



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

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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**

**September 2, 2021 5:00 P.M.
MINUTES**

1. Roll Call:

Members Present:

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

Absent:

Others Present:

Rox Burhans, Division Director	Clerk: Jennifer Bryan
Ashley Davis, Planner;	
Robert Tefft, Senior Planner;	Billy Mosteller, County Council.

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 5:00 p.m.

2. New Business

a. UDO Assessment

Public Review Draft of the UDO Assessment prepared by White & Smith Planning and Law Group. Kelly Cousino from White & Smith will attend the Workshop to present the Assessment to the Commission.
Robert Tefft introduced Ms. Cousino, who made the presentation.

Discussion:

- **B. Levine** expressed interest in the information about percentages of county land broken down by zoning district, and the insight it gave into possible better management of the disparate needs of the panhandle versus the rest of the county.
- **Alan Patterson** was pleased to see that readability across different media was addressed.

- **B. Levine** noted that current UDO has led to very inconsistent sidewalk connectivity between Panhandle developments.
- **C. Deese** commented that some areas have topography that makes sidewalk construction nearly impossible, so the new regulations would have to have some flexibility.
- **Alan Patterson** noted that road connectivity is also a major concern in the panhandle area, and that new regulations would need to address how to better manage road development.
- **T. Neely** requested that the consultants consider standards and regulations for tiny homes. **S. Hinson** concurred that she has seen a growing trend from consumers requesting this type of home as a building option.
- **C. Deese** noted that there would have to be a concurrent change in national building codes to support tiny home regulation; **Cousino** referenced newly instituted codes that could address the needs of local government for tiny home regulation.
- **R. Tefft** asked for clarification of the 2-year timeline for UDO rewrite; **Ms. Cousino** confirmed that the timeline started with initiation of the assessment phase.

The UDO Assessment will next be presented to County Council Committee of the Whole on September 15, 2021.

b. RZ-2021-1791 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) to Medium Density Residential (MDR) to allow residential use.

Staff Presentation: Robert Tefft, Senior Planner. Staff recommends denial of this application as it would not conform with zoning of surrounding lots.

Discussion: no questions.

c. 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) located at 9596 & 9495 Yarborough Road, from Low Density Residential (LDR) to Light Industrial (LI).

Staff Presentation: Robert Tefft, Senior Planner. Staff recommends approval, as it would conform with trend toward business and industrial development in the surrounding area.

Discussion: no questions. Rox Burhans noted that this application was more supportable for the area than the next item which abuts the subject property.

d. RZ-2021-0847 DR Horton

Proposed rezoning of 140.39 acres from LDR to MDR (Cluster Subdivision Overlay) for the purpose of developing a 293 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)

Staff Presentation: Ashley Davis, Senior Planner. Staff recommends denial. The proposed development has a problematic design, and does not conform with the trend toward business/ industrial in the vicinity.

Discussion:

- **B. Levine** expressed concern about the residential density of the proposal, especially given the environmental constraints and the inadequacy of roads in the surrounding area.
- **Alan Patterson** concurred with concern that roads adjacent are not built to handle such density.

e. DA-2021-0847 DR Horton

Proposed Development Agreement for 140.39 acres requesting MDR (Cluster Subdivision Overlay) for the purpose of developing a 293-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)

f. 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. Staff recommends approval. Sketch plan meets sufficient parameters to make it supportable. Item g (DA amendment) is related, as developer looks to acquire an acre from adjacent barber Rock property, shown as lots 10, 11 & 12 on sketch plan.

Discussion:

Commissioners **Deese**, **Levine** and **Patterson** inquired about traffic analysis. Davis responded that staff had required a TIA for this proposal even though SCDOT did not. TIA is currently being reviewed by the County's 3rd party contractor.

g. 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. Staff recommends approval.

Discussion: Subject property is to be sold to McCarthy Development as part of the proposed project for RZ-2021-1361. Davis explained that for the project to proceed, if rezoning and DA amendment are approved, Taylor Morrison/Barber Rock would then apply to amend their Master Development Plan to reflect the decrease in acreage and transfer the property to McCarthy, whereupon McCarthy could submit its Master Development Plan and Development Agreement applications for the new project.

A. Other:

a. Review of Next Month's Agenda

Rox Burhans, Development Services Director:

- Three rezoning applications have been submitted for the October Calendar.
- Asked Commissioners to begin considering what moratoriums might be necessary or advisable in light of the upcoming revisions to UDO and Comprehensive Plan.

B. Adjourn

Meeting was adjourned at 6:34 pm.