
PROPOSAL: Major Preliminary Plat for 3 parcels, 99-lot single-family residential development.

PROPERTY LOCATION: 10925 and 10822 Pettus Farm Road and Old Pettus Place, respectively, (TMs 0003-00-051.00, 0003-00-052.00, and 0003-00-052.06),

CURRENT ZONING DISTRICT: Medium Density Residential (MDR)

APPLICANT: Eastwood Homes (Developer)
R. Joe Harris Assoc. (Engineer)
Jane Pettus and Anthony Haltom (Owners)

COUNTY COUNCIL DISTRICT: District 4, Jose Luis

NOTICE: Published hearing notice The Lancaster News 3/4/2023
Posted signs 3/2/2023
Mailed notices 3/2/2023
Agenda published 3/14/2023 and posted in Lobby

OVERVIEW & BACKGROUND:

Site Information & Existing Condition

These properties currently have 3 homes, and at least 10 additional accessory structures.

Summary of Surrounding Zoning and Uses

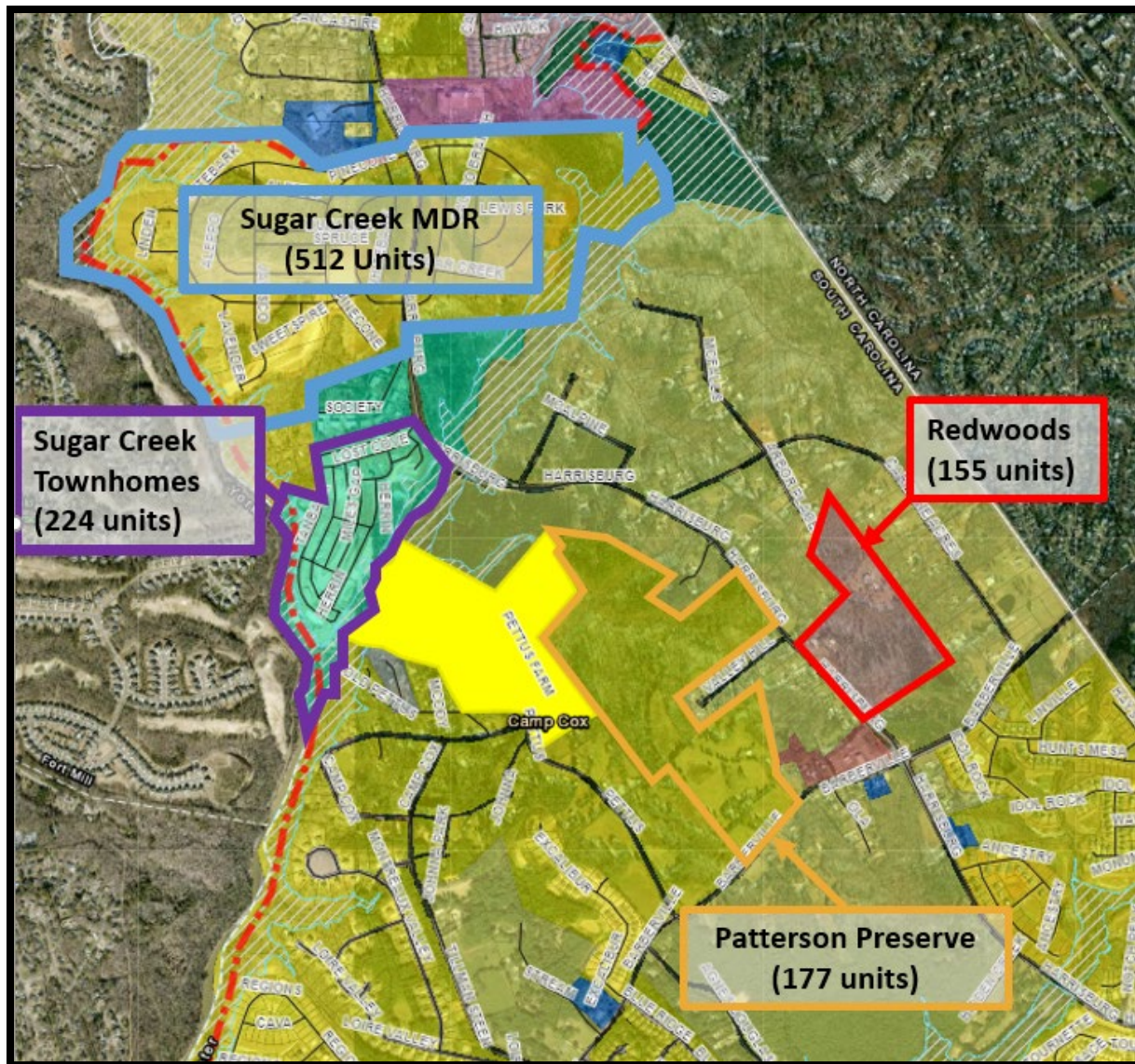
Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR	Vacant land
South	Lancaster County	MDR	Residential neighborhood
East	Lancaster County	MDR	Vacant land
West	Lancaster County	IMX	Sugar Creek development

Zoning

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

Council is presently reviewing a text amendment (UDO-TA-2022-2606) that would change the density calculations and other provisions in Chapters 2 and 4 of the UDO, governing development standards in the MDR district.

ACTIVE DEVELOPMENTS IN THE PROJECT AREA:



Both Sugar Creek projects and their associated infrastructure improvements are actively under construction but have not yet entered the vertical construction phase.

Patterson Preserve was approved by Planning Commission in 2019 and has not yet submitted any form of civil plans to the county for review. Patterson Preserve is also not party to any Development Agreement with Lancaster County.

Redwoods was approved in 2021 and has not yet submitted any form of civil plans to the county for review. Redwoods is a party to a 5 year Development Agreement with Lancaster County.

PHOTOS OF THE PROJECT AREA:



DEVELOPMENT SUMMARY:

Development Summary	
Site Acreage	61.24 acres
Proposed Lots	99
Project Overview	Single Family Residential Subdivision
Open Space	14.38 required; 26.77 proposed
Streets	Will be privately maintained.

Traffic Impact Analysis (TIA)

The development is expected to generate 75 AM peak hour trips (19 in and 56 out) and 101 PM peak hour trips (64 in and 37 out). It would generate 1,030 weekday daily (24-hour) trips.

Exact improvements are still to be determined; current improvements include the following:

- Construction of a westbound right-turn lane along Barberville Road at Pettus Road with 100 feet of storage.
- Construct the Site Access with a 55-foot internal protected stem (IPS) and stop sign.
- Per prior coordination with SCDOT, improvements to Pettus Road will be necessary to bring the pavement width and asphalt depth to an acceptable standard, along with the installation of a stop sign.

Infrastructure

Water and Sewer (LCWSD): At this time the downstream infrastructure required for this project has not been completed. Pursuant to a LCWSD policy update issued on March 9, 2021, LCWSD will not formally review plans or issue willingness and capability letters until downstream infrastructure is operational. *“The District is hereby ensuring that there are adequate downstream facilities in operation (rather than planned) before the District accepts any submittals from a Developer that could lead to an availability letter or a capacity commitment from the District in accordance with this policy.”*

Secondarily, it is our understanding that this project intends to coordinate the future extension needed to serve the site with a neighboring project known as Patterson Preserve. At the time of this report, the viability of the Patterson Preserve project is unknown.

Schools (LCSD): The School District has recommended denial of this request pursuant to overcrowding in the schools in this attendance zone.

Fire Service: The project as proposed currently does not meet the access provisions of section 503.1.2.1 of the South Carolina Fire Code.

STAFF RECOMMENDATION:

Staff recommends **denial** of this Major Preliminary Subdivision Plat request pursuant to the following findings of fact:

1. The site as proposed does not meet the access provisions of section 503.1.2.1 of the South Carolina Fire Code;
2. LCSD has indicated capacity concerns within this attendance area;
3. Access to water and sewer service cannot be confirmed at this time;
4. Potential changes to the development standards for the MDR district are under review by Lancaster County Council;
5. Based on the plan provided it is unclear if this site will meet the open space and park space requirements of the UDO.

ATTACHMENTS:

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. Submission Cover Letter (R. Joe Harris)
5. TIA summary
6. TIA Consultant Comments
7. TRC/Evolve Comments

STAFF CONTACT:

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