

Planning Commission Members

District 1: Rosa Sansbury
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5: Matthew Jones
District 6: Sheila Hinson
District 7: Ben Levine

**County Attorney**

John K. DuBose III

Clerk to Planning Commission

Jennifer Bryan

Development Services Director

Rox Burhans

July 1, 2021

5:00 PM

**101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY PLANNING COMMISSION
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

WORKSHOP AGENDA

- 1. Call to Order Regular Meeting and Roll Call Vote**
- 2. New Business**
 - a.** RZ-2021-1233 Williams Fabrication
RZ-2021-1233: Application by Shaun Williams to rezone two parcels totaling approximately 7.06 acres located at 8921 and Unaddressed Kershaw Camden Highway (TM# 0159-00-127.00 & 0159-00-121.01) from Agricultural Residential (AR) to Light Industrial (LI) District. The intent is to add an addition to the existing building for the Williams Fabrication business.
 - b.** CP-2021-1233 Williams Fabrication
CP-2021-1233: Application by Shaun Williams to amend the future land use designation of two parcels totaling approximately 7.06 acres located at 8921 and Unaddressed Kershaw Camden Highway (TM# 0159-00-127.00 & 0159-00-121.01) from Rural Living to Special District – Industrial.
 - c.** Southern Panhandle Small Area Plan Extension
 - d.** SD-2021-0747 1415 LLC
Application by 1415 LLC to amend the Preliminary Plat for Edgewater Corporate Park.
 - e.** Overview of next month's Agenda
 - f.** Other
- 3. Adjourn**

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-1233 Williams Fabrication

Contact Person / Sponsor: Katie See/Senior Planner

Department: Planning

Date Requested to be on Agenda: 7/1/2021

Points to Consider:

ATTACHMENTS:

Description

Upload Date

Type

Location Map

6/21/2021

Exhibit

Proposal:
Request to rezone from
AR to LI

Legend:



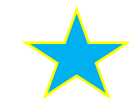
Subject Properties



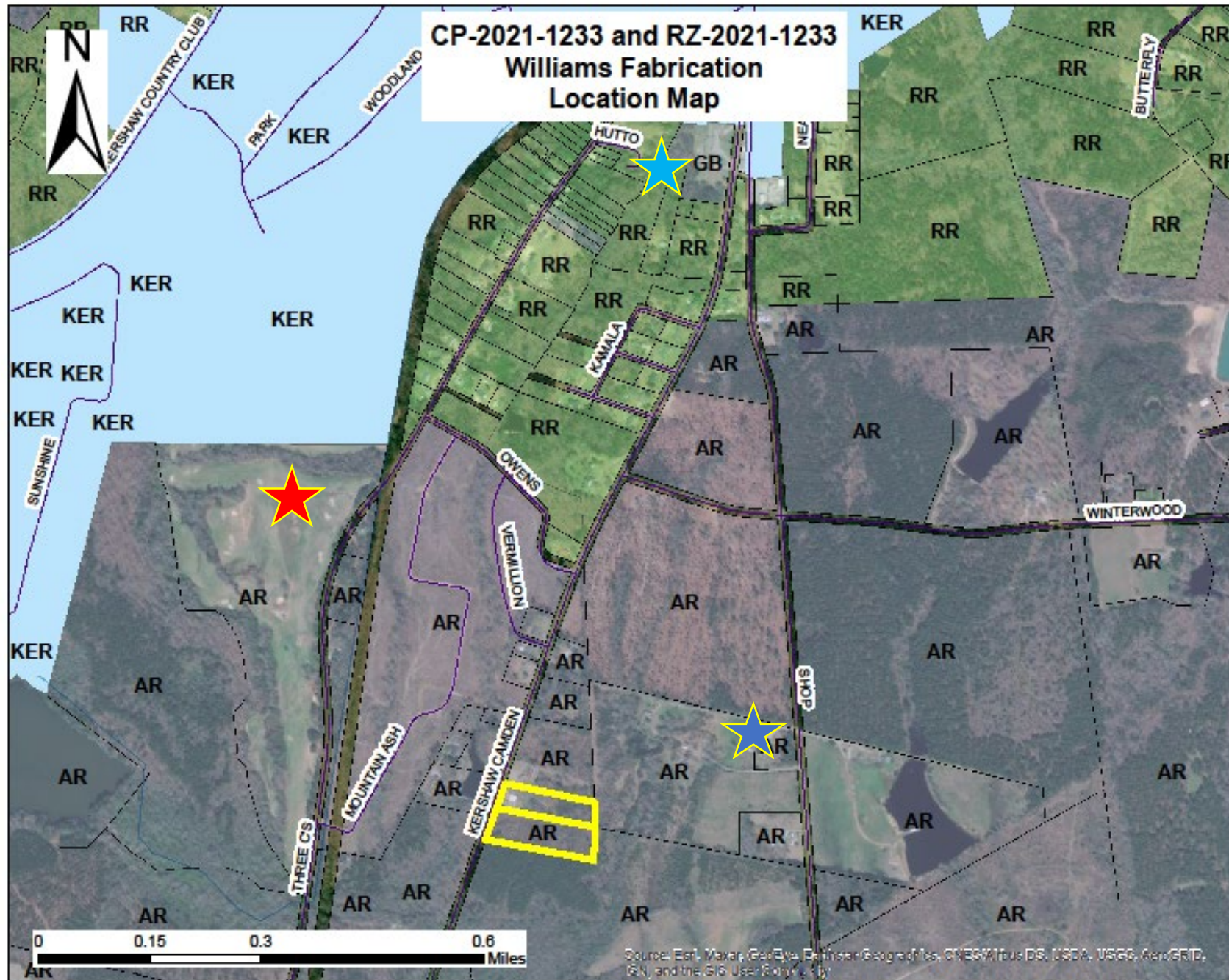
Coates Billiards



Kershaw Golf Club



521 Filling Station



Agenda Item Summary

Ordinance # / Resolution #: CP-2021-1233 Williams Fabrication

Contact Person / Sponsor: Katie See/Senior Planner

Department: Planning

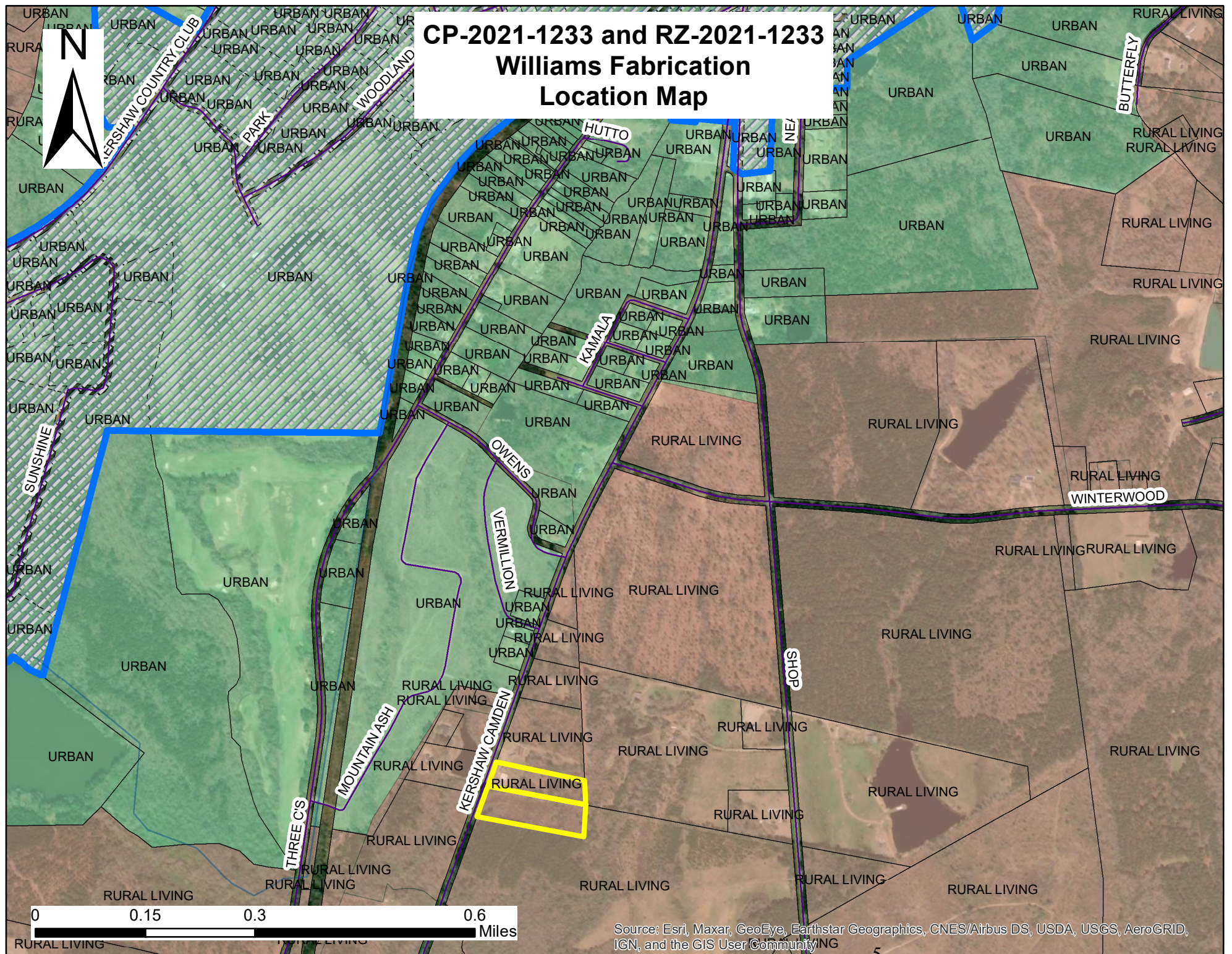
Date Requested to be on Agenda: 7/1/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
FLU Map	6/22/2021	Exhibit

CP-2021-1233 and RZ-2021-1233 Williams Fabrication Location Map



Agenda Item Summary

Ordinance # / Resolution #: Southern Panhandle Small Area Plan Extension

Contact Person / Sponsor: Katie See/Senior Planner

Department: Planning

Date Requested to be on Agenda: 7/1/2021

Points to Consider:

Agenda Item Summary

Ordinance # / Resolution #: SD-2021-0747

Contact Person / Sponsor: Ashley Davis

Department: Planning

Date Requested to be on Agenda: 7/1/2021

Points to Consider:

The request is to amend the setback requirements for parcel number 0008-00-026.03.

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 1: Application	6/28/2021	Exhibit
Exhibit 3: Proposed Plat	6/28/2021	Exhibit

Upon the approval of a Preliminary Plat, detailed plans for street construction, utility line installations, and similar approvals shall be included in detailed **Civil Construction Plans**. The following will summarize the Preliminary Plat submittal and approval processes.

PROJECT INFORMATION

Project Address/Location: EDGEWATER / CHARLOTTE Hwy

Tax Map ID/Parcel No. 0008-00-026.03

Project Description: MEDICAL / OFFICE

Applicant Name: 1415 LLC / NOLAN ELENZ

Address: PO Box 49247 CHARLOTTE NC 28277

Phone: 704 377 9592 Fax: _____ Email: NOLAN@NFMPROPERTIES.COM

Property Owner Name: 1415 LLC

Address: PO Box 49247 CHARLOTTE NC 28277

Phone: 704 377 9592 Fax: _____ Email: NOLAN@NFMPROPERTIES.COM

Other Project Contacts

Name: Tom Auer

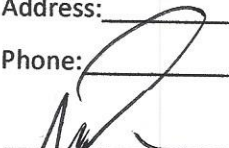
Address: _____

Phone: 704-231-2762 Fax: _____ Email: Tom@AuerDC.com

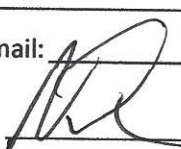
Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____


Applicant Signature

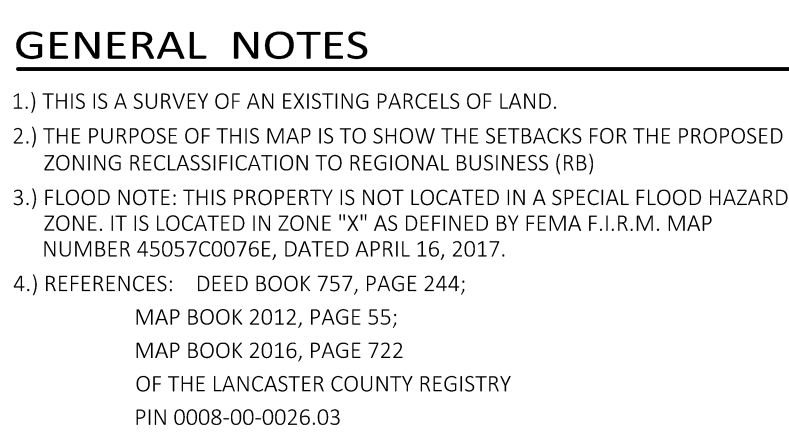
5/19/2021
Date


Property Owner Signature

5/19/2021
Date

PRELIMINARY PLAT CHECKLIST

The following identifies required information to be placed on Preliminary Plat drawings. A list of key requirements has also been provided, however, this checklist should not be used as a substitute to reviewing the UDO.



	EXISTING IRON PIPE/REBAR
	IRON PIPE SET
	EXISTING CONCRETE MONUMENT
	CONCRETE MONUMENT SET
	CALCULATED POINT
	CALCULATED POINT
	SANITARY SEWER MANHOLE
	GAS LINE MARKER
	GAS VALVE
	ELECTRIC BOX/METER
	LIGHT POLE
	POWER POLE WITH GUY ANCHOR
	CURB INLET
	STORM DRAINAGE MANHOLE
	YARD INLET
	FLARED END SECTION

[illegible]

DATE _____

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR SALES



NO.	DAT
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