



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN

, DISTRICT 5

T. YOKIMA CURETON, DISTRICT 2

JUDIANNA TINKLENBERG, DISTRICT 4

SHEILA HINSON, DISTRICT 6

ALAN PATTERSON, DISTRICT 1

, DISTRICT 7

SECRETARY: AIMEE SHOLAR

**MINUTES
Lancaster County Planning Commission
June 18, 2024 6:00 p.m.
AMENDED**

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

1. ROLL CALL: Quorum is present (4 Commissioners)

Commissioners Present:

Sheila Hinson Charles Keith Deese
Alan Patterson Judianna Tinklenberg

Note: Commissioner James Barnett has resigned from the Commission effective June 15, 2024. New appointments are in process through County Council.

Absent: T. Yokima Cureton

Staff Present:

Allison Hardin, Development Services Director
April Williams, Planning Director
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician Administrative Assistant Aimee Sholar

Pledge of Allegiance and Prayer was given by Sheila Hinson.

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.

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

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.
Motion to Approve by Alan Patterson; 2nd by Sheila Hinson
Called vote: 4:0. Motion approved unanimously.

3. CITIZEN'S COMMENTS None Signed in.

4. APPROVE MINUTES

a. May 2, 2024 Special Meeting

Chairman Deese called for a motion to approve May 2, 2024 Special Meeting minutes as written (draft revised per request of Commission).

Motion to Approve by Judianna Tinklenberg; 2nd by Alan Patterson.

Called vote: 4:0. Motion approved unanimously.

b. May 21, 2024 Regular Minutes

Chairman Deese called for a motion to approve May 24, 2024 Regular Minutes as written. Motion to Approve by Sheila Hinson; 2nd by Alan Patterson.

Called vote: 4:0. Motion approved unanimously.

c. June 6, 2024 Workshop Minutes

d. Chairman Deese called for a motion to approve June 6, 2024 Workshop Minutes as written. Motion to Approve by Sheila Hinson; 2nd by Judianna Tinklenberg.

Called vote: 4:0. Motion approved unanimously.

5. PUBLIC ITEMS

a. SD-2023-1869 Barberville Commercial

Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LLC and Martin Senior and Associates for a Preliminary Plat for two parcels totaling 12.09 acres located at the northwest corner of Barberville Road and Fort Mil 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.

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

Comments by Commissioners:

Judianna Tinklenberg asked if there is connectivity to Barber Rock? Need to ask for connections to improve traffic.

Comment from applicant(s): Jan Ringeling- wanted to connect the roads and did that. Some of the items have been addressed. We are using it how it is zoned now. The first stage minor subdivision has been approved, and permits are in process to build the first business, a daycare.

Public Hearing: (See attachments: Sign-in Sheets)

Anne Gabell- Over Look at Barber Rock- Opposed to commercial development next to their neighborhood, creating noise and affecting property values.

There was 1 email which was opposed.

Chairman Deese closed Public hearing and called for a motion on item SD-2023-1869.
Motion To approve by Alan Patterson; 2nd by Judianna Tinklenberg .

Discussion:

- Judianna Tinklenberg- Concerned about left turn lane and traffic. Opposed.
- Alan Patterson- Concerned about light and noise pollution. Opposed

Called vote: 0:4. Motion is denied unanimously.

Planning Commission makes the final decision regarding Preliminary Plats.

b. CU-2024-0910 McClure Collision Center

Application by Mason McClure and Hecks LLC and John Hecimovich for a Conditional Use permit for Vehicle Services: Major Repair/Bodywork (body shop/collision center) on 1.73 acres at and adjacent to 9868 Harrisburg Road (TM# 0005-00-100.05 and 0005-00-100.06).

Staff Presentation: Matthew Blaszyk, Planner presented the application consistent with the staff report. Staff Recommendations: Denial based on unresolved TRC comments.

Comments by Commissioners: Alan Patterson concerned about stormwater runoff and outside storage. Staff responded that stormwater is monitored by County, state & federal agencies, and outside storage is not permitted in this district.

Comment from applicant(s): Mason McClure- Ready to invest 3 million dollars in this project. We have a great filtration system. I am here to answer any questions you may have.

Public Hearing: (See attachments: Sign-in Sheets) No one signed up.

Chairman Deese closed Public hearing and called for a motion on item CU-2024-0910.
Motion To approve by Alan Patterson ; 2nd by Sheila Hinson.

Discussion:

Judianna Tinklenberg- Concerned about industrial eyesore in a residential area.

McClure- Closer to Rt 160 than the roundabout. The immediate area is more business than residential. At the end of the day we are going to work on very expensive cars .Top tier. There are not going to be parts all over the place. I can only tell you what my vision is that's not my vision.

VOTE: AP: For JT: Against SH: For CD: For
3:1. **Motion is approved.**

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

c. RZ-2021-2791 The Arches

Application by Doug Baumgartner for YDG Doby's Bridge Land LLC to rezone two parcels totaling 2.349 acres (TM 0013-00-018.09 & 0013-00-018.10) located on World Reach Drive, from General Business (GB) to Regional Business (RB) district, to allow appropriate commercial development uses.

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

Comments by Commissioners: Judianna Tinklenberg- Do we have use chart if it was rezoned?

Comment from applicant(s):

Kristen Ames, York Development Group: We do not yet have a tenant or any plans for the property, we are asking for rezoning to make it more consistent to be able to market it more effectively.

Public Hearing: (See attachments: Sign-in Sheets) None Signed In.

Chairman Deese closed Public hearing and called for a motion on item RZ-2021-2791. Motion Approved by Sheila Hinson; 2nd by Alan Patterson.

Discussion:

Alan Patterson- Perplexed as to why they are trying to rezone. Two uses concern me: multi-family and hotel/motel. This road was not planned for it and not built for it. I am concerned that if motel/hotel or multi family use is built, it will create bad traffic for neighborhood.

Chairman Deese- It is a rezone only. We cannot do conditional zoning.

Judianna Tinklenberg-I continue to think about with Alan Patterson says. The infrastructure is a concern. Further north is YMCA and then there will be a Costco. GB to RB will be opening a door to a broader range of uses, I would like better traffic circulation and connection to alleviate traffic on 521. Greater connection to alleviate traffic would be better. It's holding me back.

AP: Against JT: Against SH: For CD: For

Called vote: 2:2. Motion Tied, Fails by lack of Majority.

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

d. RZ-2024-0623 Connors

Application by Ben Stevens for BRD Land and Investments, and owners Richard Connors et al family members to rezone 26.94 acres located at 2941 Hwy 521 Bypass (TM #0081-00-045.01) from Neighborhood Business (NB) to Medium Density Residential (MDR) district in order to develop a single-family residential neighborhood.

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

Comment from applicant(s): Powerpoint presentation by Spencer McNabb on behalf of applicants, and report concerning neighborhood meeting.

Public Hearing: (See attachments: Sign-in Sheets)

Kenneth Munkens- lives near the intersection of the two highways. Opposed to medium density, would prefer a lower density.

Debbie & Danny Todd- We have easement rights on the property with 56 houses. Opposed.

Suzanne Durocher: Opposed: traffic and destruction of natural habitats.

Ben Stephens (Developer) and Spencer McNabb responded that the plan is well below the maximum units allowed in the requested district, and the two entries are dictated by County UDO and state fire code.

Chairman Deese closed Public hearing and called for a motion on item RZ-2024-0623. Motion To approve by Alan Patterson; 2nd by Judianna Tinklenberg.

Comments by Commissioners:

Alan Patterson: Concerned about the lack of resolution on the neighbor's easement. Staff noted that this will have to be resolved at the Civil stage or the project will not proceed.

Called vote: 4:0. **Motion is approved unanimously.**

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

e. RZ-2024-0826 Hinson

Application by Jeffrey C. Hinson to rezone 1.041 acres located at 6989 Pageland Hwy (TM #0056-00-012.00) from Rural Business (RUB) to Rural Residential (RR) district in order to allow conforming expansion of residential use (home occupation use).

Staff Presentation: April Williams, Planning Director, presented the application consistent with the staff report. Staff Recommendations: Approval

Comments by Commissioners: No Comments

Comment from applicant(s): Jeffrey Hinson. Available for questions, 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-2024-0826.
Motion To approve by Alan Patterson ; 2nd by Judianna Tinklenberg .

Discussion: No comments

Called vote: 4:0. **Motion is approved unanimously.**

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

f. RZ-2024-0878 Lennar/Williamson Farm

Application by Mark Henninger for Lennar Carolinas LLC and Williamson Farm Lane LLC to rezone 291.48 acres at and adjacent to 1080 Williamson Farm Lane (TM #0049-00-004.02) from Low Density Residential (LDR) to Medium Density Residential (MDR) in order to develop a single-family residential subdivision.

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

Comments by Commissioners:

Would this development have to wait until Shiloh woods is developed in order to get the second access point? With only one access point, they would be limited to 50 houses.

Comment from applicant(s):

Joel Causey- representing Lenar Carolina- There are 48 acres in flood plain. We are going to be well under maximum density. Shiloh woods is further along than we are. They are 6 months ahead of us. We are in discussions about sharing pump station for sewers.

Public Hearing: (See attachments: Sign-in Sheets)

Mike Mitchum, Dover Lane: Opposed. Water on property makes it unsuitable.

Chairman Deese closed public hearing and called for a motion on item RZ-2024-0878.
Motion To approve by Alan Patterson ; 2nd by Judianna Tinklenberg.

Discussion:

Alan Patterson: I heard the applicant say they want to put MDR 2.5 Units per acre. LDR is 1.5 units per acre. Also MDR needs twice as much open space.

Joel Causey: 1/3 on the west is flood plain that's why we need smaller lot sizes for the area that is actually buildable. Well over 20% will be open space.

Called vote: 4:0. **Motion is approved unanimously.**

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

g. RZ-2024-1011 Lancaster County/ 2001 Charlotte Hwy

Application by Lancaster County to rezone 6.8 acres at 2001 Charlotte Highway (p/o TM# 0062-00-005.01) from General Business (GB) to Institutional (INS) district, in order to convert the existing structures to use as county offices.

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

Comments by Commissioners: none

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

Chairman Deese closed public hearing and called for a motion on item RZ-2024-1011. Motion To approve by Sheila Hinson ; 2nd by Judianna Tinklenberg .

Discussion: Alan Patterson: Pleased that the County is re-purposing existing buildings rather than funding all- new construction

Called vote: 4:0. **Motion is approved unanimously.**

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

h. RNC-2024-0966 Environmental Way

Application by Myra Reece for SCDHEC to rename DHEC Road, a state-maintained driveway off Grace Avenue 0.16 miles south of the intersection with Chester Hwy/Route 9. Per UDO Sec 6.11.5. The requested name is Environmental Way.

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

Comments by Commissioners: None.

Comment from applicant(s): Not present

Public Hearing: (See attachments: Sign-in Sheets) None Signed In
Chairman Deese closed public hearing and called for a motion on item RNC-2024-0966.
Motion To approve by Alan Patterson ; 2nd by Judianna Tinklenberg.

Discussion: No substantive comments or questions.

Called vote: 4:0. **Motion is approved unanimously.**
Planning Commission makes the final decision regarding Road Name Changes.

6. NEW BUSINESS

a. NRN-2024-0830 Coyote Creek Trail

Application by Michael Hayes to name a privately maintained driveway per UDO Sec. 6.11.4.G, located off University Drive across from the intersection of W. Shiloh Unity Road. The proposed name is Coyote Creek Trail.

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

Comments by Commissioners: No comments

Comment from applicant(s): Present for questions; no comments.

No Public Hearing required.

Chairman Deese called for a motion on item NRN-2024-0830.
Motion To approve by Alan Patterson ; 2nd by Judianna Tinklenberg .

Discussion: No Discussion

Called vote: 4:0. **Motion is approved unanimously.**
Planning Commission makes the final decision regarding New Road Names.

b. NRN-2024-0924 June Group Submittal: Civil Plans & Preliminary Plats

New Road Name submittals from E911 addressing via civil submittals and preliminary plats.

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

No Public Hearing required.

Chairman Deese called for a motion on item NRN-2024-0830.
Motion To approve by Alan Patterson ; 2nd by Shelia Hinson

Discussion: None

Called vote: 4:0. **Motion is approved unanimously.**

Planning Commission makes the final decision regarding New Road Names.

c. Overview of Next Month's Agenda

- No Workshop scheduled for July due to Independence Day Holiday

- SD-2021-2122 Riverchase Sec. 2 (Revision)
- SD-2024-1081 Coulston/ Reece Road
- RZ-2024-1081 Lopez/High point

- NRN-2024-1210 Griffin Cove
- NRN-2024-1251 Hailes Valley Way
- NRN- July Group Submittal: Civil Plans & Preliminary Plats

d. Other: Officer Elections on July 16, 2024.

Discussion: Alan Patterson is moving from District 1 to District 7. Michelle Richards is replacing him.

e. Copies of UDO draft chapters distributed for future review and discussion.

7. ADJOURN

Motion to adjourn by Alan Patterson; 2nd by Judianna Tinklenberg. Motion approved by unanimous consent. Meeting adjourned at 8:00p.m.

ATTACHMENT 1: SIGN-IN SHEETS

SIGN IN ONLY IF YOU WISH TO SPEAK



**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.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, June 18, 2024

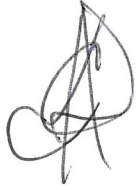
Citizens are allowed 3 minutes per person to speak. Everyone speaking before The Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's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

PLEASE PRINT

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Lancaster County



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: SD-2023-1869 Barberville Commercial

Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LLC and Martin Senior and Associates for a Preliminary Plat for two parcels totaling 12.09 acres located at the northwest corner of Barberville Road and Fort Mil 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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PLEASE PRINT

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Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: CU-2024-0910 McClure Collision Center

Application by Mason McClure and Hecks LLC and John Hecimovich for a Conditional Use permit for Vehicle Services: Major Repair/Bodywork (body shop/collision center) on 1.73 acres at and adjacent to 9868 Harrisburg Road (TM# 0005-00-100.05 and 0005-00-100.06).

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PLEASE PRINT

1.	Mason McClure
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Lancaster County



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: RZ-2021-2791 The Arches

Application by Doug Baumgartner for YDG Doby's Bridge Land LLC to rezone two parcels totaling 2.349 acres (TM 0013-00-018.09 & 0013-00-018.10) located on World Reach Drive, from General Business (GB) to Regional Business (RB) district, to allow appropriate commercial development uses.

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South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5d: RZ-2024-0623 Connors

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PLEASE PRINT

1.	Kenneth Munkens ✓ Dellie & Todd Todd ✓
2.	Tina + Suzanne Desrochers ✓
3.	BEN STEVENS - BRD LAND ✓
4.	Spencer McKib - BGE Inc. ✓

SIGN IN ONLY IF YOU WISH TO SPEAK

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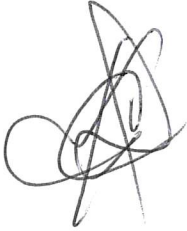
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Lancaster County



South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: RZ-2024-0826 Hinson

Application by Jeffrey C. Hinson to rezone 1.041 acres located at 6989 Pageland Hwy (TM #0056-00-012.00) from Rural Business (RUB) to Rural Residential (RR) district in order to allow conforming expansion of residential use (home occupation use).

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**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5f: RZ-2024-0878 Lennar/Williamson Farm

Application by Mark Henninger for Lennar Carolinas LLC and Williamson Farm Lane LLC to rezone 291.48 acres at and adjacent to 1080 Williamson Farm Lane (TM #0049-00-004.02) from Low Density Residential (LDR) to Medium Density Residential (MDR) in order to develop a single-family residential subdivision.

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PLEASE PRINT

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**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5g: RZ-2024-1011 Lancaster County/2001 Charlotte Hwy

Application by Lancaster County to rezone 6.8 acres at 2001 Charlotte Highway (p/o TM# 0062-00-005.01) from General Business (GB) to Institutional (INS) district, in order to convert the existing structures to use as county offices.

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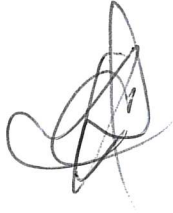
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South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5h: RNC-2024-0966 Environmental Drive

Application by Myra Reece for SCDHEC to rename DHEC Road, a state-maintained driveway off Grace Avenue 0.16 miles south of the intersection with Chester Hwy/Route 9. Per UDO Sec 6.11.5. The requested name is Environmental Drive.

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ATTACHMENT 2:

5a: SD-2023-1869 Barberville Commercial

- LCWSD Letter of Service
- Email Comment: Rich & Barbara Sher



Lancaster County
Water & Sewer District

5a Barberville

"Serving Lancaster County For Over 50 Years"

Ms. Jan Ringling
Moody Group
107000 Sides Place, Suite 280
Charlotte, NC 28277

Re: Barberville Commercial Subdivision

Dear Sir/Madam:

This letter is to address water and sewer distribution, collection, and treatment for the proposed Barberville Commercial Subdivision.

Upon completion, acceptance, and payment of all fees necessary for water and sewer infrastructure to serve the subject site, Lancaster County Water and Sewer District (LCWSD) agrees to accept wastewater flow typical of a commercial subdivision, to the Indian Land Wastewater Treatment Facility; NPDES permit number SC0047864, for treatment. A significant off-site sewer collection system forcemain and pump station upgrade and appurtenances will be needed to convey the project's wastewater flow to the IL3WWTP.

Upon completion, acceptance, and payment of all fees necessary for water mains, (LCWSD) agrees to furnish water to Barberville Commercial Subdivision in an amount consistent with the flow associated with the capacity fees paid. The water quality to the subject project is regulated by SCDHEC Bureau of Water.

This is not a willingness and capability to serve commitment. Willingness and capability to serve is contingent upon payment of the required capacity fees as determined by the District in response to letter of intent as outlined in the District's Developer's Policy. At this time a sketch plan has been submitted to LCWSD for review and project initiation, but the sketch plan application is incomplete and is not approved.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Timothy R. Kiser". The signature is fluid and cursive, with the first name being the most prominent.

Timothy R. Kiser, PE
Engineering Director
Lancaster County Water & Sewer District

50 Barberville

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?](#)

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—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

ATTACHMENT 3:

5d: RZ-2024-0263 Connors

- LCSD School Data
- BRD Land Development: Report from Neighborhood Meeting
- Email Comment: K. Munkens

54 Connors

Lancaster County School District Membership Forecast

- 1. Historic Day-135 ADM supplied by SC DOE (no PreK), 2022-23 Day-10 Enrollment (including PreK) supplied by LCSD 9/8/2022.
- 2. Program capacities are from the Program Capacity Study, H. Dale Holden & Associates, February 2010. Portable classrooms are not included.
- 3. Forecast includes impacts from residential growth as described in Lancaster County development inventory through October 2022.
- 4. Forecast generated by Numerix Cohort-Feeder model. Projected RLB annual gain = 2.5%, 2021 to 2027. K-12 average annual gain = 3.1%, 2023-24 to 2032-33.

Grades	Capacities			Pre-K	Historic Day-135 ADM (No Pre-K)					Forecasted Day-135 ADM										
	2022-23	2023-24	2024-25		2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33					
Andrew Jackson																				
K-5	446	446	446	24	380	401	381	341	338	348	336	319	310	308	296	304	310	319	326	334
K-5	565	565	565	39	427	436	492	489	477	541	555	540	535	531	554	551	562	578	591	605
6-8	628	628	628		477	498	498	487	463	479	449	468	472	485	455	445	431	428	424	430
9-12	974	974	974		631	610	633	614	614	632	644	650	653	644	653	660	660	655	634	617
Subtotal	2613	2613	2613	63	1914	1945	2003	1931	1892	1994	1983	1976	1970	1969	1958	1961	1963	1979	1974	1985
Buford																				
K-5	929	929	929	40	710	704	720	696	687	773	759	761	754	749	738	735	749	771	789	808
6-8	694	694	694		413	431	439	437	415	374	366	345	357	353	380	386	375	352	339	344
9-12	1046	1046	1046		600	572	571	529	544	562	575	567	543	534	504	498	514	522	543	531
Subtotal	2669	2669	2669	40	1722	1707	1730	1662	1646	1709	1700	1672	1654	1637	1622	1619	1639	1644	1671	1683
Indian Land																				
K-4	970	970	970	9	1369	886	975	989	944	1076	1142	1171	1228	1285	1337	1352	1305	1429	1465	1504
K-4	1052	1052	1052		1103	1036	1097	1031	1045	1030	1102	1157	1205	1242	1305	1320	1372	1406	1441	1477
K-4	1170	1170	1170	15		639	708	711	724	784	861	899	935	952	981	998	1030	1055	1081	1108
5-6	1174	1174	1174						973	1072	1131	1261	1370	1450	1504	1596	1662	1678	1749	1792
7-8	1127	1127	1127		994	1042	1195	1309	970	988	1065	1140	1202	1241	1357	1433	1460	1697	1768	1784
9-12	2000	2000	2000		1049	1166	1310	1345	1484	1680	1870	2048	2215	2331	2494	2727	2918	3162	3344	3549
Subtotal	7493	7493	7493	24	4415	4769	5285	5385	6140	6630	7169	7677	8156	8601	9059	9539	9977	10428	10848	11212
Lancaster																				
K-5	618	618	618	20	472	443	431	385	380	400	400	399	397	399	399	401	409	420	430	440
K-5	527	527	527	33	418	433	461	438	409	407	401	400	409	410	427	442	451	464	474	485
K-5	564	564	564	32	418	398	392	401	406	411	434	446	460	475	491	505	515	529	542	555
K-5	528	528	528	20	459	470	398	347	341	338	330	329	324	313	310	319	325	334	342	350
K-5	762	762	762	20	701	678	660	587	542	587	593	584	577	591	597	617	630	648	664	680
6-8	994	994	994		547	562	556	570	557	524	541	551	609	613	605	591	607	618	647	657
6-8	921	921	921		557	592	643	629	606	538	527	524	524	543	562	563	560	553	563	571
9-12	2569	2569	2569		1286	1205	1299	1332	1344	1472	1498	1615	1599	1532	1553	1576	1637	1655	1651	1673
Subtotal	7483	7483	7483	125	4858	4731	4839	4689	4585	4677	4724	4847	4899	4876	4844	5014	5134	5222	5313	5411
Special/Alternative																				
Discovery School	n/a	n/a	n/a		108	106	108	106	108	114	114	114	114	114	114	114	114	114	114	114
Subtotal	n/a	n/a	n/a		108	106	108	106	108	114	114	114	114	114	114	114	114	114	114	114
System Total (excluding Spec/Alt)																				
System Total	20258	20258	20258	252	12909	13152	13857	13667	14263	15010	15576	16172	16680	17082	17582	18134	18712	19272	19806	20292
System Total (including Spec/Alt)	20258	20258	20258	252	13017	13258	13965	13773	14371	15124	15690	16286	16794	17196	17696	18248	18826	19386	19920	20406

< 90%

90% - 100%

100% - 110%

> 110%

Capacity Legend

Forecast generated by Numerix LLC

FINAL: 12/6/2022

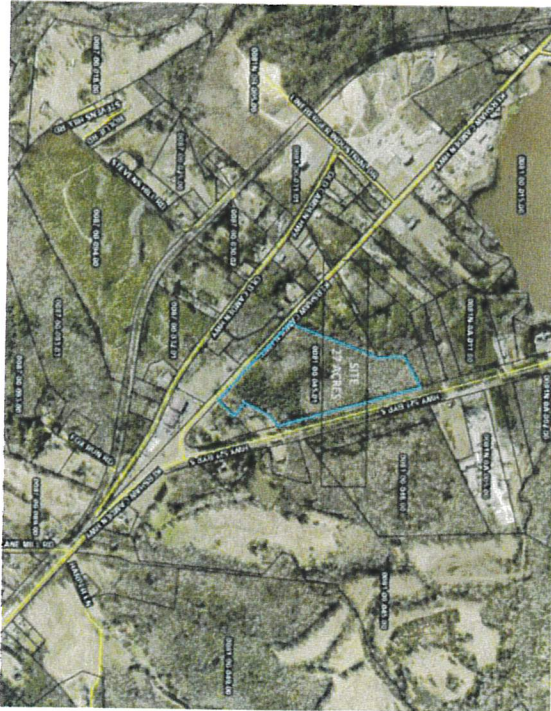
2022-23 LCSD Membership Forecast by Area, 100%



BRD LAND – Connors Rezoning Meeting

Tax Parcel #0081-00-045.01

Lancaster, SC 29720



2. Parcel Mailing List
3. Community Notification Letter
4. 06/11/2024 Meeting Sign In Sheet
5. 06/12/2024 Meeting Minutes

ParcelId	OwnerName	OwnerAddress1	OwnerCityStZip
0081N-0A-015.00	ACAM INVESTMENTS LLC	5537 MONROE ANSONVILLE RD	WINGATE, NC 28174
0087-00-035.00	CHAMBERS KAREN MCILWAIN ETAL	1621 OLD CAMDEN HWY	LANCASTER, SC 29720
0081N-0A-019.00	CHURCH CANAAN FREE WILL BAPTIST INC	PO BOX 220	LANCASTER, SC 29721
0081-00-042.01	CHURCH COMMUNITY MISSIONARY B	1592 KERSHAW CAMDEN HWY	LANCASTER, SC 29720
0087-00-040.00	DESROCHERS SUZANNE MARIE, DESROCHERS TINA ROINE	2149 HIGHWAY 521 BYP S	LANCASTER, SC 29720
0087-00-038.01	DICKSON ROBIN M	2179 HWY 521 BY PASS SOUTH	LANCASTER, SC 29720
0081N-0A-001.01	DO IT PRINTING CO INC	1873 HWY 521 BY PASS S	LANCASTER, SC 29720
0087-00-033.02	FELLOWSHIP CAROLINA LLC	1850 KERSHAW CAMDEN HWY	LANCASTER, SC 29720
0081N-0A-006.01	HOWIE ENTERPRISES LLC	135 BLACKMON CIR	KERSHAW, SC 29067
0081N-0A-002.00	JOHNSON MARK	PO BOX 1628	LANCASTER, SC 29721
0081N-0A-013.00	KENNINGTON DAVID C	PO BOX 155	LIBERTY HILL, SC 29074
0081N-0A-001.02	MASSEY TRENYATTA J	1909 HWY 521 BY PASS	LANCASTER, SC 29720
0081-00-041.00	MCCOY DRENA CLARK	1598 KERSHAW CAMDEN HWY	LANCASTER, SC 29720
0081N-0A-015.01	MCCOY DRENA CLARK TRUSTEE, MCCOY HENDRYX JAMES	1591 KERSHAW CAMDEN HWY	LANCASTER, SC 29720
0081-00-044.01	MILES JERRY B	1029 EDMONT DR	LANCASTER, SC 29720
0081N-0A-014.01	MILES JERRY B & SIEGLINDE F	210 E ARCH ST	LANCASTER, SC 29720
0081N-0B-009.00	MORGAN J DAVID	115 S MAIN ST	LANCASTER, SC 29720
0081-00-046.00	MUNKENS PHYLLIS LORRAINE AND KENNETH JOHN, MOBLEY ROB	1757 KERSHAW CAMDEN HIGHWAY	LANCASTER, SC 29720
0081N-0A-017.00	RANGEL JAVIER VELASCO	1567 KERSHAW CAMDEN HIGHWAY	LANCASTER, SC 29720
0087-00-037.00	RICHARDSON RALPH J, HOULE DONNA RICHARDSON	1206 12TH AVE E	POLSON, MT 59860
0081N-0B-010.00	SHAW DAWN C ETAL	722 FARMBROOK RD	LANCASTER, SC 29720
0081N-0A-016.00	SILVESTRE MICHELLE ANAIS PEREZ	1567 KERSHAW CAMDEN HWY	LANCASTER, SC 29720
0081N-0A-001.00	SNIPES GRADY TOD	2227 POND COURT	LANCASTER, SC 29720
0087-00-036.00	STACKS DALE A	2541 OXFORD CIRCLE	LANCASTER, SC 29720
0081N-0A-012.00	STALNAKER CHRISTINA BURNHAM	1996 HWY 521 BYPASS S	LANCASTER, SC 29720
0081N-0A-007.01	STATE OF SOUTH CAROLINA THE -, OF MENTAL HEALTH -AGENT-	P O BOX 485	COLUMBIA, SC 29202
0081N-0A-011.00	STEVENS JASON B, STEVENS KRISTY H	4722 CASCADE ROAD	KERSHAW, SC 29067
0081N-0B-011.00	STEVENS KRISTAVIOUS S	1552 KERSHAW CAMDEN HWY	LANCASTER, SC 29720
0081N-0A-014.00	TANTA FERAS	1020 SPYGLASS LN	WAXHAW, NC 28173
0081N-0B-012.00	THE HILL LLC	281 OLD GREGORY LANE	LANCASTER, SC 29720
0087-00-039.00	TODD DANNY, TODD DEBORAH	PO BOX 2685	LANCASTER, SC 29721
0081N-0B-008.00	WATTS PROPERTIES HOLDINGS LLC	PO BOX 1118	LANCASTER, SC 29721
0081N-0A-008.00	WHITLOCK BRENT K, WHITLOCK KIM M	P O BOX 1465	LANCASTER, SC 29721

0081-00-043.00
0087-00-037.01

WILLIAMS PRESTINA A
WINDER EDWARD JR, WINDER JACQUELINE

1744 CARNES-WILSON ROAD
3038 STERLING CT

LANCASTER, SC 29720
INDIAN LAND SC, 29707



May 29, 2024

RE: Connors Rezoning – Community Notification and Meeting

Dear Lancaster Neighbor,

On behalf of BRD Land and Investments (the “Petitioner”), we are providing this letter to the property owners in the vicinity of our proposed rezoning of approximately 27 acres, 1500’ north of the intersection of Hwy 521 Bypass S and Kershaw Camden Hwy. We would like to extend an invite to a meeting to discuss the proposed rezoning of the Connors property. The County of Lancaster GIS records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins or is near our Site.

The rezoning includes Tax Parcel # 0081-00-045.01. Included on the back of this page is a vicinity map of the area we are rezoning with the parcel number, adjacent parcel numbers, and acreage for reference.

The intent of the rezoning is to change from NB (Neighborhood Business) to MDR (Medium Density Residential) to provide for the future development of a single-family neighborhood containing approximately 58 homes.

This Neighborhood Meeting will be held nearby and after working hours to provide flexibility in attendance. We invite you to attend the Neighborhood Meeting on **Tuesday, June 11th at 6:30 PM**. The meeting will be held at the **Springdale Recreation Center – Gym at 260 South Plantation Road Lancaster, SC 29720**. If you are interested in attending the live presentation and discussion session at the scheduled time, **please RSVP by sending an email to SMcNab@BGEinc.com and you will be added to the attendance list.** Please reference the petitioner or site location, and include your name, address, and telephone number in your RSVP so we can record your attendance. If you expect you will be unable to attend, we can also e-mail a copy of the presentation, and are happy to answer any questions.

Sincerely,

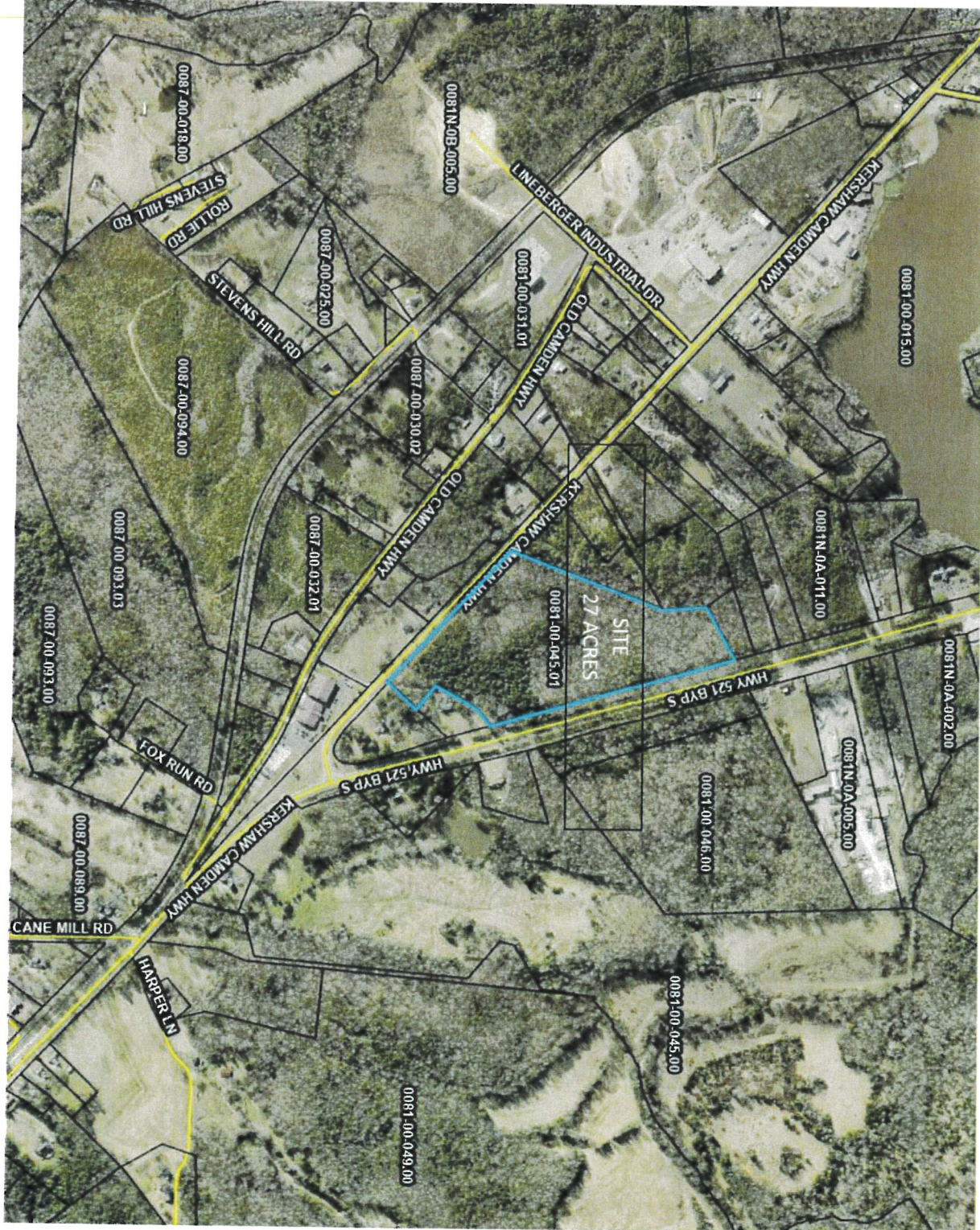
A handwritten signature in blue ink, appearing to read "Spencer McNab", written over a light blue horizontal line.

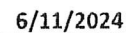
Spencer McNab, RLA
Sr. Project Manager
Planning + Landscape Architecture
BGE, Inc.

Serving. Leading. Solving.™

1111 Metropolitan Avenue, Suite 250 • Charlotte, North Carolina 28204 • 980-220-2322

Vicinity Map:



[illegible]



June 12, 2024

Connors Neighborhood Rezoning Neighborhood Meeting

Project Manager, Spencer McNab

BGE, Inc.

1111 Metropolitan Avenue, Suite 200,

Charlotte, North Carolina 28204

Below are the transcribed minutes of the Connors Neighborhood Meeting that took place at 6:30 PM on June 11, 2024. This meeting took place at the Springdale Recreation Center at 260 South Plantation Road Lancaster, SC 29720 Representatives from BRD Land, the developer, and BGE, Inc. were present.

Munkens: Raised a concern about runoff during and after construction on his land south of the site.

Response: The site generally drains to the north where we will situate the stormwater quality control measures. During construction erosion control measures per state guidelines will be taken to ensure runoff and erosion is at a minimum.

Munkens: Asked if there are any improvements to be made to the ROW on Kershaw Camden.

Response: We are in the process of preparing a TIA and discussing with staff on what improvements, if any will be made and do not have any answer at this time.

Munkens: Asked if there was such a demand for homes in the area?

Response: Yes, there is and we do conduct market analysis on and potential project. The demand is high and is generally reflected in your home price.

Miles: What will be the cost of the homes?

Response: Since we do not yet have a developer with us and are unsure of future market trends we cannot answer at this time.

Miles and Munkens: Asked where the homes along Kershaw Camden will be facing inward and stated that Kershaw Camden can be noisy with Motorcycles and large trucks.

Response: Yes, the homes will be facing inward. We have left an area for a buffer that may include a berm, additional evergreen screening and/or a berm to mitigate noise pollution and screen the backyards from the street.



Munkens: Is there any desire to build commercial/retail here as it is currently zoned?

Response: The property has been for sale for a long time and there have not been any inquiries or interest in the area for a commercial/retail use.

Miles: Will the subdivision be age restricted?

Response: While we cannot say for certain, we are not anticipating the future development to be age restricted based upon the current age restricted developments already in the area and the limited number of homes in comparison.

Munkens: How tall will the homes be?

Response: Zoning code limits the homes to 35', so really two stories plus a roof.

Munkens: What will be the size of the homes and lots?

Response: The lots are 10,000 SF (approximately $\frac{1}{4}$ of an acre), the homes can vary in size but the largest possible home within the setbacks would be 60' wide by 70' deep.

Miles: Where will the meeting take place with Council?

Response: In the County council chambers.

Bonilla: I own a car shop and have concern about the noise I will make with adjacent homeowners. (Northwest of site)

Response: Between your property and ours there is a stream that will have an approximately 90' buffer, it appears on your property a lot of the land adjacent to us is wooded. I don't foresee any concern, but we could address this at a later date, inform the buyers, etc.

Dixon: Will this not raise our taxes substantially?

Response: It likely will over time as this and other subdivisions are built, but it would not be immediate.

Dixon: We have a farm with animals and are concerned about people moving in and complaining.

Response: You are already here so homebuyers will be aware of what is around when they buy. Your property is also located across the highway so there is a lot of separation.

Munkens: Will you be cutting down all the trees?

Response: We will cutting down trees where roads and pads will be, but will be keeping all the trees around the stream and several areas around the perimeter.



Community Meeting Attendees 06/11/2024		
Name	Address	Email
Phyllis and Ken Munkens	1757 Kenshaw Camden, Lancaster, SC	kmunkens@hotmail.com
Michael Miles	10021 Southapton Connors, Charlotte, NC	micheles210@gmail.com
Richard A. Miles	653 Seth LN Lancaster, SC	
Linda Miles	1029 Edgemount Dr. Lancaster, SC	
Walter Bonilla	1567 Kenshaw Camden HWY Lancaster, SC	wbonilla.stcpro@gmail.com
Scott and Deb Dixon	2149 Hwy 521 Byp, Lancaster, SC	

Comments on Proposed Rezoning of TM #0081-00-045.01

Prepared by:
Kenneth J Munkens
1757 Kershaw Camden Highway
Lancaster, SC

GROWTH IS INEVITABLE

People talk about “smart” growth but fail to see that every decision, no matter how small, has a widespread effect.

Changing zoning is one of the most important considerations as it will impact on the character of the area. Please consider the following analysis when making this rezoning decision.

REZONING REQUEST

Ben Stevens for BRD Land and Investments and owners Richard Connors et al family members have made a rezoning request for 26.94 acres located at 2941 Highway 521 Bypass (TM #0081-00-045.01).

Existing zoning is for Neighborhood Business (NB) which they request changing to Medium Density Residential (MDR) to develop a single-family subdivision.

DISCUSSION

It should be noted that this change would dramatically alter the rural lifestyle presently enjoyed by inhabitants in the area. That being said, should a decision be made to change to residential, care should be taken to make it as widely acceptable as possible.

Change zoning to Light Density Residential (LDR) which would limit it to 1.5 houses per acre as opposed to 2.5 houses per acre. Based on a sample layout provided by BRD Land and Investments, MDR would result in 58 houses being built (EXHIBIT 1). LDR would result in 40 houses being built (EXHIBIT 2). This lower density would provide many advantages.

- Increase in traffic would be far more manageable.
- Homes would be larger and of better quality.
- It would protect neighbors from the potential of a quick poorly constructed development.
- There would be less environmental impact.
- Larger buffer zones can protect existing residents.
- Could result in higher tax revenue.
- Higher income owners would promote retail and business growth.
- It would set the tone for the future of the area.
- There would be greater acceptance by the community.

At first glance builders may feel this would limit profitability. However, when considering the increased size and price of houses, as well as reduced materials and labor costs it appears to be a better alternative.

	MDR	LDR
Number of houses:	58	40
Homes Per Acre:	2.15	1.48
Home Square Footage:	2,000	3,000
Average Price:	\$310,000	\$465,000
Gross Profit:	\$17,980,000	\$18,600,000

This analysis is based on averages found in the Southeast. Even with some variation, it is clear that the economic potential is essentially the same while the rural lifestyle is less effected.

Establish One Entrance on Highway 521 Bypass as Kershaw Camden Highway has a number of challenges and risks.

- On Kershaw Camden Highway there is a blind rise just before the street entrance to a proposed development. At 55 miles-per-hour (posted speed limit) this is a dangerous situation that will result in avoidable accidents.
- Increased traffic flow during school hours offers the potential for backups and accidents.
- The intersection of Kershaw Camden Highway and Highway 521 Bypass has been a traffic problem for a long time with many accidents occurring over the years. Additional traffic from Kershaw Camden Highway making a left will exacerbate the danger.
- Most of the traffic from the development would use Highway 521 Bypass to commute to Charlotte, as well as patronize businesses in the city of Lancaster.
- There are 36 acres of undeveloped land directly across Highway 521 Bypass from the proposed development (EXHIBIT 3). Should it become LDR there would be approximately 50 additional homes. Turn-in lanes would be logical and more efficient to build on this highway. Full disclosure; we own this parcel of land.

CONCLUSION

Sometimes change is necessary and somewhat painful. Rural farms and residents with large tracts of land will find their lifestyle at risk. At Medium Density Residential (MDR) there is potential for 58-135 homes being built. This is based on the assumption that if this first parcel is rezoned MDR the parcel across the 521 Bypass would as well. At Light Density Residential (LDR) that number would be 40-90 homes and most likely in nicer developments to support a higher price point. It would be far less threatening to present residents.

A simple decision, today, can set the stage for future growth in this area. Help make the transition between rural and urban better for all involved.

EXHIBIT 1

27 Acres

2,000 sf House

Gross Sales: \$17,980m

TM #0081-00-045.01

EXHIBIT 2

27 Acres

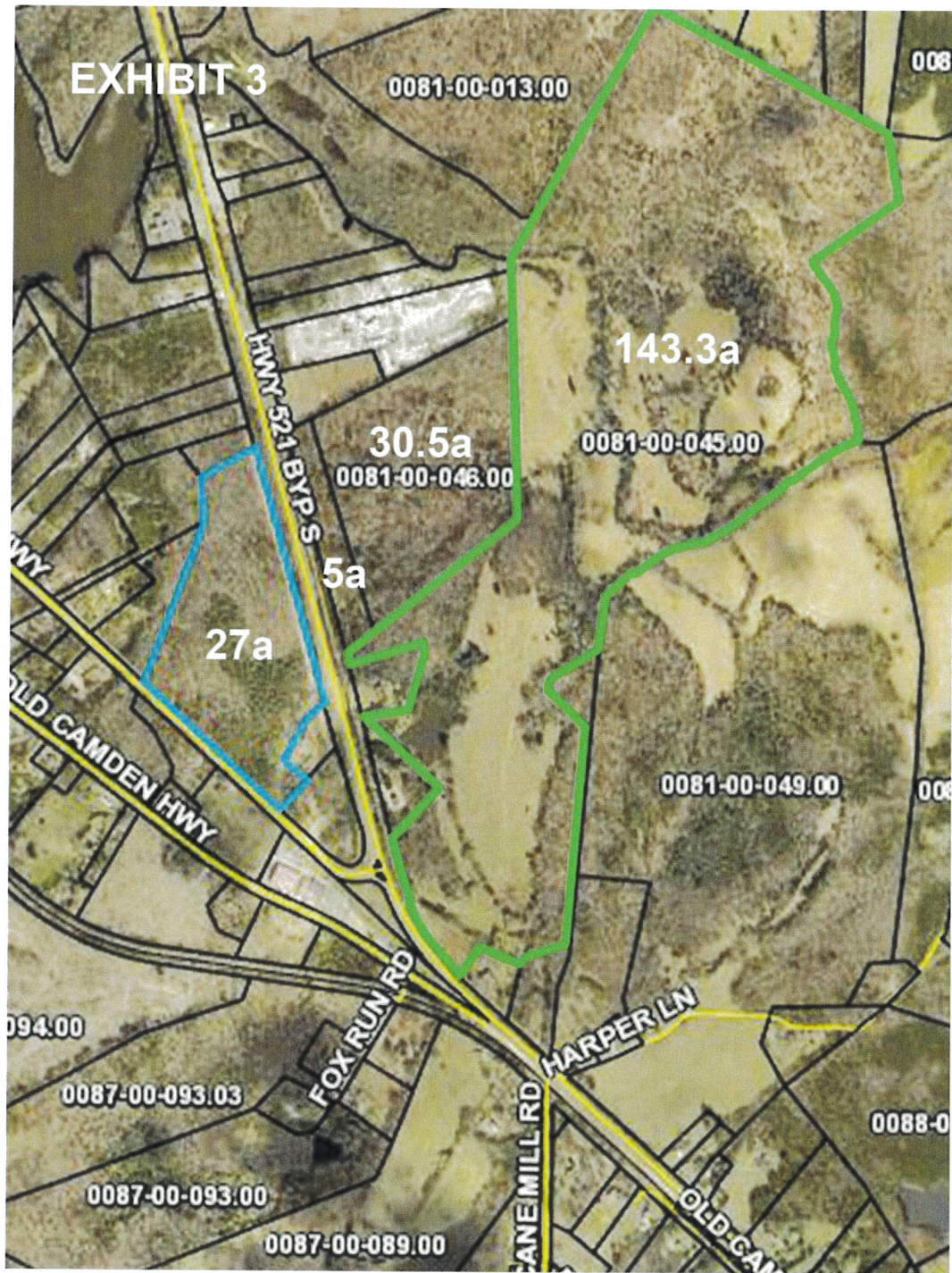
3,000 sf House

Average Price: \$465,000

Gross Sales: \$18,600m



EXHIBIT 3



ATTACHMENT 4:

5f: RZ-2024-0878 Lennar/Williamson Farm

Written statement: Mike Mitchum

Introduction:

Good evening ladies and gentlemen and members of the planning commission. Thank you for allowing me the time to add my input to this important discussion on the proposed rezoning from low-density residential to medium-density residential in our neighborhood. My intention is to challenge the rezoning and to present arguments showing why this rezoning choice may not be the best decision for maintaining the character and quality of life in our community.

1. Preservation of Neighborhood Character:

One of the primary concerns with rezoning to medium density is the potential impact on the neighborhood's character. Our community has thrived as a low-density residential area, as assigned by Lancaster County, characterized by spacious homes, greenery, and a peaceful atmosphere. Introducing medium-density housing could lead to overcrowding, increased traffic, and a loss of the unique charm and quality of life that has attracted residents and now developers to this area.

2. Impact on Quality of Life:

Low-density residential zoning has ensured a high quality of life for current residents. Larger lots and fewer homes contribute to quieter streets, better privacy, and a sense of safety. Medium-density housing typically brings more noise, reduced privacy, and a change in the overall ambiance of the neighborhood. This shift can affect the mental well-being and satisfaction of current residents.

3. Infrastructure Strain / Traffic /Offsite property encroachments:

Rezoning to medium density inevitably brings more residents and vehicles into the area. Current infrastructure may not be equipped to handle the increased traffic; and while traffic studies may show low volume and usage the disrepair of the roads show that even at low usage they cannot support the usage without potholing and asphalt degradation from occasional heavy traffic all this with congestion, longer commute times, and potential strain on local services such as schools, healthcare facilities, and utilities. Upgrading infrastructure to accommodate medium-density housing could also impose additional financial burdens on taxpayers. It may be a tough sell for the other districts knowing they have to carry a significant tax burden until the areas are populated and providing tax revenues. While developers may make efforts to upgrade roads and access points it is usually only in the vicinity of their

entrances and does little for the rest of the traffic artery. Further encroachments on adjacent properties may be made if easements exist to support one property but now are viewed as upgradeable to support increased demand, also, any property situated between a public road easement and the higher density developments may be viewed as an avenue for an alternate entrance/exit to a development and fall to predatory practices by support contracted agents or even possibly from government agencies.

4. Property Values and Investment:

Many residents have invested in homes here under the assurance of stable zoning, which typically enhances property values due to the desirable living conditions it offers. Introducing medium-density housing nearby could potentially lower property values, as perceptions of the neighborhood change and demand shifts. This could have long-term financial implications for homeowners and impact their ability to sell their homes at fair market prices. To date several areas have been rezoned at the behest of property sellers and developers but very little development has matured leaving vast scarred areas contributing to weathering, erosion, and blighted landscapes. Why not support smart growth. Flesh out the zoned developments and let the synergy of growth indicate where it is smart to develop.

Conclusion:

In conclusion, while there may be arguments in favor of rezoning to medium-density residential, it is crucial to consider the long-term impacts on our neighborhood. Preserving the character and quality of life that define our area should take precedence over short-term development interests. I urge decision-makers to carefully weigh these factors and prioritize the well-being and wishes of current residents. The zoning change proposal to medium density residential is challenged in deference to maintaining current zoning as low density residential as assigned by County Council.