

## City to get 131 townhouses next year

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### Content

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Lancaster will get 131 two-story townhomes sometime next year, developed by Howard Strickland Jr., Tiffany Strickland and Mike Williams with Homes of Lancaster, LLC.

The first reading of an ordinance to rezone the property from general commercial to multi-family passed 5-0 at Lancaster City Council's May 23 meeting. Council members Octavia Jones and Hazel Taylor were absent for the vote.

The 16-acre property is tentatively named The Trails, and is located on Anderson Drive within the city limits. The lot next to the parcel is included in plans to eventually become a residential area as well.

"It's just going to be townhomes built there, three and four bedrooms," Howard Strickland said. "Mostly bricks (on the exterior), some of them are going to be a mixture of different ones."

There will be either three, four, five or six units per each building footprint, depending on size. Each unit will also be about 1,500 to 1,800 square feet, according to Lancaster Administrator Flip Hutfles.

The price per townhome has not been determined yet, but Strickland said he plans to "keep prices reasonable."

There will also be 12 acres of natural forest preserved on the property, and the developers will add picnic tables, walking trails around the entire property and a natural area.

According to Strickland, these townhouses will be the first of their kind in the city, even amongst several incoming developments in progress.

“These are the first townhomes that the city is going to have,” he said.

“I think it’ll help the city because they have a great need for it,” he said.

Strickland said it will make a “nice little complex” when it is fully completed.

But not everyone is happy with the planned development.

Six area residents spoke out in opposition to the proposed rezoning at the city Planning Commission’s public hearing on it April 4.

“The plan is to eventually sell individual lots and units and there’ll be an HOA,” Hutfles said. “Because the property next to it is zoned R-15 (single-family homes with 15,000-square-foot minimum lot size), they will be required to install a 6-foot high privacy fence or screen (wall or compact shrubbery) and ... recreation.”

Lancaster Mayor Alston DeVenny spoke in support of the project before the vote.

“I think, from my perspective, in hearing the needs of particularly single people and single professionals, we’re missing this little piece of the market,” DeVenny said. “So having looked at where the site is, I just want to say I am fully in support of it.”

“I was up in Charlotte last weekend, and these types of buildings are coming up all over Charlotte and that’s what you see even in the Pineville area,” Councilwoman Jackie Harris said.

“We constantly talk about things moving south and eventually, you’ll have people living here who would rather live in a small community like ours and commute to the North Carolina area or into the Rock Hill area.”

DeVenny also said he has spoken to Nutramax Laboratories employees who expressed frustration with the lack of apartments in the city, as most are fully leased out and have wait lists.

“You look at the traffic, you’ll have a little more traffic in the morning and a little more in the evening probably, but it’s an underutilized road as it is,” DeVenny said of Anderson Road.

## **Child images**

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