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CLERK: JENNIFER BRYAN

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

**May 6, 2021 5:00 P.M.
MINUTES**

1. Roll Call:

Members Present: Jim Barnett, Charles Deese, Sheila Hinson, Ben Levine, Tamecca Neely, Rosa Sansbury

Absent: Matt Jones

Others Present: Rox Burhans, Division Director; Ashley Davis, Planner; Katie See, Senior Planner; Robert Tefft, Senior Planner; Billy Mosteller, County Council.

The following press were notified of the meeting by email in accordance of the Freedom of Information Act: news@thelancasternews.com; newsera@comporium.net; news@fortmilltimes.com; cgnnews@thelancasternews.com.

Chairman Deese called the meeting to order at 5:00 p.m.

Due to time constraints, Chairman Deese called for discussion of **Item 21: Other Business** before discussion of new business:

Current Case Map Overview

Staff Presentation: Ashley Davis.

Proposed Current Cases map provides information on current cases, floodplains, zoning, and overlay districts.

School Impact Fee Study

Discussion:

- What land does the district already own?
- What benefit if any does the plan show for schools outside the impact area?
- The assumption that other school districts in the county will not see growth seems hard to support. Restrict language solely to IL geographic region.
- What rationale or support might there be for lesser fee than the described "maximum" in the report?

Board Member of the Year

Ben Levine nominated **James Barnett**; Sheila Hinson seconded. Rox Burhans staff would prepare necessary paperwork to assist Commission members.

2. **New Business**

a. **RZ-2020-2973: Pedcor Investments**

Application by Pedcor Investments, LLC to rezone a 33.10-acre parcel located at 9425 Charlotte Highway (TM# 0008-00-077.00) from General Business (GB) to Mixed Use (MX), to develop a 216-unit workforce housing apartment complex.

b. **MX-2020-2973: Pedcor Investments**

Application by Pedcor Investments, LLC to approve a Master Development Plan and Preliminary Plat for a proposed 216-unit workforce housing apartment complex, currently known as Hawthorn Apartments, located on approximately 33.10 acres at 9425 Charlotte Highway (TM# 0008-00-077.00).

c. **DA-2020-2973: Pedcor Investments**

Application by Pedcor Investments, LLC to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18, for a proposed 216-unit workforce housing apartment complex, located on approximately 33.10 acres at 9425 Charlotte Highway (TM# 0008-00-077.00).

[Items a-c are conjoined.]

Discussion: B. Levine commented and staff agreed that this might not be the most appropriate use for the parcel(s) since it is located across from the proposed hospital.

d. **RZ-2020-3013: Trinity Baptist Church**

Application by Trinity Baptist Church to rezone approximately one acre (TM#0025-00-034.13) located on the east side of Steel Hill Road, adjacent to Trinity Baptist Church at 1519 Steel Hill Road. The request is to rezone from Rural Neighborhood (RN) to Institutional (INS) within Lancaster County. This is a companion case to RZ-2020-301 within the Town of Van Wyck.

Discussion: Proposal crosses jurisdiction lines. Staff has advised applicant to annex to Van Wyck to avoid future conflicting ordinances between town and county which might affect development plans, but applicant has not acted on advice to date.

e. **RZ-2021-0650: Evans Road**

Application by Fred and Suzanne Mangano to rezone a 1.203-acre portion of a parcel located on Evans Road (TM# 0087-00-095.08) from Low Density Residential (LDR) to Manufactured Home (MH).

Discussion: This proposal revisits request made by same applicants in 2019.

Chairman Deese requested that the minutes of that meeting be included in agenda attachments for this item. [Meeting of February 19, 2019].

f. **RZ-2021-0747: 1415 LLC**

Application by 1415 LLC to rezone approximately 5.3 acres (TM#0008-00-026.03) located on the north side of Edgewater Corporate Parkway. The request is to rezone from Mixed Use (MX) to Regional Business (RB).

Discussion: Project is bound to original setback of 75', and would need to do a plat amendment or amend the master plan. Ben Levine asked for more information about how different options would affect placement of sidewalks.

g. CU-2021-0538 Jannat Nabiev

Application by Jannat Nabiev for a conditional use permit to allow Vehicle Rental, Leasing and Sales as well as Major Maintenance and Repair at 1449 Memorial Park Road (TM#0082N-0B-011.00).

Discussion: Significant upgrades would be required to meet current standards for use, but the plan as presented meets all requirements. Commissioners suggested more input from engineer of record demonstrating how these changes would be made functionally, e.g. berms, landscaping.

h. SD-2020-2054: Provident Bayard LLC

Application by Provident Bayard, LLC for a major preliminary plat consisting of 325 single-family detached lots, as well as an Institutional Zoning District parcel approximately two acres in size (to be dedicated to Lancaster County), located at the intersection of Henry Harris & Shelley Mullis Roads (TM#s 0013-00-055.06, 0013-00-055.00, 0013-00-055.01, 0013-00-056.01, 0013-00-055.02, and 0013-00-055.05). The project is approximately 169.07 acres in size and is zoned Medium Density Residential (MDR) with the Cluster Subdivision Overlay. The project is referred to as Wilson Creek.

Discussion: CTT not up to standard or intent of designation.

i. 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, 0019-00-027.00, 0019-00-035.00, and 0019-00-025.00). The project is approximately 152.40 acres in size and is zoned Medium Density Residential (MDR).

Discussion: Sewage plan still unclear, applicant may request a postponement. Ben Levine concerned about traffic impact generally, and specifically the proximity of the two entrances. The plan will include traffic access for Vantage Apartments nearby.

j. UDO-TA-2021-0704: Restaurant Parking

Application by Lancaster County to amend UDO section 7.2.4 (Off-Street Parking and Loading Requirements) to modify the parking requirements for restaurants.

Discussion: Commissioners concerned about impact of changes on current plans in progress. Recommended reaching out to The Cookout regarding their plans.

k. Overview of next month's agenda

Southern Panhandle Small Area Plan Extension targeted for July meeting

UDO Analysis by consultant targeted for July meeting

8 items on June agenda, including 8 rezonings and 1 preliminary plat amendment

1. Other: (see discussion above before New Business)

3. Adjourn

Meeting was adjourned at 7:00 pm.