

Planning Commission Members

District 1: Alan Patterson
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5: (Vacant)
District 6: Sheila Hinson
District 7: Ben Levine

**County Attorney**

John K. DuBose III

Clerk to Planning Commission

Jennifer Bryan

Development Services Director

Rox Burhans

November 4, 2021

5:00 PM

**101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY PLANNING COMMISSION
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

Planning Commission Workshop AGENDA

- 1. Call to Order Regular Meeting and Roll Call Vote**
- 2. Approval of the Agenda**
- 3. New Business**
 - a.** UDO-TA-2021-2261, Adam Thomas
Application by Adam Thomas to amend Unified Development Ordinance Section 2.5.3, Use Table; Section 5.6, Civic Uses; and Section 10.3, Definitions, Use Type; to create, define, and establish an appropriate process and use regulations for a Retreat use.
 - b.** SD-2021-0528, Arbor Construction LLC
Application by Arbor Construction, LLC for a Major Subdivision Preliminary Plat consisting of a single-family detached residential neighborhood. The project is approximately 47.47 acres and would be zoned Medium Density Residential (MDR) / Cluster Subdivision Overlay District (CSO).
 - c.** DA-2021-0528, Arbor Construction, LLC
Application by Arbor Construction, LLC for a Development Agreement in accordance with Unified Development Ordinance Section 9.2.18 as a companion to Major Subdivision Preliminary Plat SD-2021-0528, which proposes a 92-lot single-family Cluster Subdivision Overlay District (CSO) development.
 - d.** SD-2021-1251 NVR, Inc. / 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).
 - e.** RZ-2021-1921, Panhandle Partners
Application by Panhandle Partners to rezone approximately 9.609 acres located on the west side of Charlotte Highway (TM 0016-00-047.00), adjacent to #7415, from NB (Neighborhood Business) District and LDR (Low Density Residential) District to RB (Regional Business) District.
 - f.** RZ-2021-2327, Cox
Application by William and Blanca Cox to rezone an approximately 2.07-acre parcel located at 327 Monroe Highway (TM# 0061P-0D-003.00), from Low Density Residential (LDR) District to

General Business (GB) District.

g. Overview of next month's Agenda

h. Other

4. Adjourn

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2021-2261, Adam Thomas

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 11/4/2021

Points to Consider:

Agenda Item Summary

Ordinance # / Resolution #: SD-2021-0528, Arbor Construction LLC

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 11/4/2021

Points to Consider:

The 47.47-acre subject property is located off of Pineview Drive near Meadow Plaza Drive (TM# 0087-00-105.00).

The development proposal is for a 92-lot single-family subdivision.

ATTACHMENTS:

Description

Staff Report

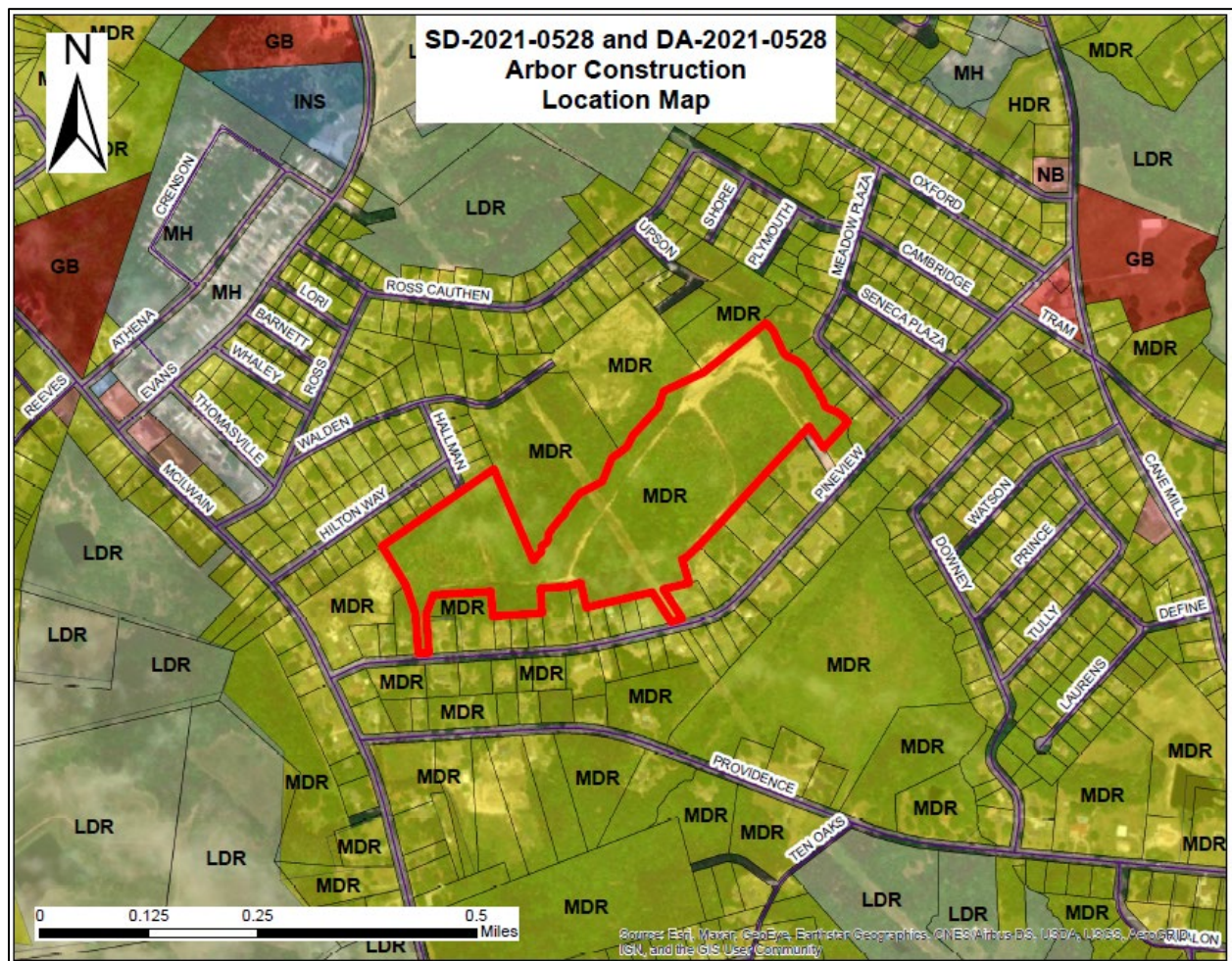
Upload Date

11/1/2021

Type

Planning Staff Report

PROPOSAL:	Major Subdivision Preliminary Plat for a single-family residential neighborhood. The parcel is approximately 47.47 acres and would be zoned Medium Density Residential (MDR) / Cluster Subdivision Overlay District (CSO).
PROPERTY LOCATION:	Pineview Drive near Meadow Plaza Drive (TM# 0087-00-105.00)
CURRENT ZONING:	Medium Density Residential (MDR) District
PROPOSED ZONING:	MDR District / Cluster Subdivision Overlay District (CSO)
APPLICANT:	Arbor Construction, LLC
COUNTY COUNCIL DISTRICT:	District 5, Steve Harper



STAFF CONTACT:
Robert Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

Agenda Item Summary

Ordinance # / Resolution #: DA-2021-0528, Arbor Construction, LLC

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 11/4/2021

Points to Consider:

ATTACHMENTS:

Description

Staff Report

Upload Date

11/1/2021

Type

Planning Staff Report

PROPOSAL:	Application by Arbor Construction, LLC for a Development Agreement in accordance with Unified Development Ordinance Section 9.2.18 as a companion to Major Subdivision Preliminary Plat SD-2021-0528, which proposes a 92-lot single-family Cluster Subdivision Overlay District (CSO) development.
PROPERTY LOCATION:	Pineview Drive near Meadow Plaza Drive (TM# 0087-00-105.00)
CURRENT ZONING:	Medium Density Residential (MDR) District
PROPOSED ZONING:	MDR District / Cluster Subdivision Overlay District (CSO)
APPLICANT:	Arbor Construction, LLC
COUNTY COUNCIL DISTRICT:	District 5, Steve Harper



STAFF CONTACT:
Robert Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

Agenda Item Summary

Ordinance # / Resolution #: SD-2021-1251, NVR, Inc. / Ryan Homes, Inc / ESP Associates

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

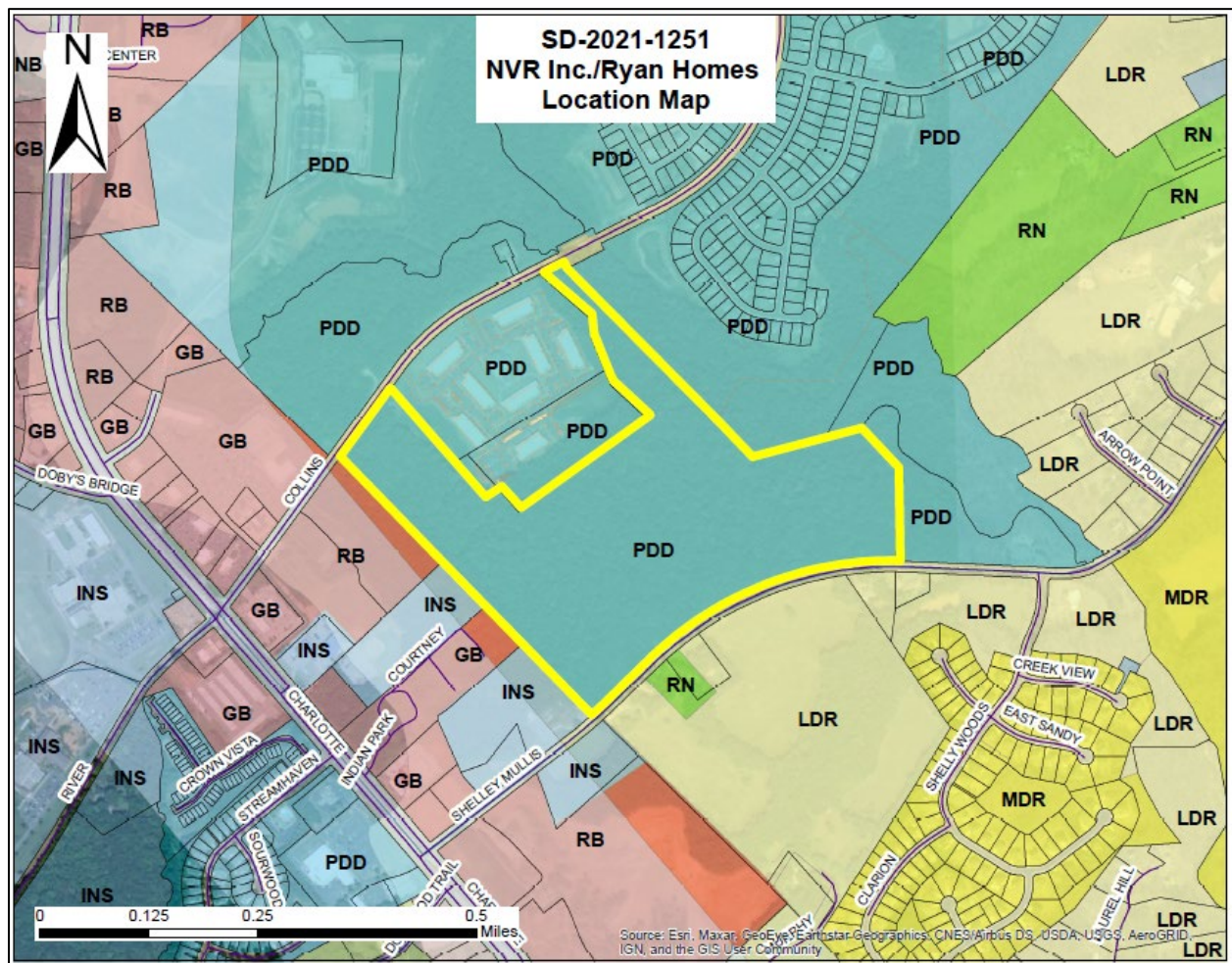
Date Requested to be on Agenda: 11/4/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	11/3/2021	Planning Staff Report

PROPOSAL:	Major Subdivision Preliminary Plat for a townhome development. The project is approximately 80 acres and is zoned Planned Development District (PDD-26).
PROPERTY LOCATION:	Located between Collins Road and Shelley Mullis Road (TM# 0013-00-061.02)
CURRENT ZONING:	Planned Development District (PDD-26)
PROPOSED ZONING:	Planned Development District (PDD-26)
APPLICANT:	NVR, Inc. / Ryan Homes, Inc. / ESP Associates
COUNTY COUNCIL DISTRICT:	District 7, Brian Carnes



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Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-1921, Panhandle Partners

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 11/4/2021

Points to Consider:

This parcel falls within the recently adopted Small Area Plan Extension.

ATTACHMENTS:

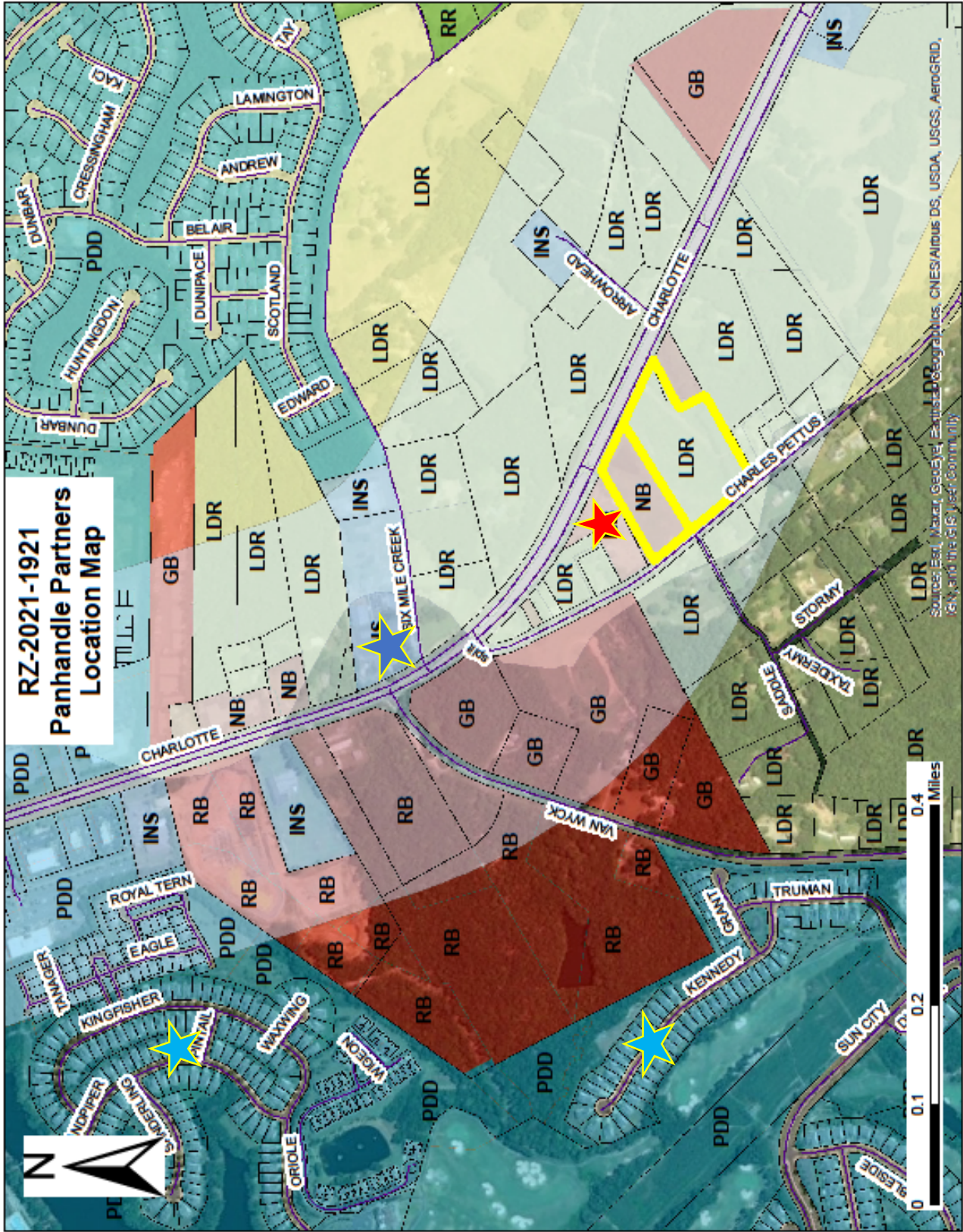
Description	Upload Date	Type
Exhibit 2: Zoning Map	11/3/2021	Exhibit
Exhibit 3: Concept Plan	11/3/2021	Exhibit

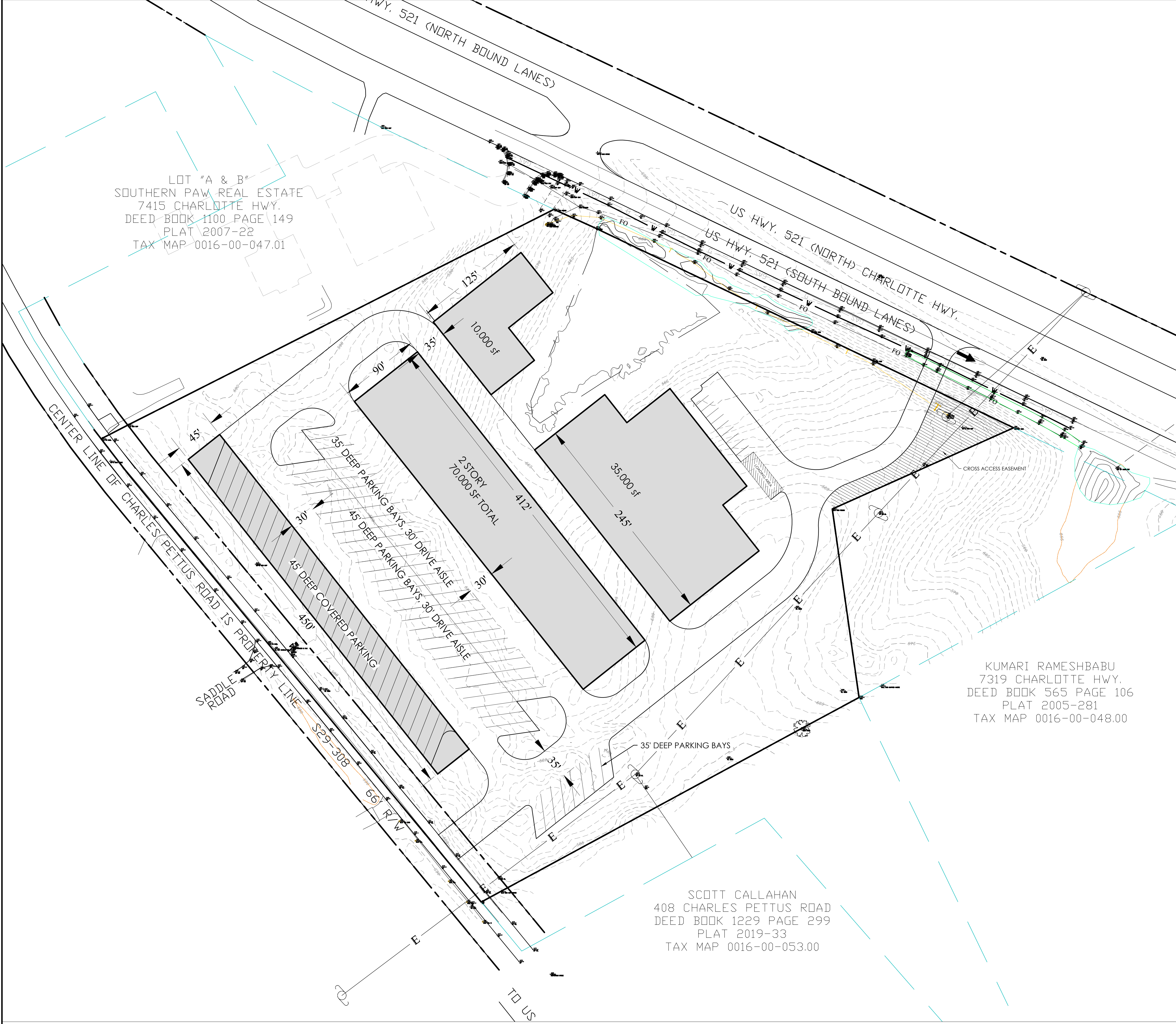
Proposal:
Request to rezone from
NB/LDR to RB

Legend:

Subject Property

- Faith Presbyterian Church
- Paws in the Panhandle
- Sun City Carolina Lakes

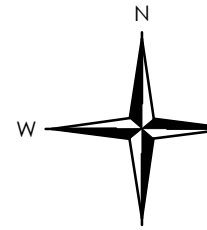




SITE DATA	
LOCATION: CHARLOTTE HWY. INDIAN LAND, LANCASTER COUNTY 29720 (PIN# 0016-00-047.00)	
CURRENT ZONING:	LDR - LOW DENSITY RESIDENTIAL
CURRENT USE:	QUALIFIED AGRICULTURAL
PROPOSED ZONING:	
PROPOSED USE:	MINI STORAGE
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615
ITEM	PROVIDED
TOTAL SITE AREA	9.610 AC (418,612 SF)
FEMA MAP NUMBER	45057C0087E
FEMA EFFECTIVE DATE	05/16/2017



HensonFoley
Landscape Architecture | Civil Engineering
121 Gilead, Huntersville, NC 28078
p: 704.875.1615 | f: 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-3981
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



N
W E
S
NORTH ARROW

0 25 50 100
GRAPHIC SCALE 1"=50 FT.

INDIAN LAND STORAGE
TAX MAP 0016-00-047.00
CHARLOTTE HWY, INDIAN LAND, SC 29720

REZONING PLAN

REVISIONS:	

Z03 - SITE PLAN.DWG	
PROJECT NUMBER:	221074
DATE:	10/22/2021
DRAWN BY:	TSF
# # 1	
SHEET	OF

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-2327, Cox
Contact Person / Sponsor: Robert Tefft / Planning
Department: Planning
Date Requested to be on Agenda: 11/4/2021

Points to Consider:

The subject parcel is located on the west side of Monroe Highway, approximately 550 feet north of Quality Drive. The subject parcel is predominantly unimproved; however it does include two abutting metal buildings consisting of approximately 1,000 square feet. The two buildings, as well as the majority of the parcel, have most recently been used in conjunction with a vehicle sales use known as Big Dipper Imports.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	11/1/2021	Planning Staff Report

PROPOSAL: Request to rezone approximately 2.07 acres of property

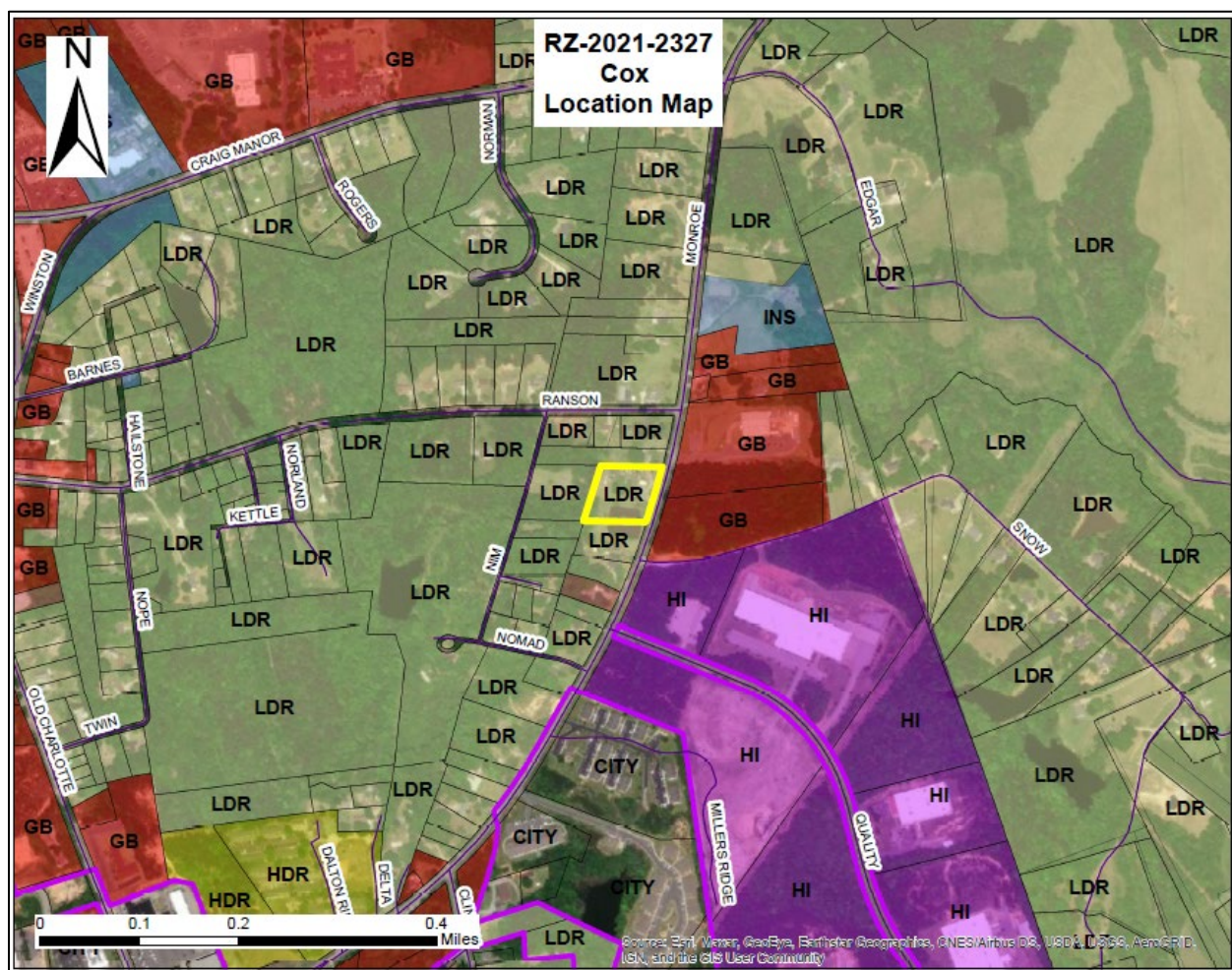
PROPERTY LOCATION: 327 Monroe Highway (TM# 0061P-0D-003.00)

CURRENT ZONING: Low Density Residential (LDR) District

PROPOSED ZONING: General Business (GB) District

APPLICANT: William and Blanca Cox

COUNCIL DISTRICT: District 2, Charlene McGriff



STAFF CONTACT:
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