

PROPOSAL: Rezone approximately 291.48 acres for a new single family detached subdivision

PROPERTY LOCATION: 1080 Williamson Farm Lane (off West Shiloh Unity Rd)
(TM#s 0049-00-004.02)

CURRENT ZONING: Low Density Residential (LDR) District

PROPOSED ZONING: Medium Density Residential (MDR) District

APPLICANT: Mark Henninger for Lennar Carolinas and Owner Williamson Farm Lane LLC

COUNCIL DISTRICT: District 1, Terry Graham

STATUTORY NOTICES: Sign(s) posted 5/29/2024
 Hearing notice published 6/1/2024 in The Lancaster News
 Mailed notices 5/24/2024
 Posted agenda in lobby 6/11/2024

OVERVIEW:

Site Information

The property is located on, and contains, Williamson Farm Lane off W. Shiloh Unity Rd. Currently the property is vacant. It sits between two previously approved developments: Shiloh Woods, a 150-acre tract to the east that is accessed from W. Shiloh Unity Rd, and Roselyn, a 1,235-acre tract that has access from Roselyn Ave (a collector road between Old Hickory Rd and Hwy 521/Charlotte Hwy). The property line between the subject property and Roselyn development is the centerline of Cane Creek.

Proposal

This parcel is currently zoned LDR. The purpose of this rezoning is to allow the development of a single-family residential neighborhood. No sketch plan has been submitted for review. The applicant included a project narrative with the application.

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MDR	Portion of Roselyn Subdivision
South	Lancaster County	LDR	Residential
East	Lancaster County	MDR; LDR	Shiloh Woods Subdivision; Residential
West	Lancaster County	LDR	Residential/Agricultural

ANALYSIS & FINDINGS:

Zoning Districts – Current

Pursuant to UDO Chapter 2.3, the current **LDR 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 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living 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.”

Requested MDR

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.”

Compatibility with Surrounding Area

The subject parcels are predominately surrounded by other parcels zoned LDR and MDR. These areas include Arrowood Estates (Havenwood Dr) and Shiloh Commons (Travertine Dr). The requested MDR District is intended to act as a transitional zoning district between rural and urban development. The West Shiloh Unity Rd section, located between Hwy 521/Charlotte Hwy and University Dr, is bound by predominantly LDR-zoned properties while providing access to multiple MDR-zoned developments.

RELATIONSHIP TO PUBLIC PLANS

Consistency with Comprehensive Plan

The adopted Comprehensive Plan establishes that the Future Land Use Category of the subject parcels to be **Growth Areas**.

According to the adopted *2040 Lancaster County Comprehensive Plan*, the Growth Area designation is intended to designate areas where growth should occur based on the availability of supportive infrastructure and land. These areas are intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares. Supportive infrastructure required to provide development includes adequate roadways, water and sewer availability, school capacity, emergency services, and similar services.

Cane Creek Basin

The Cane Creek Basin is a United States Geological Survey (USGS) monitoring area for Cane Creek that starts where Cane Creek flows across Hwy 9 and travels upstream through Lancaster County to the terminus off Hwy 522, approximately 10 miles south of Monroe, NC:



Development activities in the late 2010s resulted in the creation of a Cane Creek Basin Sewer Master Plan in 2021. The Lancaster County Water & Sewer District developed the plan with property owners in the Cane Creek Basin to provide appropriate sewer capacity for Roselyn and other future developments in the basin. The system was divided into upper, middle, and lower sections. The Roselyn development was designated to hold two upper-system pump stations in the plan; three potential sites for a middle-system pump station are identified, and at least one of the three potential sites are located on the subject property. (Potential Middle Pump Station sites are marked A, B, and C on enclosed map; see next page.)

INFRASTRUCTURE CONSIDERATIONS

Transportation

W. Shiloh Unity Rd serves as a connector between Hwy 521/Charlotte Hwy and University Dr.

There is a traffic count station on W. Shiloh Unity approximately 4,500 ft east of the subject property. From the SCDOT Traffic Analysis and Data Application (TADA) web site, found via <https://scdottrafficdata.drakewell.com/publicmultinodemap.asp>:

Station Id: 29-0339

Description: S-28: S- 56 (UNIVERSITY DR) TO S- 46 (UNITY CHURCH RD)

	2023	2022	2021
AADT	1,150	850	850
Truck %	5%	5%	5%

Public Utilities

The Cane Creek Sewer Master Plan shows that the subject property will have direct access to the Cane Creek sewer system. A water line runs along W. Shiloh Unity Rd and would provide water to the site.

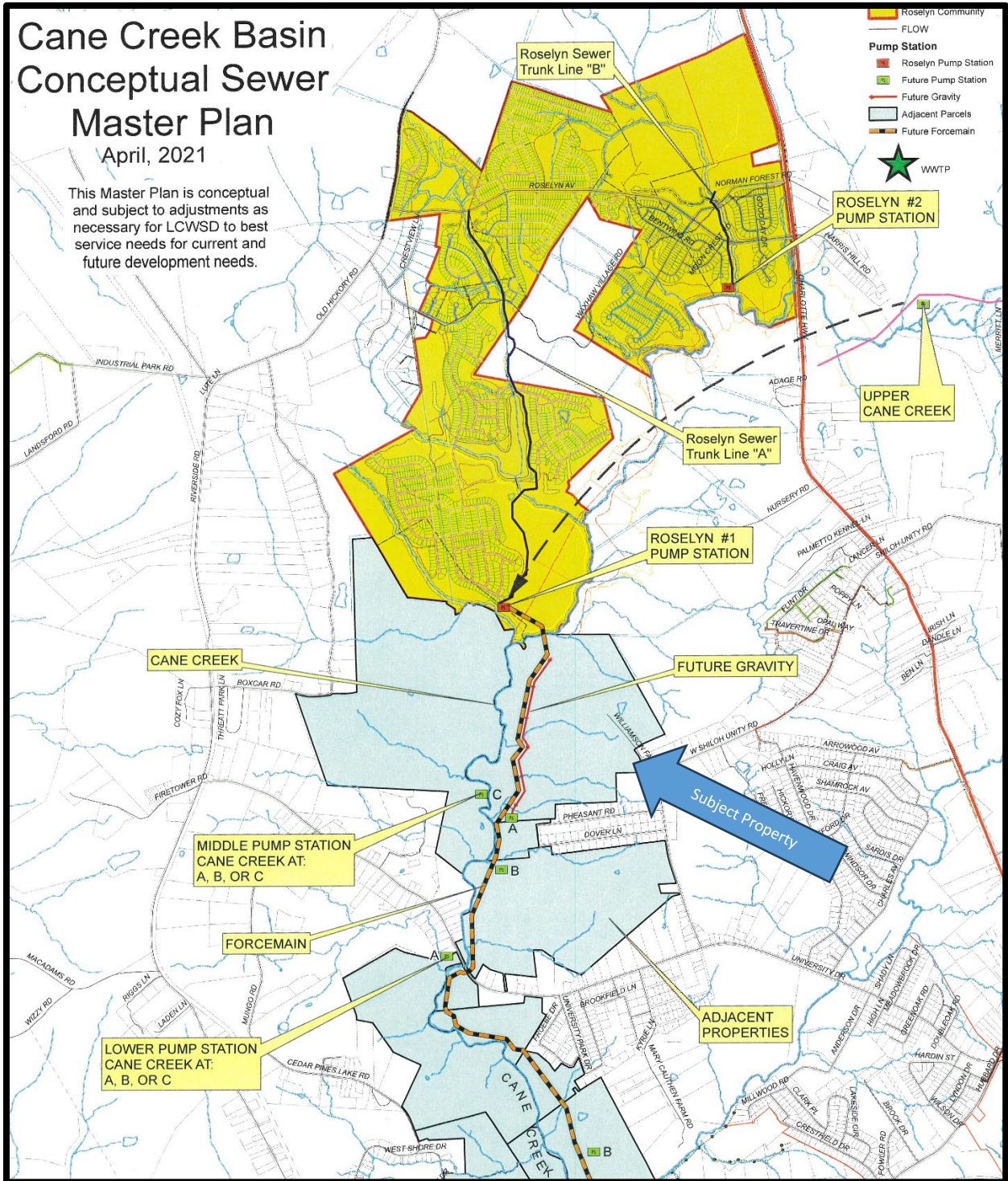
Impact Fees

This area is subject to the Parks and Recreation Impact Fee.

Cane Creek Basin Conceptual Sewer Master Plan

April, 2021

This Master Plan is conceptual and subject to adjustments as necessary for LCWSD to best service needs for current and future development needs.



Public Schools

Elementary: North
Middle: AR Rucker
High: Lancaster High School

Public Safety

Fire District: Riverside Volunteer Fire Department
Fire Station Location: Riverside VFD, 1875 Riverside Rd, approximately 3.7 miles from the subject property
EMS Station: Station 2/1101 Crestfield Dr, approximately 2.9 miles from the subject property

Public Concern

Staff received a phone call requesting information regarding the proposed rezoning.

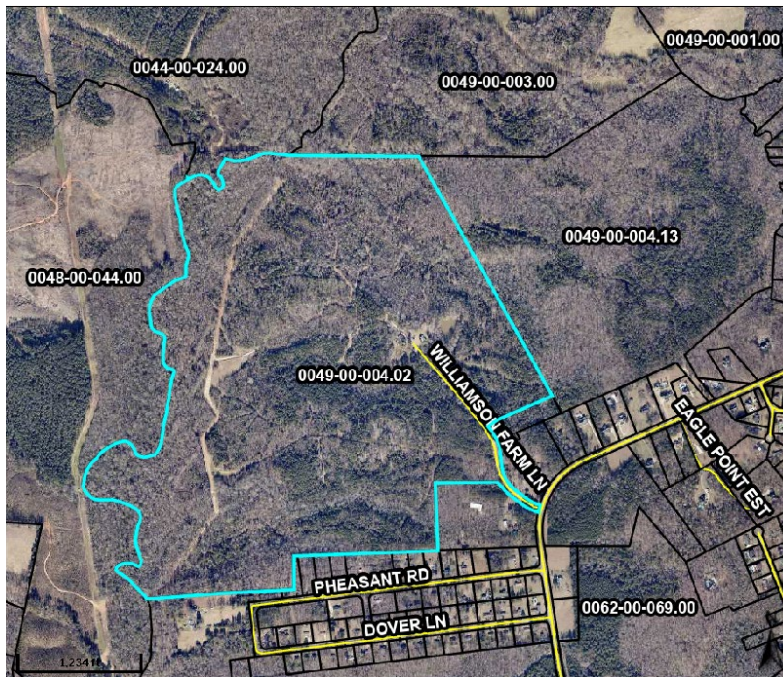
PHOTOS OF PROJECT AREA:



Looking west/southwest on West Shiloh Unity Road at the intersection of Williamson Farm Rd.



Above: Looking north on Williamson Farm Rd / Below: Aerial photography of subject property



STAFF RECOMMENDATION:

Staff recommends approval pursuant to the following findings of fact;

Findings of Fact:

1. That the subject property consists of 291.48 acres located at Williamson Farm Lane (TM 0049-00-004.2) and is adjacent to other MDR-zoned developments;
 2. That the site has access to water and sewer, as well as a connector road; and
 3. That the Future Land Use designation of Growth Area is compatible with the requested MDR zoning district.
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ATTACHMENTS:

1. Location Map/ Zoning Map
2. Application
3. Narrative
4. Recorded Boundary Plat
5. Deed
6. Future Land Use map

STAFF CONTACT:

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