

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

July 18, 2025

Gary Hartz  
Planning Manager  
South Fayette Township  
100 Township Drive  
South Fayette, PA 15017

Project: **Newbury Tractor Supply Land Development**  
Location: Holland Street  
Description: Land Development  
Area: 3.43 acres  
ACED File#: 25-174 SP

Dear Mr. Hartz,

We received the above-referenced application on June 18, 2025, for a land development of parcel ID #197-R-30 on Holland Street in the Township of South Fayette. We reviewed the application, and we offer the following comments:

- Per the Allegheny County Act 167 Stormwater Management Plan, Chartiers Creek is identified as stream that presents a recurrent flood threat. The proposed development is partially in FEMA floodplain zone AE and partially in FEMA floodplain zone B. FEMA considers zone AE as high flood hazard risk and zone B as moderate risk. AE flood zones are areas that present a 1% annual chance of flooding, and B flood zones are areas that present a .2% annual chance of flooding. Development along the 1% annual chance floodplain has led to many buildings being flooded over the years in Allegheny County. Development activity in the floodplain should be minimized wherever possible.
- Holland Street is labeled as a public street when it is privately owned.
- It is recommended that the location map have a north arrow.

The section below references the South Fayette Township Subdivision and Land Development Ordinance (SALDO):

- §215-39.E. Written evidence that the application has been submitted to the Allegheny County Conservation District for review was not submitted with the application.
- §215-39.F. Written evidence from the water company and the Municipal Authority that indicates whether service is available for the proposed plan was not submitted with the application.

- §215-39.K.(17). Any and all existing streets related to the proposed development; including the names, cartway widths, approximate gradients and sidewalk widths. As submitted, Holland Street is missing some of the above-mentioned information.
- §215-39.K.(26) Tree masses as shown on a dated aerial photograph or digitized map representing conditions on the site within the previous three to five years and an indication of which masses are proposed to be preserved, if any. In the absence of current aerial photographs or digitized maps, a site survey shall be conducted to measure and locate tree masses containing specimens having a caliper of four inches or greater. This was not included in the plans submitted.

The section below references the South Fayette Township Zoning Ordinance:

- §240-119.1.C.(9).(a).[1] Each business establishment shall be permitted one wall sign per building face. The plan currently shows two wall signs on the front of the building.
- §240-119.1.C.(9).(b). One freestanding sign shall be permitted per lot. The plan currently shows two or three freestanding signs.
  - At the southeast corner of the property there is a pre-existing billboard that is currently labeled as sign. It should be labeled more clearly to reflect its pre-existing nature.
  - There is box at the northern end of the property that is drawn similarly to the pre-existing billboard that is unlabeled and also crosses the property lines. From aerial footage we cannot see any signage currently where the box is drawn. What is this box? Is it allowed to cross the property line?
  - Does the prop monument sign count as a freestanding sign?
    - If so, does it conflict with the pre-existing billboard, and unlabeled box if it is a sign?

Should you have any questions, please contact Nicolas Binfield at (412) 350-3719 or at [nicolas.binfield@allegHENYcounty.us](mailto:nicolas.binfield@allegHENYcounty.us).

Sincerely,



Matthew T. Trepal, AICP  
Manager, Planning Division

MTT:ngb