



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

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TAMECCA NEELY, DISTRICT 2
, DISTRICT 5
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ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

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

**November 3, 2022 5:00 P.M.
MINUTES**

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

1. Roll Call:

Members Present:

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

* Arrived after 5:00 p.m.

Others Present:

Rox Burhans, Division Director	Clerk: Jennifer Bryan
Matthew Blaszyk, 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.

2. New Business

a. RZ-2022-2224 Nathan Terry

Application by Nathan Terry to rezone a .488-acre parcel located at the northern intersection of Charles Pettus Road and Charlotte Hwy (portion of TM# 0016-00-046.00) from Low Density Residential (LDR) to Professional Business (PB) in order to build a medical office.

Staff Presentation: Matthew Blaszyk, Planner

Discussion points:

- Limiting access on 521 to avoid traffic congestion
- Applicant has stated in conversation that he intends to access off Charles Pettus Road
- Highway Corridor Overlay may trigger requirement for sidewalks

- Businesses on the other side (north) of Charles Pettus have sidewalks, this will provide connectivity
- There is an upcoming cross-access study for the area just to the south of Southern Paws Animal Hospital
- Conversion from residential to commercial triggers driveway/access redesign per SCDOT
- Are there any proposed developments that would trigger improvements on Charles Pettus?
- UDO Chapter 6 Access Management standards direct access away from 521 where possible

3. **Other:**

a. Review of Next Month's Agenda

No public hearing items. We will use Workshop scheduled time on December 1st and Planning Commission scheduled time on December 20th for two 1.5 hour CE sessions.

We will hold a holiday dinner for BZA and Planning Commission on Tuesday, December 20, 2022. (CE will take place after).

b. Rox Burhans reported on the final Comprehensive Plan Key Topic Forum: Transportation held at Cross Ridge on Thursday, October 27, 2022.

4. **Adjourn**

Meeting was adjourned at 6:10 pm.