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

**November 4, 2021 5:00 P.M.
MINUTES**

1. Roll Call:

Members Present:

James Barnett Charles Deese Alan Patterson
Ben Levine Tamecca Neely

Absent: Sheila Hinson

Others Present:

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

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 5:02 p.m.

2. 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.

Staff Presentation: Robert Tefft, Senior Planner.

Discussion:

- Per recent discussions with applicant, he may be locating a church on the property; he will investigate whether the uses he foresees will be possible without resorting to a text amendment, or to possibly pursue a change to an amendment of uses under places of assembly.
- Staff will reach out to applicant to be assured of how they want to proceed at November 16th meeting.

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).

Staff Presentation: Robert Tefft, Senior Planner.

Discussion:

- Applicant has been responsive to staff comments and requests.
- Clarification requested on the reasons for choosing the Cluster Subdivision option, is it the most appropriate choice for this site? What is being conserved by using this option?
- UDO rewrite may want to look at allowing smaller lot sizes in other zoning districts, to prevent high density/small lot size driving CSO development into areas that should be protected, the opposite of the intent of the restriction.
- Clarification requested on whether the applicant has looked at conventional MDR options.

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.

Staff Presentation: Robert Tefft, Senior Planner.

Discussion: none.

d. SD-2021-1251 NVR/Ryan Homes/ESP Assoc.

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).

APPLICANT HAS REQUESTED DEFERRAL UNTIL December 21,2021

Discussion:

- Make sure that applicant conforms to any necessary requirements for transfer from PDD 26.
- Request clarification of connection from Shelley Mullis Road to Collins Road.

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.

Staff Presentation: Robert Tefft, Senior Planner.

Discussion:

- Applicant does not address or justify the lack of cross access and connectivity.
- RB uses do not align with Small Area Plan goals; prefer usages that would consolidate parcels for larger projects; 9 acres is too small for what is envisioned for development in this area.
- Look at Southern Paws plan to assess cross access, and potential connectivity to the other parcel adjacent to this subject parcel. Is topography an issue?

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.

Staff Presentation: Robert Tefft, Senior Planner.

Discussion:

- Parcel was formerly zoned B2, unknown why it was rezoned LDR since that created a non-conforming commercial use
- Staff would favor NB for this parcel, and will recommend denial of GB.

3. Other:

Rox Burhans: December agenda at present includes three rezoning applications, in addition to the deferred Collins Road preliminary plat.

4. Adjourn

Meeting was adjourned at 5:48 p.m.