

MINUTES
Lancaster County Planning Commission
January 17, 2023 6:00 p.m.

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

1. **ROLL CALL:** Quorum is present (5 Commissioners)

Commissioners Present:

Tamecca Neely
Sheila Hinson

Charles Keith Deese

James Barnett
Alan Patterson

Absent: Ben Levine

Staff Present:

Rox Burhans
Ashley Davis
Matthew Blaszyk

Others present:

Councilman Billy Mosteller

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.

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.

Motion to amend the agenda, deferring item 5c: CU-2022-2126 to February meeting, by James Barnett. 2nd by Sheila Hinson.

Vote on Amendment: : 5:0. **Motion is approved unanimously.**

Motion to Approve agenda as amended by James Barnett; 2nd by Sheila Hinson.

Called vote: 5:0. **Motion approved unanimously.**

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

Chairman Deese opened the floor to comments from the public.

1. **Bernadette Zitelli** (Hollybrook Lane): [See attached written statement]
Opposed to the proposed development "North of 9" [per concept plan submitted for rezoning case RZ-2022-0175 Hardy] connecting through Hollybrook Lane, which is presently a dead-end street in the Eastway neighborhood. Ms. Zitelli also presented a petition signed by other residents of the neighborhood. [See petition attached.]
2. **Bill Meken** (Hollybrook Lane) [See attached written statement]
Opposed to connection through Hollybrook Lane.
3. **Gerry King** (Hollybrook Lane) [See attached aerial photo]
Opposed to connection through Hollybrook Lane.
4. **Ken Bailey** (Hollybrook Lane): [See attached Citizens' Comment submitted via email]. Opposed to connection through Hollybrook Lane.

4. APPROVE MINUTES

a. November 3, 2022 Workshop Minutes

Chairman Deese called for a motion to approve November 3, 2022 Workshop Minutes as written. **Tamecca Neely** and **Ben Levine** were present on 11/3/2022, but arrived after 5:00 PM.

Motion to Approve by Alan Patterson; 2nd by James Barnett.

Called vote: 5:0. **Motion approved unanimously.**

b. November 15, 2022 Regular Minutes

Chairman Deese called for a motion to approve November 15, 2022 Regular Minutes as written. All Commissioners were present on 11/15/2022.

Motion to Approve by James Barnett; 2nd by Tamecca Neely.

Called vote: 5:0. **Motion approved unanimously.**

c. December 1, 2022 Workshop Minutes

Chairman Deese called for a motion to approve December 1, 2022 Workshop Minutes as written. **Sheila Hinson** and **Tamecca Neely** were absent on 12/1/2022.

Motion to Approve by James Barnett; 2nd by Alan Patterson. Hinson and Neely abstained.

Called vote: 3:0. **Motion approved.**

d. December 20, 2022 Regular Minutes

Chairman Deese called for a motion to approve December 20, 2022 Regular Minutes as written. **Ben Levine, Sheila Hinson and Tamecca Neely** were absent on 12/20/2022. No hearings were conducted and no votes were taken without a quorum. Meeting was held for Continuing Education only.

Motion to Approve by James Barnett; 2nd by Alan Patterson. Hinson and Neely abstained.

Called vote: 3:0. **Motion approved.**

e. January 5, 2023 Workshop Minutes

Chairman Deese called for a motion to approve January 5, 2023 Workshop Minutes as written. **Tamecca Neely** was absent on 1/5/2023. (Abstained)

Motion to Approve by Sheila Hinson; 2nd by James Barnett.

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

5. PUBLIC ITEMS

a. RZ-2022-2335 McGinn-Cooper

Application by George Banks McGinn and Sallie Cooper to rezone approximately 2.9 acres located at 168 Fort Mill Highway (TM # 0008-00-007.00) from Mixed Use (MX) to General Business (GB) district, to develop as a commercial property.

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

Questions to staff:

Alan Patterson asked about the location; parcel is across from Lowe's on Fort Mill Highway. Patterson asked about traffic congestion and potential problems with ingress/egress; staff responded that these issues could be resolved through the site plan process once a use is established.

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 RZ-2022-2335.

Motion to approve by Alan Patterson; 2nd by James Barnett.

Discussion: no questions.

Called vote: 5:0. **Motion is approved unanimously.**

The item will go to County Council for consideration, and applicant will be notified of time and date.

b. RZ-2022-2317 Kershaw Depot

Application by Town of Kershaw to assign zoning designation for a parcel of approximately 0.31 acres, formerly part of the Norfolk Railroad right-of-way at 106 N. Cleveland Street, Kershaw, from unzoned to B1 Central Business district, to allow use of old Depot as commercial office space. Parcel is part of decommissioned Norfolk ROW; adjacent to parcel 0156I-0R-008.00, fronting on Cleveland Street between W. Richland and E. Marion Streets.

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

Questions to staff: no questions.

Comment from applicant(s): Kershaw town administrator Ryan McLemore was unable to attend.

Public Hearing: (See attachments: Sign-in Sheets). None signed in. Chairman Deese closed Public hearing and called for a motion on item RZ-2022-2317 Motion to approve by Sheila Hinson; 2nd by Alan Patterson.

Discussion:

Alan Patterson commented that he was pleased that the town had found a constructive use to preserve the historic building.

Called vote: 5:0. **Motion is approved unanimously.**

The item will go to Kershaw Town Council for consideration, and applicant will be notified of time and date.

c. CU-2022-2126 Corey Baker

Conditional Use Permit application by Corey Baker to allow Vehicle Services: Minor Maintenance and Repair at 8857 Charlotte Highway (TM 0010-00-037.00), for a proposed Convenience Store with Gas Station.

APPLICANT HAS REQUESTED DEFERRAL. Commissioners voted to defer as an agenda amendment see AGEND APPROVAL above at #2.

d. UDO-TA-2022-2605 Chapters 2 and 4 et al/ MDR and CSOD regulations

Application by Lancaster County to amend Unified Development Ordinance Chapters 2 and 4, and related provisions, regarding standards for Medium Density Residential (MDR) District and Cluster Subdivision Overlay (CSO) District.

Staff Presentation: Rox Burhans, Development Services Director, presented the applications consistent with the staff report. [See attached presentation slides]

Staff Recommendations: (Requested by Council)

UDO-TA-2022-2605 Continued:

Questions to staff:

James Barnett asked for clarification of ‘Version 2’ CSOD lot size; Burhans explained that rather than have a rigid system defining lot sizes, Version 2 would allow flexibility in lot size, and would also encourage developers to intermingle a variety of lots, helping to avoid the cookie-cutter aesthetic imposed by the current system.

Alan Patterson asked for clarification of the need for the change in density calculation. Burhans responded that the existing CSOD did not encourage the preservation of open space in the manner intended.

Alan Patterson asked if either would be easier to administer; Burhans responded that either would be simpler than the existing ordinance from both staff and developer perspective.

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

Chairman Deese closed Public hearing and called for a motion on item
UDO-TA-2022-2605

Motion to approve amendment with Version 2 lot size option by Alan Patterson; 2nd by James Barnett..

Discussion:

Tamecca Neely asked if the lot size changes would pose a problem for developers close to the city of Lancaster; staff responded that the flexibility would likely be even more beneficial to them.

Neely asked if there would be a corresponding change to LDR district regulations; staff responded that there was little or no development pressure for LDR and that district’s criteria required no change.

Called vote: 5:0. **Motion is approved unanimously.**

The item will go to County Council for consideration.

e. UDO-TA-2022-2602 Chapter 6/20-lot limit

Application by Lancaster County to amend Unified Development Ordinance Section 6.4, Connectivity, to modify standards pertaining to the maximum number of lots which take access from a road where one end is permanently closed.

UDO-TA-2022-2602 Continued:

Staff Presentation: Ashley Davis, Senior Planner, presented the applications consistent with the staff report. [See attached presentation slides]

Staff Recommendations: Request by Council.

Questions to staff:

Charles Deese stated he had significant concerns about emergency services access on substandard roads like Green Pond. Davis responded that staff and County administration shared that concern, but had to balance that with the rights of landowners. Minor plat approval process offers the ability to require private drive standards and turnarounds on newly platted properties, and reinstatement of criteria when roads are extended for major development will address some concerns. Also, access management and encroachment permit processes offer some means for the County to require upgrades.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.
Chairman Deese closed Public hearing and called for a motion on item UDO-TA-2022-2602.

Motion to approve by Alan Patterson; 2nd by Tamecca Neely.

Discussion:

Alan Patterson thanked the staff for their work on researching and crafting the amendments.

Called vote: 5:0. **Motion is approved unanimously.**
The item will go to County Council for consideration

6. NEW BUSINESS

a. Overview of Next Month's Agenda

Agenda items scheduled: two Conditional Use applications (one deferred from this meeting) and a text amendment for the Shooting Range regulations, generated by request of County Council. No rezoning requests have been submitted.

b. Other:

- **Comprehensive Plan Update** (Ashley Davis): Davis is working with Benchmark and Kimley-Horn to generate a new schedule and draft text. Hoes to present the revised schedule at the February Planning Commission meeting.
- **County Attorney:** Rox Burhans reported that Ginny Merck-DuPont had accepted the position as the new County in-house counsel; John DuBose would advise as needed but would no longer be attending Commission or BZA meetings.
- Mr. Burhans also noted that he had accepted a new position in North Carolina and his last day with Lancaster County would be February 3, 2023.

7. ADJOURN

Motion to adjourn by Sheila Hinson; 2nd by Alan Patterson. Motion approved by unanimous consent. Meeting adjourned at 7:34 p.m.



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS

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

A handwritten signature in black ink, appearing to be "J. King", is written over the left side of the sign-in sheet.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, January 17, 2023

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

PLEASE PRINT

1. BERNADETTE ZITELLI Re: North of 9 Subdivision
2. BILL MEKEN Re: North of 9 Subdivision
3. GERRY KING Re: North of 9 Subdivision
4. KEN BAILEY Re: North of 9 Subdivision
5.



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: RZ-2022-2335 McGinn-Cooper

Application by George Banks McGinn and Sallie Cooper to rezone approximately 2.9 acres located at 168 Fort Mill Highway (TM # 0008-00-007.00) from Mixed Use (MX) to General Business (GB) district, to develop as a commercial property.

A handwritten signature in black ink, appearing to be "S. Cooper", is located to the left of the Council Chambers address.

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Tuesday, January 17, 2023

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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: RZ-2022-2317 Kershaw Depot

Application by Town of Kershaw to assign zoning designation for a parcel of approximately 0.31 acres, formerly part of the Norfolk Railroad right-of-way at 106 N. Cleveland Street, Kershaw, from unzoned to B1 Central Business district, to allow use of old Depot as commercial office space. Parcel is part of decommissioned Norfolk ROW; adjacent to parcel 0156I-0R-008.00, fronting on Cleveland Street between W. Richland and E. Marion Streets.

A handwritten signature in black ink, appearing to be "C. B.", is located to the left of the Council Chambers address.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, January 17, 2023

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PLANNING COMMISSION Public Hearing Sign In Sheet

**Item 5d: UDO-TA-2022-2605 Chapters 2 and 4 et al/ MDR
and CSOD regulations**

Application by Lancaster County to amend Unified Development Ordinance Chapters 2 and 4, and related provisions, regarding standards for Medium Density Residential (MDR) District and Cluster Subdivision Overlay (CSO) District.

A handwritten signature in black ink, appearing to be "J. B. Smith", is written over the left side of the sign-in sheet.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, January 17, 2023

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PLEASE PRINT

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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5e: UDO-TA-2022-2602 Chapter 6 (20-lot limit)

Application by Lancaster County to amend Unified Development Ordinance Section 6.4, Connectivity, to modify standards pertaining to the maximum number of lots which take access from a road where one end is permanently closed.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, January 17, 2023

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

PLEASE PRINT

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RZ2022-0175 aka Gabriel Jon Hardy “North of Nine” Subdivision

Hello, my name is Bernadette Zitelli. I live at 1972 Hollybrook Lane in the Eastway subdivision in Lancaster. I purchased a 2 plus acre lot, and built my home. I moved in after the Public Hearing Rezoning Meetings in May for RZ2022-0175 aka Gabriel Jon Hardy “North of Nine” subdivision.

I found out about the rezoning of 38.92 acres from low to medium density this past October, and I was not happy. That is why I am here today to express my, and my neighbors, disappointment and dissatisfaction with this decision, and to oppose the Traffic Impact Analysis.

I have spoken with numerous homeowners who live in Eastway, regarding the rezoning and not one person knew about the Public Hearings in April and May last year.

Eastway is a small community, and we are not an HOA. All of the homeowners own 1 plus acre lots, and the majority of them did not want the 38.92 acres rezoned to medium density.

I have read the 23 page Traffic Impact Analysis prepared for Gabriel Jon Hardy dated June 13, 2022, and by going door-to-door and word of mouth, I and a few other homeowners notified our neighbors in Eastway of the rezoning and TIA.

We are opposed to a road connecting Hollybrook Lane and Catoe Road to the “North of Nine,” 79 single family home subdivision, which is what is being proposed in the Traffic Impact Analysis.

I have in hand a Petition signed by 106 people who are opposed to connecting the “North of Nine” subdivision to Hollybrook Lane, with an exit onto Eastway Drive to Highway 9.

Contrary to pages 1 and 3 of the TIA, there ARE sight distance issues on Hollybrook Lane.

Contrary to page 6 of the TIA, there is a posted speed limit sign from Burnette Street going to Hollybrook Lane with a posted speed limit of 10 miles per hour.

Contrary to the TIA, entering or exiting Eastway Drive in either direction onto Highway 9 is extremely dangerous as there ARE sight distance issues and there have been accidents in that area by Jack's on Highway 9.

My neighbors, many who are senior citizens, have lived in Eastway for years and feel connecting "North of Nine" subdivision to Hollybrook Lane and Catoe Road will affect their quality of life, erode the roads, and lower their property values. The streets effected will be: Hollybrook Lane, Eastway Drive, Wilderness Lane, Burnette Street, Tombeck Lane, Garnette Road, and Catoe Road.

I encourage all of you to read the Traffic Impact Analysis and then go to Eastway Drive, and up and down Hollybrook Lane, Catoe Road and through the Eastway subdivision. You will find that we are a growing community with sight distance issues, hilly, narrow, and winding roads.

Per the TIA on pages 1, 3 and 11, "North of Nine" subdivision is anticipated to generate 837 daily trips, 61 am peak hours and 81 pm peak hour trips. These cars will be driving through our quiet community where people walk, ride bikes, drive golf carts, and ladies even ride horses in the streets.

We propose that "North of Nine" subdivision NOT connect a road at the bottom of Hollybrook Lane and that the two subdivisions remain totally separate.

We propose that "North of Nine" subdivision have two separate exits and entrances directly onto Highway 9, where there are NO sight distance issues, and contrary to page 6 of the TIA, the speed limit is 45 mph.

Thank you.

From: [bernadette z](#)
To: [Jennifer Bryan](#)
Subject: RZ2022-0175 aka Gabriel John Hardy "North of Nine" Subdivision
Date: Tuesday, January 17, 2023 12:00:38 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 Morning Jenifer,

Please scroll down and see 4 pictures of 5 ladies on 5 horses coming up Hollybook Lane in Lancaster, SC on November 5, 2022.

Bill and I are in pictures 2 and 3. We are asking the ladies to sign our Petition, which they did.

Please let the Planning Commission see only pictures 1 and 4, which show the ladies on horses from a distance. Not the close up pictures of their faces, as I did not ask their permission to show the pictures. But from a distance, there should not be an issue if their faces are not shown.

Also, Ms. Gerry King, who lives on Hollybrook Lane, will be emailing you a picture this afternoon for tonight's meeting.

If you have any questions, please do not hesitate to contact me.

Bernadette A. Zitelli
1972 Hollybrook Lane
Lancaster, SC 29720
Cell: 973-634-3023

Sent: Saturday, November 5, 2022 12:59 PM
To: bernadette z <bernadettezitelli@hotmail.com>
Subject: Horses









Sent from my iPhone

PETITION
SD2022-0175 Gabriel John Hardy
"North of Nine" Subdivision

Sorry we missed you. We wanted to inform you of the rezoning of 38.92 acres located at the northwest corner of intersection of Hwy. 9 and Catoe Road, which will allow smaller lots at a density of 2.5 houses per acre.

The "North of Nine" subdivision will be a 78 unit housing development that plans on using Hollybrook Lane and Catoe Road as the only entrance and exit roads.

The traffic on these two roads, and the surrounding roads, will increase tremendously. A traffic study estimates up to 837 daily trips. We have started a Petition to STOP this from happening.

Please call for more information, or Sign Our Petition on-line at:

<https://www.change.org/p/stop-north-of-nine-housing-development>

Call: Bill Meken Phone: 843-503-4680
1972 Hollybrook Lane



Sheet1

	A	B	C	D	E	F	G
42	Beverly Wilson	Lancaster	SC	29720		US	11/10/22
43	Sherry Walden	Lancaster	SC	29720		US	11/10/22
44	Maria Alion	Fort Mill	SC	29715		US	11/11/22
45	Travis Callahan	Lancaster	SC	29720		US	12/26/22
46	Emily Dunnam	Saraland	AL	36571		US	12/26/22
47	Kristen Anderson	Lancaster	SC	29720		US	01/07/23
48	Deng William	Omaha		68107		US	01/09/23
49	Ava Schmidt	North Ridgeville		44039		US	01/09/23
50	Derpy Fox	Fort Worth		91008		US	01/09/23
51	Sarah Smith	Loveland		45140		US	01/09/23
52	Chris Fulford	Indianapolis		46219		US	01/09/23
53	Prakash Swani	Northridge	CA	91325		US	01/09/23
54	Lauren Waters	Las Vegas		89119		US	01/09/23
55	Vanessa Martinez	Chapin		29036		US	01/09/23
56	Jesiah Matlock					US	01/09/23
57	Joshua Fraley	Canton	MI	48188		US	01/09/23
58	i hate goguardian	Clifton		7013		US	01/09/23
59	lixia zhou	Hollywood		33024		US	01/09/23
60	aster ambrose	Boston		2458		US	01/09/23
61	Darrell Catoe	Lancaster	SC	29720		US	01/09/23
62	Dawn Howard	Princeton	NJ	8540		US	01/09/23
63	Kimberly Rozakis	Maryland Heights	MO	63043		US	01/10/23
64	Samantha Higgins	Pasadena		21122		US	01/12/23
65	Ella Van Houten-Mariscal	Sacramento		95828		US	01/12/23
66	Mary Gutekunst Fischer	Little River	SC	29566		US	01/13/23



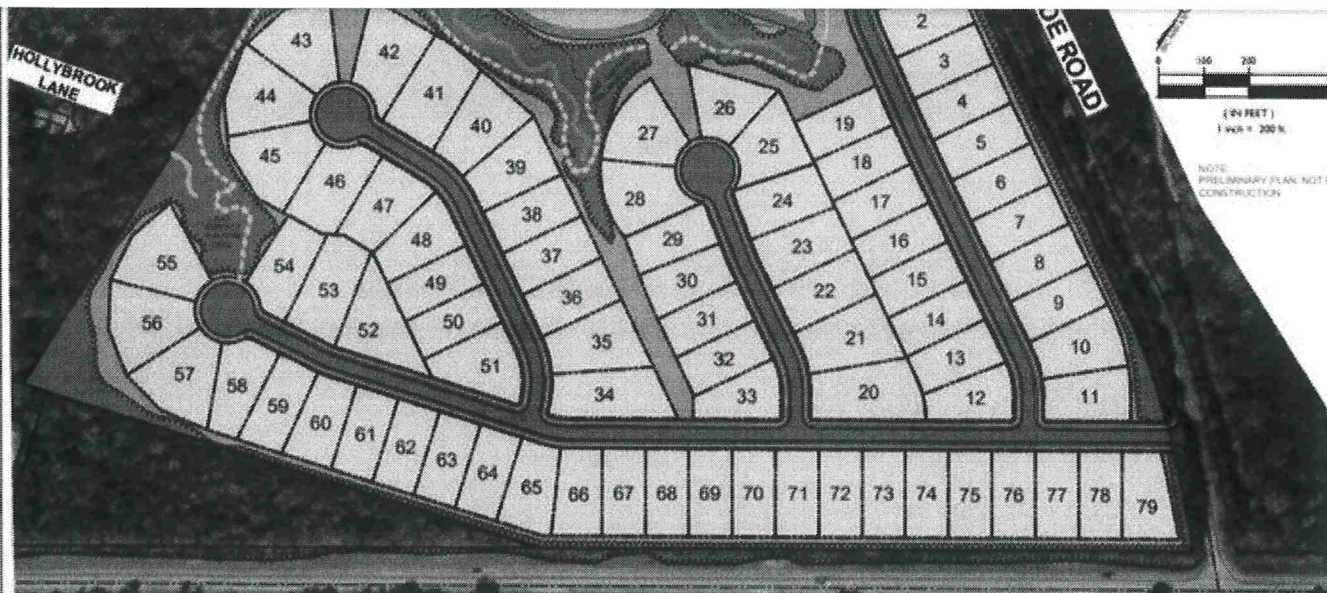
Welcome back to Change.org! A new petition wins every hour thanks to signers like you.

What's new Petition details Comments Updates Discover

JOB: 2022-0175
 ADDRESS: 80 WEST 2ND STREET RD
 DEVELOPER: JMD GROUP
 ZONING: R-100
 PROJECT: 78 LOTS
 PLANNED: 10000 SF
 MIN. LOT AREA: 10000 SF
 MIN. LOT WIDTH: 75 FT
 NO. OF PROPOSED LOTS: 78
 SETBACKS: 10 FT



At 100 signatures, this petition is more likely to be **featured in recommendations!**



NORTH OF NINE
 80 WEST 2ND STREET RD
 LANDSCAPE ARCHITECT
 SKETCH PLAN

02.23.2022
 DATE
 21.43.000

Stop North of Nine Housing Development

66 have signed. Let's get to 100!



At 100 signatures, this petition is more likely to be **featured in recommendations!**



Misty Moore started this petition

We are signing this petition as a community in an attempt to stop the "North of Nine" housing development planned by Gabriel Jon Hardy SD2022-0175. This will affect Catoe Rd, Camp Creek Rd, Hollybrook Ln, Wilderness Ln, Burnett Rd, Tombeck Ln, Garnett Rd, Eastway Dr and Pageland Hwy. The main roads leading in and out of the 78 home development will be Catoe Rd and Hollybrook Lane this will create severe traffic congestion for all roads leading into these neighborhoods. If this housing

Sheet1

	A	B	C	D	E	F	G
1	Misty Moore					US	10/28/22
2	John K Moore	Lancaster	SC	29720		US	10/28/22
3	Brooklyn Taylor	Lancaster	SC	29720		US	10/29/22
4	Cody Haigler	Lancaster	SC	29720		US	10/29/22
5	Bernadette Zitelli	Lancaster	SC	29720		US	10/29/22
6	Crystal Cole	Lancaster	SC	29720		US	10/29/22
7	Tami Johnson	Lancaster	SC	29720		US	10/29/22
8	Erika Rikhiram	Clermont	FL	34711		US	10/29/22
9	Jennifer Mills	Lancaster	SC	29720		US	10/29/22
10	Brady Jones	Lancaster	SC	29720		US	10/29/22
11	Adam Kaluba	Burleson	TX	76028		US	10/29/22
12	Alicia Haire	Lancaster	SC	29720		US	10/29/22
13	Anthony Adams	Lancaster	SC	29720		US	10/30/22
14	Gerry King	Lancaster	SC	29720		US	10/30/22
15	Lisa Bishop	Lancaster	SC	29720		US	10/30/22
16	Kurt Stout	Lancaster	SC	29720		US	10/30/22
17	Tansy Ham	Lancaster	SC	29720		US	10/31/22
18	Shannon Ham	Lancaster	SC	29720		US	10/31/22
19	Julie Boatright	Houma	LA	70360		US	10/31/22
20	Peggy Bryson	Lancaster	SC	29720		US	10/31/22
21	Amber Jones	Indian Trail	NC	28079		US	10/31/22
22	Daniel Deese	Lancaster	SC	29720		US	11/02/22
23	Matthew Pappicco	Lancaster	SC	29720		US	11/05/22
24	Henry Beal	Lancaster	SC	29720		US	11/05/22
25	Jenna Woods	Lancaster	SC	29720		US	11/05/22
26	Steven Anderson	Lancaster	SC	29720		US	11/05/22
27	Karl Todd	Lancaster	SC	29720		US	11/05/22
28	Riley Dickson	Lancaster	SC	29720		US	11/08/22
29	Allison Heddy	Lancaster	SC	29720		US	11/08/22
30	Angela Boone	Lancaster	SC	29720		US	11/09/22
31	Greg Boone	Lancaster	SC	29720		US	11/09/22
32	Brooke Boone	Lancaster	SC	29720		US	11/09/22
33	Tony Grissom Jr.	Lancaster	SC	29720		US	11/09/22
34	Brandon Hall	Lancaster	SC	29720		US	11/09/22
35	Robin Alion	Gastonia	NC	28055		US	11/09/22
36	Sarah Hall	Rock Hill	SC	29732		US	11/09/22
37	Janice Payne	Lancaster	SC	29720		US	11/09/22
38	Ariana Donaldson	Rock Hill	SC	29730		US	11/09/22
39	Jon Alion	Fort Mill	SC	29708		US	11/09/22
40	Mary Palmer	Fort Mill	SC	29715		US	11/09/22
41	Sydney catoe	Charlotte	NC	28210		US	11/09/22

I am signing this petition SD2022-0175 to OPPOSE the new connection of a new road from the "North of Nine" development connecting to Hollybrook Lane and the surrounding streets, Eastway Drive, Wilderness Lane, Burnett Rd, Tombeck Lane, Garnett Road and Catoe Road. Online petition <https://www.change.org/p/stop-north-of-nine-housing-development?redirect=false>

Name	Address	Email	Signature
1. William Meken	1972 Hollybrook LA		William Meken
2. Rodrigo Campos	1964 Hollybrook LN	Camposr26@yahoo.com	Rodrigo Campos
3. Travis Calahan	1934 Hollybrook LN	callahantravis03@gmail.com	Travis Calahan
4. JD Hodge	1934 Hollybrook LN	j.d.hodge92@icloud.com	JD Hodge
5. Tamirah Turner	1924 Hollybrook LN	Tamirahturner@gmail.com	Tamirah Turner
6. Larry Helm	1830 Hollybrook Ln	larryhelm@gmail.com	Larry D. Helm
7. Robin Helm	1830 Hollybrook Ln	robin_0123.com	Robin Helm
8. Jennifer Rains	1810 Hollybrook Ln	jennrains113@gmail.com	Jennifer Rains
9. Michael Rains	1810 Hollybrook Ln	rannm0167@gmail.com	Michael Rains
10. Jane Gardner	1796 Hollybrook Ln	JR4NIE-GARDNER@GMAIL.COM	Jane Gardner
11. Gregory Melvin	1770 Hollybrook LN	austana1231@gmail.com	Gregory Melvin
12. Adriana Kharmer	1728 Hollybrook Ln	AKWarner71@aol.com	Adriana Kharmer

Name	Address	E-mail or Phone	Signature
13. Jimmy Driggers	Hollybrook Lane @gmail.com		
14. Naveh Adams	quenchyeggs@gmail.com	704-604-7928	Catee Rd.
15. Linda Hubbardston	linda@faded.com		catee rd
16. Sarah Stewart	Hollybrook Lane	803-207-5014	Hollybrook Lane
17. SMITH CURRY	SMITH CURRY	803-204-2546	WILDERNESS LANE
18. Wendy Newton	waknewton@gmail.com	803-804-2546	WilderNESS Lane
19. Darryl Newton		803-804-2334	WilderNESS Lane
20. boudin		803-204-2546	WilderNESS Lane
21. Doniell Boone	2159 Eastway Dr.	803-287-7186	
22. Mary Boone	↑ ↓	803-804-9459	
23. KENNETH M. BAILEY	1812 BURNETTE ST. LANCASTER, SC	803-289-0222 KEN-BAILEY@comp.com.net	Kenneth M. Bailey
24. Leanne Bailey	1812 Burnette St. Lancaster	803-289-4340	Leanne Bailey
25. Robert Williamson	1803 Burnette Lancaster	stompie.no.1@gmail.com	Ann A
26. Phyllis Dufrene	1765 Burnette	803-804-0764	Phyllis Dufrene
27. Nancy P. Dufrene	1765 Burnette	803-804-0764	Nancy Dufrene
28. Richard Stokes	1748 Burnette St.	803-286-0196	Richard Stokes

I am signing this petition SD2022-0175 to OPPOSE the new connection of a new road from the "North of Nine" development connecting to Hollybrook Lane and the surrounding streets, Eastway Drive, Wilderness Lane, Burnett Rd, Tombeck Lane, Garnett Road and Catoe Road. Online petition <https://www.change.org/p/stop-north-of-nine-housing-development?redirect=false>

Name	Address	Phone number	Email	Signature
34. Kathryn A. Hayes	1754 Burnett St.	803-246-2312	hontahayes@yahoo.com	Kathryn A. Hayes
35. Robin T. Hayes	1754 Burnett St	803-246-2311	SCawind@compa.in.net	Robin T. Hayes
36. Matthew Thomas	1080 Garnett Rd	803-319-4702	mthomass84@gmail.com	Matthew
37. FAILE Rhyllis	1089 GARNETT Rd	803-287-7723		Rhyllis
38. ROBERT CARROLL	1121 LARNETTE	803-283-7189	SIB CARROLL @ COMPRISE.NET	Robert Carroll
39. Anna Heavne	1137 Garnette	9802413927	willowrose@gmail.com	Anna
40. Andy Smith	1150 Garnette Rd	803-285-6430	555ROSC@compa.in.net	Andy Smith
41. Roger Jim	1150 GARNETTE	803-285-6470	RogerJim52@comcast.net	Roger Jim
42. John Sistrone	10966 GARNETTE	803-289-9782		John Sistrone
43.				
44.				

I am signing this petition SD2022-0175 to OPPOSE the new connection of a new road from the "North of Nine" development connecting to Hollybrook Lane and the surrounding streets, Eastway Drive, Wilderness Lane, Burnett Rd, Tombeck Lane, Garnett Road and Catoe Road. Online petition <https://www.change.org/p/stop-north-of-nine-housing-development?redirect=false>

Name	Address	Email	Signature
89. THUR Shaw	1657 HARBOR	shawc@earthlink.net	ASMA / SPC
90. Mary Notlikov	1871 Hardwick Ln	mapnotlikov@gmail.com	Mary Notlikov
91. Henry Williams	1837 Tombeck Ln	WILLIAMS.ZEDNE@AOL.COM	3/1/2022
92. Barbara Riddle	1837 Tombeck Ln	barrett@compuserve.com	Barbara Riddle
93. Barbara Riddle	185 Tombeck Ln	barrett@compuserve.com	Barbara Riddle
94. Barbara Riddle	185 Tombeck Ln	barrett@compuserve.com	Barbara Riddle
95. Barbara Riddle	185 Tombeck Ln	barrett@compuserve.com	Barbara Riddle
96. Barbara Riddle	185 Tombeck Ln	barrett@compuserve.com	Barbara Riddle
97. Barbara Riddle	185 Tombeck Ln	barrett@compuserve.com	Barbara Riddle
98. Barbara Riddle	185 Tombeck Ln	barrett@compuserve.com	Barbara Riddle
99. Barbara Riddle	185 Tombeck Ln	barrett@compuserve.com	Barbara Riddle
100. Barbara Riddle	185 Tombeck Ln	barrett@compuserve.com	Barbara Riddle



Scan me!

RZ2022-0175 aka Gabriel Jon Hardy “North of Nine” Subdivision

Bill Meken 1972 Hollybrook Lane, Lancaster, SC 29720

I am here with concerns about the North of Nine subdivision.

The Traffic Impact Analysis that was done is flawed. It states no line of sight issues, and 35 mph on Hollybrook Lane.

Hollybrook Lane has a tight S curve with a posted 10 mph speed limit, another section has a tight 90 degree turn with no line of sight, and another section with a curve and side road intersection. The road also has a blind crest hill.

Eastway Drive turning onto Pageland Hwy 9 is a dangerous intersection now with the amount of traffic that the area currently has, and adding more traffic from this development is a disaster waiting to happen.

These roads, Eastway, Hollybrook, and Burnette were never designed for the amount of traffic that this development will generate.

To use Hollybrook Lane as a road into and out of this development is a mistake that will have disastrous consequences. EMS, police, and fire will be delayed in their response times to emergencies.

I believe that the Builder should have direct access to Pageland Hwy 9. Their plan shows land right up to 9 that could be used for an entrance and exit.

This development will add hundreds of auto trips 2 times a day and Post Office, UPS, FedEx, Amazon and others daily to roads that were never designed to accommodate that much traffic.

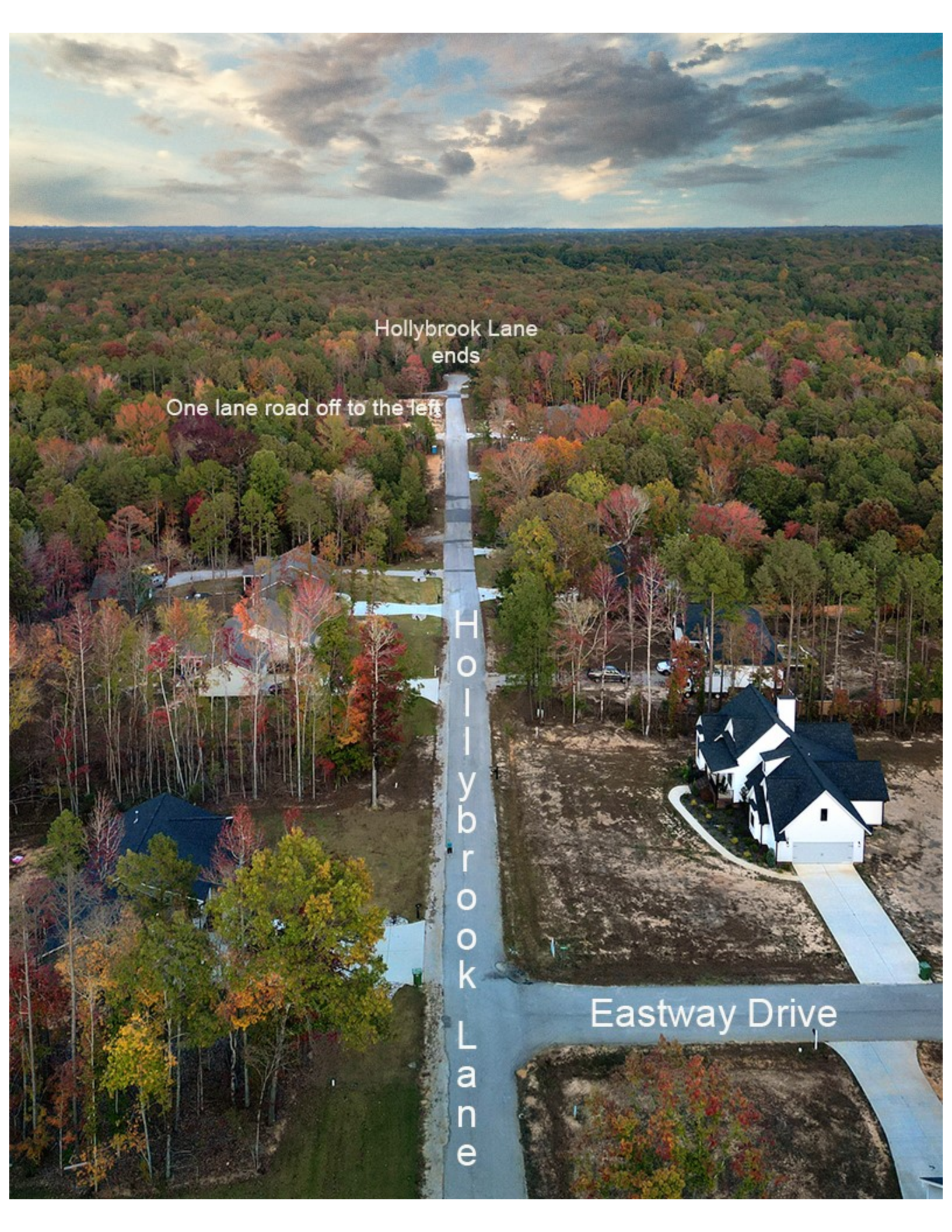
I am asking that you actually go and drive all of these roads to actually see the situation.

The only benefit from this development is to the Builders bank account.

It does not fit the aesthetics of the surrounding area. It will have a negative effect on the property values of the current homeowners, it will lower the quality of life by going from a peaceful, quiet, safe street to a dangerous, noisy place.

Just because there is land, doesn't mean that we need to put in large developments like this if the infrastructure can't properly handle it.

Please do not let the Builder use Hollybrook Lane. You were appointed to serve for the good of the people and the community. This project does not help or provide any benefits to the community. It does just the opposite.

An aerial photograph of a residential street intersection. A paved road, Hollybrook Lane, runs vertically through the center of the image. At the bottom, it intersects with Eastway Drive, which runs horizontally. The surrounding area is densely wooded with trees displaying vibrant autumn colors in shades of red, orange, yellow, and green. Several houses are visible, including a prominent white house with a dark roof on the right side of the intersection. The sky is filled with large, dramatic clouds, suggesting a late afternoon or early morning setting. Text labels are overlaid on the image to identify the roads and a specific point on Hollybrook Lane.

Hollybrook Lane
ends

One lane road off to the left

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Eastway Drive



Citizen Comment

Lancaster County

Submitted On:

Jan 17, 2023, 03:21PM EST

Agenda Item for Discussion:	Traffic Impact Analysis and Connection of "North of Nine" Subdivision to Eastway
Meeting Date:	January 17, 2023 03:14 PM
Full Name	First Name: Ken Last Name: Bailey
Phone Number	8032890222
Email	ken_bailey@comporium.net
Address:	1812 Burnette Street, Lancaster, SC 29720
Citizen Comment - Regarding Agenda Item:	I speak against opening access to Hollybrook Lane from the proposed North of Nine subdivision. One of the reasons my wife and I chose to buy our house in Eastover Estates back in 1989 was because Burnette St. was not a through street. The intersection of Hollybrook Lane and Burnette St. is the corner of our property. Not living on a through street assured us of minimal traffic past our house and a quieter neighborhood. We do not want more traffic passing through our neighborhood.

5. Public Items

d.) UDO-TA-2022-2606 **Chapters 2 and 4**

Proposed amendments to UDO Chapters 2 and 4 related to residential density, lots sizes, open space, and other dimensional requirements within the MDR District and Cluster Subdivision Overlay Districts.

Background

Summer/Fall 2022

- Active discussion regarding growth management and an interim ordinance

November Committee of the Whole

- Council re-engagement and amendment framework

December Committee of the Whole

- Further Council discussion and official initiation of UDO amendment



Overview

Council's Goals for Amendment

- Reduce density
- *Right-size* dimensional requirements for lots
- Reduce neighborhood parking issues
 - Avoids having to develop on-street parking ordinance
- More useable open space and more attractive streetscapes



**Recognizes Future Growth Within Cane Creek Sewer Basin
and Timeline for Full UDO Rewrite**



Lancaster
County
South Carolina

- Increases min. lot size to 12,000 sq. ft. (10,000 sq. ft. existing)
 - Addresses front setback changes



- [illegible]

Waterside at the Catawba

- 5,000 sq ft lots



Sutton Mill

- 7,500 sq ft lot
- Hardy Drive (Rock Hill)

Amendment Overview

Cluster Subdivision Overlay District (CSOD)-Version 2

- Establishes 70-ft min. lot width
 - Establishes 9,500 sq. ft. min. lot area
- Allows up to 49% of the lots to be min. 50-ft wide
 - Establishes 7,000 sq. ft. min. lot area
- More flexibility in varying lot types?

B. MINIMUM LOT AREA

The minimum lot area (in square feet) per dwelling unit within a cluster subdivision shall be ~~5,000~~ 9,500 square feet. This shall be the minimum lot area allowed for any lot with the minimum lot width of ~~70~~ 50 -feet, as defined in Section C below. The minimum lot area per dwelling unit ~~may~~ shall increase ~~decrease~~ proportionately with any ~~increase~~ decrease in lot width, as referenced in Sections 4.4.1.C and D.

C. MINIMUM LOT WIDTH

In a cluster subdivision, where both central water and sewer services are available and adequate, the minimum lot width shall be ~~50~~ 70-feet except as specified in Section 4.4.1.D below.

D. VARIETY OF LOT SIZES

Individual lots in a cluster subdivision shall ~~may~~ vary in size and layout. Up to 49% of the lots may have a minimum lot width of 50-ft. with a minimum lot area of 7,000 sq. ft. ~~No more than 34 percent of the lots in a cluster subdivision shall have a single designated lot width. The following shall also apply:~~

- ~~1. The minimum separation between any two designated lot widths shall be 10 feet. For example, if 34 percent of the total number of lots has a lot width of 50 feet, 34 percent could have a lot width of 60 feet and the remaining could have a lot width of 70 feet or greater.~~

Amendment Overview

Open Space and Block Face (MDR and CSOD)

Open Space

- Limit floodplain acreage to 50% within required OSP Calculation
- Updated example OSP calculation

Block Face

- Require block face to be broken up with OSP or street intersection
- Did not create oversized lot provision discussed at PC workshop
 - Long-term administration challenges

F. OPEN SPACE REQUIREMENT

For a cluster subdivision, no less than 25 percent of the site acreage, not including primary conservation areas as defined in Item 3 below, shall be set aside in perpetuity as open space. No more than 50% of the set-aside open space may consist of floodplain. A minimum of 5% of the open space set aside shall consist of park space. Open space shall be clearly labeled as such on any preliminary or final plat (including sketch plans) submitted for review. Open space in a cluster subdivision is also subject to the following:

1. Open space may include, but is not limited to, passive recreation, natural preservation of important scenic vistas, environmentally sensitive lands, habitat for wildlife, and historically or archaeologically significant areas. Structures, swimming pools, and athletic facilities shall not count as open space. However, structures are permitted in the open space when they serve an accessory function, such as a gazebo, fishing dock, playground equipment, or play structures (Ord. No. 2019-1623, 12.9.19);
2. The amount of open space required to be set aside shall be determined by the following formula:

Open Space Set Aside = Total Parcel minus Primary Conservation Areas multiplied by Open Space Percentage then added to Primary Conservation Areas

$$TO = ((TP - PC) \times OSP) + PC \quad TO = TP \times OSP^*$$

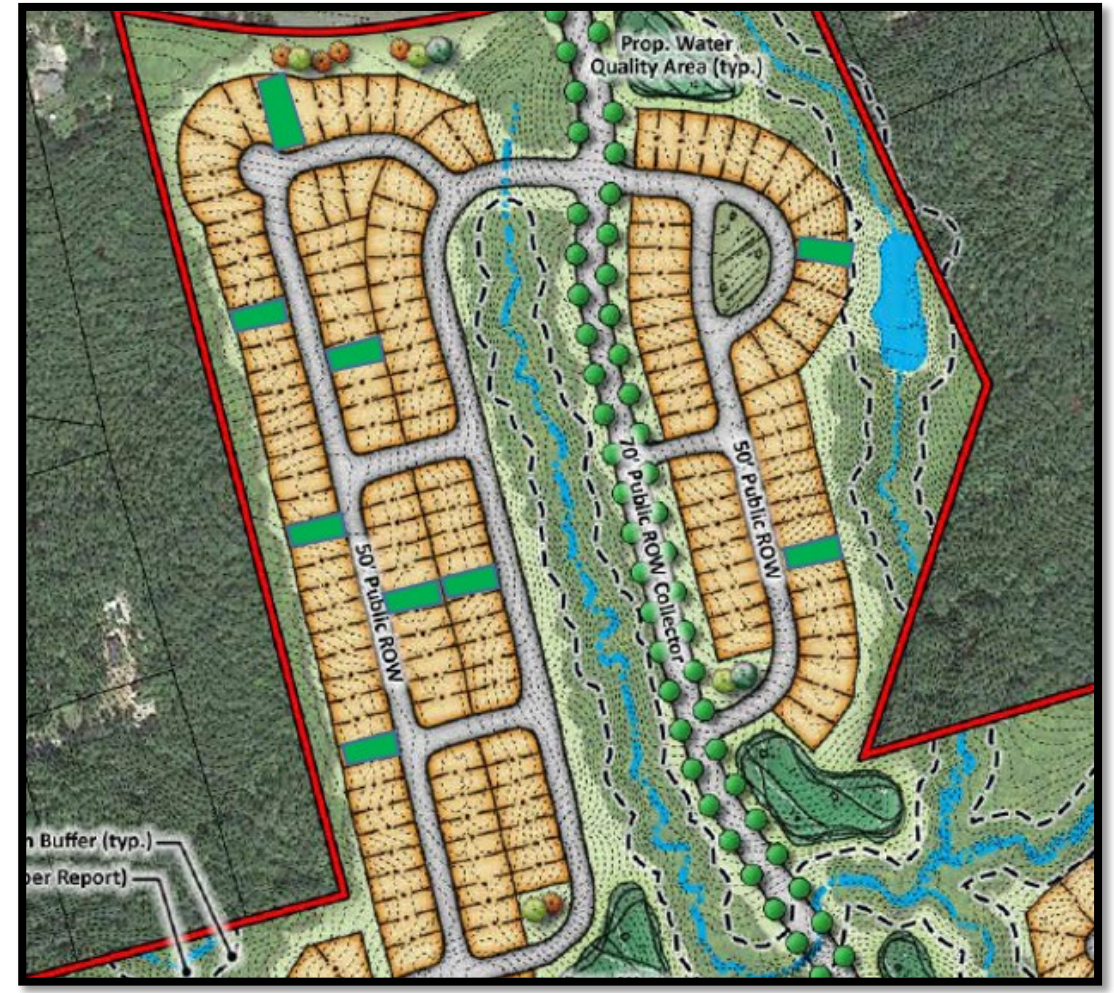
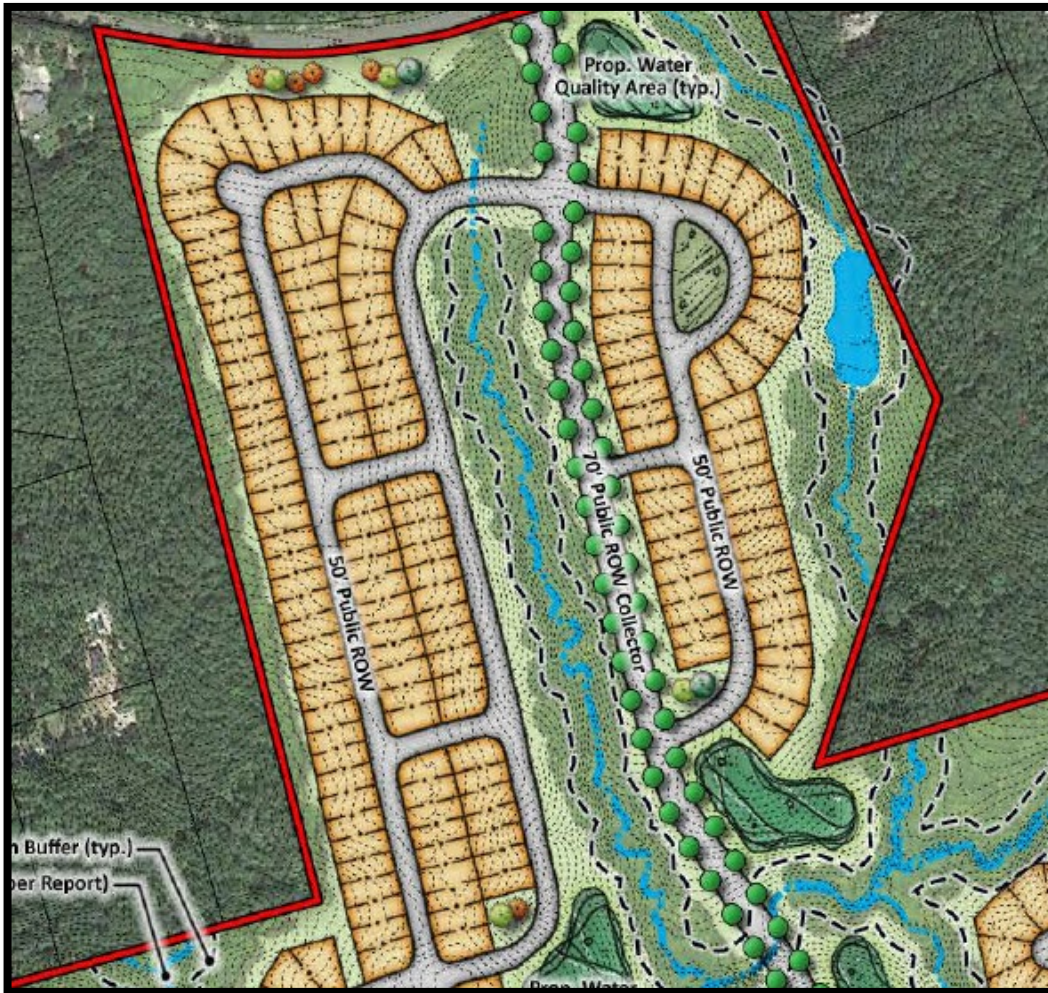
*TO may not include PC and may only include up to 50% floodplain.

TO	= Total Open Space Set Aside	(acres)
TP	= Total Parcel	(acres)
PC	= Primary Conservation Areas	(acres)
OSP	= Open Space Percentage	(% of Improvable Area)

3. Primary Conservation area includes those areas that cannot otherwise be built upon or improved and therefore would be preserved in a conventional development. Such areas specifically include wetlands, surface waters, and intermittent stream channels;
4. To fulfill the requirements of this item (f), the following shall be included in the required open space where practicable:
 - a. Wooded areas;
 - b. Scenic vistas;
 - c. Streams, ponds, wetlands, and floodplains (up to 50%);
 - d. Buffers, including landscaped, perimeter, river, and stream;

Potential Amendments

Block Face Breaks



Amendment Overview

Density Calculation (MDR and CSOD)

- Creates net-density calculation versus gross density calculation using total site acreage
- Limits Primary Conservation OSP and Floodplain to 50% in density calculation
- Staff concerns regarding impact on projects

G. MAXIMUM DENSITY

The maximum number of dwelling units allowed per acre for a cluster subdivision shall not exceed the maximum for the residential use district in which it is located, as set forth in Chapter 2 of the UDO, where the total number of dwelling units allowed shall be based on the gross developable acreage of the site and up to 50 percent of the primary conservation open space

81

OVERLAY DISTRICTS
4.4 CHARACTER PROTECTION OVERLAYS

4

acreage and up to 50% of the floodplain acreage. For example, when the CSO is located within the MDR, Medium Density Residential, where the maximum density is two dwelling units per acre, a 100 acre parcel of land with 80-acres of developable land and 20 acres of primary conservation land and floodplain shall be allowed to have no more than ~~200~~ 180 dwelling units built on the site.

Recommendation



Staff recommends **approval** of amendments with further consideration on density calculation change

PC feedback needs to reflect which version of amendment they wish to forward with a recommendation

5. Public Items

e.) UDO-TA-2022-2602 **Chapter 6.4**

Proposed amendment to UDO Chapter 6.4 related to Connectivity requirements. Specifically, the number of lots which may access off of a dead end road.

Background

Current Regulations:

- A dead end road may not be longer than 800 feet long;
- No more than 20 lots may take access off of a dead end road.

Reasoning:

- Emergency Management Access
- Sound Land Use Planning Principles

Problem:

- There are a number of dead end roads throughout the County that existed prior to the adoption of the Current UDO (11-28-2016), which exceed both the maximum length and maximum number of lots.

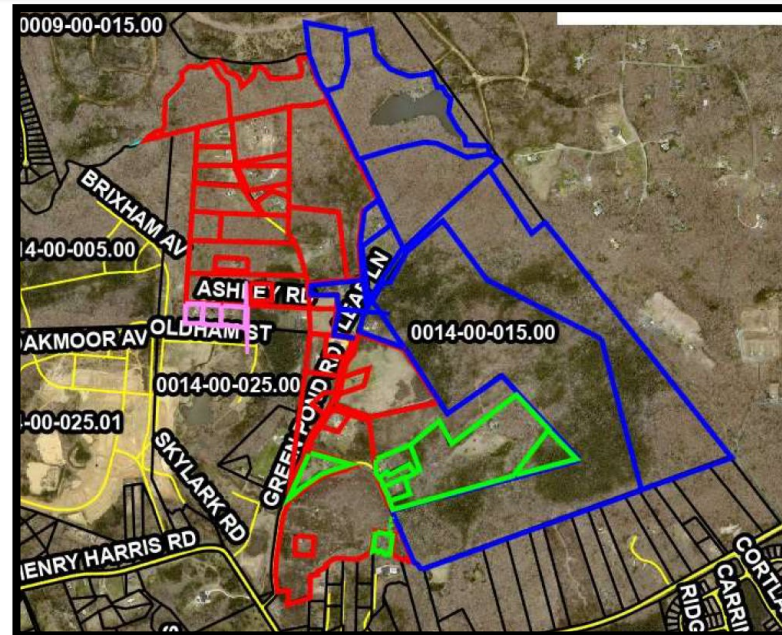
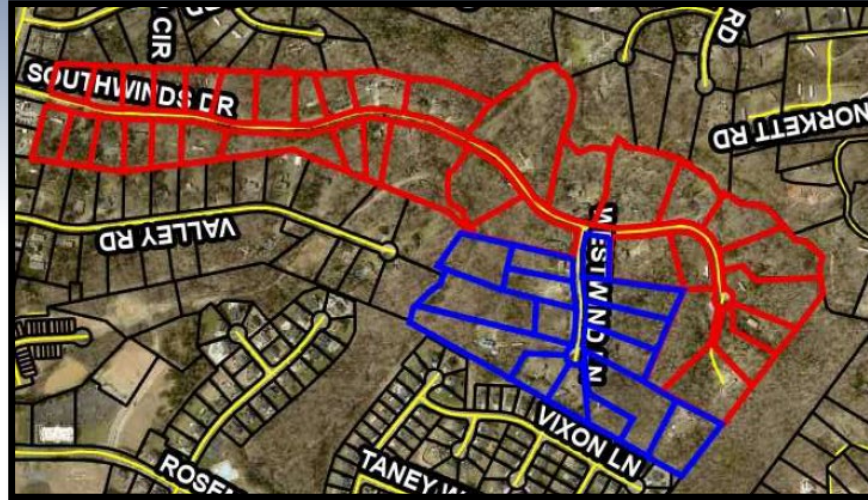
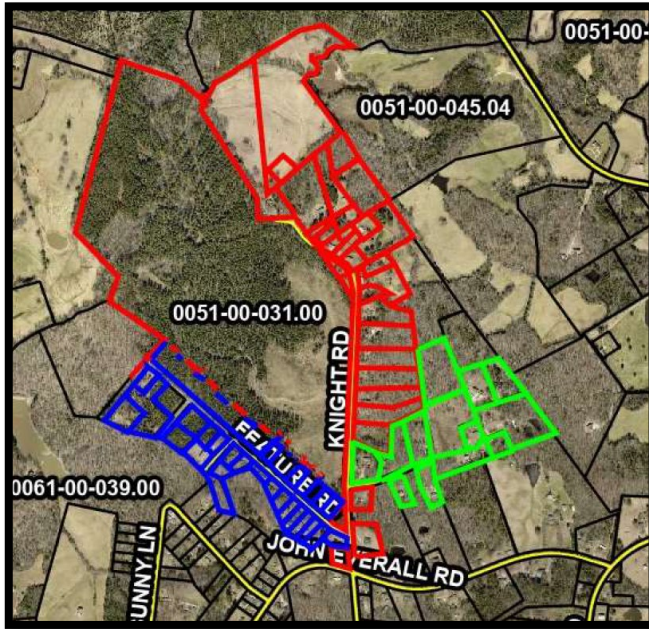


Objective:

- Concerns from constituents and a failed request to a variance from these regulations (VAR-2022-2006) brought this issue to the attention of County Council in late 2022
- County Council directed Planning Staff to prepare a text amendment which could provide relief to property owners on roads which existed prior to the adoption of the current UDO



Examples



Proposal

- Exempt all roads constructed prior to the adoption of the current UDO (adoption date: 11-28-2016) from the following standards:
 - Block Length
 - Block Width
 - Through Block Connections
 - Maximum Length of a dead-end road
 - Number of Lots taking access via a dead-end road
- In the event that a road is extended to facilitate new development all standards shall apply



Disclaimer

- While this amendment may unlock the ability to subdivide parcels taking access via a dead-end road there may be other mitigating factors
- Other factors include:
 - Previous subdivisions of the property
 - Zoning compliance
 - Access via an easement or private drive

