



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**

**August 5, 2021 5:00 P.M.
MINUTES**

1. Roll Call:

Members Present:

Jim Barnett Charles Deese Sheila Hinson
Tamecca Neely Alan Patterson

Clerk: Jennifer Bryan

Absent: Ben Levine

Others Present:

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. RZ-2021-0664 The Exchange

Application by Crosland Southeast to rezone approximately 130 acres generally located at 8918 Charlotte Highway (a portion of TM# 0010-00-029.00) from Light Industrial (LI) District to Mixed Use (MX) District.
(See also MX and DA)

Presented by Robert Tefft, Senior Planner. Items a, b & c presented together.

Discussion points:

- Possible collector road that will end up at Henry Harris Road
- Whether road crosses creek
- Connectivity with other parcels
- Who will pay for construction of bridge
- Whether requirement to build commercial properties first can be built into DA
- Whether density will be addressed in DA

b. MX-2021-0664 The Exchange

Application by Crosland Southeast to approve a Master Development Plan and Preliminary Plat for a proposed 720-unit (townhome/multifamily apartment) and 70,000 square foot nonresidential development, generally located at 8918 Charlotte Highway (a portion of TM# 0010-00-029.00).
(See also RZ and DA)

c. DA-2021-0664 The Exchange

Application by Crosland Southeast to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 720-unit (5.5 dwelling units per acre) townhome/multifamily apartment and 70,000 square foot nonresidential development located on approximately 130 acres of land generally located at 8918 Charlotte Highway (a portion of TM# 0010-00-029.00).
(See also RZ and MX)

d. SD-2020-2650 Redwood

Major preliminary plat consisting of 155 dwelling units (apartments) generally located at 10962 Harrisburg Road (TM #s 0003-00-040.07, 0003-00-040.14, 0003-00-040.01). The project is approximately 37.45 acres in size and is zoned Professional Business (PB) District.

Presented by Robert Tefft, Senior Planner.

Discussion:

Project was the subject of previous action for Text Amendment, Rezoning, and Development Agreement.

e. RZ-2021-1666 Mark Bridges

Proposed rezoning from GB to MDR (TM# 0109-00-086.00). Property is approximately 0.46 acres in size.

Presented by Ashley Davis, Planner.

Discussion points:

- Part of 2016 rezoning
- Fee waiver granted by County Administrator
- Previously had residential zoning

f. Other:

September Workshop Agenda:

- White & Smith will make a presentation on the assessment phase of the UDO update.
- Staff will present the Asbury Lane 2021-0847 project.

3. Adjourn

Meeting was adjourned at 5:42 pm.