



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**

**July 7, 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
Ben Levine	Tamecca Neely	Alan Patterson

Absent: none

Others Present:

Rox Burhans, Division Director	Clerk: Jennifer Bryan
Ashley Davis, Senior Planner;	
Matthew Blaszyk, Planner;	Alan Blackmon, 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.

2. New Business

a. RZ-2022-0672 Purser

Application by Nathaniel B. Purser to rezone 1-acre parcel at 7984 Taxahaw Road (TM# 0093-00-004.04) from Rural Business (RUB) to Agricultural Residential (AR) zoning district, for the purpose of converting a former commercial building into a residence. (Previously heard at meeting of 6/2/2022; new hearing with mailed and published notice on advice of Counsel.)

Staff Presentation: Ashley Davis, Senior Planner

Discussion Points:

- Applicant has removed Texaco sign per code compliance;
- Per SCDHEC Registry there are no underground storage tanks;
- There is still MBH hookup on site, but owner would have to tear down existing structure to install a MBH, as there is not sufficient acreage to subdivide.

b. RZ-2021-1650 Redstone II

Application by Redstone Investors, LLC to rezone approximately 25.79 acres from Regional Business (RB) District to Mixed Use (MX) District (TM # 0008-00-015.00, 0005-00-0106.05, 0005-00-0106.06 and 0005-00-0106.04).

c. MX-2021-1650 Redstone II

Application by Redstone Investors, LLC to approve a Master Development Plan and Preliminary Plat for a proposed 354-unit residential (townhomes/multifamily apartments at 5.5 dwelling units per acre) and 24,000 square feet of commercial development.

d. DA-2021-1650 Redstone II

Application by Redstone Investors, LLC to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 354-unit residential (townhomes/multifamily apartments at 5.5 dwelling units per acre) and 24,000 square foot of commercial development.

Staff Presentation (all items conjoined): Rox Burhans, Development Services Director
Discussion Points:

- Possible impact on stormwater drainage into Black Horse Run neighborhood, as this is already a problem;
- Sidewalk connectivity with Hwy 521 and Redstone campus;
- This is the type of development envisioned when MX was instituted in 2016;
- Placement of townhome units behind Farmhaus raises noise concerns for future residents;
- Connectivity to Black Horse Run neighborhood is precluded or severely limited by topography.
- Impact Fees: since project was already vested, impact fees would not apply, but Applicant has agreed to pay impact fees for Fire, EMS, Sheriff, and Parks & Rec; however, will pay \$500 per unit fee in lieu of school impact fee. Details will be negotiated in Development Agreement.
- The portion north of Opportunity Drive will be subject to all impact fees.

e. RZ-2022-1329 Hovey

Application by LaVern & Lina Hovey to rezone approximately 0.67 acres, a portion of property on John Truesdale Road (TM# 0060-00-092.04) from Manufactured Housing (MH) to Low Density Residential (LDR) District, to allow the parcel to be conjoined with adjacent homesite at #1628 John Truesdale Road (TM# 0060-00-092.00).

Staff Presentation: Matthew Blaszyk, Planner
Discussion: no questions.

f. RZ-2022-1399 St. Luke's

Application by St. Luke's Methodist Church and James Strang to rezone .439 acres located next to #2404 Old Camden Highway (p/o TM# 0088P-0C-013.00) from Institutional (INS) to Medium Density Residential (MDR) in order to renovate the house as a private residence. The property is owned by St. Luke's Church and has been subdivided to allow sale of the parcel where the home is located.

Staff Presentation: Ashley Davis, Senior Planner

Discussion Points:

- Is the newly subdivided lot size compatible with existing septic system?

3. Other:

- a. Reminder: Officer Elections for 2022-2023 Chair and Vice-Chair will be held at the July 19, 2022 meeting.
- b. Comprehensive Plan status update by Ashley Davis: Report on 2 of 3 community meetings held so far.

4. Adjourn

Meeting was adjourned at 6:30 pm.