



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
, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**June 3, 2021 5:00 P.M.
MINUTES**

1. Roll Call:

Members Present:

Jim Barnett Charles Deese
Ben Levine Tamecca Neely
Sheila Hinson

Absent: None

(No appointees for
Districts 1 and 5)

Clerk: Jennifer Bryan

Others Present:

Rox Burhans, Division Director Katie See, Senior Planner
Ashley Davis, Planner Robert Tefft, Senior Planner
Brandon Pridemore, R. Joe Harris & Associates

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 5:02 p.m.

2. New Business

a. Lancaster County School District Impact Fee Study

[Item continued from April 20, 2021 and May 18, 2021 Planning Commission Meetings]
Commissioner Deese expressed concern that proposed impact fees from county and school district would have a detrimental effect on growth and would disproportionately affect small builders. Commissioners Barnett and Levine proposed compromise of a lesser fee. General agreement was reached that fees of 60% of the figure requested in the study might be feasible, and that the effect of fees could be re-evaluated after 3 years.

b. RZ-2021-0881 Shareena Webb a/k/a Goulet

Application by Shareena Webb to rezone a 10.0-acre portion of the property
Located at 2417 Lynwood Drive (TM# 0102-00-017.03) from Low Density
Residential (LDR) District to Institutional (INS) District.

Staff presentation: Robert Tefft.

Commissioners expressed concern about potential future uses allowed under INS. Staff suggested that a text amendment to allow larger square footage for intended use under LDR might be a more appropriate remedy than rezoning.

c. RZ-2021-0959 WTC of Lancaster, LLC

Application by WTC of Lancaster, LLC to rezone approximately 1.8 acres located near the intersection of Pageland Hwy and Rocky River Road (a portion of TM# 0058-00-116.00) from Rural Residential (RR) to Rural Business (RUB) District.

Staff Presentation: Ashley Davis.

The proposed rezoning is part of an acreage swap to adjust boundary lines to better accommodate the respective owners' development plans.

d. RZ-2021-0961 Melinda Hoopaugh

Application by Melinda Hoopaugh to rezone approximately 0.789 acres located at the intersection of Fort Mill Hwy and Kohut Drive (TM 0006N-0B-005.01) from Neighborhood Business (NB) to General Business (GB) District.

RZ-2021-0962 Melinda Hoopaugh

Application by Melinda Hoopaugh to rezone approximately 1 acre located at 9839 Kohut Dr. (TM# 0006N-0B-008.00) from Medium Density Residential (MDR) to General Business (GB) District.

Staff Presentation: Ashley Davis.

Discussion regarding how the rezoning would affect existing homes, making them non-compliant. Commissioners expressed concern about transitions between NB/GB/MDR districts and how a change would impact neighborhood.

e. RZ-2021-0917 Jonathan Lee/Jacob Meeks

Application by Jonathan Lee/ Jacob Meeks to rezone approximately 1.67 acres located at 585 Monroe Hwy. (TM# 0061-00-011.00) from Institutional (INS) to Low Density Residential (LDR) District.

Staff Presentation: Ashley Davis.

Proposed rezoning to remedy INS district imposed on property by 2016 mass rezoning.

f. CU-2021-1167 Pavilion Development Corporation (Jiffy Lube)

Application by Pavilion Development Company for a conditional use permit to allow Minor Maintenance and Repair near the intersection of Charlotte Hwy and Shelley Mullis Road (TM# 0013-00-049.01).

Staff Presentation: Ashley Davis.

Commissioner Levine asked for clarification regarding access through car-wash from Shelley Mullis Road.

g. SD-2020-1750 Carolina Ventures 1, LLC

Application by Carolina Ventures 1 LLC (Robert Turi) for a major preliminary plat consisting of 281 single-family detached lots located at the southeastern intersection of Van Wyck and Griffin Roads (TM #s 0019-00-027.01, 0019-00-027.02, 0019-00-029.00, 0019-00-035.00, 0019-00-025.00). The project is approximately 152.40 acres in size and is zoned Medium Density Residential (MDR).

Staff Presentation: Katie See.

Commissioner Levine expressed concern over the number of review comments that had not yet been addressed. Staff responded that updates are in progress and the applicant has been actively addressing concerns.

h. RZ-2021-0687 S & KB Properties

Application by S & KB Properties to rezone two parcels totaling approximately 13.25 acres located at 2329 & 2347 Charlotte Highway (TM# 0049-00-097.00 & 0049-00-096.00) from Low Density Residential (LDR) and Professional Business (PB) to General Business (GB) District to expand the existing storage building business, Space Saver Storage.

Staff Presentation: Katie See.

Commissioners had no questions.

i. RZ-2021-0942 Fred & Nancy Brackett

Application by Fred & Nancy Brackett to rezone four parcels totaling approximately 32.5 acres located at 2410, 2420, 2440 & Unaddressed Charlotte Highway (TM# 0049-00-102.00; 0049-00-103.00; 0049-00-082.01; 0049-00-104.02) from Low Density Residential (LDR) and Professional Business (PB) Districts to General Business (GB) District.

Staff Presentation: Katie See.

Commissioners agreed with staff concern that due to the size and location of the parcel, a plan with development agreement would be more appropriate

j. RZ-2021-0753 Anthony Haltom

Application by Anthony Haltom, Sr. to rezone approximately 5.24 acres located at 10925 Pettus Farm Road (TM# 0003-00-051.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District.

Staff Presentation: Katie See.

Comments from Brandon Pridemore on behalf of applicant.

Commissioner Levine asked if the plan was a cluster development; Pridemore Responded that it was not.

k. Other:

Rox Burhans gave an overview of July agenda

3. Adjourn

The meeting was adjourned at 6:15 p.m.