



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
Lancaster County Planning Commission
September 21, 2021 6:00 p.m.

Chairman Deese called the meeting to order at 6:00 p.m.

1. **ROLL CALL:** Quorum is present (5 Commissioners)

Commissioners Present:

Ben Levine James Barnett
Sheila Hinson Charles Keith Deese Alan Patterson

Absent: Tamecca Neely

No appointment has yet been made to fill District 5 seat.

Staff Present:

Rox Burhans Robert Tefft Ashley Davis
Clerk: Jennifer Bryan

Also Present: Billy Mosteller, County Council
Steve Willis, County Administrator

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. The agenda was also posted in the lobby of the County Administration Building for the required length of time, and was published on the County website.

2. **APPROVE AGENDA**

Chairman Deese called for a motion to approve the Agenda.

Motion to Approve by J. Barnett; 2nd by S. Hinson

Called vote: 5:0. **Motion approved unanimously.**

Motion by James Barnett to Amend Agenda, applicant DR Horton requests deferring items **5c (RZ-2021-0847 DR Horton)** and **5d (DA-2021-0847 DR Horton)** to October 19, 2021 Meeting; 2nd by B. Levine.

Called Vote: 5:0. **Motion approved unanimously.**

3. CITIZEN'S COMMENTS [see Sign-In sheet attached]

Chairman Deese opened the floor to comments from the public.

- **Richard Dole** (Indian Land Resident): Item: RZ-2021-0847 DR Horton. Mr. Dole spoke against the proposed rezoning and development project. Disputes the need for Light Industrial zoning in the area, and adamantly opposes any change from LDR to any commercial designation. He and other residents in the area will consider legal action if the project proceeds.
- **Steve Willis**, outgoing County Administrator: Farewell remarks from Mr. Willis; who thanked the Commission for their service, and expressed his pleasure working with them during his tenure.
- **Steve Ranshaw**: Mr. Ranshaw is the applicant for item 5b. He will address Commissioners during that item.
- **Kevin Garon**, Indian Land Resident: Item RZ-2021-1361 McCarthy Development. Mr. Garon spoke against the development; the area is overbuilt and he has concerns about insufficient infrastructure for additional traffic and drainage. He bought property there to live in the country, the area is now losing its rural atmosphere. Residents do not want to be surrounded by MDR.
- **Lisa Garon**, Indian Land Resident: Item RZ-2021-1361 McCarthy Development. Mrs. Garon spoke against the development; she had spiritual direction to move to rural property. Does not want huge monstrosity of a development in the midst of paradise. Traffic is already dangerous because of surrounding overdevelopment.

4. APPROVE MINUTES

a. August 17, 2021 Regular Meeting

Chairman Deese called for a motion to approve August 17, 2021 Regular Minutes as written. Motion to Approve by A. Patterson; 2nd by J. Barnett.

Called vote: 4:0 (B. Levine abstained as absent from 8/17 meeting). **Motion approved.**

b. September 2, 2021 Workshop Minutes

Chairman Deese called for a motion to approve September 2, 2021 Workshop Minutes as written. Motion to Approve by B. Levine; 2nd by S. Hinson

Called vote: 5:0. **Motion approved unanimously.**

5. PUBLIC ITEMS

a. RZ-2021-1796 Strickland

Application by Howard Strickland, Jr. to rezone a 0.36-acre parcel (TM 0062M-0C-004.00) located at 935 Winston Drive from General Business (GB) District to Medium Density Residential (MDR) District.

Staff Presentation: Robert Tefft, Senior Planner, presented the applications consistent with the staff report. **Staff Recommendations:** Denial.

Questions to staff: none.

Comment from applicant(s):

- **Mike Williams**, co-owner of property, on behalf of Applicant Howard Strickland. Mr. Williams, a building contractor, stated that he bought the property with the intent of building a residence; he did not know the zoning of the property when he bought it. States there are residences on either side of the subject property; a property not far away was rezoned not long ago and a house constructed.

Questions from Commissioners: **B. Levine** asked if the applicant understood that even if rezoning is granted, surrounding properties' zoning will not change, and they may soon be surrounded by commercial property. Applicant confirmed that he did understand this.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Deese closed Public hearing and called for a motion on item **RZ-2021-1796**.

Motion to approve by B. Levine; 2nd by S. Hinson.

Discussion: **B. Levine** stated that he understood staff position, but felt that if applicant understands the situation, given that there are non-conforming residential uses adjacent to the property, he is comfortable supporting rezoning. **S. Hinson** concurred.

Called vote: 4:1.

A. Patterson: For J. Barnett: For
B. Levine: For C. Deese: Against
S. Hinson: For

Motion approved.

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

b. RZ-2021-1679 Ranshaw

Application by Steve Ranshaw on behalf of John Matthews, Inc., to rezone two parcels totaling approximately 4.79 acres (TMs 0007-00-014.00 & 0007-00-014.02) and located at 9596 & 9495 Yarborough Road, from Low Density Residential (LDR) District to Light Industrial (LI) District.

Staff Presentation: Robert Tefft, Senior Planner, presented the applications consistent with the staff report. **Staff Recommendations:** Approval.

Questions to staff: None.

Item 5b: RZ-2021-1679 Ranshaw continued

Comment from applicant(s): **Steve Ranshaw**, Waxhaw NC. He is sole owner of the applicant business, John Matthews Inc. He is a general contractor; intends to develop the properties as flex office space for small businesses. He is already doing renovations to buildings to maintain appearances for neighborhood. This project will grow small businesses. He is not asking for any variances for usage.

Questions from Commissioners: **B. Levine** asked why the applicant chose Light Industrial over other commercial designations. Applicant responded that he felt that the approved uses under LI made the designation more flexible, and the standards for LI are more protective of the neighborhood.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Deese closed Public hearing and called for a motion on item **RZ-2021-1679**.

Motion to approve by B. Levine; 2nd by J. Barnett.

Discussion: **B. Levine** commented that nearby PDD business park and other commercial designations provided plenty of space for businesses, and this rezoning was not needed. He would be more supportive if the request was not for Light Industrial, given the proximity to residential areas.

Called vote: 2:3.

A. Patterson: Against

J. Barnett: Against

B. Levine: Against

C. Deese: For.

S. Hinson: For

Motion denied. Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

c. RZ-2021-0847 DR Horton

Proposed rezoning of 140.39 acres from LDR to MDR (Cluster Subdivision Overlay) for the purpose of developing a 283-lot subdivision. Located at the intersection of Old Bailes Road and Possum Hollow Road (0007-00-015.00, 0007-00-022.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-023.06).

Deferred to October meeting per applicant request.

d. DA-2021-0847 DR Horton

Proposed Development Agreement for 140.39 acres requesting MDR (Cluster Subdivision Overlay) for the purpose of developing a 283-lot subdivision.

Located at the intersection of Old Bailes Road and Possum Hollow Road (0007-00-015.00, 0007-00-022.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-023.06)

Deferred to October meeting per applicant request.

e. RZ-2021-1361 McCarthy Development

Application by McCarthy Development Group to rezone approximately 23.77 acres from Low Density Residential (LDR) to Medium Density Residential (MDR).

Located along the eastern side of Tillman Steen Road (0003-00-064.01, 0003-00-064.00, 00003-00-065.00, 0003-00-066.00).

Staff Presentation: Ashley Davis, Senior Planner, presented the applications consistent with the staff report. **Staff Recommendations:** Approval.

Questions to staff: **B. Levine** asked if there was a TIA in process; Davis confirmed that there was, to be submitted at Preliminary Plat stage.

Comment from applicant(s): Not present.

Questions from Commissioners: None

Public Hearing: (See attachments: Sign-in Sheets) None additional signed in. (See **previous comments under Item 3: Citizens Comments**)

Chairman Deese closed Public hearing and called for a motion on item **RZ-2021-1361**.

Motion to approve by B. Levine; 2nd by J. Barnett.

Discussion: **B. Levine** commented that in looking at Comprehensive Plan update and Future Land Use, staff should identify older neighborhoods to conserve as rural or low-density residential rather than continuing to increase density across the board.

A. Patterson concerned about impact of increased traffic on Barberville Road; does not believe he can make informed decisions without more information about traffic.

Rox Burhans noted that traffic impact study not required at this stage; if Commissioners wished to defer a decision until TIA was available, could postpone item until October meeting.

B. Levine asked if staff could provide more information about traffic and drainage at the Rezoning stage, perhaps at least a calculation of impervious surface, to allow Commissioners to make more informed decisions.

R. Burhans responded that any such information could be requested at the prior workshop, to allow staff to respond before item was presented in public agenda.

Called vote: 4:1.

A.Patterson: Against

J. Barnett: For.

B. Levine: For

C. Deese: For.

S. Hinson: For

Motion approved. Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

f. DA-2019-0803 Taylor Morrison

Request by Taylor Morrison to amend an existing Development Agreement (Ord. 2014-1274) to reflect a decrease in acreage from 35.10 acres to 34.08 acres.

Staff Presentation: Ashley Davis, Senior Planner, presented the applications consistent with the staff report. Subject property intended to be sold to McCarthy Development as part of the proposed project for RZ-2021-1361 (see above). **Staff Recommendations:** Approval.

Item 5f: DA-2019-0803 Taylor Morrison continued

Questions to staff: **B. Levine** stated that with regard to future plats submitted this project should be kept in mind; staff should look more closely at usable open space provisions.

Comment from applicant(s): Not present.

Questions from Commissioners: None.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Deese closed Public hearing and called for a motion on item **DA-2019-0803**.

Motion to approve by B. Levine; 2nd by S. Hinson.

Discussion: None.

Called vote: 5:0. **Motion approved unanimously.** Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

6. NEW BUSINESS

a. Other: Planner Ashley Davis has accepted the promotion to Senior Planner, position vacated by departure of Katie See. Department is currently recruiting for a Planner.

b. Overview of Next Month's Agenda:

Rox Burhans, Development Services Director:

October agenda will include 2 deferred items for DR Horton, 2 other rezonings, a Text Amendment, and a Preliminary Plat amendment.

7. ADJOURN

Motion to adjourn by J. Barnett; 2nd by B. Levine. **Motion carried unanimously.**

Meeting was adjourned at 7:01 pm.



Public Comment Session Sign In Sheet
 Lancaster County Planning Commission Meeting
 101 N. Main Street, Lancaster South Carolina

Tuesday, September 21, 2021

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Planning Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Members, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

	Name	Address	Agenda Item for Discussion
1	Richard Dale	3054 Drummond Ave, Indian Land	RZ-2021-0847
2	STEVE WILLIS	PO Box 1809, LANC, SC	GOVERN
3	STEVE RANSHAW	1204 GRAYCROFT Dr, Waxhaw 28173	RZ 2021-1679
4	KAYN GARN	10483 Stream Ln, Indian Land SC	RZ 2021-1361
5	LISA GAKON	10483 Stream Ln Indian Land SC	RZ 2021-1361

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