



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
December 21, 2021 6:00 p.m.

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

Commissioners Present:

Tamecca Neely	Ben Levine	James Barnett
Sheila Hinson	Charles Keith Deese	Alan Patterson

No appointment has yet been made to fill District 5 seat. Redistricting is in process.

Staff Present:

Rox Burhans	Ashley Davis
Robert Tefft	

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.

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

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.

Motion to Approve by A. Patterson; 2nd by J. Barnett

Called vote: 6:0. **Motion approved unanimously.**

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

Chairman Deese opened the floor to comments from the public; none had signed in for general comments.

4. APPROVE MINUTES

a. November 16, 2021 Regular Minutes

Chairman Deese called for a motion to approve November 16, 2021 Regular Minutes as written. Motion to Approve by A. Patterson; 2nd by S. Hinson.

Called vote: 5:0. **Motion approved.** Commissioner Neely abstained as absent from 11/16/2021 meeting.

b. December 2, 2021 Workshop Minutes

Chairman Deese called for a motion to approve December 2, 2021 Workshop Minutes as written. Motion to Approve by J. Barnett; 2nd by B. Levine.

Called vote: 5:0. **Motion approved.** Commissioner Patterson abstained as absent from 12/2/2021 Workshop.

5. PUBLIC ITEMS

a. SD-2021-1251 NVR Inc./Ryan Homes Inc./ESP Associates

Application by NVR, Inc. / Ryan Homes, Inc / ESP Associates for a Major Subdivision Preliminary Plat for a 410-unit townhome development located between Collins Road and Shelley Mullis Road (TM 0013-00-061.02). The project is approximately 96.75 acres and is zoned Planned Development District (PDD-26).

Staff Presentation: Robert Tefft, Senior Planner, presented the application consistent with the staff report. Development of PDD-26 is governed by Ordinance 2015-1346 and by the 2008 Unified Development Ordinance.

Staff Recommendations:

Conditional Approval: address TRC Comments; CTT Connection defined. Applicant requests Waiver for berm requirement on Shelly Mullis Road and Collins Road.

Questions to staff: **B. Levine** asked for clarification regarding UDO governing PDD-26.

B. Levine asked if provision for block length at Section 10.C.1 had been met. Tefft confirmed that block length limit of 800 feet was not exceeded.

Comment from applicant(s):

- **Peter Tatge**, ESP Associates; **Chris DeCorte**, Ryan Homes: Explained the features of topography and building design supporting the request of waiver of berm requirements; discussed plans for Carolina thread Trail connection layout and signage. (See 3 attached images)

Questions from Commissioners: **B. Levine** asked for confirmation that signage for CTT would clearly direct people to public pathway. **B. Levine** asked how the developer would determine what trees and vegetation would be retained in the absence of a berm, and questioned whether the waiver was appropriate for the Collins Road frontage.

J. Barnett commented that the distance seemed sufficient to make the berm unnecessary.

Rox Burhans advised that there might be a way to make conditional approval contingent on specific requirements for trees or landscaping or selective clearing in lieu of berm.

B. Levine commented that it would be difficult to adequately define the tree retention criteria. **A. Patterson** observed that tree coverage on Collins Road is spotty, and specifying tree retention might be difficult. He also asked if plan designated any public parking for the Carolina Thread Trail; Mr. **Tatge** responded that there was no parking set aside for the CTT, but that there is a public park nearby where public parking is available.

Following up on the question of UDO directive allowing specific conditional language for tree retention or landscaping in lieu of berm, **R. Tefft** responded that he was unaware of anything that could be used to directly address this issue, although a more general condition could be imposed that would address the same intent.

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

Written comments submitted (see attachments):

Schlosser	Fiola	Fernandez
Piotrowski	MacMillan	Todd
Mangan	Hannig	

- **Waylon Wilson** (Legend Oaks Court resident):
The intent of the PDD was that the whole development be consistent and unified, not just village units. He is generally supportive of the project but believes that there needs to be greater attention to overall connectivity.

Chairman Deese closed Public hearing, called for a motion on item **5a: SD-2021-1251**.

Motion to Approve subject to stated conditions and waivers of berm requirement on Collins Road and Shelly Mullis Road by **B. Levine**; 2nd by **S. Hinson**.

B. Levine then **Amended** the motion, to require a berm on Collins Road frontage, allowing the waiver only for Shelly Mullis Road.

Discussion of **Amended Motion**: denial of Berm Waiver for Collins Road:

Rox Burhans asked if, in the event the berm on Collins Road was required, the Commission would be open to future resubmission/amendment of the Preliminary Plat regarding this requirement; the Chairman indicated that the Commission would consider amendment(s).

Called vote on Amendment: 4:2

B. Levine: For	A. Patterson: For
S. Hinson: For	T. Neely: For
J. Barnett: Against	C. Deese: Against

Amendment to Motion is approved.

Discussion of Initial **Motion to Approve Preliminary Plat, subject to stated conditions and Amendment**:

B. Levine and **A. Patterson** commented that this seemed the most reasonable approach given the constraints of the governing ordinance and 2008 UDO. Because the PDD is governed by prior ordinance, there are some features which we cannot require even though safety or aesthetics would make them preferable. Mr. Patterson also commented that he hoped applicants would act responsibly even if the prior ordinance did not require certain features. **T. Neely** asked for clarification that this Motion to Approve included stated staff conditions and the berm waiver on Shelly Mullis frontage, and this was confirmed by Counsel DuBose, B. Levine and Chairman Deese.

Called Vote on initial Motion: 5:1.

B. Levine: For	A. Patterson: For
S. Hinson: For	T. Neely: Against
J. Barnett: For	C. Deese: For

Initial Motion is approved. The item does not require consideration before County Council.

b. RZ-2021-2643 Realty Advisory Corporation

(aka “Kenneland”) Application by Realty Advisory Corporation to rezone approximately 90.43 acres (TM# 0014-00-043.00) on the south side of Jim Wilson Road and approximately 1,600 feet east of Henry Harris Road, from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District to facilitate the development of a 141-lot single family residential subdivision.

Staff Presentation: Robert Tefft, Senior Planner, presented the application consistent with the staff report. Staff Recommendations: Approval.

Questions to staff: none.

Comment from applicant(s):

Steve Henshaw (RAC) and **Brandon Pridemore** (R Joe Harris) thanked the Commission and made themselves available for questions.

Questions from Commissioners: none.

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

Written Comments submitted: (see attachments), Baisch; Baker

- **Kenneth Mull**: (Brandywine Terrace- Bent Creek resident): (see attached copy of comments). Thanked Commission for the opportunity to speak. He is ambivalent about the proposed development. He would prefer to have it undeveloped, to retain the privacy and sound buffering afforded by the wooded areas, but recognizes the owner’s right to develop the property. He asks that the County place a high priority on preserving trees and wildlife, and eliminate the proposed lots west of the 12 Mile Creek flood zone.
- **Robert Brown**: declined to speak.
- **Adam Roxborough** (Rillstone resident): Concurs with previous speaker. He would prefer that the subject parcel remain undeveloped to preserve privacy and noise buffer.

Chairman Deese closed Public hearing, called for a motion on item **5b: RZ-2021-2643**.

Motion to Approve by **B. Levine**; 2nd by **J. Barnett**.

Discussion:

B. Levine stated that he made the motion in the affirmative to bring the item to discussion, but that he does not favor the rezoning because the region does not need increased density of housing.

A. Patterson noted that although a TIA is not required at this stage, it would be extremely helpful to the Commission to have the information; he concurs that the panhandle does not need any increased density of housing considering the existing developments and the number of units already approved.

Called vote: 3:3.

B. Levine: Against

A. Patterson: Against

S. Hinson: Against

T. Neely: For

J. Barnett: For

C. Deese: For

Failing to achieve a majority, **Motion is denied**.

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

c. SD-2019-0803 Taylor Morrison

Application by Taylor Morrison to amend the Preliminary Plat for The Preserve at Barber Rock (portion of 0003-00-068.00), to reflect a decrease in acreage from 35.10 acres to 34.08 acres, to transfer ownership of 1.017 acres to McCarthy Development.

Staff Presentation: Ashley Davis, Senior Planner, presented the application consistent with the staff report, conjointly with item 5d: DA amendment. Staff Recommendations: Approval with conditions: Approval of DA amendment by Council; address outstanding TRC/Evolve comments within 90 days. **See attached revised letter stating area of subject parcel.**

Questions to staff: none.

Comment from applicant(s):

Ben Johnson (attorney for Taylor Morrison)

The land swap is not related to the McCarthy rezoning previously submitted; it regards an easement agreement between the two landowners. The reduction in acreage does not significantly impact the open space requirement, which is still above the statutory requirement.

Questions from Commissioners: none

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

Richard Bert: (signed in but not present).

Chairman Deese closed Public hearing; called for a motion on item **5c: SD-2019-0803**.

Motion to approve by **B. Levine**; 2nd by **J. Barnett**.

Discussion:

B. Levine thanks the Planning Department for explaining the terms of the exchange.

A. Patterson noted that the change in acreage did not affect lots, only open space.

Counsel DuBose asked if the motion was intended to be subject to stated conditions.

B. Levine withdrew motion and restated the motion as **Approval with stated conditions** (approval of DA and TRC comments addressed); **J. Barnett** seconded.

Called vote: 6:0. **Motion is approved unanimously.**

d. DA-2019-0803 Taylor Morrison

Application by Taylor Morrison to amend the Development Agreement for The Preserve at Barber Rock (portion of 0003-00-068.00), to reflect a decrease in acreage from 35.10 acres to 34.08 acres, with reference to transfer to McCarthy Development.

Staff Presentation: Ashley Davis, Senior Planner, presented the application consistent with the staff report conjointly with previous item 5c: Preliminary Plat amendment.

See attached revised letter stating area of subject parcel.

Staff Recommendations: Approval.

Questions to staff: none

Comment from applicant(s): none.

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

Chairman Deese closed Public hearing and called for a motion on item **DA-2019-0803**.

Motion to approve by **B. Levine**; 2nd by **J. Barnett**.

Discussion: none.

Called vote: 6:0. **Motion is approved unanimously.**

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

6. NEW BUSINESS

a. Overview of Next Month's Agenda:

Rox Burhans, Development Services Director, provided a summary of 2021 major projects: Small Area Plan, SAP Extension, launch of UDO and Comprehensive Plan updates. Mr. Burhans thanked the Commission and commended staff for their work over the preceding year.

At present the January agenda contains the following items, in addition to certain text amendments as part of the interim ordinance, removing Cluster Subdivision Overlay and addressing retail parking requirements in the current UDO.

- CU-2019-0942 MC Garage Suites
- CU-2021-2844 MC Business Center
- RZ-2021-2559 Charlotte Hwy Active Living (deferred from December)

b. Other:

- **UDO Revision**: update by Robert Tefft. Text amendments for interim ordinance will be brought to Commission in the next few months: removing Cluster Subdivision Overlay from UDO and later ending Mixed -Use Districts; instituting a Master Plan process. Review of timeline for UDO rewrite modules. Request for nomination of Planning Commission member for UDO Stakeholder committee.
- Chairman Deese nominated **James Barnett** for UDO Stakeholder committee; approved by unanimous consent.
- **Comprehensive Plan**: update by Ashley Davis. Summary of first stakeholder meeting held 12/13/2021; next step is developing focus groups for each sub-area. Consultant presentation will be made to Committee of the Whole in January, and subsequently to Planning Commission.
- Rox Burhans asked Ben Levine to summarize his impressions from the first Stakeholder meeting.
- Chairman Deese asked staff and Commissioners to consider if the scheduling of the Workshop Meeting needed to be changed going forward.

7. ADJOURN

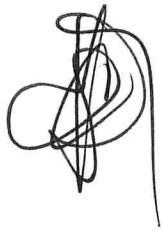
Chairman Deese called for a motion to adjourn; so moved by **J. Barnett**; 2nd by **B. Levine**. Approved by unanimous assent. Meeting was adjourned at **7:43 p.m.**



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS

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



Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, December 21, 2021

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.

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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: SD-2021-1251 NVR Inc./Ryan Homes Inc./ESP Associates
(aka "Collins Road Townhomes") Application by NVR, Inc. / Ryan Homes, Inc / ESP Associates for a Major Subdivision Preliminary Plat for a 410-unit townhome development located between Collins Road and Shelley Mullis Road (TM 0013-00-061.02). The project is approximately 96.75 acres and is zoned Planned Development District (PDD-26).

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

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PLEASE PRINT

1.	1x Aylow Wilson 15117 Legend Oaks Ct
2.	
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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: RZ-2021-2643 Realty Advisory Corporation

(aka "Kenneland") Application by Realty Advisory Corporation to rezone approximately 90.43 acres (TM# 0014-00-043.00) on the south side of Jim Wilson Road and approximately 1,600 feet east of Henry Harris Road, from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District to facilitate the development of a 141-lot single family residential subdivision.



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✓ 1.	KENNETH MULL
✓ 2.	Robert L. Brown 4008 Branchywine Terrace
✓ 3.	Adam Roxburgh 76004 R. 115 town



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: SD-2019-0803 Taylor Morrison

Application by Taylor Morrison to amend the Preliminary Plat for The Preserve at Barber Rock (portion of 0003-00-068.00), to reflect a decrease in acreage from 35.10 acres to 34.08 acres, to transfer ownership of 1.017 acres to McCarthy Development.



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PLEASE PRINT

1.	RICHARD BERT
2.	78000 RILLSTONE DR
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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5d: DA-2019-0803 Taylor Morrison

Application by Taylor Morrison to amend the Development Agreement for The Preserve at Barber Rock (portion of 0003-00-068.00), to reflect a decrease in acreage from 35.10 acres to 34.08 acres, with reference to transfer to McCarthy Development.

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

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Tuesday, December 21, 2021

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CREEK WATER TOWNHOMES

PROJECT BENEFITS

Infrastructure Improvements

- Utility extensions - Water and Sewer Improvements installed and funded by Developer/ Builder
- Turn lanes proposed - Project entrance (Developer Funded Road Improvements as approved by SCDOT)

Pedestrian Friendly Neighborhood

- Sidewalks and Trails for Residents
- Sidewalks - over 17,000 lf (3.26 miles) of sidewalks
- New Soft Surface hiking/ heart trails

Stormwater / Improvements

- Developer required to detain and treat new stormwater from the project

Stream / Wetland Buffers

- 200 ft of USFWS streams buffers installed and recorded for these Environmentally sensitive areas.

Amenities for Residents

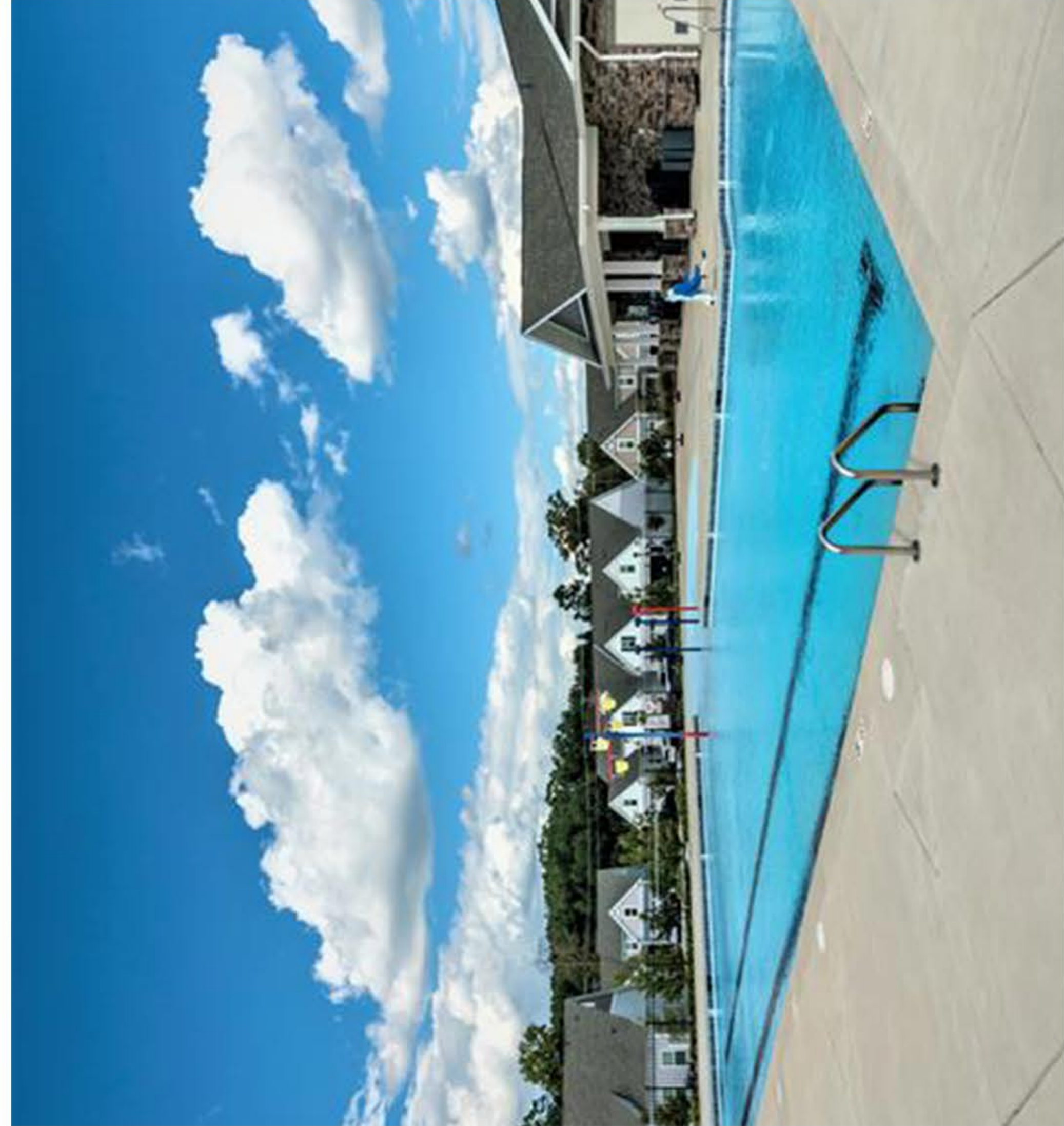
- Amenity Center and Pool Facility
- Green - Outdoor Gathering Areas for Residents

Central Mail Facility

- USPS approved Mail Kiosk facilities

On Street - Guest Parking

- Over 125 parking spaces for Guests and Visitors

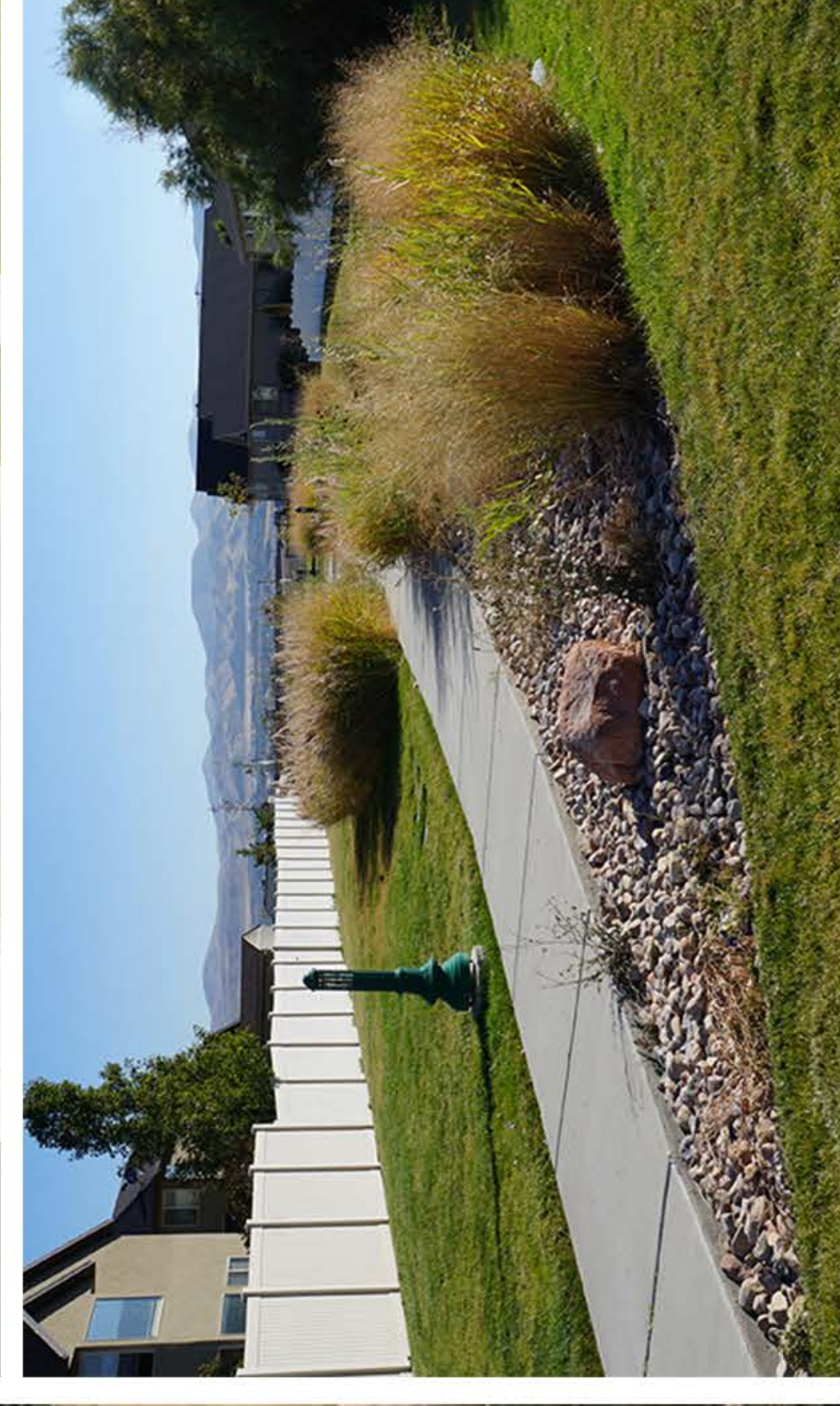




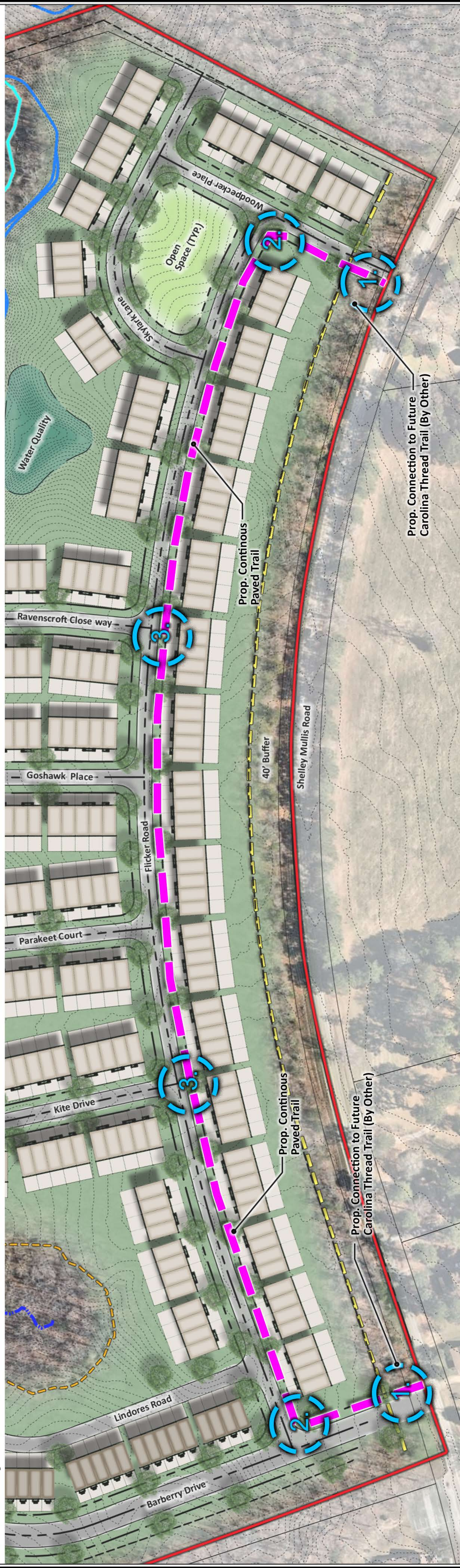
1. Carolina Thread Trail:
Directional Head Trail Sign at
Greenway Connection



2. Carolina Thread Trail:
Neighborhood Entrance Trail Sign



3. Carolina Thread Trail:
Neighborhood Trail Marker Sign





Stone Creek Townhomes



Trinity Townhomes



Grantham Place Townhomes

N.B. These are Conceptual Elevation illustrations only and may change as the project, overall market and design of the Community progresses

Robert Tefft

From: Adam and Jeni Schlosser <A_JSchlosser@hotmail.com>
Sent: Friday, November 5, 2021 12:35 PM
To: Robert Tefft
Subject: [EXTERNAL] SD-2021-1251



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A_JSchlosser@hotmail.com

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—IT Helpdesk, support.lancastercountysc.net

No more giant communities in this area or in Indian Land as a whole. Traffic is horrendous as is. The roads just can't handle this much traffic. Just look at the issues with the school traffic lines every day. This area can't handle 410 more homes.

Thank you,
Adam

Legacy Park resident

Robert Tefft

Item 5a

From: mywariaci@yahoo.com
Sent: Sunday, November 14, 2021 12:47 PM
To: Robert Tefft
Subject: [EXTERNAL] 410 townhomes in Indian land

Follow Up Flag: Follow up
Flag Status: Completed



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Good afternoon,

I was hoping to attend the Planning Commission meeting this coming Tuesday to express my concerns of this new proposal, unfortunately conflict of schedule won't allow me.

I strongly disagree with this new proposal. Indian land does not need new townhomes or any more homes for this matter. Indian Land needs more schools, new rec center for our kids that is not squeezed between good will store and Independent living community, and new fields for soccer and football on the other side of the town so we have enough room for all participants.

All 3 Elementry schools are almost full at capacity even though all 5th grades were moved out. We have only 1 intermedia, 1 middle and 1 high school for all those kids. Bringing more housing will cause even more population with young kids.

Walnut Creek fields are already struggling to accommodate all the young athletes to have practices and games as there is not enough fields for all 3 Elementry schools.

Whichever direction in Indian land you go you see all new developments being built. On Harrisburg rd there are 3 new huge construction rising up providing single family homes, town houses and apartments, Henry Harris Rd has 3 new constduction sites, Jim Wilson has 2, Shelly mullis is finishing up one, Collins rd has 1 and now we want to add more.

Is the Lancaster county even planing to put more schools for all those ppl? Or we just care to creat more income for the county and let's put more trailers around the school to fit all those kids? As of right now each class is already 25+ students, if we bring more kids to these schools classes will be even bigger. We don't have enough teacher to creat more classes for each grade and have overcrowded classes are not beneficiary for our kids, as they don't get proper education nor enough of attention from their teachers.

With all the growth in our area our planning committee should plan ahead and try to find land for future middle school or even another high school on the north side of the town so kids don't have to drive over 30 min to get to school.

So NO we do not need more homes in our area! We need more schools, parks and recreation for our children.

Thank you for taking your time to read this email and hope we as the town can make a wise decision and consider what's best for our children.

Sincerely yours,

Sylwia Piotrowski

Long time resident of Indian Land

Robert Tefft

Item 5a

From: Jessica Mangan <jessica_mangan@ymail.com>
Sent: Monday, November 15, 2021 4:19 PM
To: Robert Tefft
Subject: [EXTERNAL] 410 townhomes on 80 acres



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jessica_mangan@ymail.com

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Hi,

Im writing to you to ask that you please reconsider the development thats to be built between Collins Rd and Shelley Mullis Rd. I live on Collins Road. It's 5mins to Indian Land Elm and MS. It takes 20 mins in the morning to drop my children off at school. Indian Land School's cant handle the added children to them. My 1st grader has 27 kids in the class, my 8th grader doesn't even have a locker because theres not enough lockers to handle the enrollment from August. Our roads can not handle the added cars. During rush hour and weekends the traffic is horrible. I almost try and never leave the house during rush hour and weekends its very early to run and do errands. Forget about the roads when an accident occurs during rush hour, its complete lock down. Please reconsider the impact it will have on our school system and our roads.

Thank you for taking the time to read my email. If you'd like to further discuss this, please feel free to reach out.

Sincerely,
Jessica Mangan

Jessica Mangan-Wittmann
JACE Designs
JACEDesigns@yahoo.com
718.909.3466

From: [pmpshawnf](#)
To: [Jennifer Bryan](#)
Subject: [EXTERNAL] Ryan Homes Townhome Proposal—Shelley Mullis
Date: Tuesday, December 21, 2021 2:24:40 PM



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To whom it may concern,

I am writing this letter in opposition to the proposed Ryan Townhomes between Shelley Mullis and Collins rd.

This project will continue to add to the destruction of Lancaster County schools which are at this point overwhelmed. With the amount of homes already approved and in progress within a 2 mile radius of this site, the schools are derailed. Adding to it will not help in any way.

As we all know traffic is always a concern, but Shelley Mullis and HWY 521 is already taxed and well over capacity. The number of accidents between Belair UMC and the 521 intersection have quadrupled in the last year and a half with absolutely no fix in sight. I personally have witnessed a fatality at this intersection and do not want to see another. Adding additional 450 units to this road is completely unacceptable and not needed.

At some point planning has to involve letting the infrastructure catch up. Sort of like all our neighboring county's/towns are currently doing. That takes courage and it would be nice to see Lancaster County have the same courage to stop, breath and figure out a better plan. Trust me the building will still come after we have a real plan like all our neighbors. These builders/developers come in, destroy, profit and leave. Never to look back. This is the time to stop the greed!

Respectfully,

Shawn Fiola
2215 Creek View Ct.
Indian Land SC 29707
704-634-6765

From: [Jim Macmillan](#)
To: [Jennifer Bryan](#)
Subject: [EXTERNAL] Proposed Ryan Townhome project on Shelly Mullis Rd.
Date: Tuesday, December 21, 2021 2:37:36 PM



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Dear Ms. Bryan, please accept my comments below to tonight's Board meeting.

Good afternoon, my name is Jim MacMillan and I reside at 2237 Creek View Ct. in Indian Land.

I am very concerned with the proposed project that is being presented tonight at the Zoning Board meeting. The proposed development is one that will impact our current roads, schools and infrastructure. While I am not opposed to development, the current density of the project seems to lead to over congestion of the area that currently has several high density developments that are completed or approved and in process. The more you approve high density for this small area, the more congestion Shelley Mullis Rd. will incur. It is already heavily impacted with the current development on the corners of 521 and Shelley Mullis Rd. Traffic will only become worse with this project and may cause more potential accidents with the over congestion. Shelley Mullis Rd and Collins Rd do not seem to be constructed to manage the volume of traffic and will only cause more issues with the approval of this high density project. A lower density project would be more suitable and better for the communities in the area. Traffic is already a major problem and will become more so with the current projects along Shelley Mullis Rd. This alone should provide you with enough concern to deny the project.

This type of project will also have the potential of impacting our schools, which are currently overcrowded. Our schools may receive some small impact fees from the project, but not near enough to cover the years of continued impact that will occur with the proposed density of the project. This can only cause our younger school age children to suffer with larger classroom numbers and fewer available resources to manage them.

I am also very concerned with the impact to our environment and what it will do to the wetlands behind the Roy Hardin park and to Six Mile Creek. The runoff from the current developments are impacting the Creek with flooding. Here in Shelly Woods, we have experienced that type of impact to your pond and the high waters from the Creek. Additional high density development will only further cause these issues to increase.

It is my and my community's hope that the board will consider these concerns and move to deny the proposed project for some of the reasons I have mentioned above. I would hope that the board takes a more controlled, responsible view of the development and projects so as not to turn Indian Land into another high density, transient community that reduces the overall livability of our area.

Thank you.

Jim MacMillan

Item 5a

From: [TJ Hannig](#)
To: [Jennifer Bryan](#)
Subject: [EXTERNAL] Concerns from Shelly Woods
Date: Tuesday, December 21, 2021 3:13:04 PM



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—IT Helpdesk, support.lancastercountysc.net

To Whom it concerns,

Our community is very concerned about the new housing project that is being planed on the corner of Henry Harris and Shelly Mullis. Traffic on both Shelly Mullis and Henry Harris are overcrowded as it is during rush hour and when schools let out. The County and State need to do a much better job resolving congestion issues before they allow more building to take place in our community. Schools are seemingly at capacity as it is, and the bussing schedule has become a relentless challenge for the transportation committee to keep up getting bussing schedules to be consistent and efficient. Growth is important for any town, but the correct measures need to be taken place. All these builders come into our community cut corners and make sly back door deals then leave, with absolutely no regard for the after math and responsibility our citizens assume to pick up the slack. I pray our leadership in this county do what is right for its citizens and make sure infrastructure is in place before we allow these projects to continue.

TJ Hannig
Sent from my iPhone

Item 5a

From: [Albert Fernandez](#)
To: [Jennifer Bryan](#)
Subject: [EXTERNAL] Development Concerns
Date: Tuesday, December 21, 2021 3:36:36 PM

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—IT Helpdesk, support.lancastercountysc.net

To Whom it concerns,

Our community is very concerned about the new housing project that is being planned for Ryan Townhomes near 521 and Shelly Mullis. Traffic on both Shelly Mullis and Henry Harris are overcrowded as it is during rush hour and when schools let out. The County and State need to do a much better job resolving congestion issues before they allow more building to take place in our community. Schools are seemingly at capacity as it is, and the bussing schedule has become a relentless challenge for the transportation committee to keep up getting bussing schedules to be consistent and efficient. Growth is important for any town, but the correct measures need to be taken place. All these builders come into our community cut corners and make sly back door deals then leave, with absolutely no regard for the after math and responsibility our citizens assume to pick up the slack. I pray our leadership in this county do what is right for its citizens and make sure infrastructure is in place before we allow these projects to continue.

Sincerely,



Albert Fernandez
Account Executive

m: (704) 493-7207 | f: (704) 439-2521
e: albert.fernandez@affinitysales.com | [Website](#)



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Item 5a

From: [Todd](#)
To: [Jennifer Bryan](#); Pmpshawnf@aol.com
Subject: [EXTERNAL] Shelley Mullis Ryan Townhomes
Date: Tuesday, December 21, 2021 3:54:22 PM



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Hello Jennifer,

I live in the Shelly Woods Subdivision, I am writing to you in opposition of the Ryan Townhomes being considered on Shelley Mullis.

At this time, our communities are FAR outpacing the development of our infrastructure. Living around this part of Indian has become debilitating when it comes to driving. Intersections at 521 and Shelley Mullis back up past the church....this is even before the approved development on Shelley Mullus that will have 300 homes, given an average sized family, that's roughly another 600 vehicles on Shelley Mullus.

The intersection of 521 and Collins/River St, typically waiting 2 light cycles to turn left onto 521.....Doby's Bridge even tougher. This small area has already vastly exceeded it's infrastructure, including the schools capacity. We don't need any more homes, and specifically townhomes in this section of IL.

Please understand my comments are sincere, we've been here over 12 years and wished IL would have taken a more measured approach in development as it's hurting the community.

Todd Vallencour

Robert Tefft

From: Peter Baisch <pebaisch@aol.com>
Sent: Wednesday, December 15, 2021 11:19 AM
To: Robert Tefft
Subject: [EXTERNAL] Rezoning

Follow Up Flag: Follow up
Flag Status: Completed



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pebaisch@aol.com

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Dear Mr. Tefft

I am a resident in Walnut Creek residing in the vicinity of the proposed rezoning area. I have received an email from our HOA Hawthorne Management, outlining the proposal and rezoning intention of the applicant. I am a resident homeowner in Walnut Creek, residing in the vicinity of the proposed rezoning area.

Unfortunately I will be unavailable to participate in the zoom meeting discussing this proposal. For that reason, I wish to go on record via means of this email, that I vehemently oppose this rezoning proposal application and approval.

When purchasing our homesites from Lennar, the area in question was portrayed and defined as protected and preserved land that would not be built on.

As you may realize, this area and the surrounding area is already saturated with homes and population, with many more homes being built as we speak. The road systems surrounding Walnut Creek are already very overburdened.

The applicant obviously is only interested in money and profit. Approval of this proposal for smaller homes and more of them, will clearly further overburden the existing systems and resources in place. The approval of this proposal will without question, absolutely bring our property values down. Approval will change the landscape in a very negative way for the existing residents, from not only a conservation standpoint, but environmentally as well.

For these reasons, I implore you and you're constituents to reject and oppose granting permission of or approval to this application to rezone.

A response, or further insight you may be able to provide would be welcomed and appreciated.

I thank you for your time and consideration concerning this very important matter.

Sincerely,
Peter E. Baisch
Walnut Creek resident

Sent from my iPhone

Item 5b

From: [Robert Tefft](#)
To: [Jennifer Bryan](#)
Subject: FW: [EXTERNAL] URGENT: Re: For the meeting tonight on Rezoning Jim Wilson Rd
Date: Tuesday, December 21, 2021 3:03:45 PM
Attachments: [LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)



Robert Tefft, Planner
Planning
Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720
P: (803) 285-6005 F: (877) 636-7963
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From: Spokesbird <spokesbird@aol.com>
Sent: Tuesday, December 21, 2021 3:00 PM
To: Robert Tefft <rtefft@lancastersc.net>
Cc: alicetnichols@yahoo.com; repralph.norman@mail.house.gov; rwredfern@aol.com; gillcra@aol.com; joan305@aol.com; jgvenn79@gmail.com; jallison27@carolina.rr.com; judyb250@yahoo.com; pebaisch@aol.com; pianojean77@gmail.com; rgold@hawthornemgmt.com; pat20richie@yahoo.com; mdaniels_texas@yahoo.com; michael.neece@mail.house.gov; offleygood@gmail.com; BrandonNewton@SCHouse.gov; hale4@ix.netcom.com
Subject: [EXTERNAL] URGENT: Re: For the meeting tonight on Rezoning Jim Wilson Rd

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Dear Mr. Tefft,

Please accept this email in lieu of my public appearance at your planning commission meeting tonight.

I moved here from a very overpopulated New York City borough. I

wanted peace, quiet, less crowding, fewer people, fewer cars, lots of trees, nature, and clean, green spaces. I moved here over 6 years ago, long before I knew that Walnut Creek was going to become a mega-development. Now I understand you want to squeeze into this small area on Jim Wilson Road yet another 141-home development, in addition to several surrounding ones in the area. What was once supposed to be protected land is now being considered for development? That is not fair to the people who bought homes in this area. We were lied to. We deserve better.

I did not come to Indian land to live in an area squeezed in like sardines with no room for parking, surrounded every which way with developments, and few open spaces to enjoy nature.

Jim Wilson Rd cannot handle the traffic we have now, with no lights from Hwy 521 to Waxhaw-Marvin Road. Sometimes I wait 5 minutes to make a turn out of my development. In addition, this road was just repaved. Are you going to waste more taxpayer money repaving it again, widening it or otherwise? The roads are packed with cars most hours, but at rush hour and lunch time, they are slow moving parking lots. I am disgusted by all the developments that have sprung up since I moved here, since I was told 5 years ago that no further permits for development were being issued. Yet another lie.

Indian Land doesn't have the police force to monitor Lancaster, much less Indian Land, and because they are not paid enough, we lose good deputies to surrounding police forces, wasting taxpayer money on training, and recruiting. Flagrant violations of traffic laws occur daily, due to the lack of police presence, bad habits of former residents from other cities, and an increased population in a very small area will make this even worse.

The doctors and medical facilities in this area CANNOT handle the population we have now. I have experienced this numerous times in trying to make medical appointments, I have waited weeks to months, even with serious life-threatening conditions, to be seen by a provider. This is NOT quality of life.

The added population from 141 new homes will amount to at least 300 more cars, and roughly 500 more people. Where are these cars going to fit on the roadway? Where are they going to park? The parking lots

are nearly full with the population we have, plus the visitors from North Carolina. Add to that the pollution from idling cars entering the air, which I was hoping would be fresh, clean air when I moved here. There is no public transportation in this area! How will adding all these cars maintain quality of life? Or is this proposal going to make us look like Independence Boulevard, with tractor trailers, and day and night traffic?

I thought I moved to a residential community. This proposal for 141 new homes packed closely together, and a proposed 400 more homes on Shelly Mullis and Henry Harris Road, plus another apartment building off of Hwy 521, would cause conditions which I fled back in New York. Is this proposal to create city living conditions, where people live on top of each other, and get into arguments because they're packed so closely together, where there is more asphalt and concrete than trees and grass, and where people circle for 20 minutes to find a parking spot? Most people are not here for that! We wanted quality of life.

The pristine roads that I found here 6 years ago are now littered with trash and dead animals. It is seldom picked up. There is no sanitation service. The trash just blows from one place to another. At times, I've felt like I was back in New York. This is not what I came here for!!

The beauty of this area, and in Lancaster County in general, has been severely diminished by all the destruction of trees and animal habitats. The resulting loss of habitats to the area's birds and animals, and sadly the killing of these animals in traffic accidents, saddens me on a daily basis. The loss of animal life, and deer, possum and racoon carcasses strewn about near the roadway is tragic. Don't they deserve a habitat to thrive? Or is this area destined to be a concrete jungle - the kind of city that most of us left? Because you are setting up conditions to accomplish exactly that.

PLEASE do not allow more developments on Jim Wilson Road, or in this area in general, for the reasons set forth above. Thank you for your time.

Yours truly,
Merrill Baker

LANCASTER COUNTY PLANNING COMMISSION

December 21, 2021

RZ-2021-2643, Realty Advisory Corporation

(a/k/a Kenneland) Application by Realty Advisory Corporation to rezone approximately 90.43 acres (TM# 0014-00-043.00) on the south side of Jim Wilson Road and approximately 1,600 feet east of Henry Harris Road, from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District to facilitate the development of a 141-lot single family residential subdivision.

Public Comments by Kenneth Michael Mull and Kimberly McGimsey-Mull

Good evening,

My name is Kenneth Michael Mull and I live with my wife Kimberly McGimsey-Mull at 4012 Brandywine Terrace, Lancaster, SC 29720. Our home in the Bent Creek community backs up to the property being considered for rezoning under application RZ-2021-2643.

I want to thank the Planning Commission and Planning Department for the opportunity to speak and thank you for your work protecting and improving the quality of life in Lancaster County.

My wife and I have mixed feelings about the proposed rezoning and the expected development of the property.

On one hand, we prefer to see the property remain undeveloped. It is heavily wooded providing privacy, sound buffering, and a wildlife habitat enhancing the enjoyment of our outdoor living space.

On the other hand, the property owners have the right to enhance their property value through development consistent with Lancaster County land use planning and zoning. We don't disagree with the Planning Department's determination that the rezoning is consistent and compatible with adjacent property zoning.

While the current proposal is limited to rezoning, looking forward, we want to share our concerns over the expected future development.

If a development plan consistent with the concept plan is submitted, our number one concern is there will be a significant loss of trees. This will noticeably reduce the privacy and sound buffering we currently enjoy. As is, we still experience noise from Charlotte Rifle & Pistol Club, Walnut Creek amenities, and Jim Wilson Road traffic.

The western quarter of the property west of an extension of the 12 Mile Creek flood zone is heavily wooded with large hardwoods. The topography of this area suggests grading this area for residential lots and sediment basins will remove most of the existing trees. The land east of the flood zone is mostly pine forest with a topography more suitable for residential lots.

If rezoning is approved and development planning moves forward, we strongly encourage the property owners, Planning Department, and Planning Commission to place a high priority on reducing the loss of trees and wildlife habitat and increasing the buffering between existing developments.

TaylorMorrison.

Charlotte Division
11405 N Community House Rd , Suite 150
Charlotte, NC 28277

taylormorrison.com

December 20, 2021

Lancaster County Planning Commission
P.O. Box 1809
Lancaster, SC 29720

**Re: Development Agreement Amendment Request for The Preserve at Barber Rock
Lancaster County, South Carolina**

Planning Commission Members,

On behalf of Bonterra Builders, LLC, this letter has been prepared to request an amendment to the Major Development Agreement (Ord 2014-1274) for The Preserve at Barber Rock. This amendment is required to allow the removal of 1.017 acres of common open space located on the west side of the development for transfer of ownership to McCarthy Properties 1, LLC. This proposed land swap was a contractual agreement between Bonterra Builders, LLC and McCarthy Properties 1, LLC in exchange for the recordation of a sanitary sewer easement across parcel 0003-00-065.00.

This recombination of land will not bring the Preserve at Barber Rock out of compliance with and land development code. The common open space required is 11.40 acres (33.41%). After the proposed land swap, the common open space is reduced from 14.75 acres (43.23%) to 13.74 acres (40.27%%). Additionally, the area to be subdivided is essentially unusable by the residents of The Preserve since it is cut off by an existing creek.

Sincerely,



Thomas Johnson, VP Land Development
Taylor Morrison of the Carolinas, LLC