

**Southern Panhandle Small Area Plan Extension
Community Meeting Notes
June 10, 2021
Faith Presbyterian Church**

A community meeting was hosted by the Lancaster County Planning Department to present the draft recommended future land use map to the community for the study area. Approximately 50 people attended the meeting. Staff asked participants to provide comments and feedback on the draft future land use map on one of the three copies provided in the room.

Staff was available to answer questions from participants. An overview of the questions and feedback received can be found below.

Transportation

1. **US-521:** Need to examine more creative approaches to address it beyond a conventional widening. Superstreets, traffic circles (like in Europe, etc.). Collector roads should also be considered.
 - a. US-521 capacity is very important. Public transportation should be considered.
2. **Van Wyck Road:** How will traffic be impacted on Van Wyck Road & US-521?
3. **Charles Pettus Road & US-521 Intersection:** These intersections are dangerous (blind).
4. **Collector Road Alignments:** The alignment needs to be more refined. Proposed roads should generally be located where such development is feasible.
5. **Reduce Speed:** Speed limit should be reduced.

Development Consideration

6. **Sewer Extension:** What is the District's plan for sewer extension? Where will pump stations be located? Provide more information to clarify.
7. **Carolina Heel Splitter Overlay:** The heelsplitter overlay is an issue affecting development. Should consider modifying in the study area.
8. **Large Rezoning Sites Policy:** Questions were raised asking for clarification on this policy regarding how it will be applied. Perhaps we look into creating criteria for required assemblages or criteria whereby we allow small rezonings.

General Comments & Questions

9. **Mixed Use:** This FLU category needs to be more explicitly explained
10. **Employment:** This FLU category needs to be more explicitly explained
11. **Provide Clarification Regarding Zoning:** Staff provided overview of impact future land use designation change would have on parcels.
12. **Impact Fees:** Will impact fees be charged?
13. **Benefits to Existing Residents?** What benefits will there be for existing residents who currently deal with traffic and higher taxes?