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CLERK: JENNIFER BRYAN

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**December 2, 2021 5:00 P.M.
MINUTES**

1. Roll Call:

Members Present:

Jim Barnett Charles Deese Sheila Hinson
Ben Levine Tamecca Neely Absent: Alan Patterson

Staff:

Rox Burhans, Division Director Ashley Davis, Planner;
Robert Tefft, Senior Planner; Clerk: Jennifer Bryan

Others Present:

Waylon Wilson (Lancaster Resident) Brandon Pridemore (R Joe Harris)

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.

Chairman Deese called the meeting to order at 5:00 p.m.

2. New Business

a. SD-2021-1252 NVR/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).

Presented by Robert Tefft, Senior Planner.

Discussion points:

- Transfer of property provisions of PDD are being reviewed by County legal counsel, but has been reviewed thoroughly by staff and can see no obstacle to transferring units under PDD 26 for this project.
- If this project goes forward, it will use up remaining allocation for residential units.
- Concern about left turn onto Collins Road from development entrance.

b. 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.

Presented by Robert Tefft, Senior Planner.

Discussion points:

- Project is consistent with development on either side.
- Is “consistent” good enough, or do we need to make room for some diversity in use?
- There has been some interest recently from developers looking at commercial projects nearby, but this acreage seems most suited to residential development.

c. RZ-2021-2559; CSH Charlotte Highway Act LLC

Application by CSH Charlotte Highway Act, LLC to rezone 3.63 acres (TM # 0008-00-069.07) located at 7829 Charlotte Highway, adjacent to Parcel # 0008-00-067.00, from Low Density Residential (LDR) to General Business (GB) to facilitate development of an active living (Age 55+ Independent Living) project.

Presented by Ashley Davis, Senior Planner.

Discussion points:

- The other two parcels for the project are already zoned GB.
- The parcel currently accesses from Lodge Road; private road for Masonic Lodge.
- Developer’s intention is to access Hwy 521 through other parcels already attached to project.
- Negotiating secondary access may be problematic, since McClancy controls Spice Drive access, and Grand Lodge maintains control of masonic properties.
- UDO update should address the recurring problem of secondary/emergency access on narrow lots near Hwy 521.

d. SD-2019-0803: Taylor Morrison (Amend)

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, with reference to transfer to McCarthy Development.

Presented by Ashley Davis, Senior Planner.

Discussion points:

- The land swap no longer part of RZ-2021-1361; the transaction was negotiated to allow Barber Rock more efficient route for sewer access through McCarthy-owned land.
- Amendment will not affect # of allocated houses, because the land is part of designated open space, and the development had excess over what was allowed under ordinance.
- Concern that this might open the door to developers or HOAs selling off open space allocations.

e. DA-2019-0803: Taylor Morrison (Amend)

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 as part of project RZ-2021-1361.

Presented by Ashley Davis, Senior Planner.

Discussion points:

- Changing the DA does not affect the assignment of impact fees: this development is exempt as approved prior to impact fee ordinance.

f. Other:

Rox Burhans, Development Services Director:

- Staff will be instituting a new requirement on Preliminary Plats, that conditions for approval must be resolved within 60 days from approval by Planning Commission.
- Next Committee of the Whole meeting: will be hearing a presentation about a proposed development on Jim Wilson Road with unusual multiple use features.
- Staff and Council are working with UDO consultants to move forward the institution of an interim ordinance to guide master planning, due to the development pressure caused by moratoriums in surrounding jurisdictions.

Robert Tefft:

- UDO project is assembling stakeholder committee; consultants have delivered a Chapter outline currently under review.

Ashley Davis:

- Comprehensive Plan: First stakeholder meeting scheduled for 12/14/2021; an immediate order of business will be determining the boundaries of 3 sub-areas, so that sub-group membership can be recruited. Benchmark representatives will tour the County next Friday 12/10/2021.

3. Adjourn

Meeting was adjourned at 5:53 pm.