



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

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TAMECCA NEELY, DISTRICT 2
, 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**

**July 1, 2021 5:00 P.M.
MINUTES**

1. Roll Call:

Members Present:

Jim Barnett Charles Deese Sheila Hinson
Ben Levine Alan Patterson

Mr. Patterson was sworn in by Council Clerk Sherrie Simpson prior to the meeting.
No commissioner has been appointed for District 5 as of this date.

Absent: Tamecca Neely

Others Present:

Rox Burhans, Division Director
Ashley Davis, Planner

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-2021-1233 Williams Fabrication

Application by Shaun Williams to rezone two parcels totaling approximately 7.06 acres located at 8921 & 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. See also **CP-2021-1233** below.
Staff presentation: Ashley Davis.

b. CP-2021-1233 Williams Fabrication

Application by Shaun Williams to amend the Future Land Use designation of two parcels totaling approximately 7.06 acres located at 8921 & unaddressed Kershaw-Camden Highway (TM # 0159-00-127.00 & 0159-00-121.01) from Rural Living to Special District-Industrial. See also **RZ-2021-1233** above.

Staff presentation: Ashley Davis.

Discussion points:

- Referenced building has been in use for many years.
- Where industrial areas are generally located
- Concern about hodge podge in IL spreading to rural areas.

c. Southern Panhandle Small Area Plan Extension

Commissioners reviewed maps associated with the draft SAP Extension.

Discussion points:

- Commissioners were complimentary to staff regarding Plan and Community Meeting.
- Small sites on 521 help provide character.
- Look for ways to manage traffic: Henry Harris & 521 intersection improvement.

d. SD-2021-747 1415 LLC

Application by 1415 LLC to amend the Preliminary Plat for Edgewater Corporate Park. Staff presentation: Ashley Davis.

Discussion points:

- Referenced setbacks similar to The Flats
- Referenced older RB setbacks from former UDO were larger
- Need to have Possum Hollow sidewalk shown.

3. Other:

Election of officers will be on July 20, 2021 Agenda.

4. Adjourn

Meeting was adjourned at 6:00 p.m.