 2022 2:00:32 PM



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—IT Helpdesk, [support.lancastercountysc.net](mailto:support@lancastercountysc.net)

I would like for you to relay this message to the Commissioners, my stance on rezoning the Nisbet Property on Van Wyck Road. I absolutely do NOT want this to happen. This area is a safe haven for so much wildlife, and a beautiful untouched part of the county with amazing views and a way to get out of the bustle of Indian Land and Lancaster. Please do not let this be rezoned for 1000's more housing developments and preserve the land. I am currently a resident of Lancaster County and want to keep this part of the county beautiful and natural.

From: [Diane Tracey](#)
To: [Jennifer Bryan](#); [Planning Mailbox](#)
Subject: Proposed development on Van Wyck Road by Nesbit
Date: Tuesday, October 18, 2022 11:22:21 AM

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Hi all. Yes another email about the proposed 1019 homes and sewer treatment plant to be built on Van Wyck. We are not naive to think that we can stop development. BUT you need to upgrade the infrastructure to make sure you have not created another major problem. This is a 2 lane road that floods in certain areas when it rains. We are talking about adding a minimum of 500 cars, up to 1000+ per day to the already existing traffic. And more from the huge development being built less than 3 miles up the road at Van Wyck and 521. Do you seriously think this small road can handle that much traffic without any improvements such as widening and turning lanes?? Common sense needs to prevail. And then throw in a sewer treatment plant. This area already gets bombarded with the New Indy smell and pollution. Maybe that is why the planning board feels it's OK to put the sewer treatment plant there. The smells will blend in. Sensible modifications need to be made to this plan or it should be scrapped.

Thank you.

Diane Tracey
Tree Tops
Lancaster, SC

Ironical that I live in a development that likely had opposition to it being built too. At least Lennar repaved Van Wyck, A although it should have been widened at that time. But you missed that chance. Missed it again with the development at 521 and Van Wyck. Here's another chance to fix those errors.

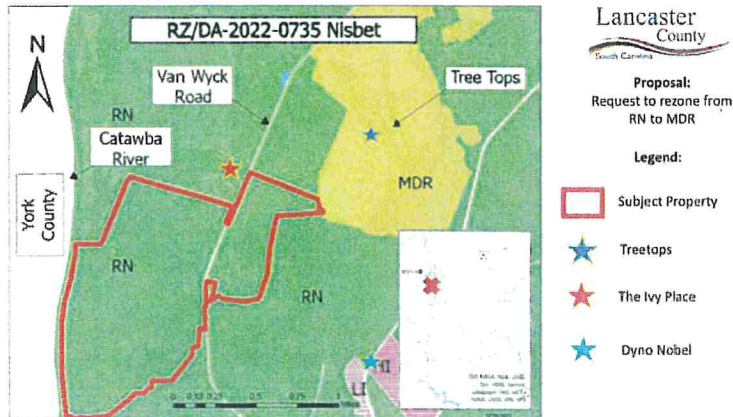
From: Glenn Trutner
To: Rex Burhans; Terry Granam; cmoniff@comporium.net; Billy Mosteller; iboney@comporium.net; Steve Harper; Allen Blackmon; Brian James; Dennis E. Marstall; Sherrie Simpson; Jennifer Bryan
Cc: Pat Trutner
Subject: Nisbet Property Rezoning
Date: Saturday, October 15, 2022 4:29:40 PM
Attachments: IMG_5163.png
PastedGraphic-4.jpg

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To: Lancaster County Planning Board

We have noticed a rezoning request has been made for one of the “Nisbet” properties on both sides of Van Wyck Road in Lancaster, as follows:



As presently described, we oppose this rezoning for the following reasons:

- 1) The **sewer pumpstation** is positioned so as to MAXIMIZE the impact of any resulting air pollution on the TreeTops Community
- 2) **Van Wyck Road** is far too narrow to adequately handle the traffic resulting from over 1,000 new homes
- 3) **Duke Energy**, if they are expected to supply electrical services to any or all of the proposed community, is already overstretched in this area and the additional load would have a disastrous impact on their already shaky reliability
- 4) The **proposed density** continues a recent trend towards high density communities, which out of character for the surrounding area, and approval would only serve as a bad precedent as the remaining Nisbet and other properties come on the market.

These objections are described in more detail below.

Sewer Pumpstation

Such devices are in fact DESIGNED to enable releases of toxic fumes as as part of their normal operation, unless additional pollution control technologies are employed

(https://static1.squarespace.com/static/534128c3e4b063017f7a6d31/54f7b9f6e4b0a53decd97641426045430944/ATOdourControlForPumpStations.pdf?fbclid=IwAR2Xdgl8rx06iz_0bfVp0mj2oRsmV5JvI2R3a6O4hluOrhoHfR040M5yKvg). We inquired with LCWSD as to what would be required here. The response received from their operations manager was not encouraging:

"For pump stations we typically try to use buffers/site location and best management practices to keep local odors as low as possible."

The proposed location of the pumpstation certainly does that for the NEW community, since winds typically blow through there in a north/northeasterly direction, but it puts TreeTops squarely in line for the toxic releases. We continue to endure similar pollution from the New-Indy paper mill, which is about 4 miles away in York County and still awaiting final resolution by DHEC/EPA/courts. We certainly don't need additional toxins being released right on our doorstep.

We have unfortunately learned far more than we wanted to about the effect of such toxins, particularly hydrogen sulfide (H2S) which is the principle release from sewer pumpstations, and can send you LOTS of information if you want it. This article provides quick review of the health effects of even very low exposures to H2S: <https://ohsonline.com/articles/2007/10/human-health-effects-from-exposure-to-low-level-concentrations-of-hydrogen-sulfide.aspx>

Van Wyck Road

Van Wyck is NOT a major thoroughfare, and is more like a country road. The speed limit is too high for the existing traffic, which is already a bit more than it should be, and we have observed a number of near-miss accidents at the entrance to Sun City as well as to TreeTops. It is the ONLY route to and from 521. There are already 2 development projects underway which will strain this road past its limits:

- a) the apartment complexes on the Indian Land side of Van Wyck, well under way, which will only connect to Van Wyck
- b) the imminent "Griffen Road" development just north of TreeTops, which also will directly and indirectly connect only to Van Wyck

While the Nisbet owners certainly have the right to sell their property to developers, we think there are alternative uses for this land which will have far less of an impact on the Van Wyck traffic situation; see below under "proposed density".

Duke Energy

If Duke will be supplying energy to some or all of this new development, they are NOT equipped to do so at the present time. We have been informed by Duke that this may take YEARS to fix, since this area is at the end of their power lines (power only comes in from one direction). They tried to get permission to cross over with York at the Sun City substation, but apparently met with regulatory issues. Still unresolved. For more information, please contact:

Takisha Waller
(803) 737-5267
twaller@ors.sc.gov

Proposed Density

The new community is expected to have about 1,100 houses on 780 acres, or 0.71 acres/house. For comparison:

- a) TreeTops has 799 houses on 613 acres, or 0.77 acres/house
- b) Ivy Place is a nonresidential "rural commercial" property of 701 acres
- c) Mooreland Wood has (I believe) 14 lots on 206 acres, or 14.7 acres/house
- d) The prospective "Carolina Ventures/Griffin Road" development has 281 lots on 155 acres, or 0.55 acres/house (this rezoning was approved against the unanimous recommendations of the Planning Commission - you were right!)

So this area has a mix of higher density and lower density communities - such a mix is healthy to maintain, and we've already got a couple of high-density projects on the way (could not find any specifics on the in-progress apartment complex). The proposed development could be situated as a low-density residential, or perhaps even an "agrimmunity", instead of the present proposal.

Sincerely,

Pat & Glenn Trutner
3079 Oliver Stanley Trail (TreeTops Community)
Lancaster, SC 29720

From: [Jen Tsonas](#)
To: [Planning Mailbox](#)
Subject: Comments on proposed Nisbet Development
Date: Tuesday, October 18, 2022 12:00:37 PM



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As a four year resident of Tree Tops I would like to weigh in on the proposed 1000 home development being considered for Van Wyck.

We understand the explosion of population in this area and the run to make the money. That is of course the way of the world. That being said I would think that the first concern should be not the tax revenue but the impact on the local community and surrounding towns.

Van Wyck is a two lane road that is already congested and about to get even more so with the upcoming complexes at the intersection of 521 and Van Wyck. How in the world will this road accommodate 1000 + more cars? What about the infrastructure? Gas, electric, water? We already experience frequent blackouts due to the heavy load on the Duke Energy grid. Cell service is poor. Are the schools prepared to accommodate the influx of students? Speaking of schools the county is already experiencing a huge shortage of teachers. What will the effect of this influx have on class size?

We realize that the rural feel we “bought in to” was bound to change but do it responsibly. Limit how much can be built and within specific time frames that will allow the infrastructure to grow equivalent to the construction rate.

Thank you for your consideration.

Jen Tsonas
5101 Samoa Ridge Dr. - Tree Tops
Indian Land, SC

B-ULIBARRI (1)

From: [BY Ulibarri](#)
To: [Planning Mailbox](#)
Subject: Opposition to Nesbit Property Rezoning
Date: Monday, October 17, 2022 4:56:03 PM



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Firstly, I'd like to say that I didn't see any signs prominently displayed announcing the rezoning of the property as we've seen for other properties in the past. I suspect you would have received more comments had there been signs posted and kept visible from the road. I feel like we've been blindsided by this rezoning request announcement.

I oppose the rezoning of this large tract of land to accommodate approx. 1100 homes, especially high-density homes for the following reasons:

- It will probably impact the electrical power of this area. As it is right now, homes powered by Duke suffer numerous outages a year. I know that neighbors are having to purchase generators to keep the power going when these outages occur.
- It will negatively impact the traffic on Van Wyck Rd which only has 2 lanes. Can we even trust the traffic study? We are already bracing for the added traffic that will be added to Van Wyck with the building of a large apartment complex at the corner of Van Wyck and 521. In addition, there are another 250+ homes going in off Griffin Road (east of Tree Tops).
- There would need to be 4 lanes of traffic to accommodate existing traffic; the current homes/apartments currently being built; and the steady stream of construction vehicles and school buses. The new apartments/homes are not inhabited yet, and already there is already a backup at Van Wyck/521. We do not have alternative routes accessible to us to avoid traffic, especially in case of an emergency. I cannot even imagine how long it will take ambulances to get thru this area when the traffic is backed up if this project is approved.
- Unless it will be developed into a 55+ community, this many homes will place a huge burden on the already crowded schools.
- We may be further impacted by the New Indy chemical dispersions when all the 700+ acres of beautiful trees are leveled.
- Also, is the builder going to let the people purchasing these homes know of the present

situation with New Indy, which appears to have no end in sight? People in our neighborhood are still having physical effects such as headaches, asthmatic symptoms, etc.

- I'm not familiar with the developer. Are they capable of planning and carrying thru this huge project? Are they somehow vetted?
- I don't think the one-time fee will cover future costs.

Please **DO NOT APPROVE** this rezoning request, as it will have a **negative** effect on the quality of life of all the surrounding residents. If this land is developed, it should be done in a manner in keeping with the surrounding area, not high-density homes. It should preserve the existing trees as much as possible, have middle to low-density homes, and avoid causing harm to the Catawba river. It should also provide expanding the Van Wyck road to accommodate all the added traffic.

Thank You,

Betsy Ulibarri

Tree Tops Resident

B. Ulibarri (2)

From: [BY Ulibarri](#)
To: [Planning Mailbox](#)
Subject: Additional comment regarding opposition to Nesbit Property rezoning
Date: Monday, October 17, 2022 5:23:37 PM

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This is in addition to the reasons I oppose the rezoning as stated in the previous email I sent just a while ago. This project will not only affect the immediate area, but also the area in general. There are thousands of new homes already approved to be built and we haven't even seen what the impact of those will be on the local traffic. The road already backs up at the intersection of Van Wyck Rd and 521. Having all these cars backing up will provoke drivers to start driving thru Sun City Carolina Lakes community to avoid the bottleneck at 521/Van Wyck. Also, there are already many accidents on 521, and the exit from Sun City onto Van Wyck is dangerous. There have been MANY near collisions.

Thank you again,
Betsy Ulibarri
2972 Arches Bluff Circle
Tree Tops Resident



Citizen Comment

Lancaster County

Submitted On:

Oct 12, 2022, 02:29PM EDT

Agenda Item for Discussion: Rezoning of Tax Parcel Nos. 0022-00-002.00, 0022-00-002.02, 0022-00-002.03, 0022-00-003.00 and 0022-00-003.01, owned by Nisbet Properties LLC

Meeting Date: October 18, 2022 02:27 PM

Full Name
First Name: Ronald
Last Name: Ulibarri

Phone Number 5402705097

Email ronulibarri@outlook.com

Address: 2972 Arches Bluff Cir. Lancaster, SC 29720

**Citizen Comment - Regarding
Agenda Item:**

• The Nisbet community is not needed. There are a number of developments in the area that are still building homes and adding another community to the mix will only complicate completion of the Nisbet community as well as these other communities. Area communities where potential home owners can buy right now are: Millbridge, Walnut Creek, Riverchase Estates, the large Lennar project near Lancaster (not yet named), the 200+ home development going in on Griffin Road next to Tree Tops (not yet named), the new development along Waxhaw Highway near the SC/NC border (not yet named). It does not make sense to add another large community at this time. • I question the validity of the companies involved in the rezoning request. The Zoning Amendment Application was signed by a representative of CLREF III Acquisitions LLC, 10006 N. Dale Mabry Highway, Suite 201, Tampa, FL 33618, though the Draft Development Agreement shows this company as incorporated in Delaware. A search of Delaware corporation records shows the address of the company as 251 Little Falls Drive, Wilmington, DE 16908, phone number 302-636-5401, with the agent for the company listed as Corporation Service Company. Corporation Service Company helps shell companies avoid paying proper state taxes. Do we really want a company like this doing business in our backyard? • A Google search for CLREF gives a Tampa address and shows a company by the name of Landeavor, not CLREF III Acquisitions LLC. Landeavor has an office in Tampa at this exact address and also has an office in Waxhaw, so why the secrecy by hiding the actual owners with a Delaware/Florida LLC? I believe CLREF III Acquisitions LLC is bogus company because they have no website, no

internet presence whatsoever, other than 'acquisition' in their name and no business description anywhere. Other than the fact that Delaware incorporated them in 1997, there is zero information about who owns this company, what they do, or reviews to determine a legitimate business history.

- Nisbet Properties LLC, was established as a South Carolina company back in 1998. According to Bizzfile.com, the business is described as: Nisbet Properties is located in Lancaster, South Carolina. This organization primarily operates in the Building Maintenance Services, nec business / industry within the Business Services sector. This organization has been operating for approximately 24 years. Nisbet Properties is estimated to generate \$33,401 in annual revenues, and employs approximately 1 people at this single location. Nisbet Properties does not have the business history or experience to start and complete a community of this scale, not should they be allowed to try.
- Lancaster County is reviewing a rezoning application for a shell acquisition company, CLREF III Acquisitions LLC, which calls into question the transparency of the land acquisition. The secrecy of Landeavor hiding behind CLREF III Acquisitions LLC should be reviewed before consideration is given to the rezoning request.
- I find it impossible to believe that Nisbet Properties LLC can demonstrate a history of successful home building, construction management, and community development sufficient for approval of the rezoning application. Nisbet Properties LLC completely lacks the business experience and business history to demonstrate they are willing and able to follow Lancaster and South Carolina building requirements and codes, or the ability to build a quality home, or are capable of providing proper warranties to potential home owners. Who in their right mind would pay hundreds of thousands of dollars for a home built by an unknown company, with zero business experience and history?
- I also ask that the Planning Commission not approve the rezoning application based on the following reasons:
 - o The new community, as drafted, is not in keeping with the current farm/conservation easements which surround it.
 - o There is a lack of proper infrastructure to support the additional 1,000+ homes which will bring over 2,000 additional automobiles to Van Wyck Road and surrounding support roads.
 - o There is already a lack of proper traffic control at the overtaxed Van Wyck/521 intersection. This new development would add to the traffic issues on top of the currently approved 200+ new homes yet to be built on Griffin road and the large apartment complex at the intersection of Van Wyck and 521. A traffic study should be completed after the Griffin Road development and apartments are in place to determine what traffic

improvements are needed before adding 2,000 more automobiles to this intersection. o The Nesbit development is requesting far too many homes within the community, which is not in keeping with the surrounding communities. The higher density of home will have a negative effect on home values to the current communities in the area. o The Town of Van Wyck strongly opposes the new develop as it is not in keeping with the aesthetic of the township or surrounding area. Lancaster County Planning Commission, I submit that Nesbit Properties LLC has no business attempting to build such a large development due to their lack of business experience...period. Their lack of experience will no doubt bring many more problems and issues to Lancaster County than it solves. Furthermore, Lancaster County and the surrounding area has experienced a huge increase in the number of apartments and houses over the last few years, and I believe it is time to slow growth in northern Lancaster County until the Lancaster 2040 Comprehensive Plan is fully developed and put into place.



Citizen Comment

Lancaster County

Submitted On:

Oct 15, 2022, 02:43PM EDT

Agenda Item for Discussion: Nisbet development

Meeting Date: October 18, 2022 02:40 PM

Full Name
First Name: Gail
Last Name: Vance

Phone Number 9102842764

Email gailcvance@gmail.com

Address: 1589 Tranquility Blvd

Citizen Comment - Regarding Agenda Item: Please do not approve the Nisbet concept for Van Wyke Rd near Tree Tops. The infrastructure will not support the additional population density.



Citizen Comment

Lancaster County

Submitted On:

Oct 16, 2022, 09:37PM EDT

Agenda Item for Discussion: #5 c & d Acquisitions aka Nisbet Property

Meeting Date: October 18, 2022 09:30 PM

Full Name
First Name: Richard
Last Name: Vaughan

Phone Number 8032851076

Email wwvaughan@comporium.net

Address: 7350 Van Wyck Road

Citizen Comment - Regarding Agenda Item: I was born and raised in Van Wyck. My wife, Linda, and I worked tirelessly on the committee to incorporate Van Wyck. After incorporation was approved, I was elected and served as a member to the Town Council. Linda was appointed as Town Municipal Clerk and Treasurer. One of the main reasons we fought so hard for incorporation was to keep the out-of-control development out of Van Wyck as is seen in the unincorporated area of Indian Land. Two words-"Indian Lands"-the late local historians, Louise and Lindsay Pettus, wrote that a majority of the property north of 12-mile creek was inhabited by the Catawba Indians. I heard over the years that the Nisbet property has numerous graves scattered throughout its boundaries. This location has three of the oldest homes in Lancaster County-Oakdale (Yoder property), Ivy Place and the Oliver Nisbet home. This is not an area that can or should accommodate a cluster development of 1,000+ homes. Roads, schools, infrastructure cannot support this type of development. Among the most crucial concern is the Van Wyck Fire District consist of a small volunteer fire and rescue department. It does not fit in the Van Wyck Comprehensive Plan. This development borders protected land and will threaten a family-owned farm and wedding venue. Please deny the cluster development rezoning request.

From: [Matthew Walgren](#)
To: [Jennifer Bryan](#)
Subject: Van Wyck Rezoning Vote
Date: Monday, October 17, 2022 1:53:36 PM



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To whom it may concern,


As a resident of the Bridgemill neighborhood in Indian Land, I am concerned about the proposed plans to rezone additional land for a large residential community on Van Wyck. While I am pro growth for the area and appreciate the amenities and conveniences that such growth has offered us, I would like to make sure that the pros and cons be thoughtfully considered with respect to appropriate impact fees paid by developers, as well as infrastructure concerns related to roads, traffic and schools be properly addressed. Please take careful consideration with the direction of our community.

Best regards,

Matthew and Kristy Walgren
2017 Donaldson Street
Indian Land SC 29707

[Sent from Yahoo Mail for iPhone](#)

From: Anne WHITE <ahfwhite@bellsouth.net>
Sent: Monday, October 17, 2022 10:48 AM
To: Ashley Davis <ADavis@lancastersc.net>
Subject: Opposing Rezoning Petition - 8275 Van Wyke Road

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ahfwhite@bellsouth.net

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Dear Ashley,

I am opposed to the rezoning of the Oliver Nisbet property at 8275 Van Wick Rd by petitioner CLREF III Acquisitions LLC. My husband's family has owned and lived on the adjacent Ivy Place property for many generations and has worked hard to preserve the land. I do not agree with the development plans of the property and request that this rezoning petition to the Planning Commission and to County Council NOT be recommended for approval.

Over past decades the Nisbet family has donated 1,025 acres of Conservation Easements to the Catawba Valley Land Trust (KVLT) protecting 3.7 miles of Catawba River frontage and nearly one mile of Van Wyck Road frontage. The subject property is nearly surrounded by

Conservation Easements held in perpetuity by KVLT. The proposed cluster housing development is much too dense and will impede the good work done by KVLT for water and land conservation in the immediate vicinity.

In addition to being a family home, the Ivy Place is a thriving multi-faceted business offering a wedding and events venue, fresh produce, cut flowers, and berry picking to promote AgriTourism in the area. The location is special for Lancaster County and the proposed development of adjacent densely packed homes will diminish its uniqueness, threaten the protected wildlife, and further erode the rural nature of the area.

I believe the rezoning petition should be opposed and instead the land should be permanently protected through KVLT for a more environmentally sound purpose such as a County Park with access to the Catawba River.

Sincerely,

Anne White
Charlotte, NC

From: [Matthew Blaszyk](#)
To: [Jennifer Bryan](#)
Subject: FW: Rezoning Petition - 8275 Van Wyck Rd
Date: Tuesday, October 18, 2022 11:12:30 AM
Attachments: [image001.png](#)
[LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)



Matthew Blaszyk, Planner
Planning
Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720
P: (803) 285-6005 F: (877) 636-7963
mblaszyk@lancastersc.net

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From: Jimmy White <JWhite@nisbetoil.com>
Sent: Monday, October 17, 2022 6:12 PM
To: Matthew Blaszyk <mblaszyk@lancastersc.net>
Subject: Rezoning Petition - 8275 Van Wyck Rd

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Dear Mr. Blaszyk,

Am writing to oppose the Rezoning petition by CLREF III Acquisitions LLC from RN to MDR zoning at the above address.

MDR zoning is far too intense a use for this beautiful, historic property, and the proposed plan will hurt the thriving Agritourism business at The Ivy Place.

Our family has been in the Van Wyck area since the 1700s and I am an owner of the Ivey Place LLC property adjacent to the Oliver Nisbet properties. I served on the Board of Katawba Valley Land Trust for 29 years and our

extended family has donated over 1,000 acres of Conservation Easements to KVLTL.

The Nisbet families have permanently protected 3.7 miles of Catawba River frontage.

We also protected almost 1 mile of Van Wyck Rd frontage- on both sides of 'VW' Road.

We believe in land conservation, and we believe in keeping Van Wyck unique, different, and beautiful.

The subject property is nearly surrounded by Conservation Easements and I think this should be reason enough to disallow this plan.

This high density development is not compatible with the surrounding rural farms and Agritourism uses.

The plan puts cluster development right next to The Ivy Place Strawberry patch and events business, creating conflicts between the two incompatible land uses.

Please consider these facts and recommend 'against' this plan.

With Kind Regards,

Jimmy White

President

Nisbet Oil Co

Rhodes and Beal Oil Co

www.nisbetoil.com

704-332-7755



Celebrating 95 years in business in 2022

From: [Beverly Williams](#)
To: [Jennifer Bryan](#)
Subject: Nesbit Property
Date: Monday, October 17, 2022 7:42:15 PM

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I am opposed to the newly proposed development of 1100 homes on the Nesbit property.

There is too much traffic on Van Wyck road now. I live very near the 521/Van Wyck road intersection.

Thank you for your Consideration.

Beverly Williams
131 Arrowhead Dr, Lancaster, SC 29720

8033220464

From: [Carol Yow](#)
To: [Planning Mailbox](#)
Cc: [Tom Yow](#)
Subject: Planned community for Van Wyck Road adjacent to TreeTops
Date: Sunday, October 16, 2022 6:11:39 PM



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As two year residents of TreeTops, we have noticed the amount of traffic from our community of 797 homes, to 521 Highway. With the apartment complexes already being built at the entrance of 521/Van Wyck, the amount of traffic will increase even more PLUS residents of Carolina Lakes....and regular traffic from 5 that intersects Van Wyck, that also use this road. Now to add the traffic of 1019 more homes, the traffic on Van Wyck road will be unimaginable. Now consider the sewer pump station to be situated near our home, along with the already odor from New Indy. When is "enough" enough? Please consider the residents to be affected along with the natural beauty of the area which will also be definitely harmed. With your eyes open, thank you for your consideration.
Tom and Carol Yow

Sent from my iPad