
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 4/1/2023
Re-posted signs 3/31/2023
Mailed notices 3/31/2023
Agenda published 4/11/2023 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.*

Potential UDO Amendments -Update:

In late 2022, County Council began discussing potential changes to both the base standards for the MDR district namely density, setbacks, and minimum lot size. These items, along with changes to the Cluster Subdivision Overlay (COD), were presented as a UDO Text Amendment to the Planning Commission in January 2023. Despite a positive recommendation from Planning Commission, County Council denied the Text Amendments as proposed and has requested that staff amend the proposals and resubmit with two separate text amendments (one for base MDR and one regarding changes to the COD). Given the denial of the relevant text amendment there is currently no pending ordinance which would affect the development of this site as proposed.

School District Input:

The Lancaster County School District (LCSD) has recommended denial of this request pursuant to overcrowding in the schools in this attendance zone. With that said, it is important to remember that this development is not requesting a rezoning to a higher density and that this request is consistent with the zoning which is currently in place on these parcels.

Should the Planning Commission feel the need to take action on the information provided by LCSD, the Planning Commission may make a recommendation to County Council to consider assessing a moratorium within the relevant attendance zones.

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
Internal 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.

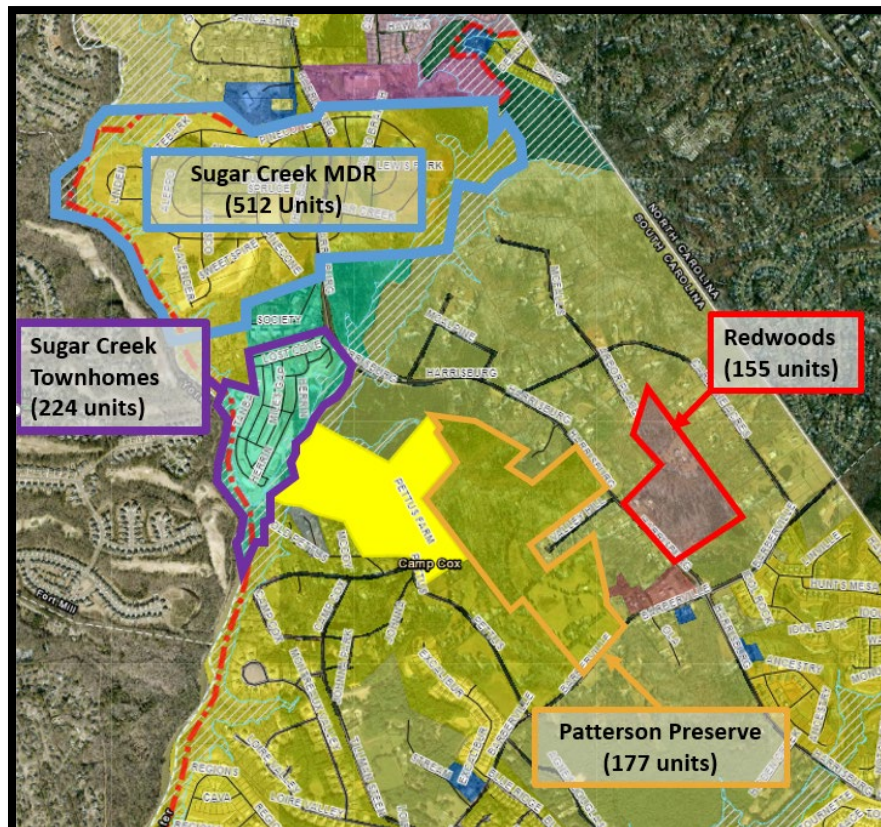
Exact improvements are still to be determined; current improvements include the following:

- 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."*

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:



STAFF RECOMMENDATION:

Staff recommends **Conditional Approval** of this Major Preliminary Subdivision Plat subject to the following conditions:

1. Resolution of TRC outstanding comments (Planning, Engineering, and Fire) within 60 days of this meeting;
2. Confirmation of potential access to water and sewer service from LCWSD within 60 days of this meeting;
3. Resolution of the upgrades needed to Pettus Rd. with County Staff and SCDOT within 60 days of this meeting.

If these conditions are not met the proposed plat must come back before Planning Commission.

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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