

Planning Commission Members

District 1: Rosa Sansbury
District 2: Vedia Hatfield
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5: Tommy Dabney
District 6: Sheila Hinson
District 7: Ben Levine

**County Attorney**

John K. DuBose III

Clerk to Planning Commission**Development Services Director**

Rox Burhans

May 19, 2020

6:00 PM

**101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY PLANNING COMMISSION
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

AGENDA

- 1. Call to Order Regular Meeting and Roll Call Vote**
- 2. Approval of the Agenda**
- 3. Citizen's Comments**

[Due to public health and safety considerations and the Governor's Executive Orders, in-person Citizens Comments are currently suspended. Therefore, the County is requiring citizen input and comments be submitted in writing prior to the meeting. Comments may be submitted via mail, email at ssimpson@lancastersc.net or by using the following link on our website where you can submit Citizens Comments online (look for the link on the right hand side of the page) - <https://www.mylancastersc.org/index.asp?SEC={DF11C6C4-BC53-4CD5-8A07-0847EAA1F478}> Comments must be no longer than approximately 3 minutes. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please see separate instruction sheet on how to submit input/comments for Public Hearings by using the same link above.]

4. Approve Minutes

- a.** April 21, 2020 Planning Commission Minutes

5. Public Items

- a.** SD-019-0380 Walnut Creek**
Major Subdivision Preliminary Plat for a 67-unit residential subdivision (townhomes)
[Public Hearing]
- b.** RZ-020-0567 Robby Steen *
Rezoning of a 2.004-acre parcel of land from Rural Neighborhood (RN) District to Rural Business (RUB) District
[Public Hearing]
- c.** RZ-020-0748 Travis Greig, Duke Energy *
Rezoning of a 152.82-acre parcel of land along Old Hickory Road from Rural Neighborhood (RN) District to Agricultural Residential (AR) District
[Public Hearing]

6. New Business

- a. Overview of next month's Agenda
- b. Other

7. Adjourn

**The Planning Commission makes a recommendation to County Council on these items. Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at <https://lancastersc.novusagenda.com/agendapublic/meetingsresponsive.aspx>*

***The Planning Commission makes the final decision on these items.*

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Planning Commission agendas are posted at the Lancaster County Administration Building and are available on the Website: www.mylancastersc.org

Agenda Item Summary

Ordinance # / Resolution #:

Contact Person / Sponsor:

Department: Planning

Date Requested to be on Agenda: 5/19/2020

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description

April 21, 2020 Minutes

Upload Date

5/12/2020

Type

Exhibit



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

ROSA SANBURY, DISTRICT 1
VEDIA HATFIELD, DISTRICT 2
CHARLES DEESE, CHAIRMAN DISTRICT 3
JIM BARNETT, VICE-CHAIRMAN DISTRICT 4
TOMMY DABNEY, DISTRICT 5
SHEILA HINSON, DISTRICT 6
BEN LEVINE, DISTRICT 7

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
REGULAR MEETING**

**APRIL 21, 2020
MINUTES**

Members Present: Charles Deese, Jim Barnett, Sheila Hinson, and Rosa Sansbury; a quorum of Lancaster County Planning Commission was present for the meeting.

Others Present: Rox Burhans, Development Services Director; Robert Tefft, Senior Planner; Ashley Davis, Planner; Alison Alexander, Deputy County Administrator; and Tommy Morgan, County Attorney

The following press were notified of the meeting by email in accordance of the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building the required length of time and on the County website.

Call meeting to order

Chairman Deese called the meeting to order at 6:20 p.m.

Vote to approve the Agenda

Jim Barnett made a motion to **APPROVE** the Agenda and Sheila Hinson seconded the motion. By a vote of 4-0.

VOTE: UNANIMOUS MOTION CARRIED

Chairman Deese: Confirmed that No Citizens signed up to speak.

Approve Minutes

Sheila Hinson made a motion to **APPROVE** the March 17, 2020 Minutes regular meeting and Rosa Sansbury seconded the motion. By a vote of 4-0.

VOTE: UNANIMOUS MOTION CARRIED

Rox Burhans /Development Services Director: Confirmed for the record that the Clerk to Council received emails for Citizens Comments for acknowledgement.

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Chairman Deese: Confirmed for the record that emails have been received concerning the Walnut Creek rezoning from a Kathy Jugan and provided by Robert Tefft in Planning. The Walnut Creek residents are against the proposed subdivision.

Rox Burhans /Development Services Director: Confirmed for the record that a second email was received from Alison Marshall against the proposed Walnut Creek subdivision.

Chairman Deese: Confirmed for the record from homeowner Chelsea Rivers the Walnut Creek subdivision be denied.

Public Hearing

RZ-020-0423 – MICHAEL WILFONG

TM#: 0026-00-057.03 9895 Land along Charlotte Highway

Zoning District: Rural Neighborhood (RN) District; applicant is requesting a zoning of General Business (GB) District.

Applicant: Michael Wilfong

Robert Tefft /Senior Planner: Provided an overview of the request to rezone the 2.501-acre parcel of land. The property is located on east side of Charlotte Highway and directly across Van Wyck Elementary School. The property is currently zoned Rural Neighborhood (RN) District and is proposed to be rezoned General Business (GB) District. The subject property is generally surrounded by other properties with an RN zoning designation with the exception of the Van Wyck Elementary School property of Institutional (INS) District. Other parcels at the intersection of US 521 and Rebound Road are zoned either GB or NB and the nearest point of these parcels is over 2,100 feet away and should not be considered part of the surrounding area. Rezoning the subject property to GB District would introduce a district not compatible with the surrounding RN District. With the surrounding RN District, the surrounding areas are not consistent with the description of the proposed GB District as set forth in UDO Chapter 2.3 as the area is not currently transitioning toward or envisioned to become a mixed-use area. Rezoning only the subject property would likely encourage the strip commercial development that the GB District is intended to avoid. The GB District is not compatible with the surrounding area. The adopted Comprehensive Plan establishes the Future Land Use for the subject property as Rural Living which corresponds to the Community Type of the same name. This Community Type consists of a variety of residential types from farm houses to large acre rural family dwellings to ecologically minded conservation subdivisions whose aim is to preserve the open landscaping and traditional buildings often with a mixture of residential and commercial uses. Staff finds the proposed the GB District is inconsistent with the Rural Living Future Land Use category. Additionally, this property is within the Southern Panhandle Small Area Plan study area, which is currently under development and not yet completed or adopted by County Council, and it is advisable that the zoning map not be amended until this plan has been adopted. Staff has suggested to applicant previously to not go forward and County Council also has indicated they do not find it appropriate either, so that it does not undue

delay with the development of the plan and also that it may create problematic areas inconsistent with the ultimate direction of the plan.

Staff recommended a denial of the rezoning request.

Planning Commission Discussion

Ms. Rosa Sansbury /Planning Commission: Asked the status of the plan?

Robert Tefft /Senior Planner: Stated that staff has received a draft of the plan and it is presently under review.

Chairman Deese: Asked if the applicant was available and would like to address the Commission and to give name and address for the record.

Michael Wilfong: Expressed concerns in receiving help from the Planning Department to mimic an exact property that was designated Neighborhood Business in several meetings and felt he wasn't given the right zoning to apply for. Had concerns about the study coming out. Expressed feelings that it was unfair and biased opinions. He commented that the property to the south not residential and non-conforming commercial. He states he picked General Business on his own. He states that there is business around. He expressed the Church is wanting this same property and does not have a contract on the property. He feels that the letter from the church should be removed from consideration due to a conflict of interest. He requested that the Commission consider that the timing of the application, that it was presented before the study was completed. He feels his application should fit to the current plans and guidelines that are set forth now, and not for what could come. If he could ask for a consideration of a different zoning requirement he should apply for and help him in the process of re application. Consider the small businesses that he is planning on putting in this space.

Rox Burhans/ Development Services Director: Expressed they have had a lot of conversations with Mr. Wilfongs' regarding the application. The property is in a unique position. 1) Located across from a school. 2) Directly in the center of the southern panhandle study area, which the Planning Commission is familiar with having been amongst staff and consultants at the Council of Governments and our regional partners apart of the steering committee and try to help chart the right outcome for this property. He expressed you generally do not entertain significant rezoning requests in the middle of a master planning process. Stated that he was not a part of all the conversations, but staff has provided guidance. Applicant wanted to proceed forward and shared feedback from County Council that they did not want to see any rezoning applications. We wanted to express that to the applicant to not have to spend money on an application. Not to be unfriendly to anyone; just to explain where we are in the process. The Planning Department expressed that if he wanted to move forward with his application, he could do so.

Robert Tefft/ Senior Planner: Introduced a letter that was received from Our Lady of Grace Catholic Church and noted that this was a letter of objection.

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Chairman Deese: Stated that the letter needed to be given to the clerk for the record.

Robert Tefft/ Senior Planner: Provided the letter to the clerk for the record. He expressed that the Future Land Use is Rural Living which is not compatible with the zoning being requested based upon what is established in the Comprehensive Plan.

Chairman Deese: Concluded that all who have signed to speak to this matter have done so and closed the public hearing.

Chairman Deese asked for a motion to vote on RZ-020-0423.

Jim Barnett made a motion to **DENY** and Rosa Sansbury seconded the motion.

Chairman Deese: Expressed to Mr. Burhans that he remembers that the small area plan has been going on for over a year. It was begun prior to the school being started.

Rox Burhans/Development Services Director: Expressed the timeline is correct but the study was in fact because the schools were coming and that they needed the schools in place, and that was one of the reasons for the study.

Chairman Deese: Expressed the schools were coming and the properties already belonged to the school district.

Sheila Hinson/ Planning Commission: Addressed the applicant that she compliments and gives her gratitude to the Planning Department staff, and they will work with and guide the applicant.

Rosa Sansbury/ Planning Commission: Addressed the applicant is in her district. Wants to keep it like the community would like to see it grow and has expressed her concerns to the board herself. She said the board wanted to keep the trees and do not want it to look like Indian Land and have some planning done. She agrees that we are a planning committee, and to wait and see what the COG comes back with and then move forward.

There was some uncertainty regarding the original motion and the intent individual Commissioners had when making their vote.

Rox Burhans/Development Services Director: Iterated that it is a motion to deny.

Chairman Deese: Confirms it is a motion to deny.

Tommy Morgan/ County Attorney: Confirmed the motion on the floor is a vote for Mr. Barnett's motion to deny the application. A vote to deny or against Mr. Barnett's motion would be in effect a vote to approve the application. He asked to recall the vote.

Chairman Deese: The motion to **DENY** was approved by a vote of 3-1. He states they voted for the motion not against the motion.

Chairman Deese: Recalled the vote with a motion to **DENY** the request. The motion to **DENY** passed by a vote of 4-0.

VOTE: UNANIMOUS MOTION CARRIED

Public Hearing

RZ-020-0549 – JADE ESTRIDGE

TM#: 0008-00-087 & 0008-00-087.01 - Two Parcels of Land along Charlotte Highway
Zoning District: Low Density Residential (LDR) and General Business (GB) Districts; and the applicant is requesting zoning of Regional Business (RB) District.

Applicant: Jade Estridge

Ashley Davis/ Planner: Presented a request to rezone two parcels along Charlotte Highway totaling 87 acres. These parcels came in last year as a rezoning application that failed to go through. MUSC is the applicant, and CBRE is the project manager. The request includes a rezoning of a property from Low Density Residential (LDR) District which is about 3 acres in size, and a larger parcel that was rezoned to General Business (GB) District just last year. The rezoning would unify both parcels as Regional Business (RB) District, which is the only zoning district that allows hospitals. The Planning Department recommends to approve the application.

Jade Estridge/CBRE: Stated that he will answer any questions the Planning Commission may have, and that Ashley Davis presented what was needed on the application for the proposed use.

Chairman Deese: Announced that the board didn't have any questions for the applicant and opened the public portion of the meeting with no one signed to speak to the planning commission. He announced that the public hearing is closed.

Jim Barnett/ Planning Commission: Made a motion to **APPROVE** and Sheila Hinson seconded the motion. There was no discussion. The motion to approve passed by a vote of 4-0.

VOTE: UNANIMOUS MOTION CARRIED

Public Hearing

RZ-020-0486 – GS PROPERTIES

TM#: 0016-00-050.01 - a parcel of land along Charlotte Highway/US 521

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Zoning District: Low Density Residential (LDR) District; and the applicant is requesting zoning of General Business (GB) District, Highway Corridor Overlay District (HCOD)
Applicant: GS Property Investments

Ashley Davis/ Planner: Presented a request to rezone a parcel of land that is 8.31 acres on the east side of Charlotte Highway. Currently zoned Low Density Residential (LDR) District. Their proposed zoning is General Business (GB) District and the intended use after this rezoning is a franchise car dealership. The applicants are here. This property is in the lower part of the panhandle, but not included within the small area plan that's coming up. LDR zoning is in the area, as well and one property zoned Institutional (INS) District. The area is predominately low density residential and agricultural in nature. Planning Department staff sees this area likely growing in the future and would recommend some small area plan or a master plan type development instead of rezoning parcel by parcel, which is what we have seen in the Indian Land area. The Comprehensive Plan designates this area as Neighborhood Mixed Use. This land use is very broad as far as the Comprehensive Plan is concerned. We see this area as more a transitional area that needs more planning and focus put on it as far as doing a bigger picture take on it. The area is predominately residential, not at a major intersection, and is a mid-block location. The Planning Department recommends denial of this request until a master plan is developed providing support and guidance for this specific type of land use in this area.

Chairman Deese: Asked if there are they any questions for Ms. Davis or any Correspondence concerning this.

Ashley Davis/Planner: Iterated that one letter was received and the sender was here to speak and has signed up for Citizens comments.

Nicholas Glum: Addressed to Mrs. Hinson his thanks to the planning team. He had a fantastic experience through this process and the guidance that was provided was great. We are doing a new car dealership on this property and are requesting the rezoning to GB District. He expressed that Jamie Gilbert, Economic Development, is in favor of the rezoning and included his letter of support along with other landowners. He indicated that there are numerous General Business and Neighborhood Business close by; multiple different zonings around this corridor; over 500 acres for sale or already sold at commercial development prices; land owners are selling it as commercial development, and not for residential; and that the highway overlay brings uniformity and this land is in the Highway Corridor Overlay District. He lives in Queensbridge and wants to bring in new businesses to the area, and that the area already dictates commercial development and business is in high demand.

Suggested that the county will benefit from sales tax dollars. Will also have 30-50 employees. He iterates he has been working with Donna Haggins (local engineer) and adhering to all rules involving the Heelsplitter and Twelve Mile Creek and wetlands on the parcel, that a draft was submitted with detention pond and septic area identified, and parking spaces drawn out. Wants to be the first to set the standard for others.

Drew Podrebarac: Expressed that he is the General Manager for Southern Spirits. It was the only business in Indian Land and has done very well. He expresses from his dad's point of view he sought to find property that the Planning Commission and County Council has already deemed an area that want General Business. Iterated he likes the property and is already approved to be commercial. He has reached out to property owners and speculates they want his property to be rezoned. He wants to specialize in high quality products and service.

Don Podrebarac/ Owner/ Southern Spirits: Thanked the board and planning for all the support the county has given him. He has run a very successful business for over 27 years and has grown it tremendously. He speculated the Planning Commission, Planning Department and County Council has already said the land is intended to be commercial. The County has already stated the land should be commercial and it makes sense. It will be the first new Ford Dealership and service for high-end pre-owned cars. A lot of opportunity to pull in business to the area. He has spoken with LCWS and speculated that they are in favor of the project. The area surrounding has already been rezoned to General Business. He speculated about the money that will be generated in the area.

Chairman Deese: Announced that the public hearing is open.

Doug Frick/ Homeowner: Expressed that he sold his cattle farm and bought 42 acres across from the proposed rezoning. He doesn't know anyone on the board and doesn't know anything about the Comprehensive Plan, but did know John McCain with Economic Development and he introduced him to Jamie Gilbert who talked with him about the property. He said they concluded that it was better suited for an office park or corporate headquarters or senior living that would fit into the GB District.

Chairman Deese: Announced that the public portion of the meeting is now closed. He mentioned for the record that there are letters of support of this application from Jamie Gilbert (Economic Development), Doug Frick, James Goodnough, Carol Warner that the area should be General Business. He expressed that all of the land owners speculated this would be a good investment. He indicated that these will be made part of the public record. He announced that the public hearing is closed.

Sheila Hinson/ Planning Commission: Made a motion to **APPROVE** and Jim Barnett seconded the motion.

Sheila Hinson/ Planning Commission: Asked if the Planning Department approves or disapproves.

Rox Burhans/ Development Services Director: Stated that the staff recommendation for this is for denial. He thanked the Podrebaracs' and agreed that that their prior conversation on the project was positive and fruitful. He stated that it is correct that we can envision commercial development coming down to the corridor sometime, but the concern is timing. He further noted that the property is surrounded by Low Density Residential (LDR) zoning, and that there is no sewer service in the area. Based upon the information we have, sewer

will not be extended with this project nor any project in the foreseeable future and septic development will be in the area. The Highway Corridor Overlay District it is not a plan, but a regulatory standard - it is a zoning standard. We agree commercial development will happen in the area, but a plan needs to be in place. We encourage Council for the commission of a study if they agree this area should be planned.

Sheila Hinson/ Planning Commission: Asked what the applicant will do about sewage.

Rox Burhans/ Development Services Director: Answered that it will be a septic system and noted that Van Wyck Elementary School is on one also.

Jim Barnett/ Planning Commission: Asked that Don Podrebarac come back up to speak

Don Podrebarac/ Owner/ Southern Spirits: Addressed the land was originally going to be another Southern Spirits. He was concerned that the land did not have sewer on it. He spoke with LCWS (James Hawthorne) and explained his predicament and hired Donna Haggins (Civil Engineer) to analyze the sewage requirement, which will be little, and stated that there is enough property to put in a septic system.

Rosa Sansbury/ Planning Commission: Stated that we already have a Ford Dealership in Lancaster County.

Don Podrebarac/ Owner/ Southern Spirits: Iterated that this will be further in Indian Land and that Economic Development (Letter Submitted) by (Jamie Gilbert) that he had based his research for a Car Dealership and it was warranted or needed for the proposed area. He speculates the need for this area.

Chairman Deese: Asked if there is any further discussion. Call for a vote on the motion. The motion to approve passed by a vote of 3-1 with Commissioner Sansbury voting against.

VOTE: MOTION CARRIED BY 3-1

Public Hearing

CU-020-0502 – JOHN DAVIS

TM#: 0013-00-013.04 - Charlotte Highway 521 & State Road S -29-41

Zoning District: General Business (GB) District; the applicant is requesting conditional use approval for Minor Automotive Repair

Applicant: John Davis

Ashley Davis/ Planner: Presented a request for a Conditional Use for a minor automotive repair. The use would be mainly oil change with some minor automotive repair services. The property is currently zoned General Business (GB) District and located directly behind the County Stormwater Department. She noted that they are required to have a Type C

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Buffer, and that the topography of the area would make it difficult to connect to the adjacent parking lot. SCDOT has said that they do not want another entrance on the frontage of Highway 521. Planning staff is recommending approval with the condition that any TRC comments are addressed later on at the site plan phase. She noted that the applicant is not in attendance.

Chairman Deese: Asked who the owners to the other buildings behind this are, and do they have permission from the other owners. Asked if they are allowed to have bays open on the front of that building due to the Highway Corridor.

Ms. Davis/ Planning: Answered that it is a shared drive for all the properties directly behind it, but that would be determined at the site plan phase and further speculated that she doesn't believe they would have gone this far without it. She stated that a lot would be determined at the site plan phase and that she believes they may have bays open on the front, but not parking.

Rosa Sansbury/ Planning Commission: Noted that a similar situation happened in Van Wyck and asked what guarantee would there be that the business would operate as a minor automotive repair and not a major automotive repair, and who would oversee that. Iterated to Mr. Deese that he is correct that the bays cannot open on the front of that building.

Ms. Davis/ Planning: Iterated that it is a chain business mainly focused on oil changes and gave a comparison to Jiffy Lube.

Chairman Deese: Asked if they were any questions. Announced that the public hearing is open and as no one had signed to speak on this matter announced that the public hearing is closed.

Jim Barnett/ Planning Commission: Made a motion to **APPROVE** and Sheila Hinson seconded the motion. No discussion was made. Motion to approve passed by a vote of 4-0.

VOTE: UNANIMOUS MOTION CARRIED

Public Hearing

SD-019-0380 – WALNUT CREEK Major Subdivision Preliminary Plat
TM#: 0020-00-002.02 - Charlotte Highway and Walnut Creek Parkway
Zoning District: PDD 8
Applicant: R. Joe Harris & Associates

Robert Tefft /Senior Planner: Stated that the applicant has requested a continuance to the meeting of May 19, 2020 due to various transactional reasons. Noted that many citizens have contacted the offices on the matter.

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Chairman Deese: Asked for a motion for the May meeting.

Rox Burhans/Development Services Director: Suggested that if there is a continuance to leave the public portion open for comments.

Chairman Deese: Iterated to create the opportunity for comments now or at the May meeting. No one has signed up for citizens comments. No one has signed up for public hearing. Considered to be out of public hearing and will not be a public hearing in the regular meeting following this one.

Rox Burhans/Development Services Director & Tommy Morgan/ County Attorney: Both iterated that if you have a motion for continuance where you can have to table this entire application before you and have it come up at the next meeting and have the opportunity for the public to have their comment and hearing at that point and time.

Chairman Deese: Asked Mr. Tefft what he suggests.

Robert Tefft /Senior Planner: Stated that the matter should be tabled until the May 19, 2020 meeting.

Tommy Morgan/County Attorney: Gave his advice on the motion to table would take everything before the Commission now via the public comment and it would all go forward into the meeting of May 19, 2020.

Chairman Deese: Calls for a motion to **TABLE** the vote and a motion was made by Jim Barnett and Sheila Hinson seconded the motion that the public hearing and all attachments will be heard at the meeting of May 19, 2020. Motion to table passed by a vote of 4-0.

VOTE: UNANIMOUS MOTION CARRIED

Public Hearing

AMENDMENT OF THE COMPREHNSIVE PLAN

Applicant: Staff

Rox Burhans/Development Services Director: Noted that this item had been discussed before in 2019, and that the current Comprehensive Plan was adopted in December 2014. The development of a new plan per state law asked that the Planning Commission undertake a review and consider update every five years to take into consideration of changing conditions. demographic data, reviewed in 2019 came back to the Planning Commission the list of demographic data that we thought was right for update using National and State resources. We have updated tables and commentary and referenced as appendix B within the comprehensive plan. He speculates we are a very fast growing

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county in population and employment. Diverse community as well. They did focus on a narrow and modest update knowing the upcoming budget process to go before council to fund a new Comprehensive Plan. It will Councils Decision he's aware of. He addresses the feedback today received has been supportive. Anticipate kicking off the Comprehensive Plan in the fiscal year of 2021.

Chairman Deese: Asked if there was any further discussion. Called for a motion.

Rosa Sansbury /Planning Commission: Made the motion to **APPROVE** and Sheila Hinson seconded.

Chairman Deese: Announced that the public hearing is open and as no one had signed to speak on this matter announced that the public hearing is closed. Called for a vote and the motion passed by a vote of 4-0.

VOTE: UNANIMOUS MOTION CARRIED

New Business – Rox Burhans/Development Services Director

- Mr. Burhans: Stated the most recent collection Heelsplitter mitigation credits. There is a Heelsplitter Overlay District and when development is constructed in the district and creates land disturbance they pay a credit to the mitigation bank and that money will be funneled in into improvements in the community related to stormwater and preservation activities for the Carolina Heelsplitter Mussel. We had credits taken in for the Wide Waters 521 Project at Shelly Mullis and 521. The Apartments in Commercial Mixed Use site, took in roughly \$145,000 and the Allady at the Promenade provided credits of almost \$29,000 and Cross Ridge Boulevard provided almost \$30,000.
- Chairman Deese: Announced that County Council wants the board to nominate a board member of the year for the Planning Commission. He asked Mr. Burhans to help with this nomination because he felt the board has worked so well together and it would be difficult for him to single out one person.
 - Mr. Burhans: Gave his gratitude to the board on their hard work and effort for all they do. Noted that the winner of the award would be announced that the award dinner to be held Thursday, June 11th at 6pm. Noted that the Catawba Regional Council of Governments will be reviewing the nominations and will make the determination.
 - Jim Barnett: Nominated Mr. Deese for consideration and gives his gratitude for Mr. Deese's service to the board. Sheila Hinson seconded the motion. Rosa Sansbury asked if it could be put off until a full board was in attendance to have the other board members participate.
 - Chairman Deese: Noted that the nomination had to be given to Clerk to Council prior to the next scheduled meeting.

- Mr. Burhans: Confirmed that the nomination had to be turned in by the 13th of May.
- The motion passed by a vote of 4-0.
- Mr. Burhans announced the nomination brought forward by the board for Mr. Charles Deese and is nominated for Board Member of the year by the Planning Commission.
- Chairman Deese: Announced his gratitude for the board and staff and the attorney.

Overview of next Month's Agenda:

Rox Burhans/Development Services Director: Announced the May meeting will be active with three rezoning cases. We will have all notification to the board published and emails also for your records. Announced that there will not be a May Planning Commission Workshop due to public safety concerns stemming from Covid-19.

Also Mr. Burhans: Announced the arrival of Katie Sees' baby girl.

Also Mr. Burhans: Announced the RFQ for a strategic update of the UDO. Received some proposals presently evaluated and announcement later on about a selected contractor.

Also Mr. Burhans: Announced that an item on County Council's agenda is an invitation to participate in a build grant from the Department of Transportation with Union County, North Carolina and 10 of its 14 municipalities to study the relationship between land use, growth, stormwater and roadways. If approved, it will be a multi-year study to give recommendations on infrastructure upgrades for the County and DOT to help minimize flooding in the community.

Chairman Deese: Asked for a motion to close the meeting. Jim Barnett made the motion and Sheila Hinson seconded the motion and there being no further business to discuss.

ADJOURN AT 8:02PM.

VOTE: UNANIMOUS MOTION CARRIED

Respectfully Submitted,

Mika Garris/ Zoning Clerk

Agenda Item Summary

Ordinance # / Resolution #: SD-019-0380

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 5/19/2020

Issue for Consideration:

See attached staff report

Points to Consider:

See attached staff report

Recommendation:

See attached staff report

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	5/12/2020	Planning Staff Report
Ex 1: Location Map / Zoning Map	4/6/2020	Exhibit
Ex 2: Preliminary Plat	4/6/2020	Exhibit
Ex. 3 TRC/Evolve Comments	4/6/2020	Exhibit
Ex. 4: Citizen Comments	5/12/2020	Exhibit

PROPOSAL:	Major Subdivision Preliminary Plat for a 67-unit residential subdivision (townhomes)
PROPERTY LOCATION:	Southwest corner of Charlotte Highway and Walnut Creek Parkway (TM# 0020-00-002.02)
ZONING DISTRICT:	Planned Development District (PDD-8)
APPLICANT:	R. Joe Harris & Associates, Inc.
COUNCIL DISTRICT:	District 1, Terry Graham

OVERVIEW & BACKGROUND:

Background

An application for Major Subdivision approval was submitted on March 4, 2019. The application was processed and a Conditional Approval granted to the applicant on May 3, 2019; however due to an oversight on the County's behalf, the application was never brought before the Planning Commission for final action. As part of the review of the subsequently submitted civil plans, the Planning Department identified this oversight and notified the applicant. The applicant has submitted a revised Major Subdivision Preliminary Plat for consideration by the Planning Commission.

The subject property is part of the larger Walnut Creek (FKA Edenmoor) Planned Development District (PDD-8). At the time of its approval in 2006, the Walnut Creek Master Plan intended to see the subject property developed with commercial uses. The applicant is currently in the process of amending this Master Plan to develop the subject property with townhomes instead of commercial uses. Based upon the language included in the PDD, this change, once submitted, will be approved.

Site Information

The 10.1-acre subject property is at the southeast corner of Charlotte Highway and Walnut Creek Parkway and is bordered by the CSX Railroad right-of-way. The property is currently vacant.

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	PDD-8; Institutional (INS)	Vacant; EMS Station
South	Lancaster County	Rural Neighborhood (RN)	Vacant
East	Lancaster County	PDD-8	Vacant
West	Lancaster County	Rural Neighborhood (RN)	Single-Family Dwelling

Zoning

As previously discussed, the Walnut Creek PDD-8 governs the development of the overall subdivision and the approved Walnut Creek Master Plan proposes commercial development on the subject property. An amendment to allow for townhouse development on the property will be necessary.

PHOTOS OF PROJECT AREA:



*Looking east from Charlotte Highway (US 521)
toward subject property*



*Looking north along Charlotte Highway (US 521)
with subject property on the right*



*Looking south along Charlotte Highway (US 521)
with subject property on the left*



*Looking west across Charlotte Highway (US 521)
from subject property*

DEVELOPMENT SUMMARY

Development Summary	
<i>Site Acreage</i>	10.06 acres
<i>Proposed Lots</i>	67
<i>Open Space</i>	5.2 acres open space area (348 acres within overall Walnut Creek development)
<i>Streets</i>	Publicly maintained

Traffic Impact Analysis (TIA)

UDO Chapter 6 requires TIAs for projects generating more than 50 peak hour cumulative trips per day. This project will not require a TIA as it will not exceed the established threshold.

STAFF RECOMMENDATION:

Staff recommends **approval** of this Major Subdivision Preliminary Plat application for a 67-unit residential subdivision (townhomes), subject to the following conditions:

1. Amend the Master Plan to change the intended use of the subject property from commercial to townhomes; and,
 2. Address outstanding TRC/Evolve comments.
-

ATTACHMENTS:

1. Location Map/ Zoning Map
2. Preliminary Plat
3. TRC/Evolve Comments
4. Citizen Comments

STAFF CONTACT

Robert G. Tefft
Senior Planner
rtefft@lancastersc.net
803-416-9394

Location Map

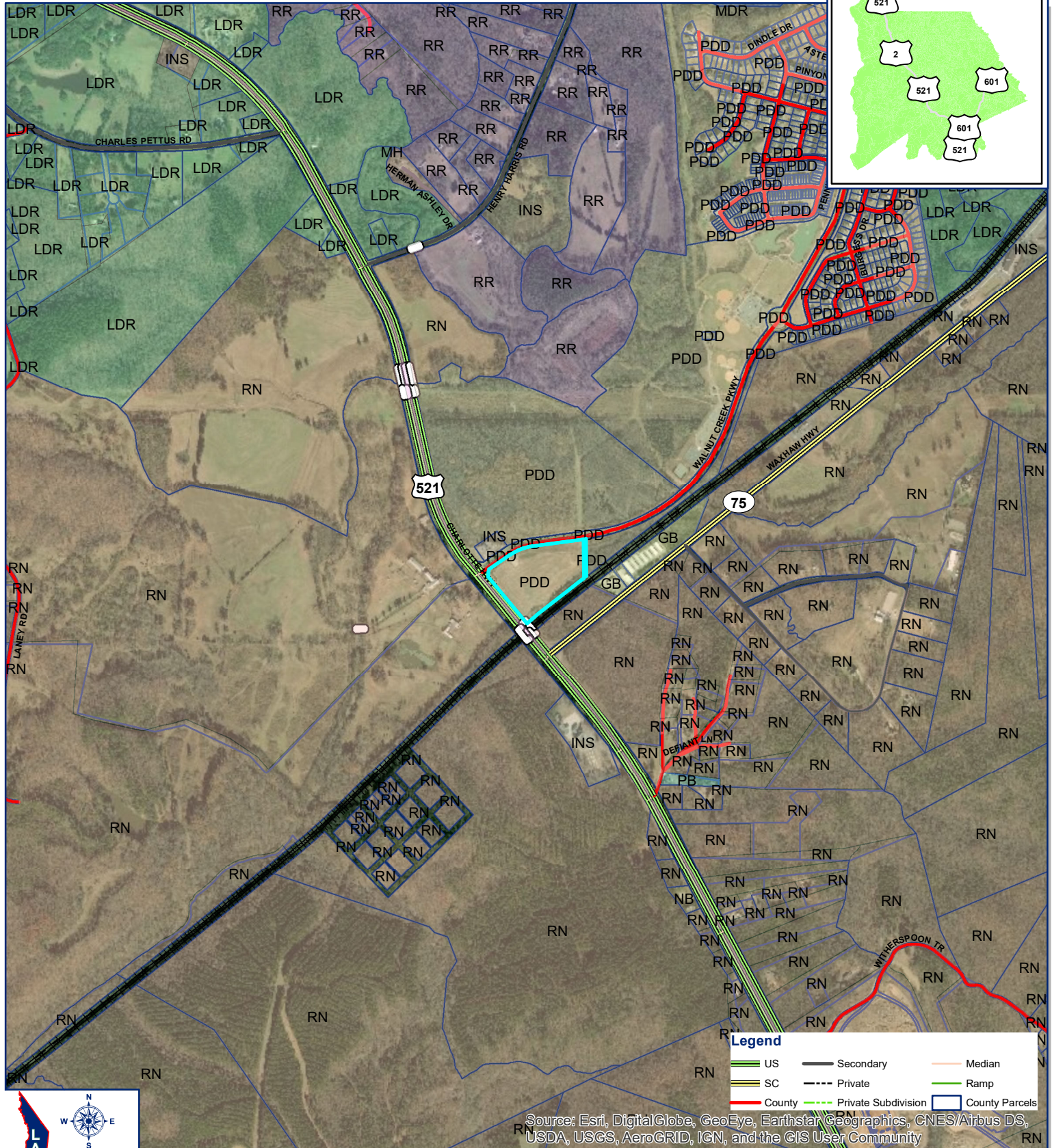
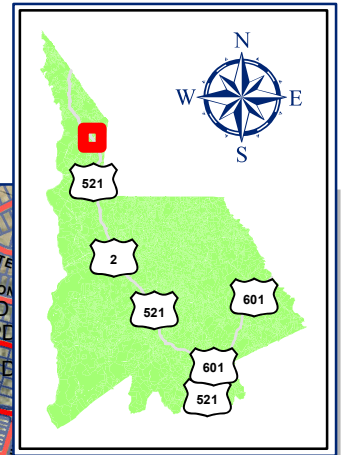
Case Number: SD-019-0380

Proposal: Residential Subdivision

Parcel Description: 0020-00-002.02

Applicant: R. Joe Harris & Associates

Map Date: March 24, 2020
Map Created By: RT

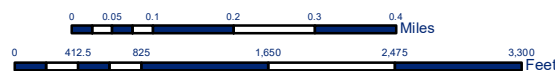


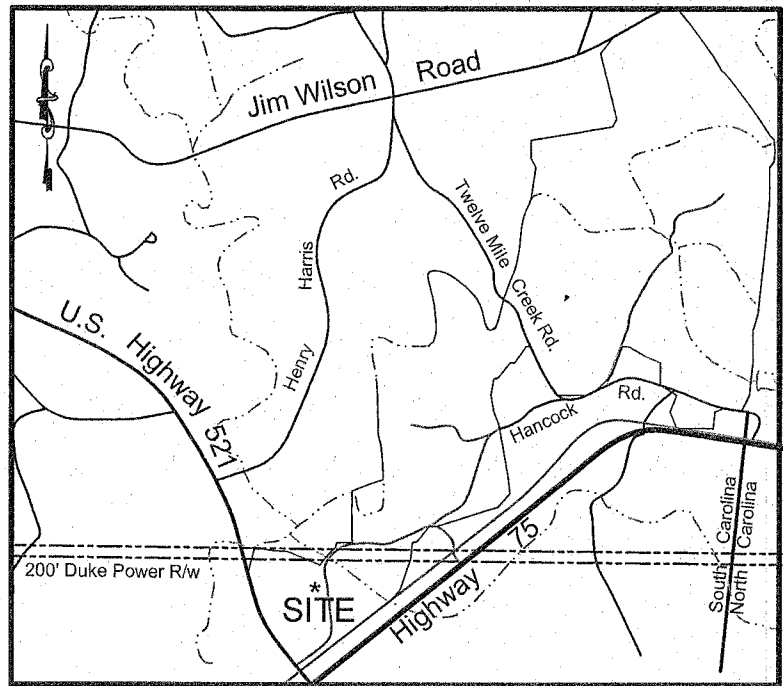
Legend

- | | | |
|--------|---------------------|----------------|
| US | Secondary | Median |
| SC | Private | Ramp |
| County | Private Subdivision | County Parcels |

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information is subject to change at any time.





DEVELOPMENT INFORMATION:

PROJECT: WALNUT CREEK
LANCASTER COUNTY, SOUTH CAROLINA

DEVELOPER: EDENMOOR LAND ACQUISITION, LLC
C/O L STAR COMMUNITIES
8432 REA ROAD, SUITE F
CHARLOTTE, NORTH CAROLINA 28277

CONTACT PERSON: SCOTT MONDAY
PHONE: 704-944-3294
P.I.N.: 020-00-002.00, 020-00-005.00, 020-00-006.00,
020-00-007.00, 020-00-008.00, 020-00-009.00,
015-00-055.01, 015-00-028.00, 015-00-024.00,
015-00-024.01, 015-00-011.00, 015-00-017.00,
015-00-013.00, 015-00-012.00, 015-00-021.00
(PINS ARE ORIGINAL MASTER TRACT NO.'S)

ZONING: PDD-8
ACREAGE: 932.75 ACRES TOTAL
USE (EXISTING): VACANT, PARTIALLY WOODED
USE (PROPOSED): SINGLE FAMILY RESIDENTIAL
SETBACKS: FRONT - 20 FT.
SIDE - 5 FT.
REAR - 10 FT. (CORNER)
REAR - 15 FT.

MIN. LOT SIZE: 2,098 S.F. (TOWNHOMES)
MIN. LOT WIDTH: 21 FT. (TOWNHOMES)
R/W WIDTH: VARIES

- ALL ACRES NOTED ARE APPROX. AND SUBJECT TO FINAL DESIGN AND VERIFICATION

THE PETITIONER SHALL RESERVE THE ABILITY TO MAKE MINOR ADJUSTMENTS TO THE PLAN PER FINAL ENGINEERING DESIGN ANALYSIS. PROVIDED THE INTENT OF THE PLAN IS MAINTAINED AS CURRENTLY DEPICTED. MINOR ADJUSTMENTS SHALL BE SUBJECT TO ADMINISTRATIVE APPROVAL BY THE LANCASTER COUNTY PLANNING DEPARTMENT. ADMINISTRATIVE APPROVAL SHALL INCLUDE CHANGES IN THE DISTRIBUTION OF LOT SIZES AS LONG AS PETITIONER DOES NOT EXCEED TOTAL NUMBER OF RESIDENTIAL UNITS ALLOWED WITH PDD-8 ORDINANCE #504. MINOR REVISIONS TO INTERIOR ROAD ALIGNMENTS, AND OTHER CHANGES THAT MAY BE NECESSITATED AS PART OF FINAL ENGINEERING DESIGN AND AS DICTATED BY MARKET DEMAND.

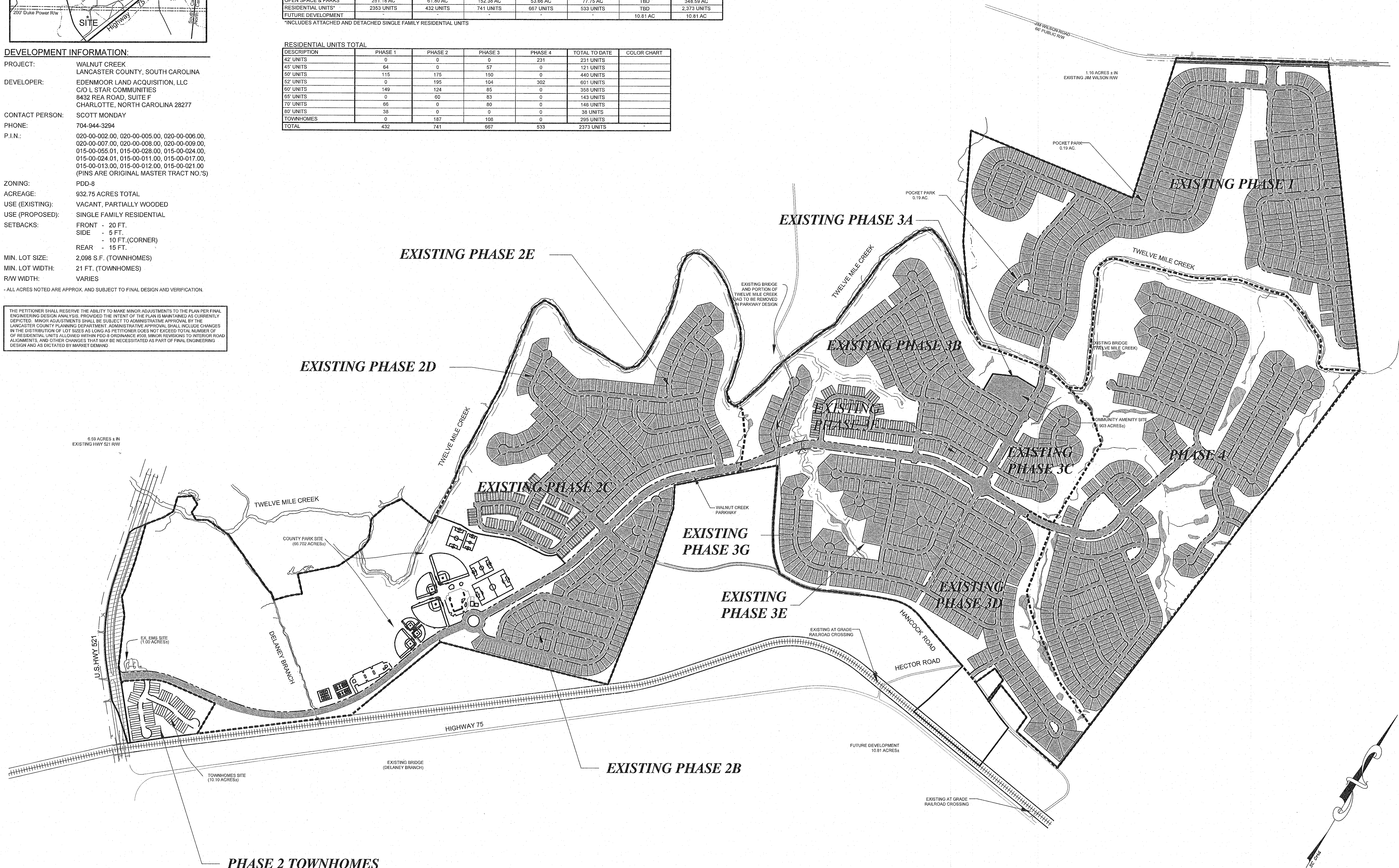
PDD-8 ORDINANCE #504 TABLE OF USES

LAND USE	BY ORDINANCE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	FUTURE	TOTAL TO DATE
COMMERCIAL	41.40 AC	0.00 AC	0.00 AC	TBD	TBD	TBD	0.00 AC
BUSINESS PARK	32.50 AC	0.00 AC	TBD	TBD	TBD	TBD	0.00 AC
A. HOTEL	200 ROOMS	0.00 AC	TBD	TBD	TBD	TBD	0.00 AC
TOWN CENTER	25.40 AC	0.00 AC	TBD	TBD	TBD	TBD	0.00 AC
A. APARTMENTS	200 UNITS	0.00 AC	TBD	TBD	TBD	TBD	0.00 AC
OPEN SPACE & PARKS	251.18 AC	61.80 AC	152.38 AC	53.86 AC	77.75 AC	TBD	345.59 AC
RESIDENTIAL UNITS*	2353 UNITS	432 UNITS	741 UNITS	667 UNITS	533 UNITS	TBD	2,373 UNITS
FUTURE DEVELOPMENT						10.81 AC	10.81 AC

*INCLUDES ATTACHED AND DETACHED SINGLE FAMILY RESIDENTIAL UNITS

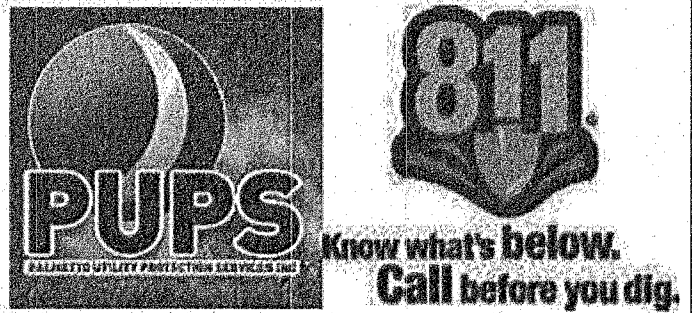
RESIDENTIAL UNITS TOTAL

DESCRIPTION	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL TO DATE	COLOR CHART
42 UNITS	0	0	0	231	231 UNITS	
45 UNITS	64	0	57	0	121 UNITS	
50 UNITS	115	175	150	0	440 UNITS	
52 UNITS	0	195	104	302	601 UNITS	
60 UNITS	149	124	85	0	358 UNITS	
65 UNITS	0	60	83	0	143 UNITS	
70 UNITS	68	0	80	0	148 UNITS	
80 UNITS	38	0	0	0	38 UNITS	
TOWNHOMES	0	187	108	0	295 UNITS	
TOTAL	432	741	667	533	2373 UNITS	

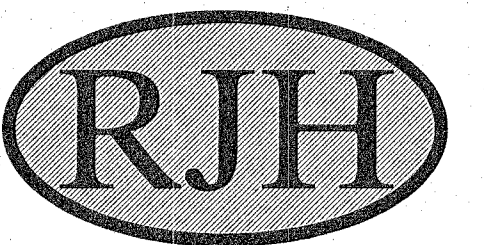


Walnut Creek

DATE	ISSUED FOR	REV
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03/12/20	Revisions per comments from County TRC	2



Engineer:

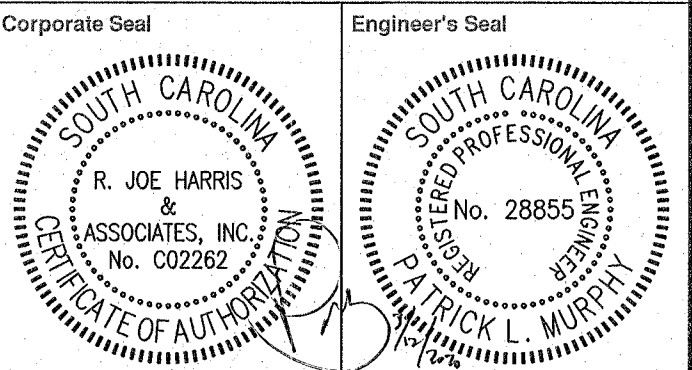


R. Joe Harris & Associates, Inc.
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127 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.



Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date April 16, 2019	Asbuilt Date -

Asbuilt Drawn -	Asbuilt Date -
--------------------	-------------------

Client



8430 REA ROAD, SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 944-3294

Project:

Walnut Creek Phase 2
Townhomes

Drawing Title:

Overall Subdivision Plan

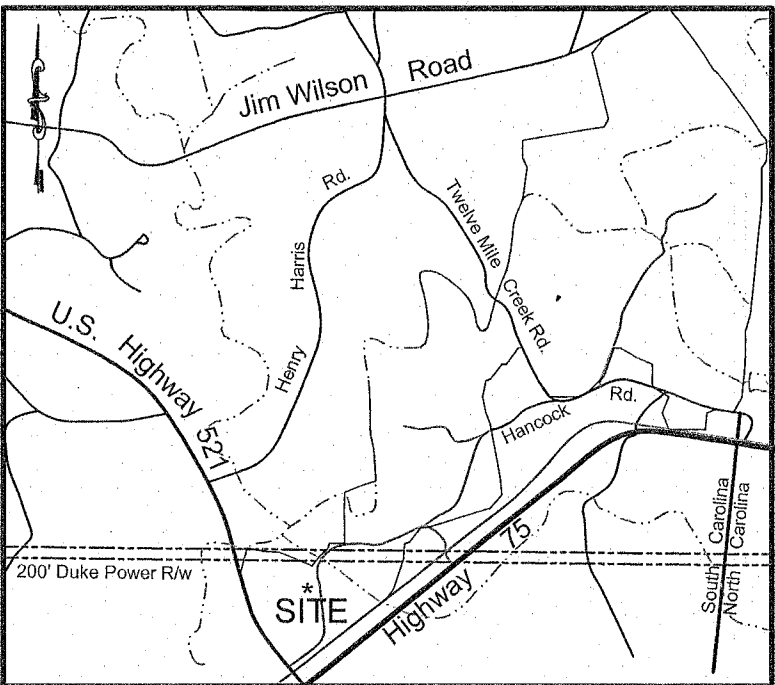
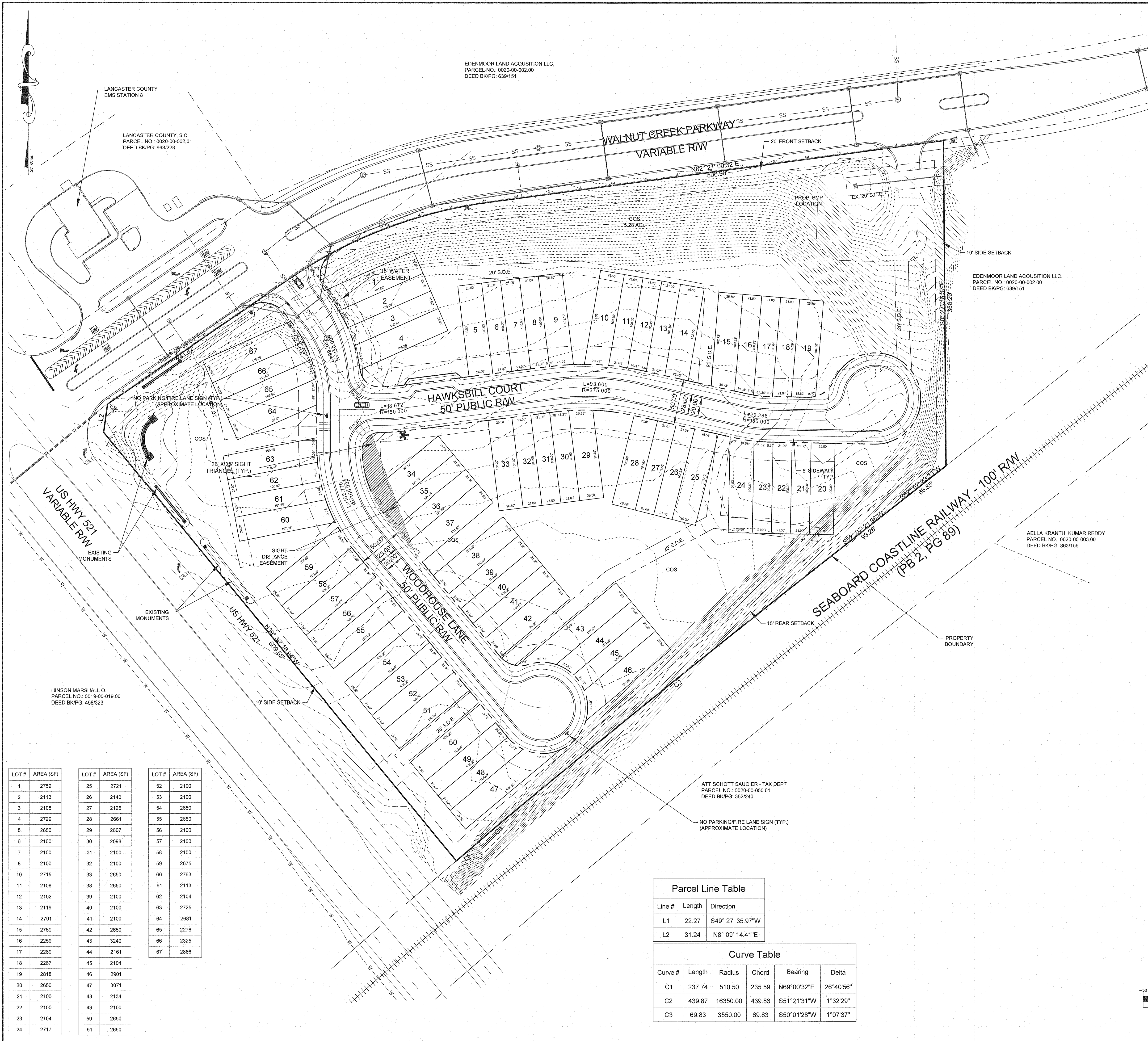
Project No.

2959

DWG File Name:

2959-Overall Subdivision Plan (Revised)

OVERALL



VICINITY MAP - N.T.S.

Development Information:

Project Name: Walnut Creek Phase 2 Townhomes
Lancaster County, South Carolina

Owner: Edenmoor Land Acquisition II, LLC
c/o Saybrook Fund Investors, LLC
501 Santa Monica Blvd., Suite 607
Santa Monica, California 90401
Phone: (310) 601-3705

Developer: LStar Ventures
8430 Rea Road, Suite F
Charlotte, North Carolina 28277
Phone: (704) 944-3294

Tax I.D.: A portion of 0020-00-002.00

Site Acreage: 10.06 Ac.± (Total Site)

Open Space: 2.01 Ac.± Required (5.28 Ac.± Actual)

Zoning: PDD-8

School District: Lancaster County School District

Fire District: Indian Land Fire District

Setbacks/Buffers: Front - 20 ft
Side - 10 ft
Rear - 15 ft
20' Min. Fire Separation

Land Use: Existing - Vacant
Proposed - Residential

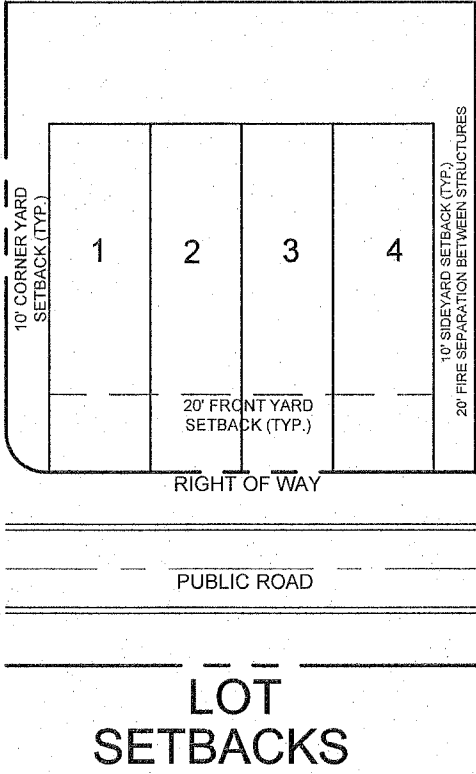
Units Proposed: 67 Units

Min Unit Width: 21 ft

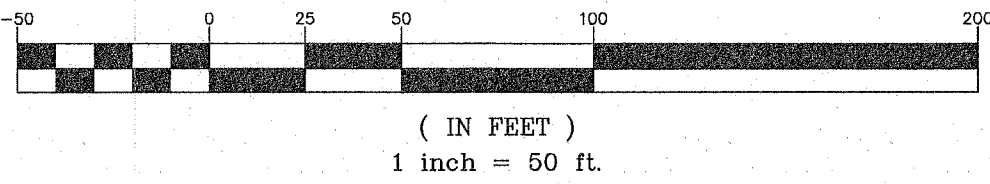
Unit Size Range: 2,058 Sq. Ft - 3,240 Sq. Ft

* Approximate location of mailbox CBU

ROAD NAME	LENGTH (LF)
HAWKSBILL	603
WOODHOUSE	576



GRAPHIC SCALE



LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	2759	25	2721	52	2100
2	2113	26	2140	53	2100
3	2105	27	2125	54	2650
4	2729	28	2661	55	2650
5	2650	29	2607	56	2100
6	2100	30	2098	57	2100
7	2100	31	2100	58	2100
8	2100	32	2100	59	2675
10	2715	33	2650	60	2763
11	2108	38	2650	61	2113
12	2102	39	2100	62	2104
13	2119	40	2100	63	2725
14	2701	41	2100	64	2681
15	2789	42	2650	65	2276
16	2259	43	3240	66	2325
17	2289	44	2161	67	2886
18	2287	45	2104		
19	2818	46	2901		
20	2650	47	3071		
21	2100	48	2134		
22	2100	49	2100		
23	2104	50	2650		
24	2717	51	2650		

Parcel Line Table			
Line #	Length	Direction	
L1	22.27	S49° 27' 35.97"W	
L2	31.24	N8° 09' 14.41"E	

Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C1	237.74	510.50	235.59	N69°00'32"E	26°40'56"
C2	439.87	16350.00	439.86	S51°21'31"W	1°32'29"
C3	69.83	3550.00	69.83	S50°01'28"W	1°07'37"

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Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
127 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (815) 802-1779

www.rjoharris.com

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Project Manager
I. Bailey

Department Manager
P. Murphy

Print/Plot Date
April 16, 2019

Asbuilt Drawn
-

Client
LSTAR VENTURES

Drawn
J. Vavrina

Checked
P. Murphy

Asbuilt Date
-

8430 REA ROAD, SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 944-3294

Project:
Walnut Creek Phase 2 Townhomes

Drawing Title:
Preliminary Plat

Project No.
2959
DWG File Name:
Preliminary Plat (Revised)

Drawing No.
SP-1

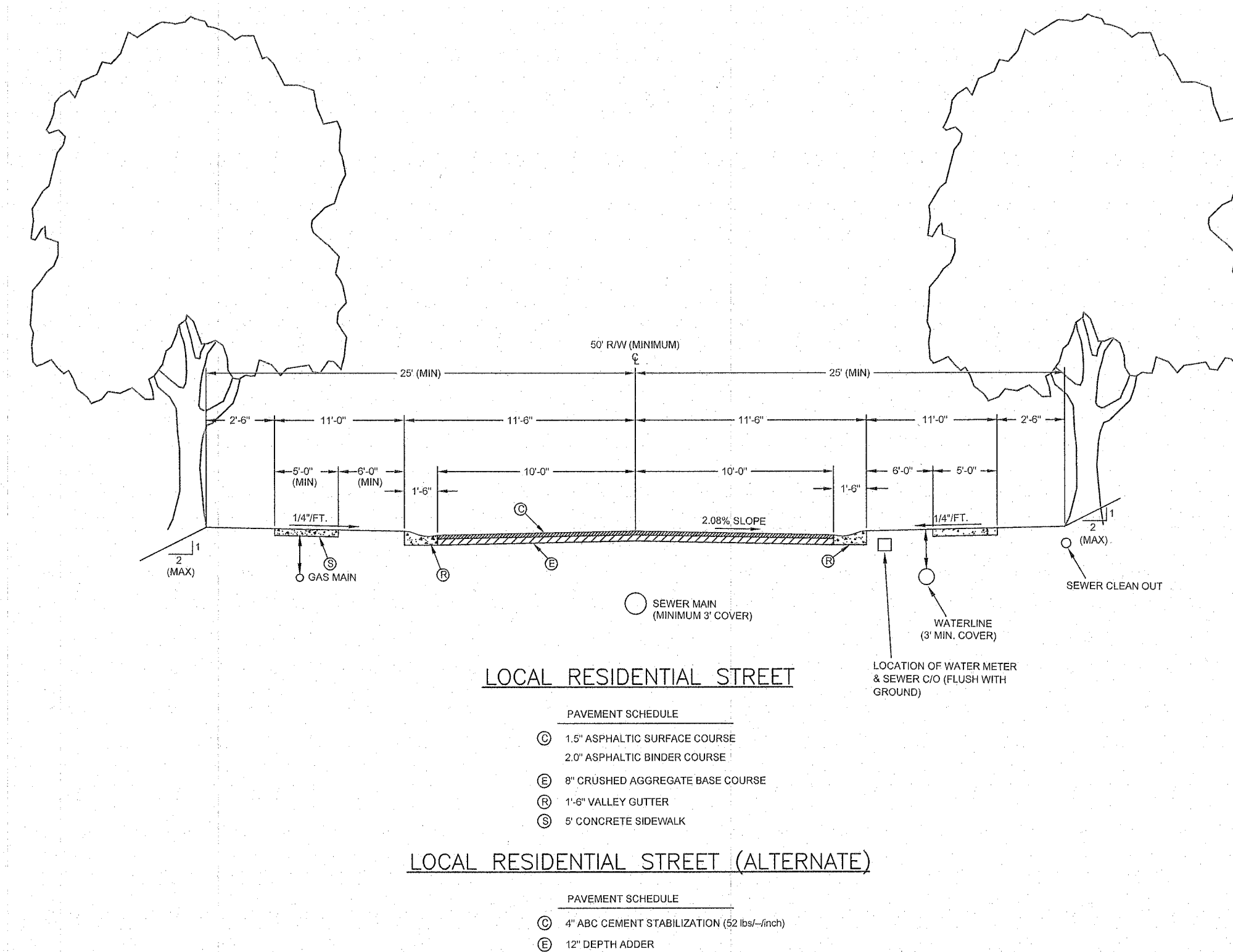
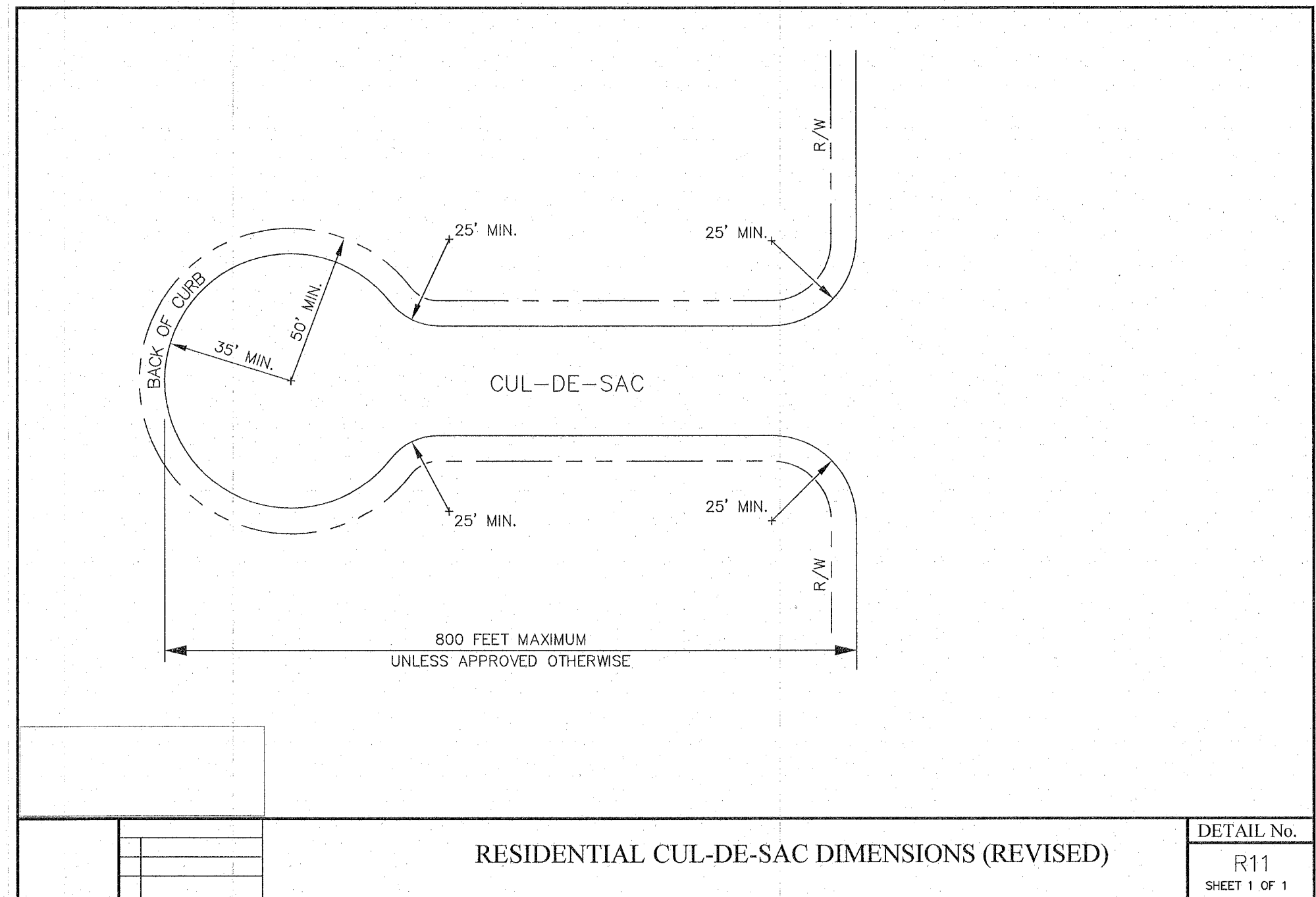
ZONING: 1. PROPERTY IS ZONED PLANNED DEVELOPMENT DISTRICT - 8.

ROADS: 1. ROADS TO BE BUILT ACCORDING TO PLANNED DEVELOPMENT DISTRICT - 8 OR AS SHOWN AND APPROVED BY LANCASTER COUNTY. ALL ROADS TO BE ACCEPTED FOR MAINTENANCE BY LANCASTER COUNTY AND NOTED ON CONSTRUCTION PLANS, PLATS, ETC.
2. THE STANDARD CONNECTIVITY INDEX SHALL HAVE A MEASUREMENT OF 1.30.
CONNECTIVITY INDEX (LINKS / NODES) = 1.00
- 3 NODES
- 3 LINKS
3. STREET SIGNS WILL BE PROVIDED BY THE DEVELOPER.

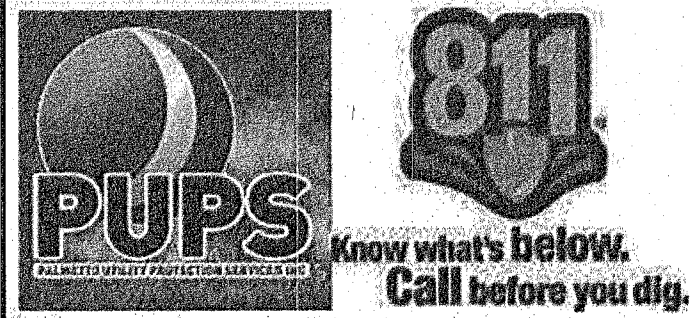
FIRE PROTECTION 1. NO BURNING OF EXISTING STRUCTURES AND/OR VEGETATIVE DEBRIS ON SITE UNLESS PRIOR PERMISSION FROM SCDHEC AND SC FORESTRY COMMISSION
2. WATERMAIN AND FIRE HYDRANT LOCATIONS HAVE NOT BEEN REVIEWED AND ARE SUBJECT TO SUBSEQUENT REVIEW/APPROVAL BY LANCASTER COUNTY FIRE MARSHAL AND LCWSD
3. FIRE HYDRANTS SHALL BE LOCATED SO NO HOUSING UNIT OR OTHER STRUCTURE IS MORE THAN 500-FT FROM THE HYDRANT.
4. AT NO TIME CAN A ROADWAY GREATER THAN 150 FEET IN LENGTH NOT HAVE AN ADEQUATE TURNAROUND FOR EMERGENCY APPARATUS. IN THE PHASED CONSTRUCTION, TEMPORARY TURNAROUNDS MAY BE ACCEPTABLE AS LONG AS THEY ARE CONSTRUCTED TO PUBLIC WORKS DEPARTMENT'S STANDARDS AND APPROVED BY PUBLIC WORKS.
5. FIRE HYDRANTS MUST BE IN PLACE AND ACCESSIBLE PRIOR TO VERTICAL CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
6. ACCESS TO THE SITE DURING CONSTRUCTION MUST BE ESTABLISHED AND MAINTAINED THROUGHOUT THE PROJECT FOR EMERGENCY SERVICES.

UTILITIES: 1. WATER AND SEWER TO BE PLANNED, DESIGNED AND PERMITTED IN ACCORDANCE WITH LANCASTER COUNTY WATER & SEWER DISTRICT POLICIES SPECIFIED IN THE DEVELOPER POLICY.

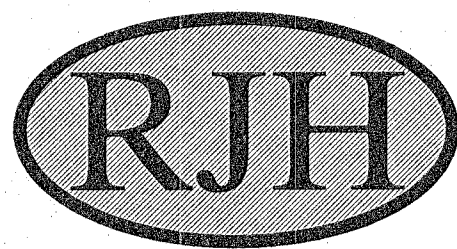
FLOOD: 1. NO PORTIONS OF THE DEVELOPMENT SITE ARE LOCATED WITHIN FEMA SPECIAL HAZARD FLOOD AREAS (SHFA).



DATE	ISSUED FOR	REV
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Engineer:



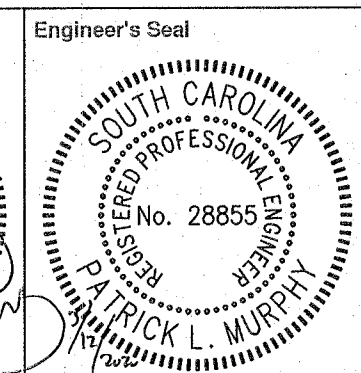
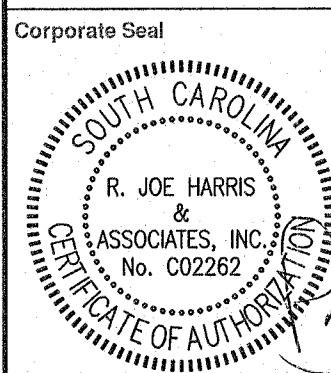
R. Joe Harris & Associates, Inc.

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127 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoe Harris.com

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Project Manager	Drawn
I. Bailey	J. Vavrina
Department Manager	Checked
P. Murphy	P. Murphy
Print/Plot Date	
April 16, 2019	
Asbuilt Drawn	Asbuilt Date
"	"

Client	
--------	--



LSTAR VENTURES

8430 REA ROAD, SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 944-3294

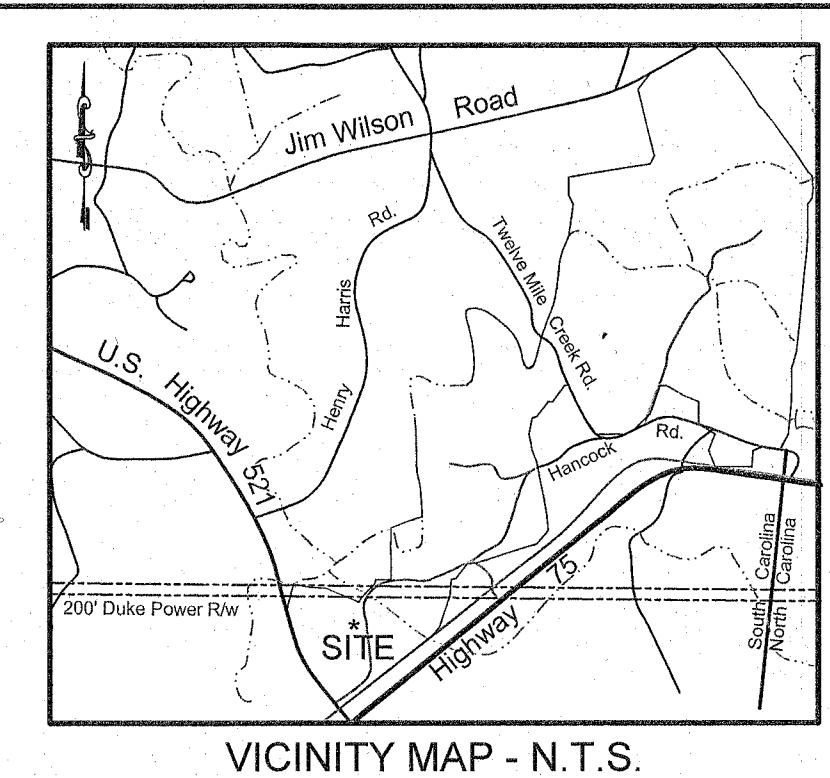
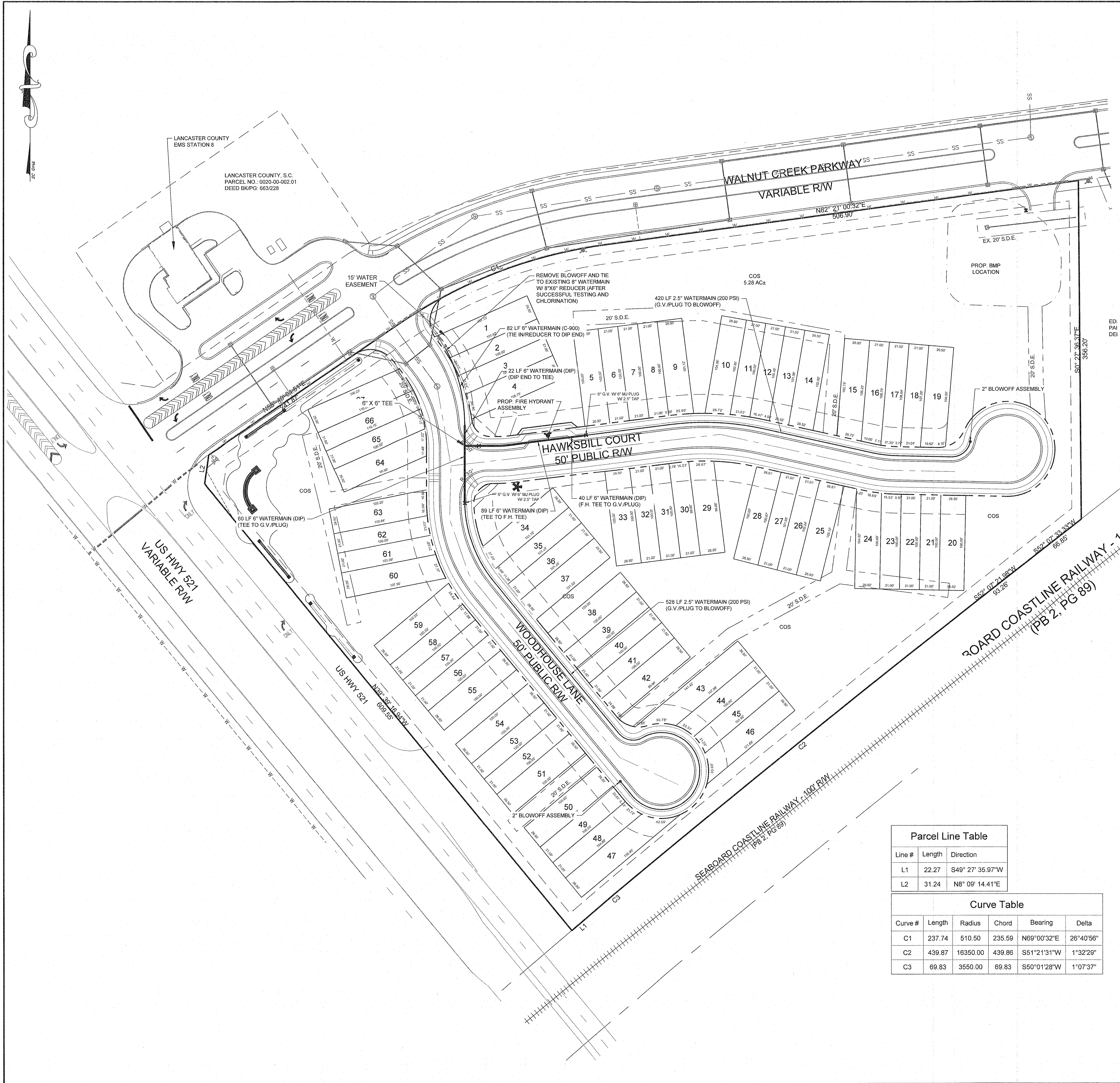
Project:

Walnut Creek Phase 2
Townhomes

Drawing Title:

Details

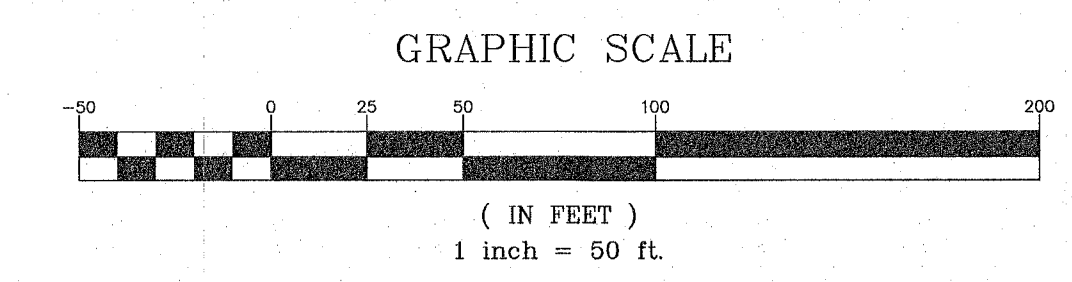
Project No.	Drawing No.
2959	SP-2
DWG File Name:	
Preliminary Plat (Revised)	



- LEGEND:
- W Existing Water Pipe
 - Existing Fire Hydrant
 - SS Existing Sewer Pipe
 - Existing Sewer Structure
 - Existing Storm Pipe
 - Existing Storm Structure

Parcel Line Table		
Line #	Length	Direction
L1	22.27	S49° 27' 35.97"W
L2	31.24	N8° 09' 14.41"E

Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C1	237.74	510.50	235.59	N69°00'32"E	26°40'56"
C2	439.87	16350.00	439.86	S51°21'31"W	1°32'29"
C3	69.83	3550.00	69.83	S50°01'28"W	1°07'37"



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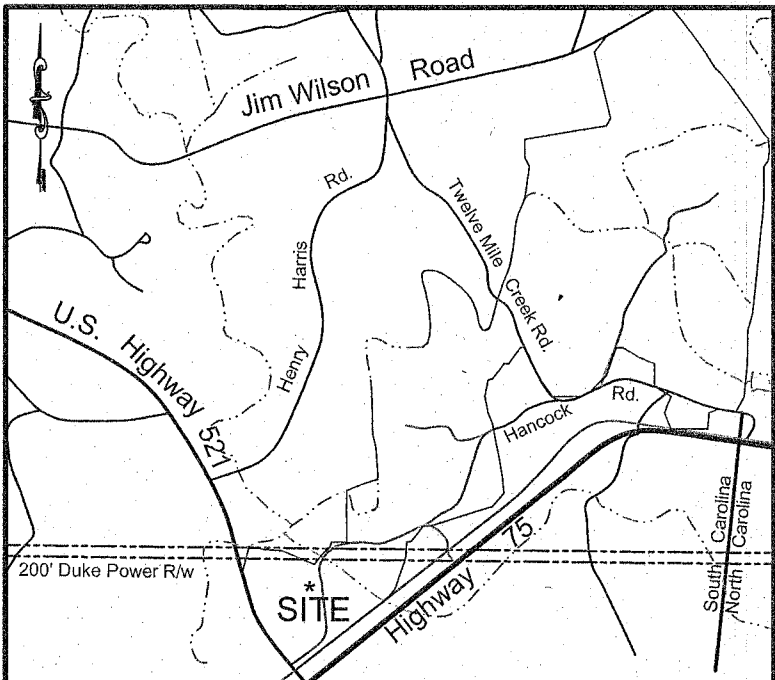
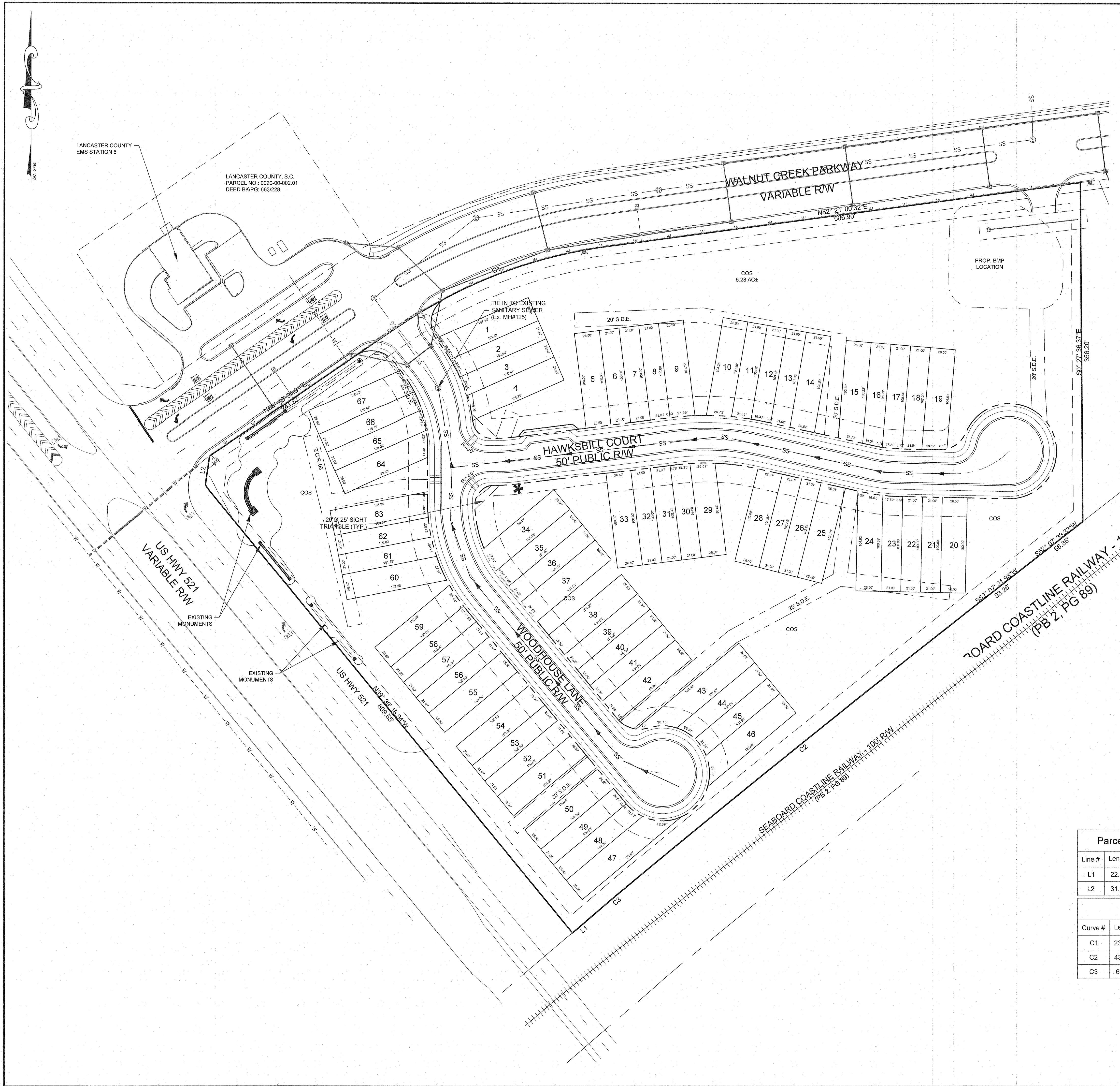
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www.rjoe-harris.com

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Corporate Seal 	Engineer's Seal
--------------------	---------------------

Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date April 16, 2019	
Asbuilt Drawn -	Asbuilt Date -
Client 8430 REA ROAD, SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 944-3294	
Project: Walnut Creek Phase 2 Townhomes	
Drawing Title: Water Layout	
Project No. 2950 DWG File Name: Preliminary Plat (Revised)	Drawing No. SP-3



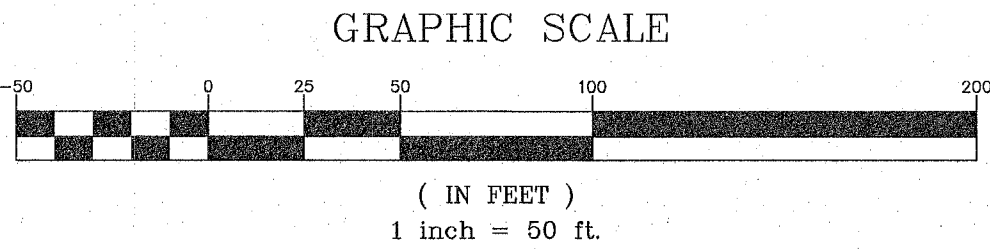
VICINITY MAP - N.T.S.

- LEGEND:
- W --- Existing Water Pipe
 - Existing Fire Hydrant
 - SS Existing Sewer Pipe
 - Existing Sewer Structure
 - Existing Storm Pipe
 - Existing Storm Structure

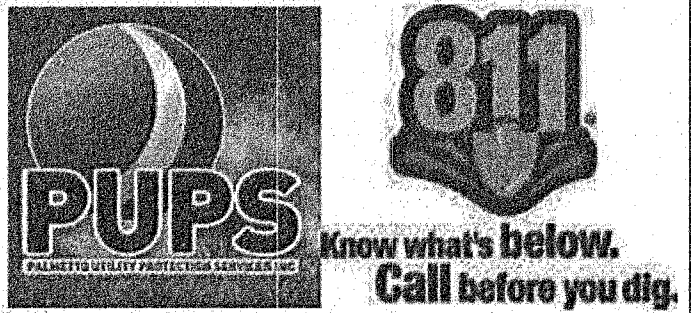
* Approximate location of mailbox CBU

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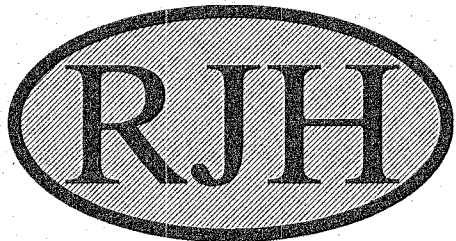
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Engineer:

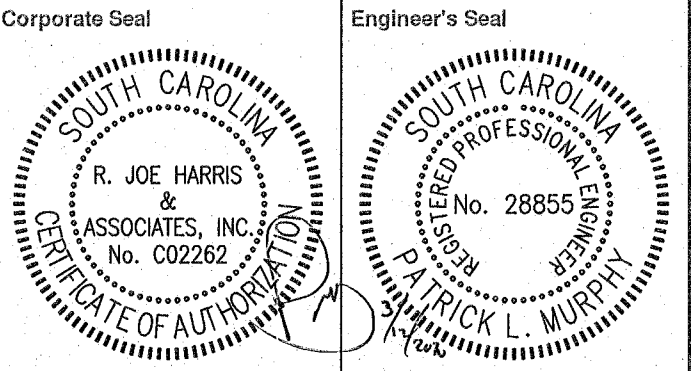


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Engineering • Land Surveying • Planning
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137 Bee Camp Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 802-1700

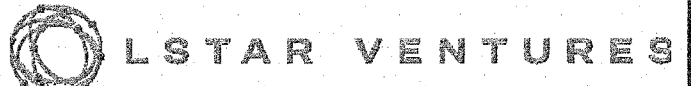
www.rjoharris.com

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Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date April 16, 2019	
Asbuilt Drawn -	Asbuilt Date -

Client



8430 REA ROAD, SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 944-3294

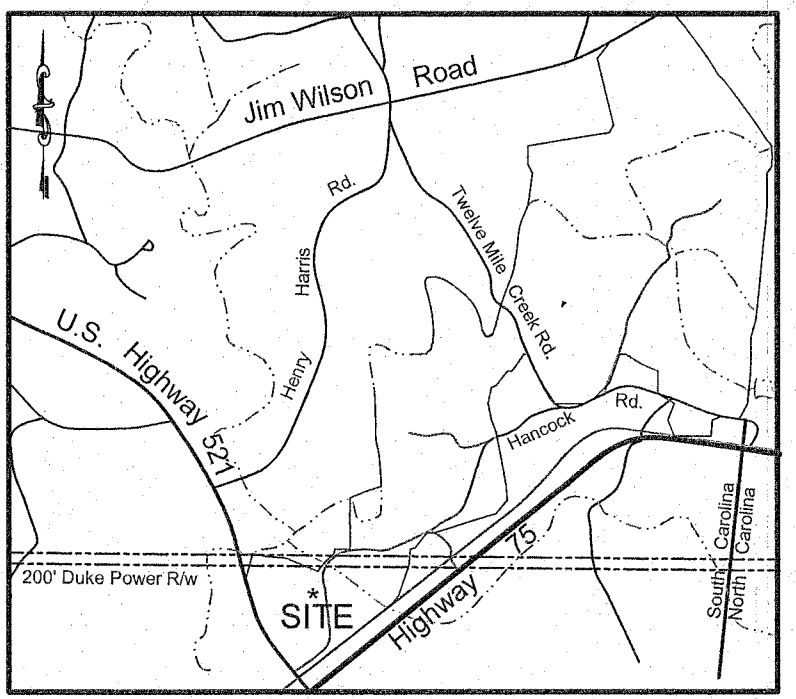
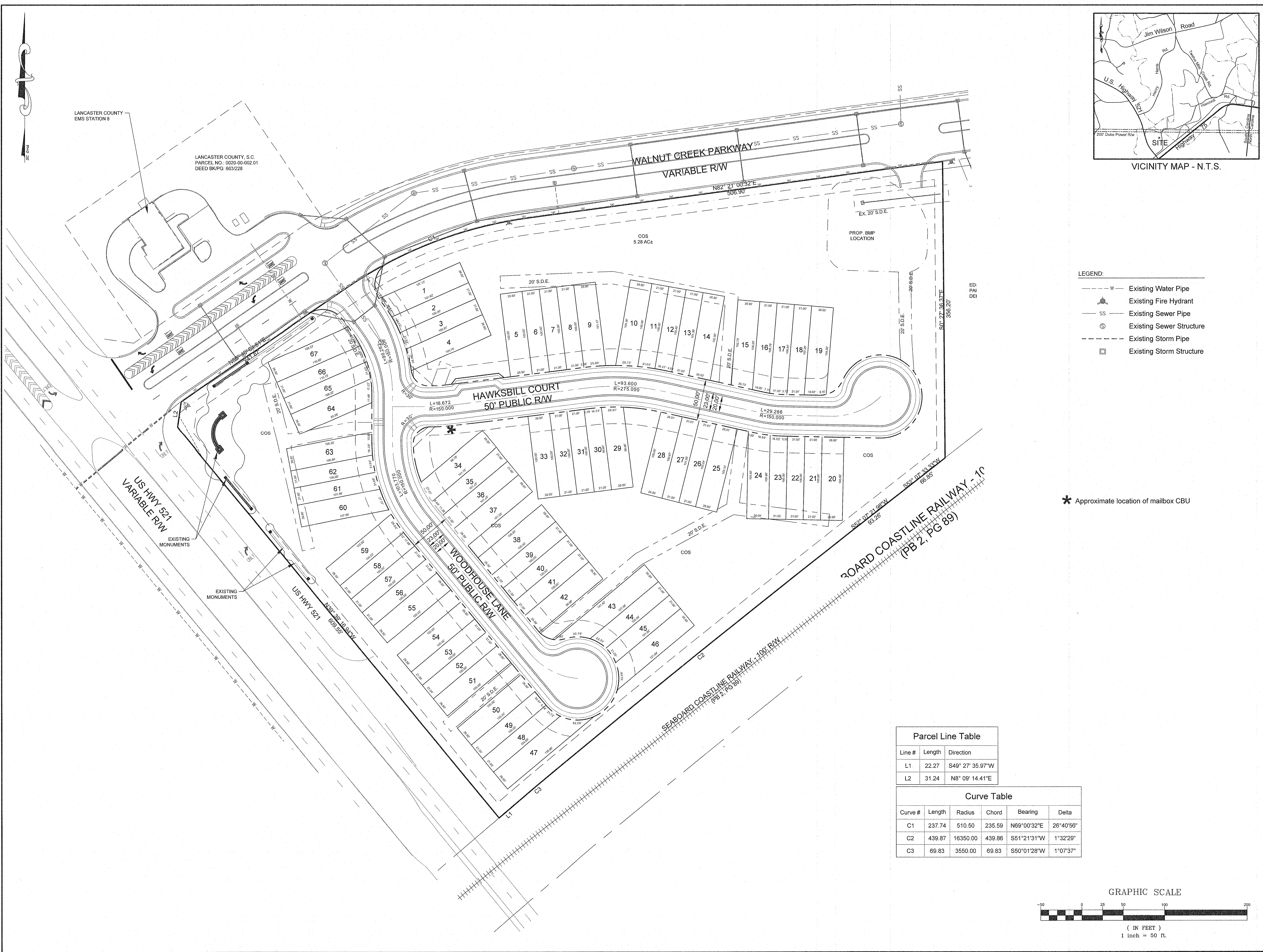
Project:

Walnut Creek Phase 2
Townhomes

Drawing Title:

Sanitary Sewer Layout

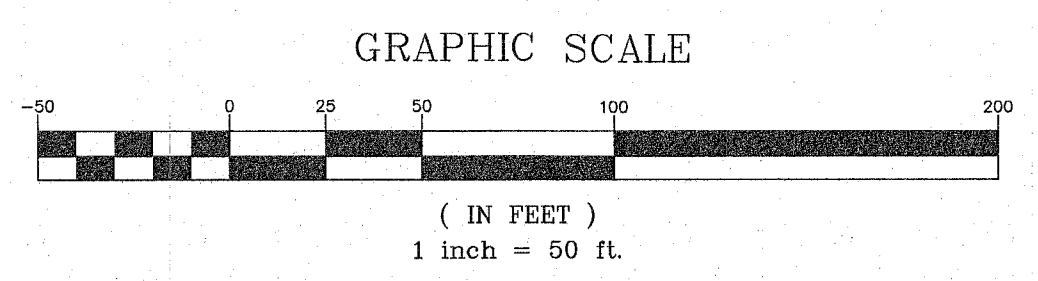
Project No. 2959 DWG File Name: Preliminary Plat (Revised)	Drawing No. SP-4
---	---------------------------------



- LEGEND:
- W Existing Water Pipe
 - Existing Fire Hydrant
 - SS Existing Sewer Pipe
 - Existing Sewer Structure
 - Existing Storm Pipe
 - Existing Storm Structure

Parcel Line Table			
Line #	Length	Direction	
L1	22.27	S49° 27' 35.97"W	
L2	31.24	N8° 09' 14.41"E	

Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C1	237.74	510.50	235.59	N69°00'32"E	26°40'56"
C2	439.87	16350.00	439.86	S51°21'31"W	1°32'29"
C3	69.83	3550.00	69.83	S50°01'28"W	1°07'37"



DATE	ISSUED FOR	REV
02/27/19	Initial Submittal to Lancaster County	0
04/16/19	Revisions per comments from County TRC	1
03/12/20	Revisions per comments from County TRC	2

Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
127 Bea Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoe-harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal	Engineer's Seal

Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date April 16, 2019	Asbuilt Date
Asbuilt Drawn	Asbuilt Date

Client

8430 REA ROAD, SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 944-3294

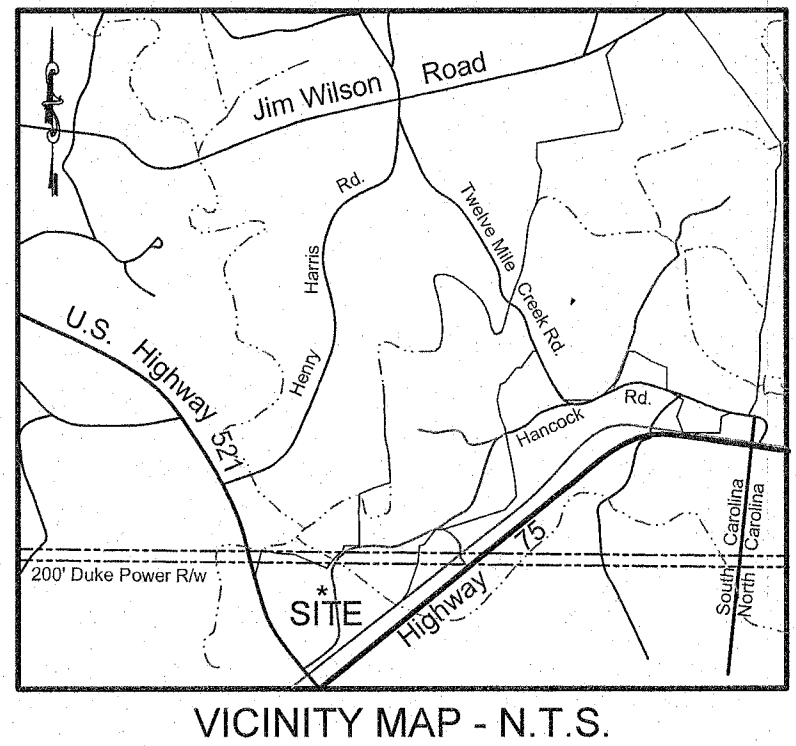
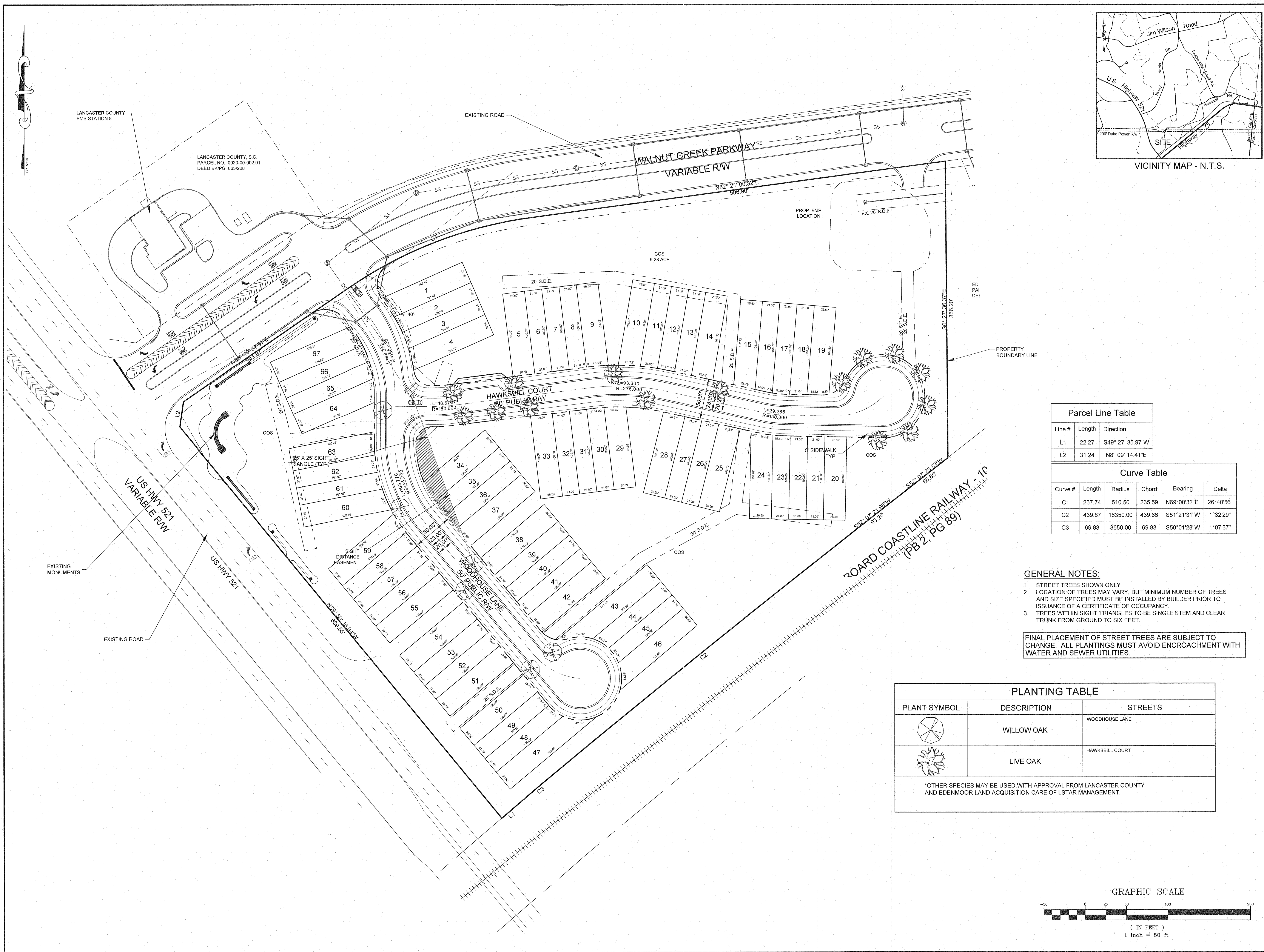
Project:

Walnut Creek Phase 2 Townhomes

Drawing Title:

Storm Layout

Project No. 2959 DWG File Name: Preliminary Plat (Revised)	Drawing No. SP-5
--	----------------------------



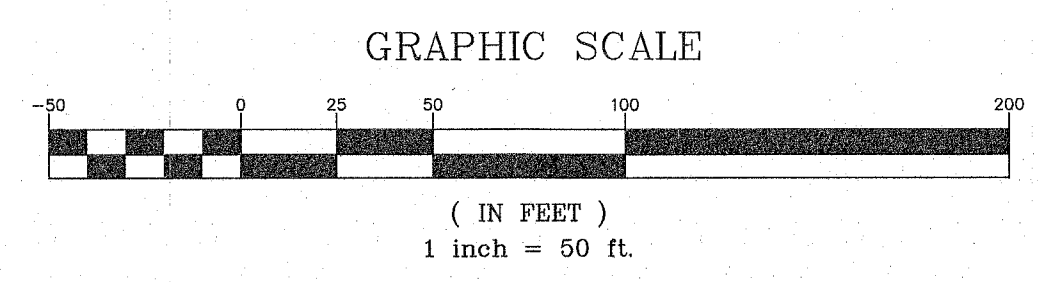
Parcel Line Table		
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C3	69.83	3550.00	69.83	S50°01'28"W	1°07'37"

- GENERAL NOTES:**
1. STREET TREES SHOWN ONLY
 2. LOCATION OF TREES MAY VARY, BUT MINIMUM NUMBER OF TREES AND SIZE SPECIFIED MUST BE INSTALLED BY BUILDER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 3. TREES WITHIN SIGHT TRIANGLES TO BE SINGLE STEM AND CLEAR TRUNK FROM GROUND TO SIX FEET.

FINAL PLACEMENT OF STREET TREES ARE SUBJECT TO CHANGE. ALL PLANTINGS MUST AVOID ENCROACHMENT WITH WATER AND SEWER UTILITIES.

PLANTING TABLE		
PLANT SYMBOL	DESCRIPTION	STREETS
	WILLOW OAK	WOODHOUSE LANE
	LIVE OAK	HAWKSBILL COURT
*OTHER SPECIES MAY BE USED WITH APPROVAL FROM LANCASTER COUNTY AND EDENMOOR LAND ACQUISITION CARE OF LSTAR MANAGEMENT.		



DATE02/27/1904/16/1903/12/20

ISSUED FORInitial Submittal to Lancaster CountyRevisions per comments from County TRCRevisions per comments from County TRC

REV012

Engineer:

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

127 Bee Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoe-harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Project ManagerI. Bailey

Department ManagerP. Murphy

Print/Plot DateApril 16, 2019

Asbuilt Drawn-

ClientLSTAR VENTURES

DrawnJ. Vavrina

CheckedP. Murphy

Asbuilt Date-

8430 REA ROAD, SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 944-3294

Project:Walnut Creek Phase 2 Townhomes

Drawing Title:Landscape Plan

Project No.2959
DWG File Name:Landscape Plan (Revised)

Drawing No.LP-1

27



Lancaster County
Planning Department
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lancastercountysc.net

May 03, 2019

Patrick Murphy
R. Joe Harris & Associates, Inc.
127 Ben Casey Drive
Fort Mill, SC 29708

Project Number

Project Name	WALNUT CREEK PHASE 2A TOWNHOMES
Location	TBD
Stage	Preliminary Plat
Parcel(s)	0020-00-002.00
Status	Conditional

Dear: Patrick Murphy

This letter is to confirm CONDITIONAL APPROVAL of your Preliminary Plat plans by the Lancaster County Technical Review Committee (TRC).

Sincerely,

Plan Review Comments

Building - Darin Robinson - (803) 416-9399
drobinson@lanastercountysc.net

No Review Needed

Review Comments:

County Engineer - Kristen Jones -
kjones@lanastercountysc.net

Approved

Review Comments:

E911 Address - Sandra Burton - (803) 416-9325
sburton@lanc911.com

Approved

Review Comments:

2. Addresses will be issued upon receipt of a recorded plat, approval letter, and CAD file
3. Hawksbill Ct and Woodhouse Ct are approved and on hold.

Engineer - Matt Crawford - (803) 620-1306
mcrawford@keckwood.com

Approved

Review Comments:

Stormwater and Sediment / Erosion Control will be reviewed with Civil Drawings.

Fire Marshal - Russell Rogers - (803) 283-8888
rrogers@lanastercountysc.net

Conditional

Review Comments:

No Parking/ Fire Lane Signs in the cul-de-sacs for fire apparatus turnaround and at the T Intersection for fire apparatus movement.
Hydrants will need to be raised up

LC Water & Sewer District - James Hawthorne - (803) 285-6919
james.hawthorne@lcwasd.org

Approved

Review Comments:

SCDOT - David Gamble - (803) 385-4280
GambleDD@scdot.org

No Review Needed

Review Comments:

Zoning - Shannon Catoe - 803-416-9319
shannoncatoe@lanastercountysc.net

Approved

Review Comments:

Review Comments:

From: [chelsea rivers](#)
To: [Robert Tefft](#)
Subject: [EXTERNAL] Walnut Creek
Date: Friday, April 17, 2020 1:58:07 PM

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—IT Helpdesk, support.lancastercountysc.net<<http://192.168.1.5>>

Please do not put anymore townhomes on the land in front of Walnut Creek. Instead please think of putting in a QT or more restaurants for the neighborhood. Thank you for your consideration!

Chelsea Rivers

From: intrepidv6@aim.com
To: [Robert Tefft](#)
Subject: [EXTERNAL] Proposed tru homes at Walnut Creek 521 entrance
Date: Friday, April 17, 2020 2:09:19 PM

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—IT Helpdesk, support.lancastercountysc.net

Resident of Walnut Creek , and against town homes going across from the emt station at Walnut Creek . there is enough traffic to begin with in this huge neighborhood , not enough amenities for everyone already AND that would be an eyesore to look at coming into this beautiful development . I heard it was for commercial use , but never saw ANY advertisement at all like I am now for town homes . Let it for for commercial use only please : concerned citizen

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

From: [cmthorpe](#)
To: [Robert Tefft](#)
Subject: [EXTERNAL] SD-019-0380
Date: Friday, April 17, 2020 2:25:32 PM

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—IT Helpdesk, support.lancastercountysc.net<<http://192.168.1.5>>

To whom it may concern,

It's our understanding that there is a public hearing in regards to the above ref number, to change the previously zoned commercial property at the entrance of Walnut Creek into a residential section and add 68 town homes.

When many of use purchased in this community the developer said this section would be for shops/convenience store/etc.

Adding townhomes to that section is not visually appealing & will add more traffic to the entrance area. We already have concerns about when trying to exit onto 521 south & north bound because DOT feels a light is not needed. Not to mention the traffic during Rec season to use the parks. As a community many people go the back way to Waxhaw for gas or quick store runs. Having a commercial section would result in less trips to Waxhaw and more trips to this spot which would ultimately result in a sales tax benefit for Lancaster too. It would be nice for the developer to stand by the original design for that parcel.

Bottom line we would appreciate it not being turned into a residential area.

Thanks

Michelle Thorpe

From: [Patrick Massar](#)
To: [Robert Tefft](#)
Subject: [EXTERNAL] Please no more townhomes in Walnut Creek!
Date: Friday, April 17, 2020 2:48:44 PM

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—IT Helpdesk, support.lancastercountysc.net

As a homeowner in Walnut Creek we would like to request not to allow new townhomes be built at the front of the community (SD-019-0380)!!!!

There are plenty of townhomes already and many of us feel that the area at the front should stayed zoned for "commercial property" and additional townhomes (especially in that location) would be detrimental to the appeal/value of our homes and the overall community!

Respectfully,
Patrick Massar

From: [Jennifer Gouvatsos](#)
To: [Robert Tefft](#)
Subject: [EXTERNAL] 0190380
Date: Friday, April 17, 2020 2:54:24 PM

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—IT Helpdesk, support.lancastercountysc.net

Hello!

I live in Walnut Creek and agree with the proposition to bring homes to the entrance of Walnut Creek. I do not like the idea of commercial being at the entrance to the property.

If there is a meeting where I can express my support, please advise.

Thanks!!

With kind regards,

Jennifer Gouvatsos



j.gouvatsos@hilverdadeboer.com

[Toll Free Office Number]
[888-220-7248](tel:888-220-7248)
[M]347-306-5901

[W]www.hdbusa.com
www.hilverdadeboer.com

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From: [Patrick Massar](#)
To: [Robert Tefft](#)
Subject: [EXTERNAL] Please no more townhomes in Walnut Creek!
Date: Friday, April 17, 2020 2:48:44 PM

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—IT Helpdesk, support.lancastercountysc.net

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There are plenty of townhomes already and many of us feel that the area at the front should stayed zoned for "commercial property" and additional townhomes (especially in that location) would be detrimental to the appeal/value of our homes and the overall community!

Respectfully,
Patrick Massar

From: [Danis, Shannon](#)
To: [Robert Tefft](#)
Subject: [EXTERNAL] Walnut Creek entrance @ 521
Date: Friday, April 17, 2020 3:26:46 PM

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—IT Helpdesk, support.lancastercountysc.net

Hello! We would absolutely LOVE to have little commercial shops of some sorts at the top of the big hill @ 521 at our Walnut Creek entrance if it cant be made into a park/playground/splashpad/garden. ---- My parents used to live in Wilmington and had little shops that were walkable....as an example, they had a CVS, starbucks, mini mart, nail salon, muffin & bagel shop, smoothie shop, sub/sandwich shop and more! I know the majority of our neighborhood is hoping for this as most just voiced their opinions. We just heard that this area might turn into more townhouses which we are hoping does not happen. Thank you!!! Shannon & Steve Danis

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From: [Planning Mailbox](#)
To: [Robert Tefft](#)
Cc: [Rox Burhans](#)
Subject: FW: [EXTERNAL] Planning Commission Meeting Comments (form) has been filled out on your site.
Date: Monday, April 20, 2020 8:54:47 AM
Attachments: [LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)

FYI



Planning Mailbox, Service Account

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

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NOTICE: All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.

-----Original Message-----

From: Please Do Not Click Reply <support@govoffice.com>
Sent: Saturday, April 18, 2020 6:53 PM
To: Planning Mailbox <Planning@lanastersc.net>
Subject: [EXTERNAL] Planning Commission Meeting Comments (form) has been filled out on your site.

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—IT Helpdesk, support.lancastercountysc.net<<http://192.168.1.5>>

Your Site has received new information through a form.

Form: Planning Commission Meeting Comments Site URL: www.mylanastersc.org

Name: Brent A Griffith
Contact Phone Number/Email: 3045509392
Meeting Date: 04/21/2020
Case number: SD0190380 Walnut Creek
Comment: Hello,

When purchasing a home on the Walnut Creek community, it was stated that this particular parcel

was reserved for commercial use. With the master plan originally being approved in 2006, the developer should have brought this change about prior to the major housing annexes being completed. At this point, both my wife and I, strongly disagree with the proposed zoning change from Commercial to Residential.

Thank you.

Do Not Click Reply - This e-mail has been generated from a super form.

From: [Allison M](#)
To: [Robert Tefft](#)
Cc: [Sherrie Simpson](#)
Subject: [EXTERNAL] Opposition of Walnut Creek Proposed Subdivision SD-019-0380
Date: Saturday, April 18, 2020 10:05:11 AM

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—IT Helpdesk, support.lancastercountysc.net<<http://192.168.1.5>>

Mr Tefft,

Please accept this letter as my official opposition to the proposed major subdivision at the Southwest corner of Charlotte Highway and Walnut Creek Parkway (TM# 0020-00-002.02)

When my family purchased our home in this beautiful up and coming community of Walnut Creek, 5 years ago we were informed that that property at the entrance of Charlotte Highway would be slotted for small commercial businesses and restaurants.

Over the past few years, as you know, our Community has grown by leaps and bounds with multiple changes in initial site plans. As of now, our community amenities, roadways and schools just cannot accommodate any more homes.

As a member of this community I was not aware that Lancaster County or L-Star was actively looking to sell this property. There was never any signage indicating such.

I know that Conditional approval was given to R. Joe Harris & Associates, Inc. on May 3, 2019

but the property is zoned for commercial use. Has an amendment to allow for townhome development on the property been submitted? If so, what grounds was the amendment justified and on what grounds would it be approved? The City of Lancaster has wanted commercial property on that land all along, why add more traffic, congestion and more over crowding to our schools by adding even more townhomes to our community?

This item is on the agenda for April 21, 2020 to include a public hearing but the agenda also states that the public is unable to attend due to the current stay at home order and quarantine.

Since the Lancaster County planning board has the final decision on this item, I humbly ask you to reconsider this project and further seek, with proper signage and promotion, to allow small commercial businesses to occupy this property. Businesses that will continue to bring the small town feel of Lancaster, as well as job opportunities, to our community and community neighbors, or, postpone all decision making on this topic until all parties can be properly heard.

With appreciation for your consideration on this matter,

Allison Marshall
1088 Crawford Drive
Lancaster, SC 29720
803-752-0698

From: [Katy Jugan](#)
To: [Robert Tefft](#); [Sherrie Simpson](#)
Subject: [EXTERNAL] Walnut Creek Re-zoning
Date: Saturday, April 18, 2020 10:28:07 AM

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—IT Helpdesk, support.lancastercountysc.net

Hi there,

I am a homeowner in Walnut Creek, and I wanted to take a minute to share our concerns re: the proposed re-zoning at the front of our community. I appreciate you taking the time to hear our concerns.

When we purchased, we were told by LSTAR that the area at the front would be for commercial use - shops, restaurants, etc. Seeing the sign that was posted at the front recently was disheartening. We bought in this neighborhood for that reason, as we came from another neighborhood with shops at the front and wanted to be somewhere similar. A lot of other neighbors feel the same, and they are also tired of LSTAR making false promises (especially as it relates to amenities). Our community is large enough; we do not need more homes! Please reconsider the re-zoning and continue to list the property as commercial. I understand that it was listed that way for a while (at a ridiculous buying price), but the neighborhood has grown substantially, and we believe it has the possibility of selling in its current zone.

We started a petition, reached out to the news, and would like to attend the hearing. Could you please provide the hearing date, time, and attendance information? How is a hearing being scheduled with the social distancing protocol in place?

I appreciate your time and feedback!

Best,
Katy Jugan

Dr. Jessica K. Jugan
803-448-4078

From: [Hope Torraca](#)
To: [Robert Tefft](#)
Subject: [EXTERNAL] Walnut Creek
Date: Saturday, April 18, 2020 12:00:28 PM

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—IT Helpdesk, support.lancastercountysc.net

Please do not approve rezoning the 521 area of Walnut Creek for additional townhouses. We already have enough residential new builds. The master plans have already added townhouses where single family homes were supposed to go. All the residents of Walnut Creek bought our homes expecting the entrance to be similar to what is being built in front of Bridgemill bases on zoning.

At what point is Lancaster going to realize that our roads can not handle all the residential building that is happening. The zoning ordinances are supposed to protect the area from over crowding. Our schools can't handle more residential.

Start using logic in planning this area. The future generations are depending on us to do the right thing!

From: [Bruce Armstrong](#)
To: [Robert Tefft](#)
Subject: [EXTERNAL] Public Notice SD-019-3080 Walnut Creek
Date: Monday, April 20, 2020 12:56:13 PM
Attachments: [image002.png](#)

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—IT Helpdesk, support.lancastercountysc.net

Dear Sir

Per Public Notice SD-019-3080 Walnut Creek conversion to private dwellings, I state I am against (no) this conversion.

When we purchased the website advertised shopping to be available without leaving our neighborhood. Also I feel two townhouse communities is enough. We do not need a third townhouse area.

Bruce Armstrong
2039 Pinyon Lane

Thanks Bruce

Bruce M Armstrong
Senior Technical Support
Charlotte Based

LifeSpice

[216 W. Chicago Avenue | Chicago, IL. 60654](#)
C: 312-520-7031



CLICK HERE FOR A JAR OF OUR
Calabrian Chili Sriracha
& CHECK OUT THE REST OF OUR NEW SEASONING COLLECTION

From: [Joshua Hamilton](#)
To: [Robert Tefft](#)
Subject: [EXTERNAL] Opposition of Walnut Creek Proposed Subdivision SD-019-0380
Date: Tuesday, April 21, 2020 8:50:56 AM

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—IT Helpdesk, support.lancastercountysc.net

Mr Tefft,

Please accept this letter as my official opposition to the proposed major subdivision at the Southwest corner of Charlotte Highway and Walnut Creek Parkway (TM# 0020-00-002.02)

Once retired from the USMC my family and I purchased our home in this beautiful up and coming community of Walnut Creek, 4 years ago we were informed that that property at the entrance of Charlotte Highway would be slotted for small commercial businesses and restaurants and have 2500 homes. Over the past few years, as you know, our Community has grown by leaps and bounds with multiple changes in initial site plans. As of now, our community amenities, roadways and schools just cannot accommodate any more homes. As a member of this community I was not aware that Lancaster County or L-Star was actively looking to sell this property. There has never been a sign stating it was for sale until the recent proposal that is located on the site now. I know that Conditional approval was given to R. Joe Harris & Associates, Inc. on May 3, 2019 but the property is zoned for commercial use. Has an amendment to allow for townhome development on the property been submitted? If so, what grounds was the amendment justified and on what grounds would it be approved? The City of Lancaster has wanted commercial property on that land all along, why add more traffic, congestion and more over crowding to our schools by adding even more townhomes to our community?

This item is on the agenda for April 21, 2020 to include a public hearing but the agenda also states that the public is unable to attend due to the current stay at home order and quarantine.

Since the Lancaster County planning board has the final decision on this item, I humbly ask you to reconsider this project and further seek, with proper signage and promotion, to allow small commercial businesses to occupy this property. Businesses that will continue to bring the small town feel of Lancaster, as well as job opportunities, to our community and community neighbors, or, postpone all decision making on this topic until all parties can be properly heard.

With appreciation for your consideration on this matter,

Joshua & Ashley Hamilton
1116 Crawford Drive
Lancaster SC, 29720
407-353-7400

Semper Fi

From: [KH](#)
To: [Robert Tefft](#); [Sherrie Simpson](#); [Terry Graham](#)
Subject: [EXTERNAL] SD-019-0380
Date: Tuesday, April 21, 2020 10:49:25 PM
Attachments: [Planning Comm WC.pdf](#)

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—IT Helpdesk, support.lancastercountysc.net

Hello, All,

We were recently made aware of the proposed building site for an additional 68 townhomes at the entrance of Walnut Creek. Attached you will find a letter expressing our opposition.

Respectfully,

Kimberly & Peter Hillard

April 21, 2020

Kimberly & Peter Hillard
4326 Carrington Drive
Lancaster, SC 29720

Lancaster County Planning Commission
P.O. Box 1809
Lancaster, SC 29721

RE: Case Number: SD-019-0380

Dear Sir or Madam:

We were recently made aware of the proposed addition of 68 townhomes at Charlotte Highway and Walnut Creek Parkway. As homeowners in Walnut Creek, we are deeply concerned by this proposal.

At the time of purchase, we were led to believe that the proposed site would be commercial properties. This was a large factor in the purchase of our home and we vehemently oppose the building of additional townhomes.

The addition of 68 townhomes would significantly affect the overall visual appeal of the community and potentially affect property value.

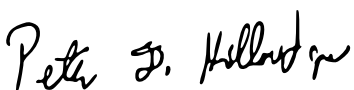
LStar continues to use deceptive selling tactics to persuade potential homebuyers in Walnut Creek. Once purchases are final, they renege on their original statements. This recent proposal is an example of this behavior.

We respectfully implore you to deny the request to rezone this area for the construction of townhomes.

Sincerely,



Kimberly Hillard



Peter Hillard Jr.

Agenda Item Summary

Ordinance # / Resolution #: RZ-020-0567

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 5/19/2020

Issue for Consideration:

See attached staff report

Points to Consider:

See attached staff report

Recommendation:

See attached staff report

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	5/12/2020	Planning Staff Report
Ex 1: Application	5/12/2020	Exhibit
Ex 2: Location Map / Zoning Map	5/12/2020	Exhibit
Ex. 3: Minor Plat, Dated: January 31, 2020	5/12/2020	Exhibit
Ex. 4: Citizen Comments	5/12/2020	Exhibit

PROPOSAL: Request to rezone a 2.004-acre parcel of land from Rural Neighborhood (RN) District to Rural Business (RUB) District

PROPERTY LOCATION: West side of Henry Harris Road, approximately 800 feet south of Stacy Howie Road (Portion of TM# 0010-00-077.00)

CURRENT ZONING DISTRICT: Rural Neighborhood (RN) District

PROPOSED ZONING DISTRICT: Rural Business (RUB) District

APPLICANT: Robby Steen

COUNCIL DISTRICT: District 7, Brian Carnes

OVERVIEW:

Site Information

The 2.004-acre subject property is vacant and zoned Rural Neighborhood (RN). The applicant has submitted a request to rezone the subject property from the RN District to the Rural Business (RB) District.

It is noted that the subject property is currently a portion of a larger 22.2-acre property which has been approved (SD-020-0166) to be subdivided into two parcels of which that portion proposed to be rezoned is located at the northeast corner of the property on the west side of Henry Harris Road. However, the deed which would accomplish this subdivision has yet to be recorded.

Summary of Adjacent Zoning and Uses

The majority of the properties in the surrounding area are zoned RN; however there are various properties to the south which are zoned Low Density Residential (LDR). Slightly further out there are numerous properties zoned either Institutional (INS), Medium Density Residential (MDR) or Planned Development District (PDD-26, Queensbridge).

Adjacent Property	Municipality	Zoning District	Use
North	Lancaster County	RN	Single-Family Dwelling
South	Lancaster County	RN	Single-Family Dwelling
East	Lancaster County	RN	Single-Family Dwelling
West	Lancaster County	RN	Vacant

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned RN District. Pursuant to UDO Chapter 2.3, the RN District *is established to protect the residential character of communities and neighborhoods in the rural area at a density of 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain the low density residential.*

Further, UDO Chapter 2.3 describes the proposed RUB District as being *established for rural crossroads that represent the small nodes of commercial activity along rural highways. This district will accommodate small-scale businesses, such as gas stations, convenience stores, or restaurants, and serve some daily needs of the surrounding rural population.*

Compatibility with Surrounding Area

As noted previously, the subject property is generally surrounded by other properties with an RN District zoning designation. Beyond these are properties which are predominantly zoned LDR, MDR and PDD – all residential zoning districts. There are no properties to the south along Henry Harris Road which have a non-residential zoning designation, and only three properties to the north where Henry Harris Road intersects Marvin Road (approximately 8,700 feet away). In fact, the nearest portion of a non-residentially zoned property (Light Industrial – LI) is approximately 4,000 feet to the west as the crow flies along US 521, with the majority of non-residential properties in that direction being roughly 6,000 feet away. The nearest property with a zoning designation of RUB District is approximately 56,400 feet (10.68 miles) to the south.

Rezoning the subject property to RUB would introduce a commercial zoning district into an area which is currently devoid of commercial zoning districts, and it would do so in a manner that is contrary to the proposed RUB District itself in that it would not be at a “rural crossroads” along a “rural highway.” Rather, it would be in the middle of a heavily residential rural neighborhood. It would be incompatible with the surrounding area.

Further, a case could certainly be made that the approval of the proposed rezoning would result in spot zoning, which the Supreme Court of South Carolina has defined as the “process of singling out a small parcel of land for use classification totally different from that of the surrounding area, for the benefit of the owners of that property and to the detriment of other owners.”

Comprehensive Plan Consistency

The Future Land Use Category of subject property is Neighborhood Mixed Use, which corresponds to the Walkable Neighborhood Community Type. The adopted Comprehensive Plan establishes that the Walkable Neighborhood Community Type is set apart “from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value.” The Comprehensive Plan further establishes several possible land use considerations representing typical development in the category and are depicted in the table below.

Walkable Neighborhood: Land Use Considerations		
Single-Family Detached Home	Single-Family Attached Home (Town Home / Duplex)	Condominium / Apartment
Neighborhood Commercial	Restaurant	Professional Office
Government Building	Church	School
Community Park / Pocket Park	Natural Area	

The Neighborhood Mixed Use Future Land Use Category, and by extension the Walkable Neighborhood Community Type, extends across nearly the entirety of the northern half of the panhandle encompassing not only the entire area of Henry Harris Road, but also the most heavily developed portion of US 521 as well as numerous residential and commercial developments. Through its stated development context and

broad spectrum of representative uses, the land use category and community type can be found to be compatible with most zoning districts in the County, including the proposed RUB District.

While the proposed RUB District can be found to be compatible, by no means should this infer that it is appropriate or compatible with the surrounding lands and uses thereupon. As noted previously, the only non-residential zoning along the entirety of Henry Harris Road is at its northern terminus where there are three properties zoned NB District. While the existing Future Land Use Category and Community Type can be found to be compatible with the proposed zoning district, this compatibility does not transfer to the land and surrounding lands associated with this request. As such, staff cannot make positive findings of consistency with regard to this request and the Comprehensive Plan.

PHOTOS OF PROJECT AREA:



Looking west at the subject property



Looking north along Henry Harris Road



Looking southwest at property to the south



Looking southeast across Henry Harris Road

STAFF RECOMMENDATION:

Staff recommends **denial** of the request to rezone a 2.004-acre parcel of land (Portion of TM# 0010-00-077.00) from Rural Neighborhood (RN) District to Rural Business (RUB) District pursuant to the following findings of fact:

1. That the subject property is currently zoned RN District and proposed to be rezoned RUB District;

2. That the subject property has a Future Land Use designation of Neighborhood Mixed Use, and a Community Type of Walkable Neighborhood;
 3. That the surrounding area as well as virtually the entire length of Henry Harris Road is devoid of non-residential zoning districts;
 4. That the proposed RUB District is generally consistent with the Neighborhood Mixed Use Future Land Use Category;
 5. That any compatibility between the RUB District and the Neighborhood Mixed Use Future Land Use Category does not transfer to the land and surrounding lands associated with this request;
 6. That the proposed RUB District is inconsistent with the surrounding area which is comprised of residential zoning districts, such as: RN, LDR and MDR; and,
 7. That the rezoning of the subject property could be construed as spot zoning, which the Supreme Court of South Carolina has defined as the “process of singling out a small parcel of land for use classification totally different from that of the surrounding area, for the benefit of the owners of that property and to the detriment of other owners.”
-

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Minor Plat, Dated: January 31, 2020
4. Citizen Comments

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanasteresc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

GENERAL INFORMATION

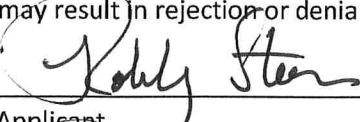
Property Address 8749 Henry Harris Road
City Indian Land State S.C. Zip 29707 Tax Parcel ID 0010-00-077.00
Current Zoning RN Current Use AGRICULTURE
Proposed Zoning ~~RB~~ RUB Total Acres 2
Project Description Shop building for Electric motors

Surrounding Property Description Agriculture & Housing

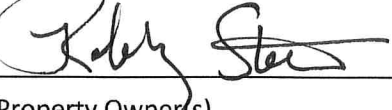
CONTACT INFORMATION

Applicant Name Robby STEEN
Address 8749 Henry Harris Road
City Indian Land State S.C. Zip 29707 Phone (803) 548-7205 work
Fax N/A Email Robby.Steen@plumquick.com (803) 547-3180 Home
Property Owner Name Robby STEEN
Address 8749 Henry Harris Road
City Indian Land State S.C. Zip 29707 Phone (803) 548-7205 work
Fax N/A Email Robby.Steen@plumquick.com (803) 547-3180 Home

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.


Applicant

3-2-20
Date


Property Owner(s)

3-2-20
Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel \$435.00
- Rezoning Application Fee – multi parcel \$610.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.



Plum Quick Motors
Proposed New Shop Building
to be located on 2 acres at
8749 Henry Harris Road, Indian Land, SC
By: Custom Building Systems, Gastonia, NC
Showroom & Workshop
50' wide x 100' long x 16' tall
Architectural Tan Steel with glass front and
30" tall brick veneer on front wall.



BALCUM
-16

Plum Quick Motors is currently located at 10590 Tillman Steen Road, Indian Land, SC 29707 and the proposed new shop location is a 2 acre lot next to 8749 Henry Harris Road, Indian Land, SC 29707.

Plum Quick Motors is a family owned and operated small business serving golf cart dealers as well as individuals with golf cart support and technical advice of how to improve your overall carting experience.

At Plum Quick Motors we repair and upgrade electric golf cart motors for all major brand golf carts. We take stock electric golf cart motors and apply our performance enhancements using a variety of equipment such as a turning lathe, milling machine, welding machine, grinders, press, drill press, glass beading machine and finally dyno testing each and every motor to insure quality.

We ship and receive these motors by way of UPS and FedEx and as you know both of these carriers use Henry Harris Road each and every day already, so the shipping and receiving of these motors will not add to the current traffic conditions.

All work will be done inside the building with no products or materials stored outside. Also, with electric

motors making no noise during dyno testing nothing will be heard outside the building during working hours from 9-5 M-F.

Plum Quick Motors takes an extreme amount of pride in the quality of our products as well as our work environment. We make sure to keep a clean and safe shop for our staff and visitors.

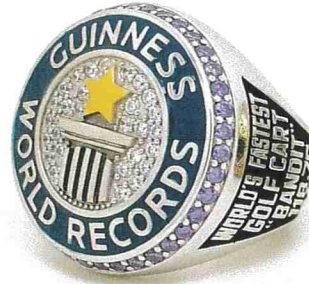

With a new shop this will provide us with a showroom to display all of our products along with our Guinness World Record golf carts that will help promote Lancaster County. This showroom will display our collection of one of a kind golf carts for the general public to visit and ask questions about electric powered vehicles.

We also hold several World Records with “NEDRA” National Electric Drag Racing Association and The World Record Academy.

Thank you for your time and if you have any questions please feel free to call me at 548-7205 or email me at robby.steen@plumquick.com

www.plumquick.com

Thanks again,
Robby Steen



Location Map

Case Number: RZ-020-0567

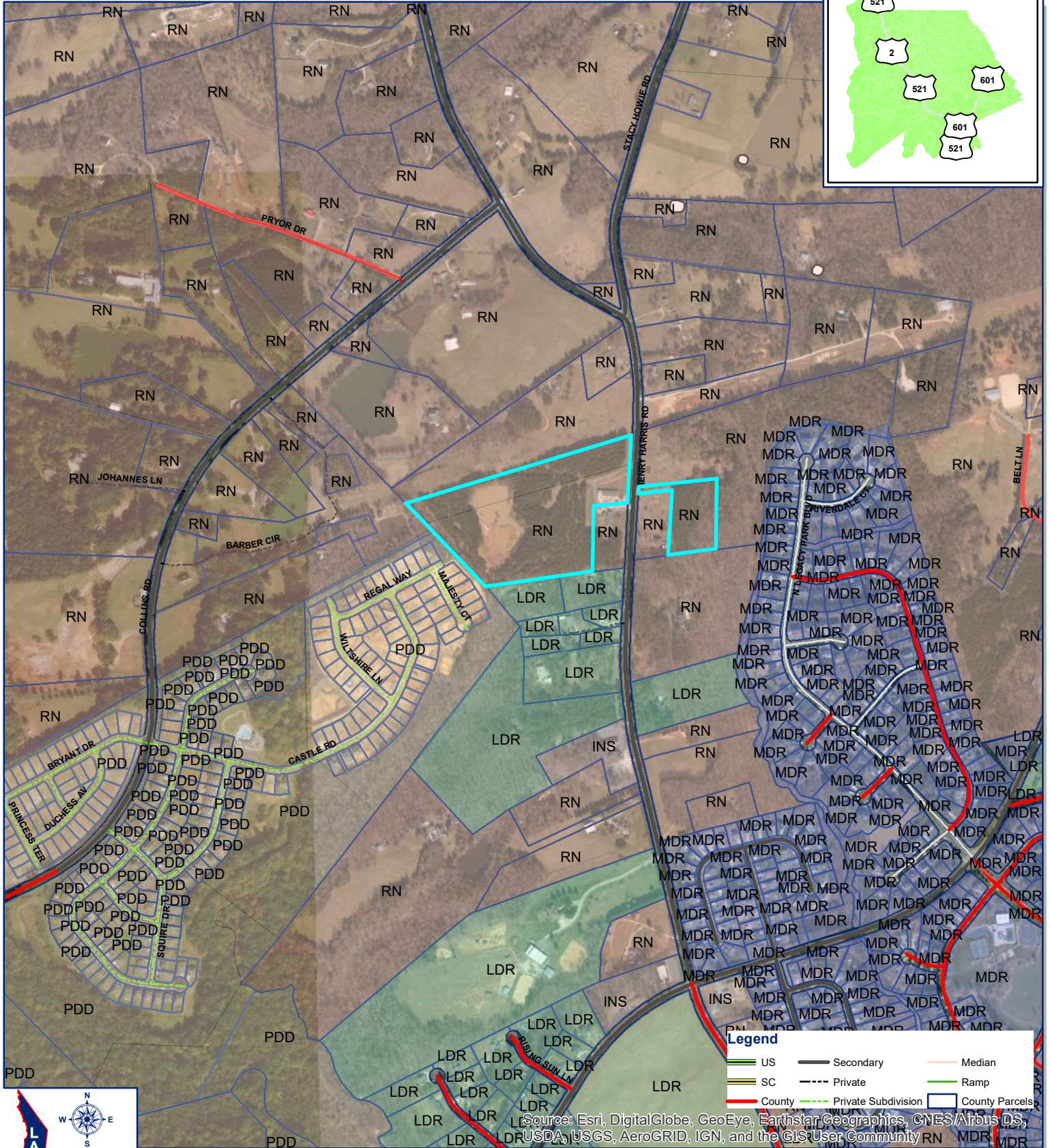
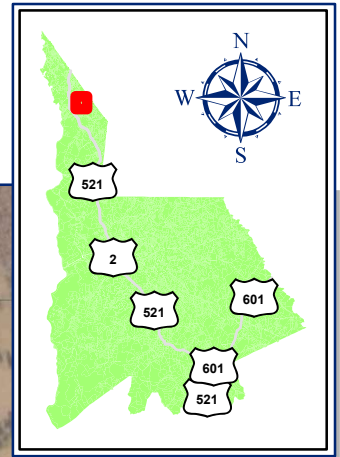
Proposal: Rezone from RN to RUB

Parcel Description: 0010-00-077.00

Applicant: Robby Steen

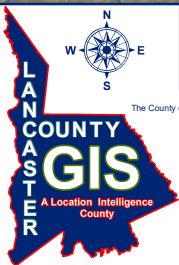
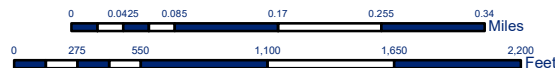
Map Date: April 23, 2020

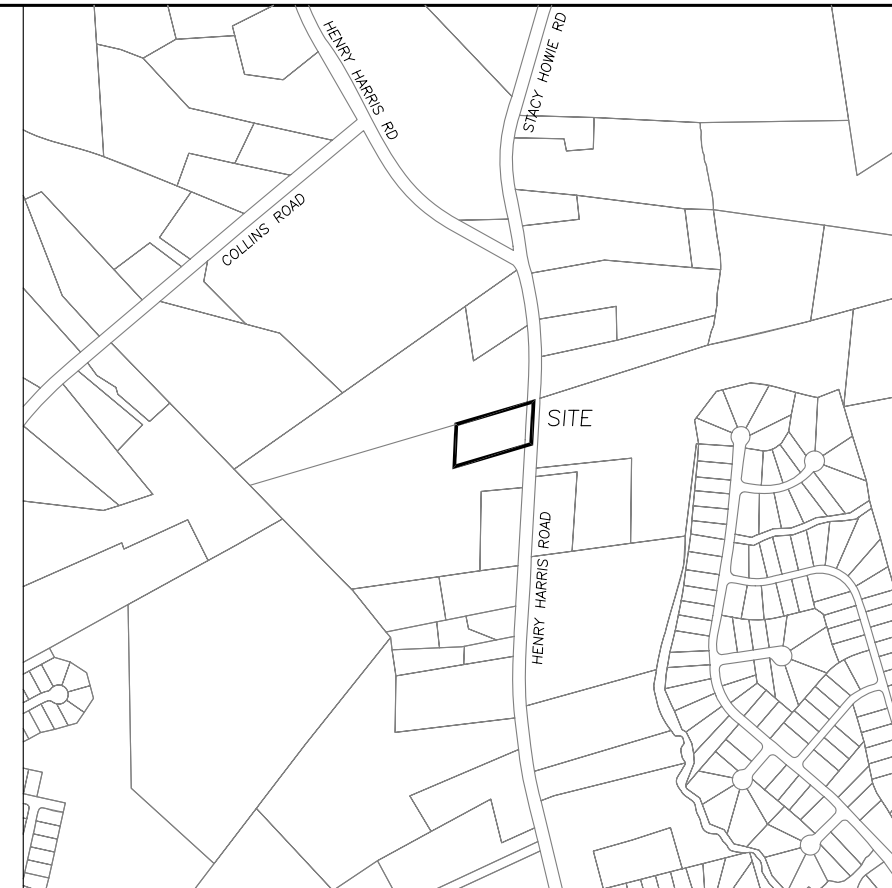
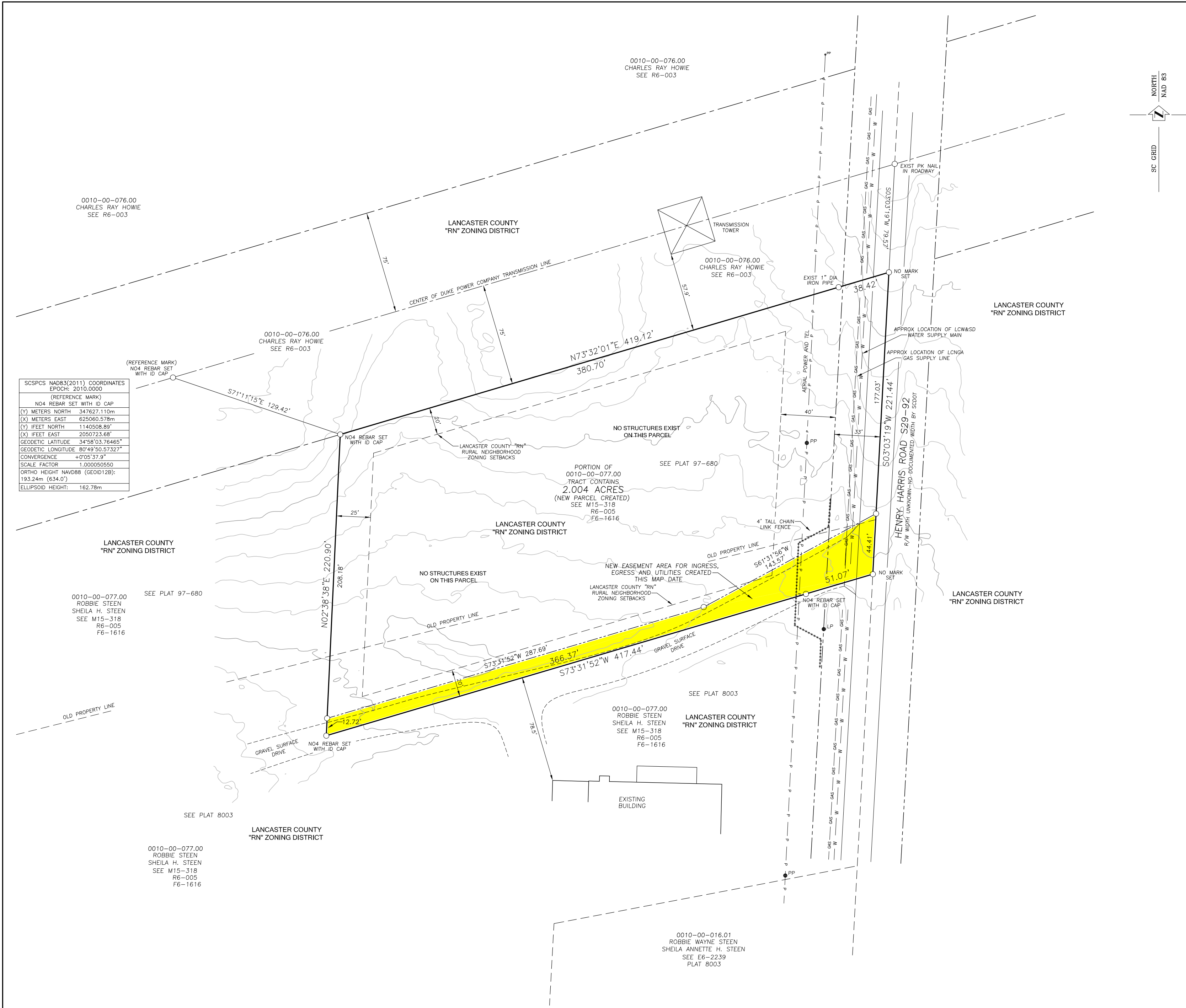
Map Created by: RT



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information is subject to change at any time.





NOTE

BOUNDARY INFORMATION SHOWN WAS DETERMINED BY FIELD SURVEY OF PHYSICAL EVIDENCE ON THE GROUND AND BY AVAILABLE DEEDS AND PLATS OF RECORD AS OBTAINED FROM THE LANCASTER COUNTY REGISTER OF DEEDS OFFICE. NUMBER 5 REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

HORIZONTAL AND VERTICAL COORDINATES SHOWN WERE DETERMINED BY USE OF THE DEPARTMENT OF DEFENSE NAVSTAR GLOBAL POSITIONING SYSTEM AND ARE REFERENCED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983 (SCSPCS83). ALL BEARINGS SHOWN ARE REFERENCED FROM SOUTH CAROLINA GRID NORTH NAD83.

TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM THE SOUTH CAROLINA DEPARTMENT OF NATURAL RESOURCES AND THE SOUTH CAROLINA LIDAR CONSORTIUM 2008 DATA SET AND IS APPROXIMATE. CONTOUR INTERVAL IS 1 FOOT. CONTOURS SHOWN ARE FOR PRELIMINARY PLANNING PURPOSES AND FOR GRAPHIC REPRESENTATION OF THE GROUND SURFACE ONLY. CONTOURS SHOWN SHOULD BE USED WITH CAUTION. NO ON THE GROUND TOPOGRAPHIC SURVEY OR FIELD SURVEY VERIFICATION OF CONTOURS WAS PERFORMED THIS MAP DATE.

NO PORTION OF THIS PROPERTY LIES IN ANY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 45057C-079E DATED MAY 16 2017.

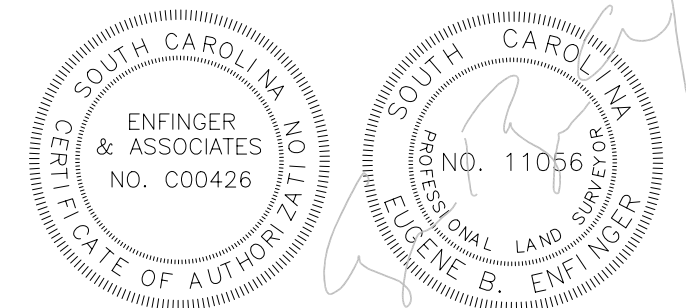
TRACT SHOWN IS A NEW PARCEL CREATED THIS SURVEY DATE AND IS A PORTION OF TAX MAP 0010-00-077.00. A NEW EASEMENT AREA FOR INGRESS, EGRESS AND UTILITIES WAS CREATED THIS MAP DATE.

GRAPHIC SCALE - FEET (1"= 50')

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF E. B. ENFINGER, PLS AND WAS COMPLETED ON JAN 31 2020. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING" ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA TITLE 40, CHAPTER 22 AND IS OF CLASS "B" STANDARD. THE AREA WAS DETERMINED USING THE DMD METHOD. THE BEARINGS ARE REFERENCED FROM SC GRID NORTH NAD83.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA" AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

EUGENE BRYAN ENFINGER, SC PLS RLS NO. 11056



PLAT OF BOUNDARY SURVEY FOR				
ROBBIE STEEN SHEILA H. STEEN				
LANCASTER COUNTY		SOUTH CAROLINA		
ENFINGER & ASSOCIATES PROFESSIONAL LAND SURVEYORS 803-286-6181 LANCASTER SOUTH CAROLINA 29720				
302 EAST ARCH STREET				
RESEARCH: CBE	PARTY: CBE	COMPUTER: EBE	CARTOGRAPHER: EBE	DISK: C:\PROJECTS_2020
FILE: S7A2AACA.DWG	BOOK: JTLS JT2 TSC3	TAX MAP: 0010-00-077.00	DATE: JANUARY 31 2020	SCALE RATIO: 1: 600 (1"= 50')

From: johnjosczy@yahoo.com
To: [Robert Tefft](#)
Subject: [EXTERNAL] DO NOT PASS REQUEST for ZONING REQUEST ON HENRY HARRIS RD
Date: Saturday, May 9, 2020 11:36:27 AM

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

I cannot make the meeting on May 19, but want my voice heard regarding the rezoning request on Henry Harris Rd. The owner of the property by the power lines (between Collins Rd. and Shelly Mullis), with the large steel gate, is requesting the property be converted into "Rural Business." I do NOT want this request granted, I moved here to AVOID this kind of development on our local streets. DO NOT PASS THIS REQUEST.

Regards,

John Czerwinski
Legacy Park, Indian Land
704-650-5929

From: [Eric Bauer](#)
To: [Robert Tefft](#)
Subject: [EXTERNAL] Henry Harris Road Development
Date: Saturday, May 9, 2020 5:36:42 PM

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

Good afternoon Mr. Tefft.

We live in a suburban area very close to this land you want to approve for development with commercial businesses. You mentioned it is rural and it needs commercial business for support. Actually, it's already an urban area. Less than 1 mile away is the heavily commercial business area along highway 521. Homeowners can purchase anything they need on this highway. What is the purpose of more commercial traffic? The road, Henry Harris, is a narrow, winding road that wouldn't be able to safely support more traffic, it's about as congested as it can get now. And from what we are told there is no money to expand this. Also, if you did it properly, you correct the infrastructure first and then build.

Let's talk about noise and air pollution. Highway 521 is about 2 miles from our home and at times, it can be very noisy already. We are also suffering from air pollution due to the congestion on this road.

Developing Henry Harris Rd. would just compound these problems drastically. I have a feeling a lot of homeowners are disgusted with the thought of possibly have commercial businesses in their backyards. I am. We moved here for a reason and that was not for the city to follow us.

The sign on the property already says future location for electric carts. Is this a done deal? We don't have a say? If you're going to develop the land, why not at least homes? Traffic will suffer but it won't be as bad as commercial development.

Last, our home and many other people's homes values may suffer and that is disgusting. We've worked very hard for our homes and we don't want to see some money-hungry people destroy what we've worked for. Put yourself in our position, how would you feel.

Please confirm what plot of land we are referring to as well. I've heard it's 8762, yet the sign is on the other side of Henry Harris and about 1/2 mile north.

Respectfully,
Eric and Darcy Bauer
Indian Land, SC
303-641-2831
eb64gto@aol.com

From: [Bridget Francis](#)
To: [Robert Tefft](#)
Subject: [EXTERNAL] Letter Regarding Rezoning of Land on Henry Harris Road in Indian Land
Date: Monday, May 11, 2020 6:18:29 PM

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

Dear Mr. Tefft,

It has come to my attention that the land on Henry Harris Road between Collins Road and Shelly Mullis Road in Indian Land is being considered for rezoning for “rural business.” This is disconcerting as rapid growth from housing construction has already caused congestion in this area. All three of these roads experience significant and growing volumes of cross-through traffic from Waxhaw and Marvin in response to increased business growth on 521. Our area can hardly be called rural anymore, and we are not in need of businesses in residential areas, as we are a short drive from any number of services on 521.

As a lifelong resident of Lancaster County, and of Indian Land for the last decade, I ask you to consider the character of the county in your decision. Rapid, uncontrolled growth has made this area almost unrecognizable, but please maintain the integrity of the residential areas impacted by this decision, and already impacted by development on 521.

Many thanks for your consideration.

Sincerely,

Bridget Francis

Agenda Item Summary

Ordinance # / Resolution #: RZ-020-0748

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 5/19/2020

Issue for Consideration:

See attached staff report

Points to Consider:

See attached staff report

Recommendation:

See attached staff report

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	5/12/2020	Planning Staff Report
Ex 1: Application	5/12/2020	Exhibit
Ex 2: Location Map / Zoning Map	5/12/2020	Exhibit
Ex 3: Citizen Comments	5/12/2020	Exhibit

PROPOSAL: Request to rezone a 152.82-acre parcel of land along Old Hickory Road (TM# 0031-00-008.00) from Rural Neighborhood (RN) District to Agricultural Residential (AR) District

PROPERTY LOCATION: East and west sides of Old Hickory Road at the intersection of W North Corner Road

CURRENT ZONING DISTRICT: Rural Neighborhood (RN) District

PROPOSED ZONING DISTRICT: Agricultural Residential (AR) District

APPLICANT: Travis Greig, Duke Energy

COUNCIL DISTRICT: District 1, Terry Graham

OVERVIEW:

Site Information

The 152.82-acre subject property is currently vacant and zoned Rural Neighborhood (RN). The applicant has submitted a request to rezone the subject property from RN District to Agricultural Residential (AR) District for the purpose of developing the site as a 10MW solar energy facility (Utilities – Class 3) encompassing approximately 74-acres of the property.

Summary of Adjacent Zoning and Uses

The majority of the properties in the surrounding area are zoned RN; however there are properties to the south and east which are zoned Medium Density Residential (MDR), and further south zoned Low Density Residential (LDR). The nearest properties zoned AR District are approximately 6,100 feet away to the northeast and 9,400 feet away to the northwest.

Adjacent Property	Municipality	Zoning District	Use
North	Lancaster County	RN	Single-Family Residential / Substation / Vacant
South	Lancaster County	RN / MDR	Vacant
East	Lancaster County	MDR	Vacant
West	Lancaster County	RN	Vacant

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned RN District. Pursuant to UDO Chapter 2.3, the RN District *is established to protect the residential character of communities and neighborhoods in the rural area at a density of 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain the low density residential.*

Further, UDO Chapter 2.3 describes the requested AR District as *a district in which the principal uses of the land are restricted due to lack of available utilities, unsuitable soil types, steep slopes, or for the protection of prime agricultural lands.*

Compatibility with Surrounding Area

As noted previously, the subject property is generally surrounded by other properties with an RN District or MDR District zoning designation, and the nearest property zoned AR District is approximately 6,100 feet to the northeast.

Additionally, the subject property does not appear to meet the established description of the AR District as the principal uses of the land are not restricted due to lack of available utilities; there is no evidence of unsuitable soil types or steep slopes, and the proposed rezoning is not for the protection of prime agricultural lands. Accordingly, staff finds that the proposed rezoning of the property to the AR District is neither compatible with the surrounding area, nor consistent with UDO Chapter 2.3.

Comprehensive Plan Consistency

The Future Land Use Category of subject property is Rural Living (RL), which corresponds to the Community Type of the same name. The adopted Comprehensive Plan establishes that the RL Community Type “includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded “conservation subdivisions” whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.” The Comprehensive Plan further establishes several possible land use considerations representing typical development in the category which are depicted in the table below.

The RL Future Land Use Category and RL Community Type extends across the overwhelming majority of the County. It is the entirety of the Town of Van Wyck, the areas outside of the Towns of Heath Springs and Kershaw, the very northeast and southwest corners of the County, and encompasses all of the Southern Panhandle. Because of this the Rural Living Future Land Use Category/Community Type is, by its very nature, intended to be compatible with numerous zoning districts, including the proposed AR District.

While the proposed AR District can be found to be compatible with the RL Future Land Use Category/Community Type, by no means should this infer that it is appropriate or compatible with the surrounding lands, uses thereupon, or those uses that will be developed according to current zoning. While the existing RL Future Land Use Category/Community Type can be found to be compatible with the proposed zoning district, this compatibility does not transfer to the land and surrounding lands associated with this request. As such, staff cannot make positive findings of consistency with regard to this request and the Comprehensive Plan.

Rural Living: Land Use Considerations		
Cultivated Farmland	Woodlands / Timber Harvesting	Livestock / Arable
Natural Area	Single-Family Detached Home	Smaller-lot Single Family and Town Homes
Mobile Home	Barns / Storage	Light Industrial (ancillary to farming)
Church	Gas Station	Convenience Store / Hardware Store
Restaurant		

PHOTOS OF PROJECT AREA:



Looking south at the intersection of Old Hickory Road and W North Corner Road



Looking west at portion of subject property on west side of Old Hickory Road



Looking southeast across Old Hickory Road from intersection of W North Corner Road



Looking north across Old Hickory Road

STAFF RECOMMENDATION:

Staff recommends **denial** of the request to rezone a 152.82-acre parcel of land along Old Hickory Road (TM# 0031-00-008.00) from Rural Neighborhood (RN) District to Agricultural Residential (AR) District pursuant to the following findings of fact:

1. That the subject property is currently zoned RN District and proposed to be rezoned AR District;
2. That the subject property has a Future Land Use designation of Rural Living, and a Community Type of Rural Living;
3. That the subject property does not meet the established description of the AR District as the principal uses of the land are not restricted due to lack of available utilities; there is no evidence of unsuitable soil types or steep slopes, and the proposed rezoning has been stated as not being for the protection of prime agricultural lands;
4. That the proposed AR District is generally consistent with the Rural Living Future Land Use designation; and,

5. That the proposed AR District is inconsistent with the surrounding area which is comprised of residential zoning districts, such as: RN, LDR and MDR.
-

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Citizen Comments

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

GENERAL INFORMATION

Property Address: Old Hickory Road City: Lancaster State: SC Zip: 29720

Tax Parcel ID: 0031-00-008.00

Current Zoning: RN (Residential Neighborhood) Current Use: Open field

Proposed Zoning: AR (Agricultural Residential) Total Acres: 152.82 acres

Project Description: Duke Energy is planning to build a 10MW solar energy facility that will cover approximately 74 acres of this parcel.

Surrounding Property Description: Parcel is relatively isolated in a rural part of Lancaster County.

CONTACT INFORMATION

Applicant Name: Travis Greig

Address: 400 South Tryon Street, ST14 City: Charlotte State: NC Zip: 28202

Phone: 704-382-2642

Email: travis.greig@duke-energy.com

Property Owner Name: Robert T. Yoder, Jr.

Address: 8087 Van Wyck Road City: Lancaster State: SC Zip: 29720

Property Owner Attorney: Melissa Cassell

Attorney Phone: 803-366-3388

Attorney Fax: 803-366-4044

Email: melissa.cassell@mortongettys.com

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Travis Greig

Applicant

Robert T. Gorden Jr.

Property Owner(s)

Attach owner's notarized written authorization with property information if the applicant is not the owner.

March 26, 2020

Date

March 27, 2020

Date

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel \$435.00
- Rezoning Application Fee – multi parcel \$610.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

NOTE: ALL LOCATIONS ARE CONCEPTUAL. EXACT LOCATIONS MUST BE DETERMINED IN THE FINAL DRAWINGS

OLD HICKORY RD

TYP. MAIN SITE ACCESS ROAD (24')

NEW 44 KV BREAKER STATION

NEW 44 KV SOLAR SUBSTATION

TYP. EXISTING 44 KV TRANSMISSION OH

TYP. INTERIOR ACCESS ROAD (12')

TYP. EXISTING DISTRIBUTION OH

EXISTING VAN WYCK 44KV RETAIL SUBSTATION

FUTURE 44KV OH

TYP. PCS, (4) 880KVA. (1) 44KV TRANSFORMER

TYP. SOLAR ARRAY AREA: SINGLE-AXIS TRACKING, (3) POWER CONVERSION STATIONS, (11664) 420W MODULES/PCS, (4) 880KVA INVERTERS/PCS

TYP. FENCELINE

TYP. PARCEL BOUNDARY

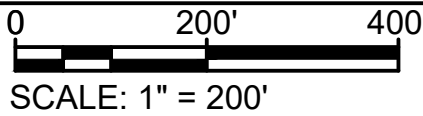
PLANT INFORMATION	
APPROXIMATE ADDRESS	OLD HICKORY RD LANCASTER, SC
SITE LOCATION (LAT, LONG)	34.8057, -80.8245
PROJECT AREA (AC.)	74.2 (FENCED) /154.4 (PARCEL)
AC CAPACITY (MW)	10
DC CAPACITY (MW)	14.7
FIXED TILT ANGLE (DEG.) OR TRACKING	TRACKING
INVERTER MODEL (QTY.)	TMEIC PVU-L0880GR (12)
MODULE MODEL (QTY.)	HANWHA Q Peak Duo L-G6.2 420W (34992)

LEGEND	
	SOLAR ARRAY
	INTERNAL ACCESS ROADS
	WETLANDS BOUNDARY
	OVERHEAD DISTRIBUTION LINES
	OVERHEAD TRANSMISSION LINES



A1

PRELIMINARY SITE PLAN



TITLE			
PRELIMINARY SITE PLAN			
FOR LANCASTER SOLAR POWER PLANT			
	SCALE: 1" : 200'	DES:	
	DWG TYPE: PLAN	DFTR:	
	JOB NO:	CHKD:	
	DATE: 12/18/19	ENGR: AGS	
FILENAME: SITEPLAN_LANCASTERSOLARPOWERPLANT.DWG		APPD:	
DWG SIZE	DRAWING NO.		REVISION
ARCH D 24.0"x35.5"	XXX00-CV-C-SI.PL-00		0



Location Map

Case Number: RZ-020-0748

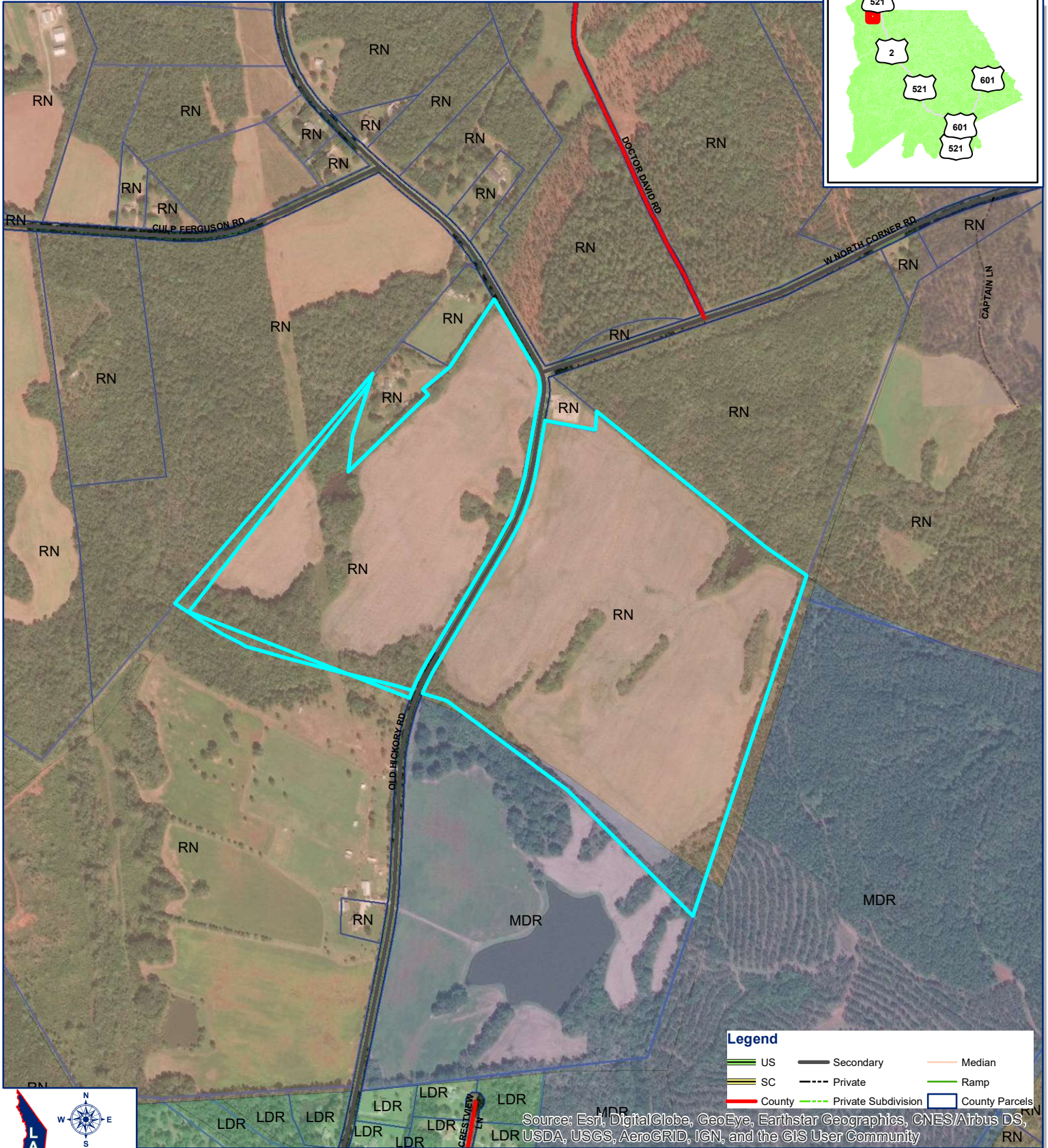
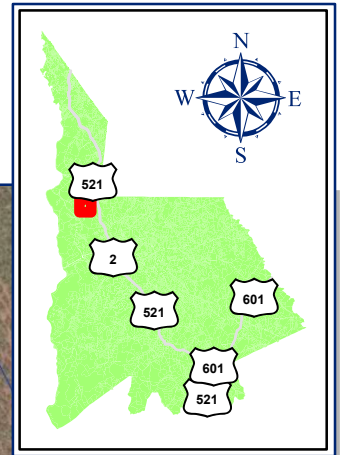
Proposal: Rezone from RN to AR

Parcel Description: 0031-00-008.00

Applicant: Travis Greig, Duke Energy

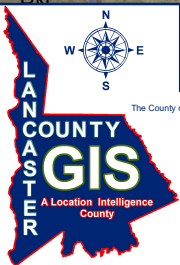
Map Date: April 23, 2020

Map Created by: RT



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information is subject to change at any time.



From: [Angela Elsberry](#)
To: [Rox Burhans](#)
Subject: [EXTERNAL] zoning meeting to be held May 19th
Date: Monday, May 11, 2020 2:57:09 PM

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

May 11, 2020

Dear Mr. Burhans,

I am writing to express my concerns about the May 19th meeting concerning the zoning change of the parcel(s) of land owned by Robert T Yoder on Old Hickory Road (at the end of North Corner Rd) in Lancaster SC.

I own 160 acres next to his parcel. We are divided by a natural flowing creek. It is my understanding that Mr Yoder wants to lease his land to Duke Energy for 20 to 30 years for a solar panel farm for his financial interests. Of course, we all want a nice financial income but there is a lot at stake here and this needs to be reviewed very carefully with educated eyes and see the impact of long term consequences of this type of development.

This area, close to 521 and Hwy 5 has the potential to really be something. 521 is growing leaps and bounds and has the greatest benefit for high end development. There are new schools being built and perfect for nice upscale residential developments. The land is beautiful and the current residential zoning allows nice homes to be built and more families to move into the area. With increased residences, a larger tax base and potential for growth for the community (Lancaster). As you know, Lennar Homes is planning a 1200 acre development on the opposite side and they are unaware of such a zoning change. I have spoken with them and they are not in favor of such an idea. Builders do not want to build anywhere near Solar Panel farms. There are good reasons for this. They are unsightly and toxic. Duke energy can explain it any way that sounds good but if you go look at the land where solar panels have been, the land is dead. It is sprayed for years with strong pesticides that destroy the land and streams. The land is unusable after this. Further more, there is a long natural stream that runs down from this property where Lennar's development will be going. There is a large pond on Lennar's 76 acre parcel and it will be affected by the run off. Lennar may have plans for this parcel to be their park area for families.

Duke Energy is heavily invested up in the Lake Norman area where disease and cancer rates have soared, unlike other places in the country. There have been strange throat cancers and others that are unexplainable, except for the presence of Duke Energy. Perhaps its the toxic substances they use?

The land values in this area will plummet and this is not an area for this type of zoning. The planning board allowed Lennar a more dense residential zoning. They are spending millions to bring sewer in and the board should never consider a Solar Panel farm (next to them) which adds nothing to the community. It gives some energy assistance but in the overall scheme, its nothing in comparison to the negative impacts it brings. People are better off paying a little more for the energy. Yes, its a huge financial gain for Robert Yoder and profitable for Duke energy but what about the hundreds of others in the area?

These large unsightly panels will be obsolete sooner than later. New technologies are already being looked at.

What are the long term affects? When solar panels are used up, they end up going to land fills and other countries where they are dumped and never disintegrate. You and I may not be here but we all have the impact and ability right now to do something about this. This does NOT need to happen. The zoning is in place and doesn't need to be changed. It can only be changed if the zoning board allows it. The bottom

line is that this is totally unnecessary. There should be designated areas for this type of development. It should not be hap hazard zoning. Residential to Lennar and then a solar panel farm next door? Yes, there is a substation there but there are others areas zoned for this type of development.

I was hoping to come to the meeting but Im not sure if its open to the public due to the Covid crisis. Really, the hearing should be postponed until people can come and speak.

I hope you will give strong consideration to my letter and at least read it the rest of the panel. I feel I speak for other residents in the area. Again, who is the financial gain really for? Robert Yoder and Duke Energy.

Please let me know you received this letter.

Sincerely,
Angela Elsberry
3135 Old Hickory Rd
Lancaster SC 29720
704-400-9710