



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

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

**October 7, 2021 5:00 P.M.
MINUTES**

Chairman Deese called the meeting to order at 5:03 p.m.

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, Senior Planner
Robert Tefft, Senior Planner Clerk: Jennifer Bryan

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. UDO-TA-2021-2121 His Perfect Love Ministries

Application by His Perfect Love Ministries to amend Unified Development Ordinance Section 5.2.5, Halfway Homes; to increase the maximum number of residents.

Staff Presentation: Robert Tefft, Senior Planner.

Discussion:

- His Perfect Love Ministries is the Board of Directors for House of Pearls
- Addiction treatment program.
- They have a facility in Monroe NC and are looking at a site in Antioch in Lancaster County to house a facility for Lancaster County.

b. UDO-TA-2021-2251 Highway Corridor Overlay (Staff)

Application by Lancaster County to amend Unified Development Ordinance Section 4.3.2, Highway Corridor Overlay District (HCO); to amend the building placement requirement relative to front setback.

Staff Presentation: Robert Tefft, Senior Planner.

Discussion:

- Text amendment requested by County Council in preparation for upcoming Hwy 521 widening project.
- The amendment removes the provision for a minimum 25' setback in HCO, which would mean that setbacks would revert to the standard for respective zoning districts.

c. 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:

- Amendment would establish and define a new use, permitted with review.
- Applicant has revised and expanded the scope of his plan, and as a result the use overlaps several existing uses and is not well defined by the current proposed language.
- Sound system language is verbatim from Event Venue usage definition.
- One alternative would be to refer it to the UDO contractor to refine the usage and include it in the updated code.

d. SD-2019-0803 Taylor Morrison

Application by Taylor Morrison to amend the Preliminary Plat for The Preserve at Barber Rock (portion of 0003-00-068.00), reducing acreage for pending sale of parcel to McCarthy Development. (See DA-2019-0803 and RZ-2021-1321 from September 21, 2021 agenda)

Staff Presentation: Ashley Davis, Senior Planner.

Discussion:

- Reduction in acreage is the only change.
- Staff recommends approval with condition that the preceding RZ and DA pass Council.

e. **RZ-2021-1951 Andrade**

Application by Noel Andrade to rezone 1535 Jordan Street, Lancaster SC (TM 0082M-0N-003.00) from INS (Institutional) to MDR (Medium Density Residential). The house was formerly owned by a church; current owner wishes to market it as a residence.

Staff Presentation: Ashley Davis, Senior Planner.

Discussion:

Residence was owned by church and rezoned INS during 2016 rezoning. It has always been used as a residence.

f. **RZ-2021-2015 Granados**

Application by Edgar Granados to rezone a 1.5-acre lot located at 9923 Southwinds Drive, Indian Land (TM# 0006N-0B-035.00) from Medium Density Residential (MDR) to Mobile Home (MH) district, in order to locate a mobile home on the site.

Staff Presentation: Ashley Davis, Senior Planner.

Discussion:

Commissioners asked for more information:

- Since the time the area was rezoned MDR, how many building permits have been issued?
- How many empty lots in the neighborhood?
- Are the lots owned by the MH owners, or leased?

3. **Other:**

- a. DR Horton applications have been withdrawn for the time being.
- b. November Agenda: 3 Rezoning, 2 Preliminary Plats

4. **Adjourn**

Meeting was adjourned at 5:35 pm.