



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

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, 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**

**August 4, 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
Tamecca Neely Alan Patterson

Absent: Ben Levine

Staff:

Rox Burhans, Division Director Clerk: Jennifer Bryan
Ashley Davis, Planner;
Matthew Blaszyk, Planner;

Others Present: Michelle Simonetti (Legacy Park HOA)

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-2022-0733 Century Communities aka Shiloh Woods

Application by Century Communities and William Harper to rezone three parcels totaling approximately 19.93 acres located at Williamson Farm Road, and at 500 and 516 W. Shiloh Unity Road (TM#s 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02) from Low Density Residential (LDR) to Medium Density Residential-Cluster Subdivision Overlay (MDR-CSO).

Staff Presentation: Ashley Davis, Senior Planner

Discussion points:

- Largest portion of proposed development is already zoned MDR and is not part of the rezoning request.
- Reasons for applicant choosing Cluster Overlay: wetlands conservation on site, and higher lot yield.
- Planning Commission can add conditions to Preliminary Plat, and/or Development Agreement approval as part of their recommendation to Council

b. RZ-2022-1418 Elgin Fire Department

Application by Elgin Volunteer Fire Department to rezone 0.285 acres located at 125 Tram Road (TM#0088P-0C-001.00) from Medium Density Residential (MDR) to Institutional (INS) to conform with other adjacent Elgin VFD properties.

Staff Presentation: Matt Blaszyk, Planner

Discussion points:

- No phone calls have been received with neighborhood opposition. One phone call asking for general information.
- In a related matter, applicant Elgin Fire Department has sent a letter to County Council in opposition to the St. Luke's rezoning immediately adjacent to this subject parcel [RZ-2022-1399 St. Luke's]

c. RZ-2022-1428 Marilyn Thompson

Application by Marilyn Thompson to rezone approximately .7 acres located at 106 N. Floyd Street, Kershaw (TM#0156I-0P-010.00) from Commercial (B1) to Residential (R6) zoning district, with intent to market as residential lot.

Staff Presentation: Matthew Blaszyk, Planner

Discussion points:

- Applicant offered to donate land to Town of Kershaw for use as park, but Kershaw declined.
- Applicant lives out of state [Missouri], but may have someone attend hearing on her behalf.
- Parcel is surrounded by residential zoning; there is a large park across the street.
- Reason for commercial zoning is unknown; no known commercial use in the property's history.

d. RZ-2022-1527 Arbor Walk

Application by Arbor Walk, LLC to rezone approximately 112.5 acres located at or adjacent to 2991 Vance Baker Road (TM# 0009-00-015.00) from Low Density Residential (LDR) to Medium Density Residential to create a 179-lot single-family residential development.

Staff Presentation: Rox Burhans, Development Services Director

Discussion points:

- Former site of proposed development Providence Estates, which included portion of development in North Carolina. Ordinance changes limiting development crossing state lines has left the parcel with limited options for access.
- Access through Vance Baker is problematic because of narrow width (18 feet) which already presents traffic problems.
- Other proposed access point is via a Lancaster County Water & Sewer District parcel, currently the location of a pump station that is slated to be retired. Agreement with LCWSD has not yet been finalized.
- Due to these issues and others, applicant requests deferral to September.

e. DA-2022-1527 Arbor Walk

Application by Arbor Walk, LLC for a Development Agreement for approximately 112.5 acres located at or adjacent to 2991 Vance Baker Road (TM# 0009-00-015.00), to create a 179-lot single-family residential development.

Staff Presentation: Rox Burhans, Development Services Director

Discussion points:

- DA draft refers to 228 units per the prior Cluster Subdivision proposal from same developer for this site; it has not yet been updated to reflect the new plan without CSO (reduced to 179 lots)

3. Other:

a. Review of Next Month's Agenda

- DA/SD 2022-0733 Shiloh Woods
 - TA-2022-0172 MUSC-HCO Revision
 - RZ-2022-1566 Chernyak (MDR to GB)
- b. Rox Burhans discussed proposed procedural changes to reduce the number of deferrals on major plat rezonings.

4. Adjourn

Meeting was adjourned at 6:02 pm.