

## Bretagne developer pledges \$3.2M to county

### Firm also to donate \$100,000 to IL library

BY JENNY HARTLEY  
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A developer has pledged \$100,000 for the Del Webb Library at Indian Land.

Bretagne Land Development wants to build Bretagne, a gated community on Barberville Road in Indian Land.

In addition to the library donation, which would come two years after closing on the property, the company is pledging to give the county \$8,000 per lot in the proposed 400-home development. That would be \$3.2 million for county coffers.

County Council passed first reading Feb. 26 to rezone 302 acres for the community, meaning the company could build up to 2.5 homes per acre.

But the developers say they only want the larger lot widths that come with the higher-density zoning. With 400 homes, the density at Bretagne would equal 1.32 homes per acre.

Home prices would start in the \$700,000s, and estate homes in the development will start in the \$800,000s, with some homes costing up to \$2 million.

Bretagne is a region in France. The company refers to the

architectural styles for the homes in the proposed development as English manor, French country and Tuscan villa. The homes will be set in three villages – each with its own distinctive area within the community, with separate gathering areas.

The community's \$4 million amenities package includes an Olympic-sized pool, a separate pool area for children with a lazy river and waterslide, a European-style clubhouse, fitness center with steam and dry saunas, amphitheater, miles of paved walking trails and tennis courts.

The community, which has one mile of frontage on Little Sugar Creek, will have an outdoor creekside pavilion with an outdoor deck and two-sided fireplace, with a kayak station on the creek.

The community's European-style gatehouse will be lit by gas lanterns, as will its streets. Roads in the community will be paid for and maintained by Bretagne Land Development.

Troy Ludemann, director of land development for the company, said custom homes will be built in the neighborhood, with tree surveys required from each builder. The company will not



Illustration courtesy of BRETAGNE LAND DEVELOPMENT

Homes in Bretagne will reflect English manor, French country and Tuscan villa architectural influences in their designs. Prices for homes in the proposed new Indian Land development will start at \$700,000.

grade and clear-cut the property.

"We're very tree-friendly," Ludemann said last week.

County Councilman Bryan Vaughn said he does not want to support any more high-density rezonings for the Panhandle.

"If you were asking for the 2.5 (homes per acre), I'd be jumping up and down even if you were offering \$20,000 per home," Vaughn said.

But he approved of the developers' plan for Bretagne, because he feels it fits the vision for Indian Land.

"We appreciate you coming to Lancaster County," Vaughn said.

The Lancaster County Planning Commission recommended denial of the rezoning, as did Lancaster County planning staff.

Council not only unanimously approved first reading to rezone the property, but also first reading of a development agreement with the company. Two more readings are required before the development agreement and rezoning are final.

Del Webb, the company

developing Sun City Carolina Lakes, pledged 2 acres and \$1.5 million to build a library in Indian Land. Another \$700,000 is needed to equip and furnish the library.

Local companies and foundations have raised about \$300,000 of the \$700,000 before Tin Roof's contribution. Lancaster County Library Director Richard Band was happy to hear about Tin Roof's proposed donation.

"We'll need it," Band said. "That's really good news. It's fantastic."

## Council may suspend blue laws

BY JENNY HARTLEY  
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County Council was to consider voting to suspend the state's blue laws through September 2008 at its Monday meeting.

Council voted in December to temporarily suspend the blue laws, which prohibit many items being sold before 1:30 p.m. on Sundays. The laws also prohibit Sunday alcohol sales.

Council voted to suspend the laws then after a few local store managers expressed concerns about Christmas Eve sales, typically one of the biggest retail days of the year, because Christmas Eve fell on a Sunday. The laws were suspended for a few weeks.

Councilman Larry Honeycutt brought the issue up again for discussion at council's last meeting, asking that it be put on the next meeting agenda for

### WHERE TO FIND RESULTS

Results from Monday's meeting weren't available at press time. For results, see next week's Carolina Gateway or go to [www.thelancasternews.com](http://www.thelancasternews.com).

a vote.

Honeycutt believes the laws are antiquated.

"You can't buy a dress, a shirt, a cooking pot or an envelope before 1:30 p.m. on Sundays," Honeycutt said. "These laws date back to Colonial times."

Honeycutt said a bill has been pre-filed at the state level to abolish the blue laws that includes a provision that permits employees to choose not to work on Sundays because of religious reasons.

Council voted 5-2 to put the blue laws up for a vote at Monday's meeting. Councilmen

Jack Estridge and Wesley Grier voted against it.

Council was also to vote on second reading to approve incentives for an unnamed startup company that manufactures auto parts. The company, referred to only as "Project Barbara," is looking to buy the former Belden Wire building on S.C. 160 in Indian Land.

Also on council's agenda were public hearings on three development agreements:

- ◆ Bretagne Land Development for the 400-home gated community called Bretagne, which includes \$8,000 per home to the county for a total of \$3.2 million and a \$100,000 contribution to the Del Webb Library at Indian Land

- ◆ Merrifield Partners and Crosland for a retail center and offices

- ◆ Bonterra Builders' Barber Rock, a subdivision being developed on Barberville Road.

Action items included a request from Lancaster County Emergency Management officials for matching funds for volunteer fire department grants. Council is also expected to pass a resolution commending Sarah Nader, a Lancaster High School senior, who has been chosen as one of the state's top honorees in the annual Prudential Spirit of Community awards program.

The agenda also included numerous ordinance readings and rezoning requests, including final reading to rezone property on Robert Usher Road in Buford to allow for a junkyard and car-crushing operation.

Council meets at 6 p.m. the first and last Monday of each month in chambers on the second floor of the County Administration Building, 101 N. Main St., Lancaster. The next meeting will be March 26.

## ILVFD elects new slate of officers

From staff reports

The Indian Land Volunteer Fire Department held its elections on Jan. 15.

The following firefighters were elected to these positions: Danny Wilson, chief; Eddie Griffin and David Chapman, assistant chiefs; Harold McDonald, board president; Johnny Helms, board vice president; Mike Magette, board chairman; J.O. McCorkle, board treasurer; Raymond Griffin, board secretary; Jason Fago, David Kitchen, Mack McDonald and Tom Pickard, board members; and Olven Ruiz, alternate board member.

The department's other firefighters are: Bobby Bellflower, Josh Benson, Kristal Chapman, Jessy Griffin, Josh Rivers and David Sommers.

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| <br><b>97 Accord<br/>Extra Nice<br/>\$4,995</b> | <br><b>02 Impala LS<br/>\$7,995</b> | <br><b>00 Nissan Frontier<br/>Crew Cab 4x4<br/>\$12,675</b> | <br><b>02 VW Beetle<br/>\$11,729</b> | <br><b>93 Jeep CJ<br/>\$4,550</b> | <br><b>9424 Charlotte Hwy.<br/>Indian Land, SC 29715<br/>803-396-1520</b> |
| * All financing on approved credit   |  |  |  |  |  |