



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN

JASON CAVALIER, DISTRICT 1

T. YOKIMA CURETON, DISTRICT 2

JUDIANNA TINKLENBERG, DISTRICT 4

MICHELLE RICHARDS, DISTRICT 5

SHEILA HINSON, DISTRICT 6

ALAN PATTERSON, DISTRICT 7

SECRETARY: AIMEE SHOLAR

MINUTES
Lancaster County Planning Commission
July 16, 2024 2023 6:00 p.m.
AMENDED

LOCATION: Lancaster County Sheriff's Office
1520 Pageland Highway

Chairman Deese called the meeting to order at 6:00 p.m.

THE FOLLOWING IS A SUMMARY OF PROCEEDINGS. IT IS NOT A VERBATIM TRANSCRIPT.

1. **ROLL CALL:** Quorum is present 7 Commissioners.

Commissioners Present:

Jason Cavalier

T. Yokima Cureton

Charles Keith Deese

Sheila Hinson

Alan Patterson

Shelly Richards

Judianna Tinklenberg

Staff Present:

Allison Hardin, Development Services Director

April Williams, Planning Director

Matthew Blaszyk, Planner

Jennifer Bryan, Planning Technician

Administrative Assistant Aimee Sholar

Chairman Deese Introduced our new members Michelle Richards and Jason Cavalier..

The following press were notified of the meeting by email in accordance with 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 for the required length of time and was published on the County website.

a. PLEDGE OF ALLEGIANCE AND PRAYER

Clerk Jennifer Bryan

b. ELECTION OF OFFICERS FOR 2024/2025

Chairman Deese yielded the floor to Allison Hardin to moderate the election process.

- Sheila Hinson nominated Charles Deese for Chairman. Seconded by Jason Cavalier.
- Yokima Cureton nominated Alan Patterson for Chairman; Judianna Tinklenberg seconded the nomination.

VOTE: For Mr. Deese: S. Hinson, M. Richards, J. Cavalier, C. Deese. 4:3
For Mr. Patterson: Y. Cureton, J. Tinklenberg, A. Patterson 3:4

Mr. Deese receives the majority and is elected Chairman.

The floor was opened for nominations for Vice-Chair.

- Sheila Hinson nominated Alan Patterson for Vice Chairman and Yokima Cureton seconded the nomination.
- Judianna Tinklenberg nominated Yokima Cureton and Shelly Richards seconded the nomination. Nominations were closed.

VOTE: For Mr. Patterson: C. Deese, S. Hinson, J. Cavalier, M. Richards, Y. Cureton. 5:2
For Ms. Cureton: A. Patterson, J. Tinklenberg. 2:5

Mr. Patterson receives the majority and is elected Vice Chair.

At the request of the Commissioners, Aimee Sholar agreed to act as Clerk/Secretary.
Ms. Hardin yielded the floor to Chairman Deese.

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the agenda.
Motion to Approve by Sheila Hinson; 2nd by Jason Cavalier
Called vote: 7:0. Motion approved unanimously.

3. CITIZEN'S COMMENTS [see Sign-In sheet attached]

Chairman Deese opened the floor to comments from the public.
There were no sign ins for general comments.

Chairman Deese closed the floor to Citizens' Comments

4. APPROVE MINUTES

a. June 18, 2024 Regular Minutes

Chairman Deese called for a motion to approve June 18, 2024 Regular Minutes
Motion to Approve with amendments (item C on page 9 adding conversation about alleviating traffic) by Tinklenberg; 2nd by Richards.
Called vote: 6:1. **Motion approved unanimously.**

No Workshop meeting was held in July.

5. PUBLIC ITEMS

a. RZ-2024-1081 Lopez/ High Point Circle

Application by Saul Lopez to rezone 1.53 acres at 1890 High Point Drive (TM 0086F-0B-001.00) from Manufactured Housing (MH) to Medium Density Residential (MDR) district, to subdivide the property and build single family residences

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. Staff Recommendations:

Commissioners concerns:

Per Commissioner's question, staff responded that the division would be via a Minor Plat Application process (5 or fewer lots). Minimum lot size in MDR is 10,000 square feet. Minor Plats are not subject to all the requirements of Major Subdivisions. Rezone needs to happen first.

Comment from applicant(s): Saul Lopez was present for questions but had no comments.

Public Hearing: (See attachments: Sign-in Sheets) none signed in.

Chairman Deese closed Public hearing and called for a motion on item RZ-2024-1081. Motion to approve by Sheila Hinson; 2nd by Shelly Richards.

Discussion by Commissioners:

Mr. Patterson questioned Mr. Lopez about his intentions for development.

Called vote:

JC: Yes YC (abstained as absent) JT: Yes MR: Yes SH: Yes AP: Yes CD: Yes

Tally: 6:0. **Motion is Approved.**

Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

b. SD-2023-1869 Barberville Commercial Preliminary Plat

Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LC and Martin Senior and Associates for a Preliminary Plat for two parcels totaling 2.0 acres located at the northwest corner of Barberville Road and Fort Mil Highway (TM #s 0006-00-057.00 and 0006-00-058.00), to create a multi-parcel commercial development with central shared access.

Staff Presentation: Allison Hardin, Development Services Director, presented the application consistent with the staff report.

Commissioners concerns:

- If one parcel is developed at a time, that will negatively affect the buffer protection as well as sidewalk connectivity.
- Once approved, the Commission will not have an opportunity to review the plan again as each lot is developed.
- Each parcel will contribute to traffic problems.
- Major concern about DOT's approval of left turn lane across heavy traffic.
- Would existing trees be saved, or would it be cleared and new trees planted?
- Stormwater pond may flow into buffer zone, affecting neighboring properties.

Staff comments:

- Plan includes 12% open space (required 10% for this size project.) Sidewalk areas, benches and landscape planting areas count toward open space requirement, and will be required to be dispersed throughout the development.
- Cell tower area does not count as open space since it is not publicly accessible.
- Lighting plan requires restrictions on brightness, and downlighting to avoid glare
- Parking counts for daycare are based on number of employees

Comment from applicant(s): **Don Argy**, Moody Group: DOT has approved the traffic plan; each lot will build its portion of buffer and sidewalk as it is developed; stormwater plan is being reviewed by engineers to assure no runoff to neighbors. Compaction standards and pond construction are monitored and regulated. Regarding daycare traffic, they may do drive-through lanes to avoid parking overflow.

Public Hearing (see attachments: Sign-In sheets)

See attachments: Anthony comment; Sher comment; presentation photos (13 pages); Letter from Residents.

1. **Robert Christian** (Overlook Barber Rock) Concerned about flooding from retention pond.
2. **Chuck Anthony**, (attorney, resident of Overlook Barber Rock) Concerned that the public cannot see the plan until the last minute. Concerned about drainage and flooding from retention pond.
3. **Jeanne Clifton** (Overlook Barber Rock) Concerned that Learning Center parking is accessible to their neighborhood. The highway receives more buffer than the neighborhood.
4. **Geoff Larson** (Oliver Terrance) Lives 100 ft from the development. A surveyor trespassed on his property. Believes the buffers are insufficient and will be delayed, and trees will be removed. The daycare center on the plan incorrectly shows some of his property.

5. **Anne Gebel** (Overlook Barber Rock) her home borders on the project, 7 feet from property line. They will remove existing trees. Flooding is already a problem and will get worse. Wants the buffer increased, trees saved, and flooding controlled.
6. **Shannon Hankinson** (Overlook Barber Rock) Surveyors trespassed. Flooding is a major concern. The project is poorly planned and neighbors concerns have not been addressed.
7. **Britney Bowers** (Overlook Barber Rock) She has the lowest property and has flooding problems already. This project will make it worse.

Chairman Deese closed Public hearing and called for a motion on item SD-2023-1869.
Motion to approve by Patterson, in the interest of a floor discussion; 2nd by Tinklenberg
[SEE AMENDED MOTION BELOW]

Discussion by Commissioners:

Commissioners' concerns:;

- Slope of drainage area is concerning and needs redesign.
- Mass grading will cause run-off flooding
- (UDO requirement, Appendix B) Cross section of drainage is not shown
- (UDO requirement) Required Open Space is not noted
- (UDO requirement) Highway Corridor required buffer is not shown
- Neighbors' distrust is not being addressed

The applicant says they will take all the feedback and address it; asked to continue discussion to next Planning Commission meeting. The applicant wants to continue.

Motion amended by A. Patterson to continue to August 20, 2024 meeting. Seconded by S. Hinson.

Commissioners recommended that applicants

- Comply with three UDO requirements noted above
- Meet with neighbors to address concerns
- Revise drainage plan and stormwater concerns
- Address tree-save and buffer concerns
- Consider alternatives to alleviate traffic.

Called vote:

JC: Yes YC: Yes JT: No MR: Yes SH: Yes AP: Yes CD: Yes

Tally: 6:1. **Motion to Continue is approved.**

This Motion to continue Barberville will be heard on August 20, 2024.

1. NEW BUSINESS

a. NRN-2024-1210 Griffin Cove Drive

Naming a shared private pursuant to Section 6.11.4.G of the Unified Development Ordinance.

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the staff report. Staff Recommendation: Approval

Questions to staff:

Request is triggered by third lot /building permit accessing this drive.

Comment from applicant(s): (applicant not present)

No Public Hearing is required.

Chairman Deese called for a motion on item NRN-2024-1210.

Motion to approve by Shelia Hinson; 2nd by Alan Patterson.

Discussion by Commissioners: no questions

Called vote:

Tally: 7:0. **Motion is approved unanimously.**

The Commission makes the final decision on new road names.

b. NRN-2024-1251 Hailes Valley Way

Naming a shared private drive pursuant to Section 6.11.4.G of the Unified Development Ordinance

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the staff report. Staff Recommendation: Approval

Questions to staff: No questions

Comment from applicant(s): Applicant not present

No Public Hearing is required.

Chairman Deese called for a motion on item NRN-2024-1251.

Motion to approve by Alan Patterson; 2nd by Sheila Hinson .

Discussion by Commissioners: no questions

Called vote:

Tally: 7:0. **Motion is approved unanimously.**

The Commission makes the final decision on new road names.

c. NRN-2024-1356: July Group Submittal

Road names submitted to E911 Addressing via Preliminary Plats and Civil Plans, pursuant to Section 6.11.4.G of the Unified Development Ordinance

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the staff report. Staff Recommendation: Approval

Questions to staff: no questions

No Public Hearing is required.

Chairman Deese called for a motion on item NRN-2024-1356.
Motion to approve by Shelia Hinson ; 2nd by Yokima Cureton

Discussion by Commissioners: no questions

Called vote:

Tally: 7:0. **Motion is approved unanimously.**

The Commission makes the final decision on new road names.

d. Overview of Next Month's Agenda:

One rezoning 36 acres LI to LDR on Hwy 9 Bypass; revised Preliminary Plat for Riverchase Sec. 2; TA for Town of Kershaw group of annexations; TA regarding small animals in residential districts; One possible Road Name Change

2. ADJOURN

Motion to adjourn by Alan Patterson; 2nd by Yokima Cureton. Motion approved by unanimous consent. Meeting adjourned at **8:18 p.m.**

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

For comments on specific agenda items under discussion, please sign in on the appropriate sheet.

L.C. Sheriff's Department
Upper Level Conference Room
1520 Pageland Highway
Tuesday, July 16, 2024

Citizens are allowed 3 minutes per person to speak. Everyone speaking before The Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

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Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: RZ-2024-1081 Lopez/ High Point Circle

Application by Saul Lopez to rezone 1.53 acres at 1890 High Point Drive (TM 0086F-0B-001.00) from Manufactured Housing (MH) to Medium Density Residential (MDR) district, in order to subdivide the property and build single family residences.

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Lancaster County

South Carolina

PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: SD-2023-1869 Barberville Commercial Preliminary Plat

Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LC and Martin Senior and Associates for a Preliminary Plat for two parcels totaling 2.0 acres located at the northwest corner of Barberville Road and Fort Mill Highway (TM #s 0006-00-057.00 and 0006-00-058.00), in order to create a multi-parcel commercial development with central shared access.

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Tuesday, July 16, 2024

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PLEASE PRINT

- | | |
|------|------------------|
| ✓ 1. | Don Argy |
| ✓ 2. | Robert Christian |
| ✓ 3. | Chuck Anthony |
| ✓ 4. | Jeannine Clifton |

SIGN IN ONLY IF YOU WISH TO SPEAK

✓ 5.	Geoff Larson
✓ 6.	Ann Gebel
✓ 7.	Shannon Hankinson
✓ 8.	Brittanni Bowers / Brad Bowers
✓ 9.	Saul Lopez JR <u>left</u>
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Citizen Comment

Lancaster County

Submitted On:

Jul 15, 2024, 10:03PM EDT

Agenda Item for Discussion:	SD-2023-1869 Barberville Commercial
Meeting Date:	July 16, 2024 06:00 PM
Full Name	First Name: Chuck Last Name: Anthony
Phone Number	574-514-9328
Email	chuckanthony3@yahoo.com
Address:	6401 Ancient Way Indian Land, SC 29707
Citizen Comment - Regarding Agenda Item:	July 15, 2024 Lancaster County Planning Commission 101 North Main Street Lancaster, SC 29720 Submitted via email to ssimpson@lancastersc.net Re: Comments on SD-2023-1869, Barberville Commercial Project Dear Planning Commission Members, We are writing to you as residents of Overlook at Barber Rock, a single-family home development that is adjacent to the proposed Barberville Commercial Project. We have reviewed the Preliminary Plat and other materials submitted by the developer for the project, and we have serious concerns about the potential impacts of the project on our neighborhood and the surrounding environment. We request you delay the approval of the Preliminary Plat until the developer provides all the required information for review and addresses the issues we raise in this letter. First, we want to point out that the Preliminary Plat and the accompanying checklist are incomplete and do not comply with the requirements of the Lancaster County Unified Development Ordinance ("UDO"), as detailed in the attached document. Items that appear to be missing per UDO 9.2.5(C) include the location and size of buildings, parking areas, stormwater facilities, watercourse buffers, landscaping, lighting, and related development calculations. The developer's completion of the relevant checklist from the Planning Commission also omits or incorrectly disregards several items that are applicable to the project, such as the proposed use of lots, the tree canopy retention areas, the common open space acreage, and the major contour changes. These items are essential

for evaluating the compliance of the project with the UDO and the potential impacts of the project on the neighboring properties and the natural resources. The Planning Commission should not approve the Preliminary Plat until the developer provides all the missing information and corrects the errors in the checklist.

More specifically, we want to express our concerns about the specific issues presented by the project, including:

- **Topography and Stormwater:** The project parcels are at a substantially higher elevation than the homes immediately to the west of the project. The project would require moving large amounts of dirt and creating new impervious surfaces, which could affect the stability and drainage of the slopes and the retaining walls that support the neighboring homes, especially where the downhill homes were built without retaining walls supporting the uphill project parcels initially. The project could also increase the runoff and ponding of water in the backyards of the homes, especially during heavy rain events. The project could also impact the wetland and stream that are located downstream of Parcel 5 of the project, which could affect the water quality and wildlife of Sugar Creek. The developer has not provided any contour map, stormwater plan, or mitigation measures to address these issues.
- **Buffer Type and Landscaping:** The Staff Report for the July 16, 2024 meeting states that Type B and Type C buffers will be used for the project, but the Preliminary Plat shows only Type A buffers, which are the least effective. The Planning Commission should require Type C buffers, with a privacy fence or wall, for the entire north and west sides of the project. This would better meet the purpose of buffers stated in UDO 7.1.5 "to separate incompatible adjacent uses and provide privacy and protection." Further, the developer should also consider reworking the project to integrate the designated common area into the buffer area, and to preserve the mature and healthy trees that are present on the project parcels.
- **Lighting:** Because the project is adjacent to and above a residential neighborhood, a careful lighting plan to avoid light pollution and glare is a must. As recognized in the Staff Report, the developer has not provided any conceptual lighting plan for the site, as required by the UDO. The Planning Commission should require and review a lighting plan to ensure that the neighboring homes are not illuminated or disturbed by the lighting of the project.
- **Traffic:** The project is located at the busy intersection of Barberville Road and Highway 160, which already experiences congestion and delays during peak hours. The project could generate additional traffic that could worsen the situation and create safety hazards. The developer has provided a traffic study, but it relies on data that is

over a year old and may not reflect the current and future conditions of the area, especially since many companies have required workers to return to their offices as COVID-era remote work provisions are phased out. The Planning Commission should require an updated and comprehensive traffic study that considers the impacts of the project and the other developments on Barberville Road, and that proposes solutions to minimize the traffic congestion.

- **Use of Site:** The project is zoned as NB and GB, which allow for a wide range of uses, many of which could be incompatible or detrimental to the adjacent residential neighborhood. The developer has not specified the proposed use of all the lots, except for a possible day care. The Planning Commission should consider imposing reasonable restrictions on the uses allowed within the project, such as limiting the hours of operation, the noise level, the outdoor activities, and the types of businesses that could negatively affect the quality of life of the neighbors. A bar could pose problems of noise, parking issues, and rowdy patrons. A gas station could result in impacts to the backyards of the neighboring homes should there be a spill or release. The suitability of certain uses should be considered and reasonable restrictions put in place as needed.

- **Parking:** The project requires adequate parking to avoid spillover parking on the neighborhood streets. The developer has not provided any parking plan for the site, except for a few parking spaces near one of the proposed buildings. The Planning Commission should require a parking plan that meets the standards of the UDO and that provides sufficient parking for all the parcels and uses of the project to ensure that the parking plan for the project does not become the neighborhood streets by default.

As you can see, the Barberville Commercial Project poses significant challenges and risks for the residents of Overlook at Barber Rock and the surrounding environment. We are not opposed to the development of the project parcels, but we believe that the project should be done in a way that respects the existing character of the area, and that minimizes the impacts and conflicts with the neighboring properties. We are willing to discuss the project with the developer and offer suggestions on reasonable changes that could be made to ensure the project is successful while impacting the neighboring homes as little as necessary.

We request that this letter and these comments be put into the record for this project and carefully considered by the Planning Commission. We request that you delay the approval of the Preliminary Plat until the developer provides all the required information and addresses the issues we raise in this letter. We also request that you notify us of any future meetings or hearings regarding the project, and that you allow us to participate and

provide public comments. We look forward to hearing from you and working with you to ensure the best outcome for our community.

Sincerely,

Chuck Anthony
Jennifer Thompson
Ann Gebel
Jeanine Clifton
Geoff Larson

Residents of Overlook at Barber Rock

APPENDIX – DEFICIENCIES IN THE APPLICATION

- Lancaster County's Unified Development Ordinance ("UDO") 9.2.5(C) sets out the requirements for the Preliminary Plat review.
- Per UDO 9.2.5(C), the Preliminary Plat is required to "illustrate all of the required site features including"
 - o Buildings;
 - o Parking areas;
 - o Street locations;
 - o Street sections;
 - o Conceptual size and location of stormwater facilities;
 - o Rights-of-way;
 - o Easements;
 - o Property lines and setbacks;
 - o Required or proposed watercourse buffers;
 - o Site landscaping and lighting (in conceptual form); and
 - o All related development calculations (e.g. density, proposed building areas, number of parking spaces, impervious surface allocation, etc.).
- These items are to be illustrated "in sufficient detail to show compliance with this ordinance."
- The following required by UDO 9.2.5(C) are missing from the Preliminary Plat posted on the Planning Commission's website on July 9, 2024:
 - o The location and size of all but one of the potential buildings to be built.
 - o The parking areas for all but one of the 8 parcels proposed to be developed.
 - o The conceptual size and location of stormwater facilities.
 - o Watercourse buffers for the stream contained in the project parcels.

o Site landscaping and lighting in any form, let alone a conceptual one.

o Calculations of the number of parking spaces.

o Impervious surface allocation calculations.

- The checklist provided by the Planning Department for "Major Subdivision Preliminary Plat" has further requirements that have not been provided for the project, such as:

- o The proposed use of all lots to be used (General Project Information at 7).

- o Location and dimensions of all proposed buildings including number of stories and total square footage by use (Id. at 12).

- o Building setbacks and proposed impervious surface calculation (Id. at 13).

- o Topography by contours at vertical intervals of not more than five feet (Existing Conditions at 1).

- o Tree canopy retention areas (Tree Retention at 1).

- o Landscaping for required site landscaping areas (Landscaping).

- o A calculation of the required common open space acreage (Open Space at 2). The developer claimed this was "N/A" on the checklist.

- o Proposed major contour changes in areas where substantial cut and/or fill is to be done (Grading at 6).

- Many of the missing items go directly to the likely impacts of the development on the neighboring residential properties, and the Planning Commission should not approve of the Prelimi

From: rich sher
To: Jennifer Bryan
Subject: 9901 Barberville Road., Moody Group proposal
Date: Tuesday, June 18, 2024 11:07:46 AM



The System finds this email suspicious! The sender of this email rich sher is similar by name to your contact rich.sher@gamil.com, this might be an impersonation attempt. | [Know this sender?](#)

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—IT Helpdesk, lancastersc.supportsystem.com

From Rich and Barbara Sher
1850 Still Water Lane, Indian Land, SC 29707

Regarding the proposal by the Moody Group for a commercial development at 9901 Barberville Road.

I would request the Planning Board to continue to deny approval of this proposal.

When we moved here in 2016 the traffic on Barberville was moderate but it seems with each new development (and there have been several) the traffic has increased. Not only residential traffic but truck traffic as well.

The traffic study that was submitted assumes that all traffic going into the Moody property will be entering from Rte 160 and that a left turn lane will accommodate the increased traffic. but that is definitely not the case. It will bring more traffic to Barberville, equal to what we'll see from Rte 160.

Considering that the new Elementary School is planned at the corner of Barberville and Harrisburg, the proposed High School not far from that, and Moody's proposed Montessori School as part of their project, the impact on Barberville will be significant. The infrastructure, in this case Barberville Road, can't handle it.

Rich and Barbara Sher



Reply

Forward

July 15, 2024

Lancaster County Planning Commission
101 North Main Street
Lancaster, SC 29720

Submitted via email to ssimpson@lancastersc.net

Re: Comments on SD-2023-1869, Barberville Commercial Project

Dear Planning Commission Members,

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More specifically, we want to express our concerns about the specific issues presented by the project, including:

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The developer has not provided any contour map, stormwater plan, or mitigation measures to address these issues.

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Sincerely,

Chuck Anthony
Jennifer Thompson
Ann Gebel
Jeanine Clifton
Geoff Larson

Residents of Overlook at Barber Rock

APPENDIX – DEFICIENCIES IN THE APPLICATION

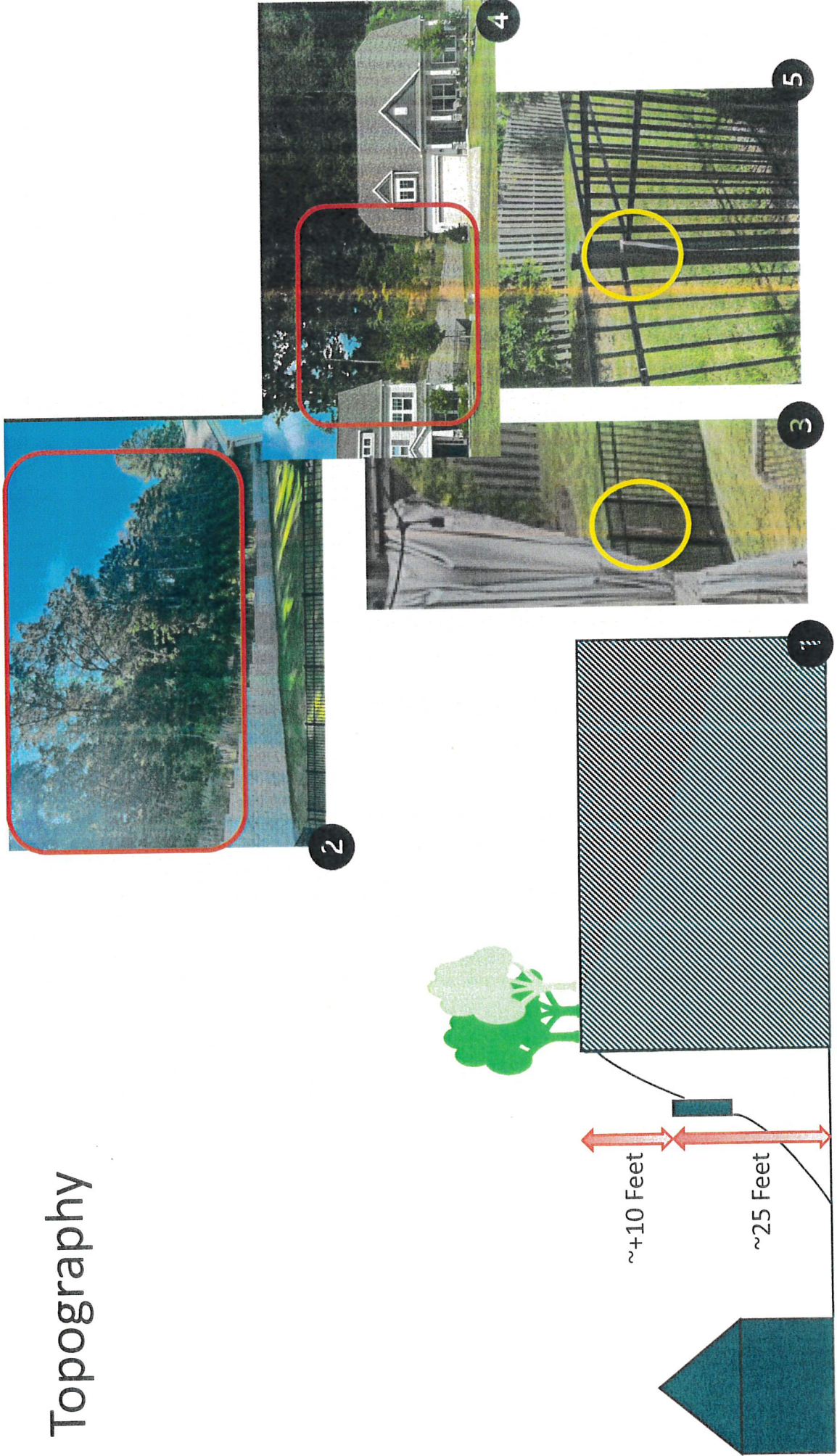
- Lancaster County’s Unified Development Ordinance (“UDO”) 9.2.5(C) sets out the requirements for the Preliminary Plat review.
- Per UDO 9.2.5(C), the Preliminary Plat is required to “illustrate all of the required site features including”
 - Buildings;
 - Parking areas;
 - Street locations;
 - Street sections;
 - Conceptual size and location of stormwater facilities;
 - Rights-of-way;
 - Easements;
 - Property lines and setbacks;
 - Required or proposed watercourse buffers;
 - Site landscaping and lighting (in conceptual form); and
 - All related development calculations (e.g. density, proposed building areas, number of parking spaces, impervious surface allocation, etc.).
- These items are to be illustrated “in sufficient detail to show compliance with this ordinance.”
- The following required by UDO 9.2.5(C) are missing from the Preliminary Plat posted on the Planning Commission’s website on July 9, 2024:
 - The location and size of all but one of the potential buildings to be built.
 - The parking areas for all but one of the 8 parcels proposed to be developed.
 - The conceptual size and location of stormwater facilities.
 - Watercourse buffers for the stream contained in the project parcels.
 - Site landscaping and lighting in any form, let alone a conceptual one.
 - Calculations of the number of parking spaces.
 - Impervious surface allocation calculations.
- The checklist provided by the Planning Department for “Major Subdivision Preliminary Plat” has further requirements that have not been provided for the project, such as:
 - The proposed use of all lots to be used (General Project Information at 7).
 - Location and dimensions of all proposed buildings including number of stories and total square footage by use (*Id.* at 12).
 - Building setbacks and proposed impervious surface calculation (*Id.* at 13).
 - Topography by contours at vertical intervals of not more than five feet (Existing Conditions at 1).
 - Tree canopy retention areas (Tree Retention at 1).¹

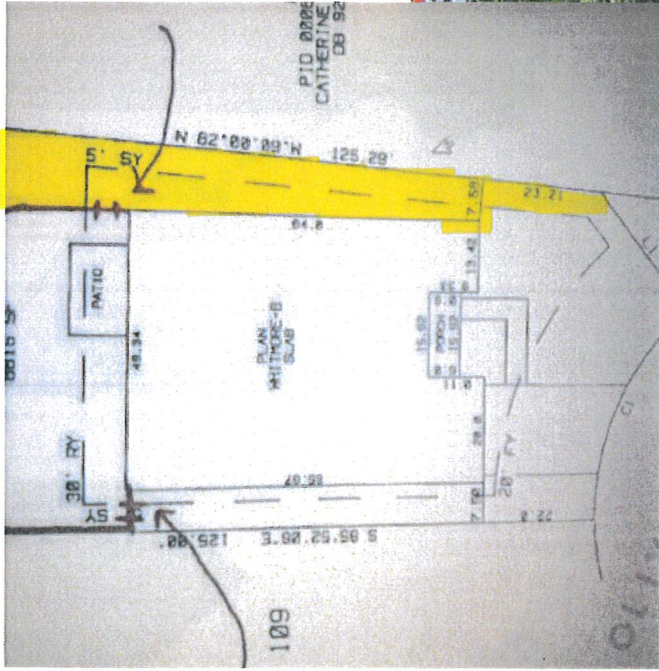
¹ Per UDO 7.1.1, the tree protection and retention standards in Chapter 7 of the UDO apply to all new construction except single-family and two-family dwellings on previously platted lots, yet the developer indicated that this requirement did not apply to its project on the checklist available on the Planning Commission’s website. There is no explanation given for why this project is exempt when it is not a single-family or two-family dwelling on a

- Landscaping for required site landscaping areas (Landscaping).
 - A calculation of the required common open space acreage (Open Space at 2). The developer claimed this was “N/A” on the checklist.
 - Proposed major contour changes in areas where substantial cut and/or fill is to be done (Grading at 6).
- Many of the missing items go directly to the likely impacts of the development on the neighboring residential properties, and the Planning Commission should not approve of the Preliminary Plat until these items have been provided and considered.

previously platted lot. Given the character of the parcels with many mature, healthy trees, tree retention should be a part of the development plan.

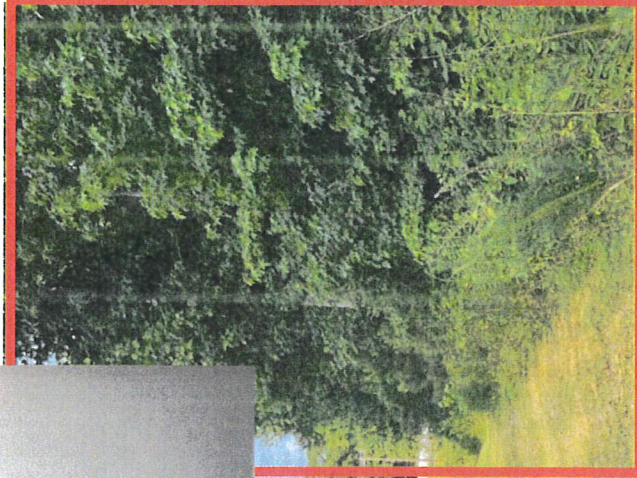
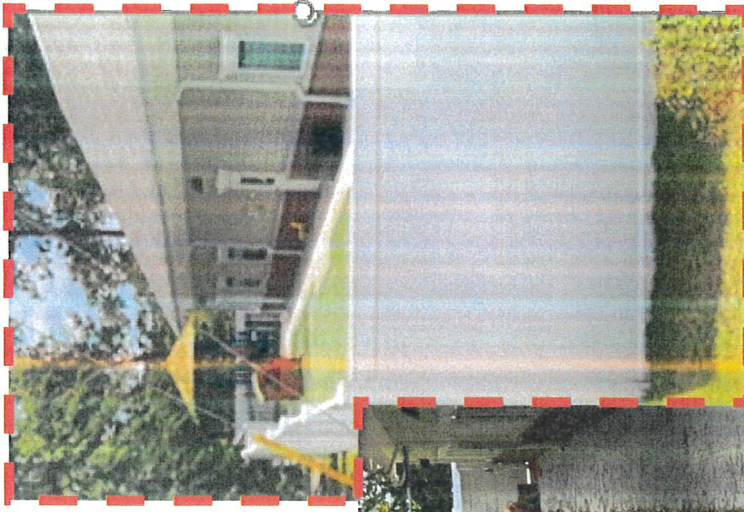
Topography





Today

Neighbor's Adjacent Property
Post Development
Assuming current contract



Intentionally Blank

Facts about the Planned Daycare currently under contract

Ballantyne Location

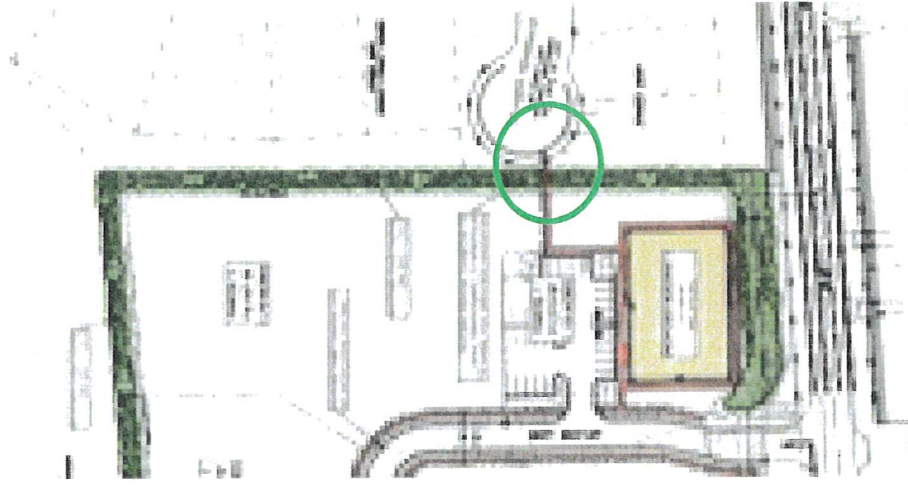
- 12.5k ft facility
- 1.95 Acres
- 44+ parking spots
- Abuts multiple residences
- Retained natural buffer with abutting residential
- Assured ac line was not along residential property lines – against back street.

Barberville Plans

- 12.5k ft facility
- 1.18 Acres
- 29 parking spots
- No drop off or parking circulation as required for daycares with 6+persons (UDO code for Lancaster county)
- Plan to totally remove tree line and replant.

For illustrative purposes :

Their newest proposal



Equates eliminates any separation that we expected to maintain and commandeers our neighborhood for overflow parking



* According to developer the yellow is what we are to expect from a clearing and replanting

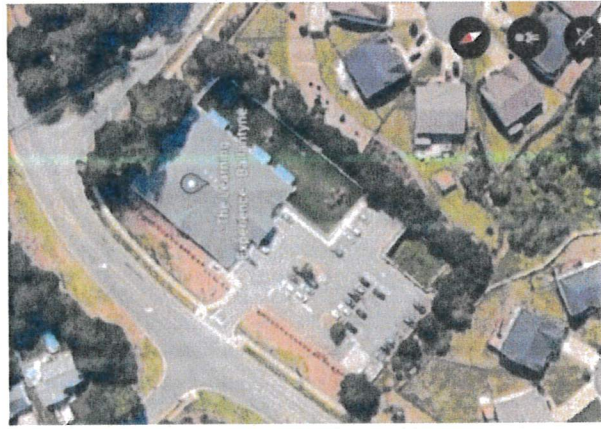
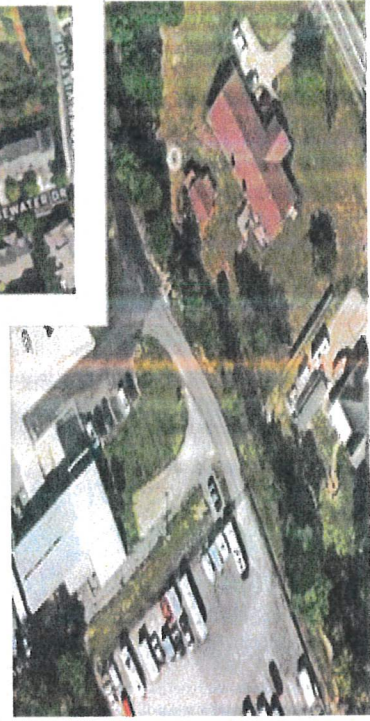


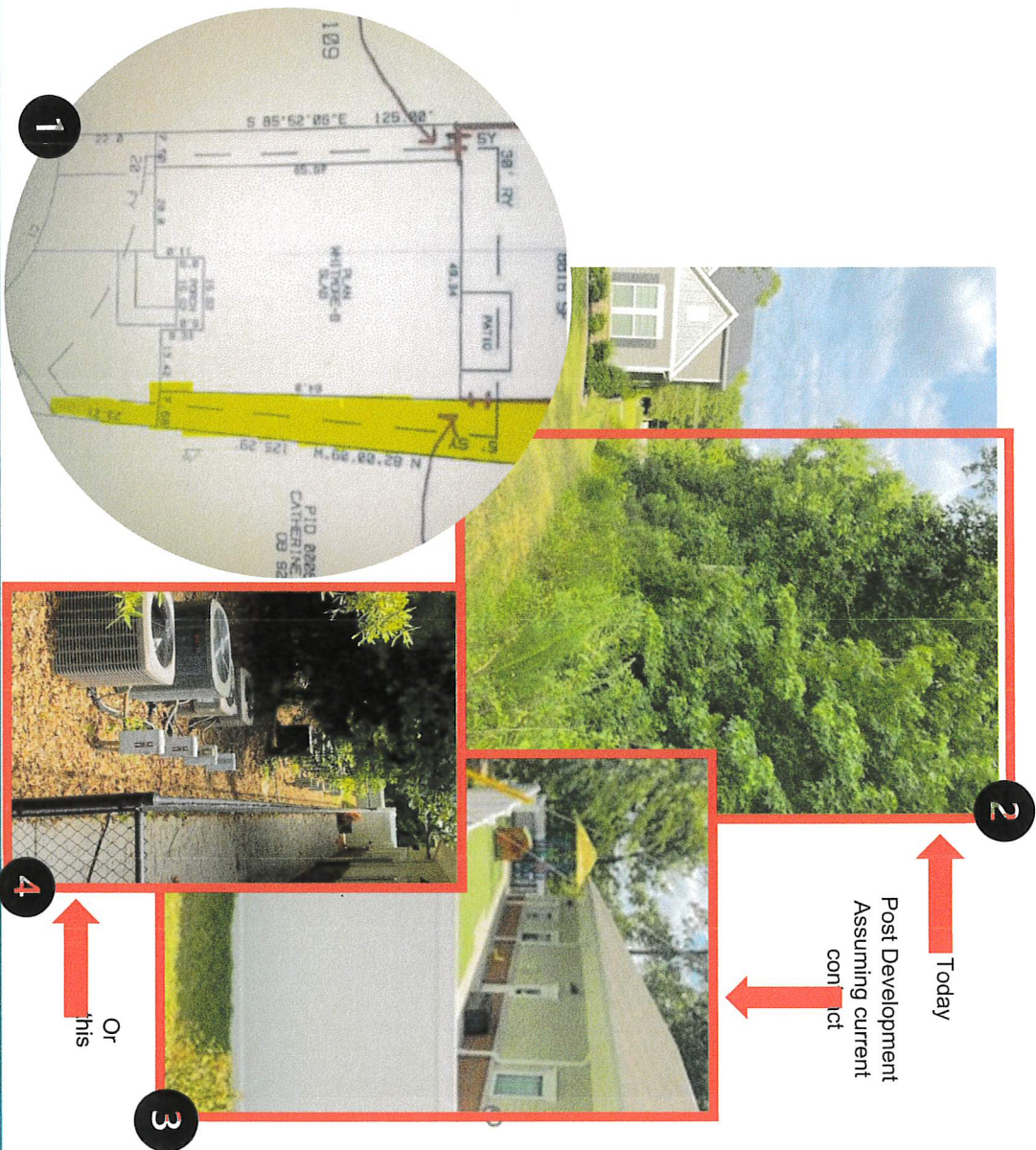


Buffer

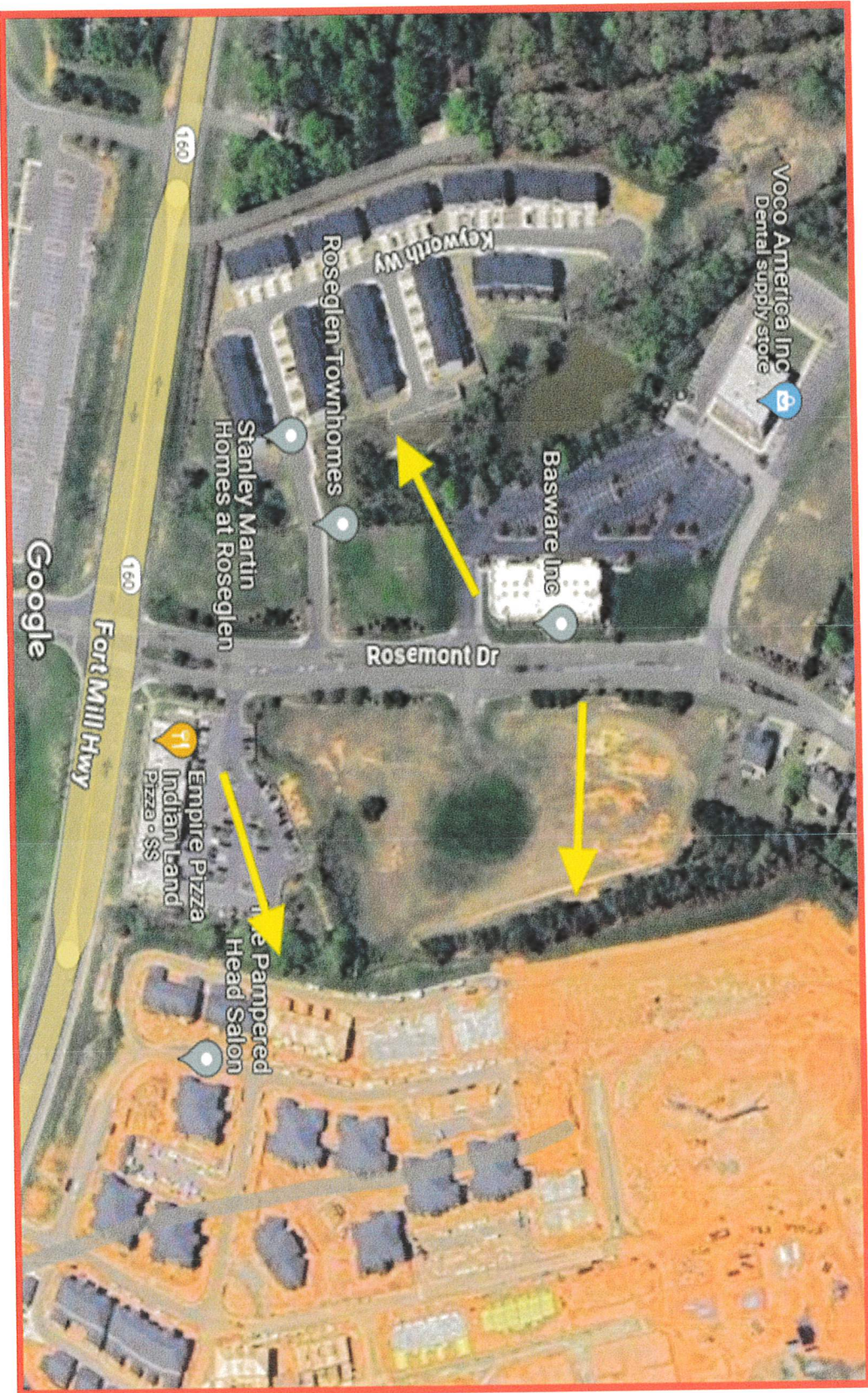
Our neighborhood

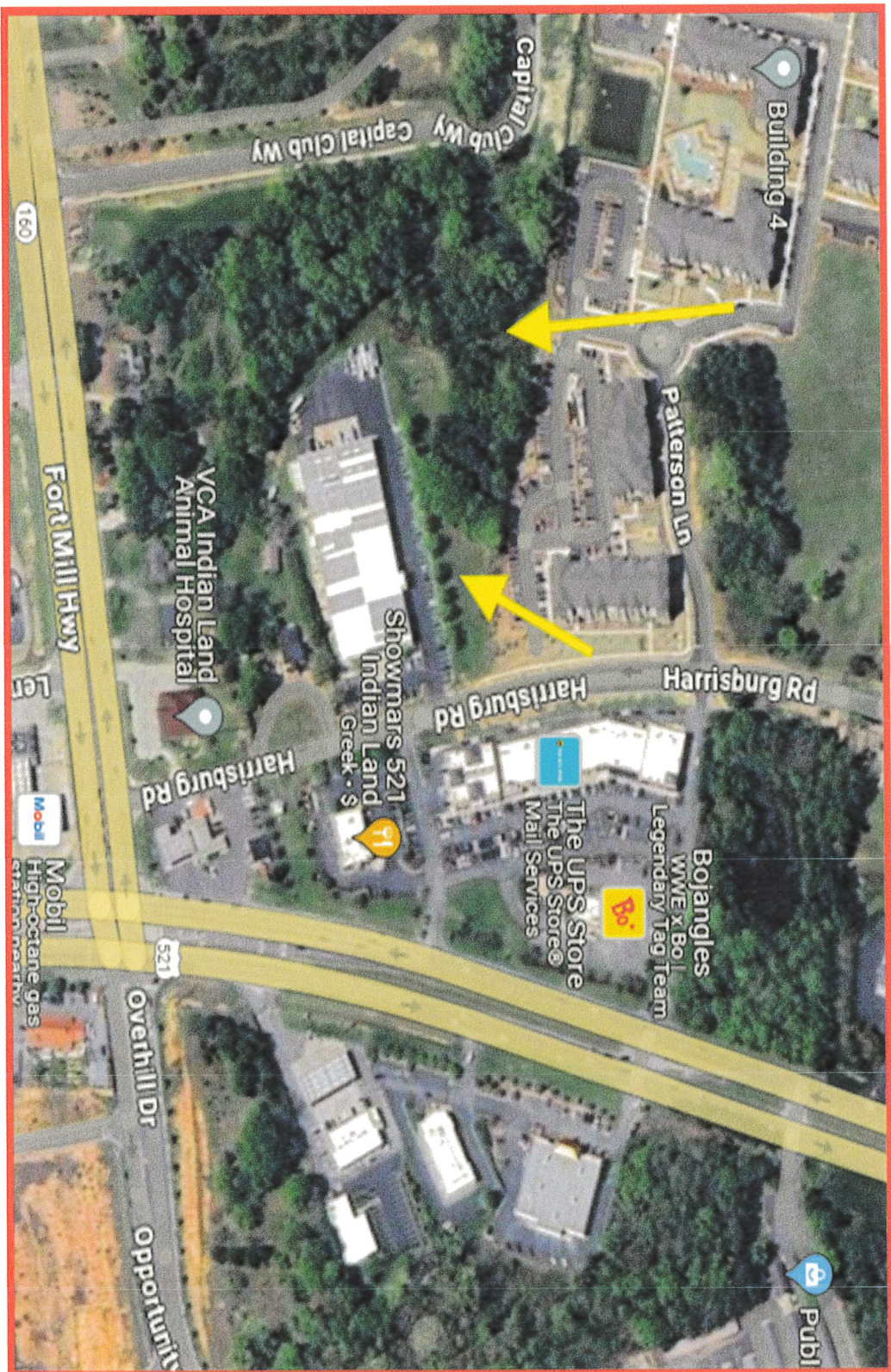
Samples in Lancaster

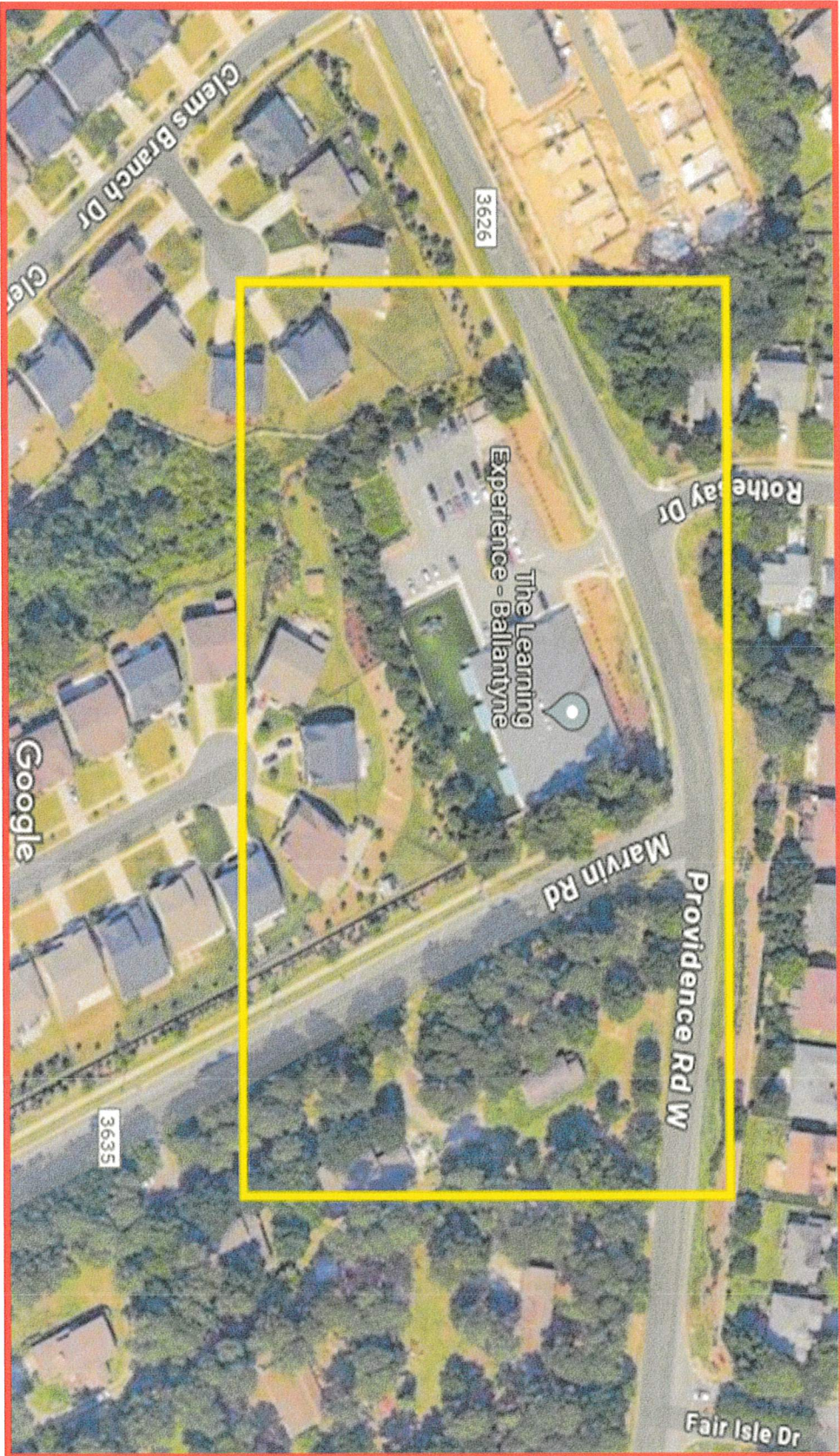


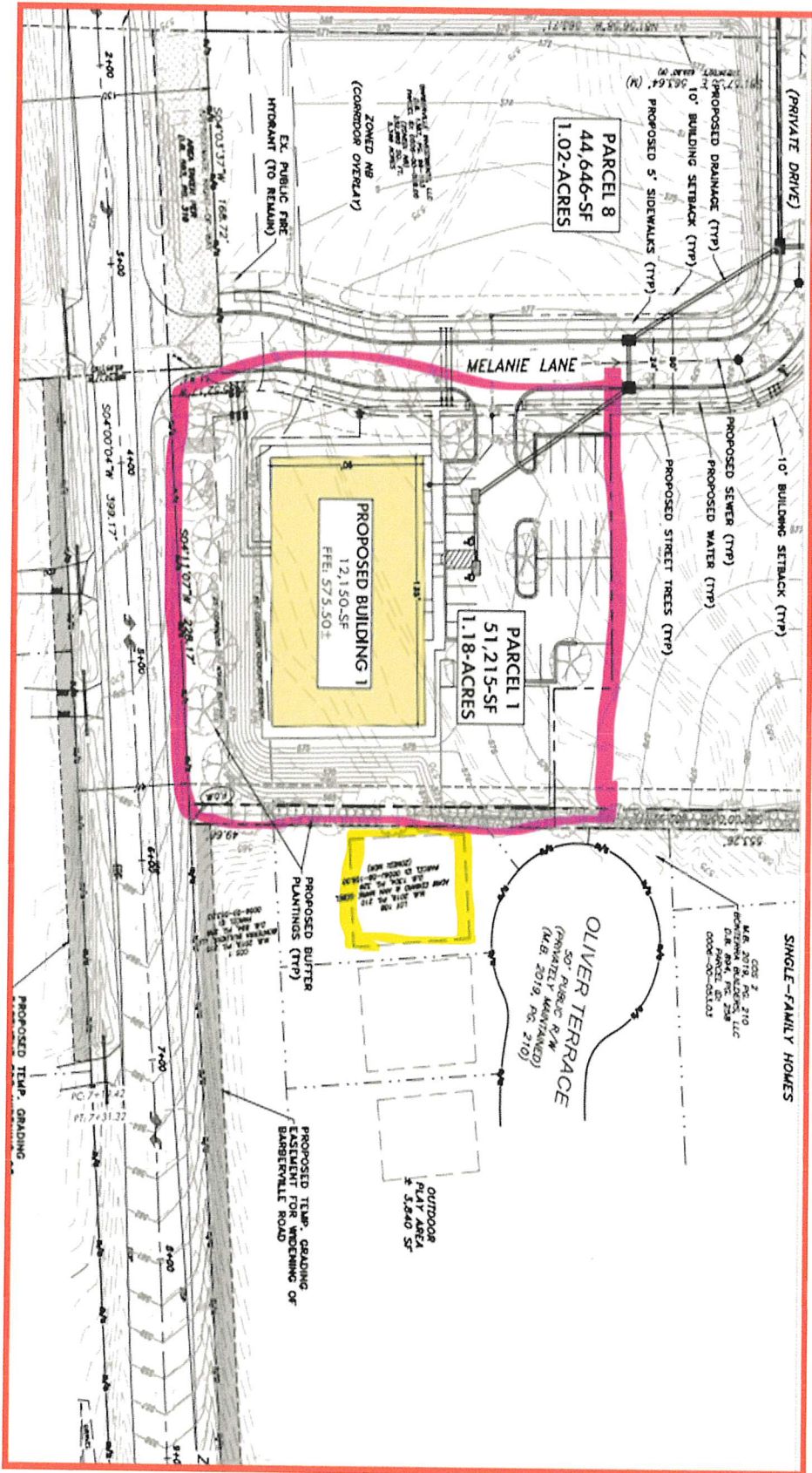






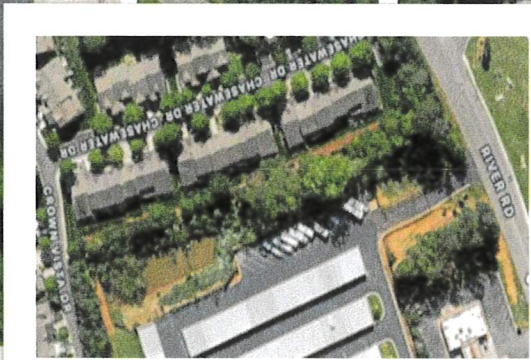
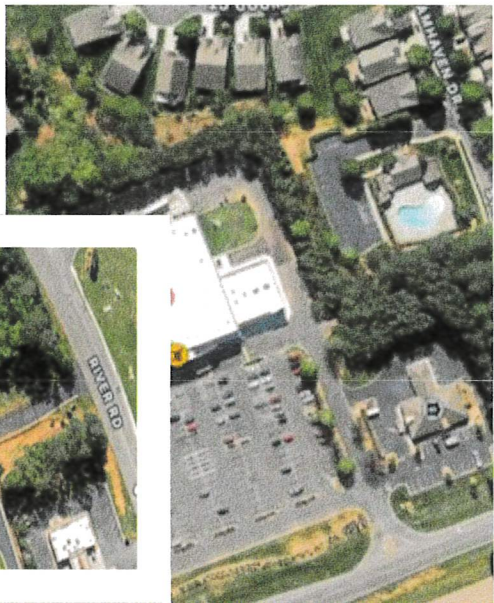
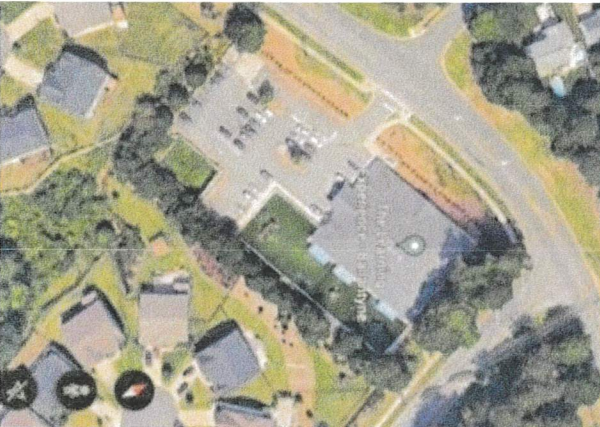








Buffer



1