



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
Lancaster County Planning Commission
April 19, 2022 6:00 p.m.

Chairman Deese called the meeting to order at 6:00 p.m.

1. ROLL CALL: Quorum is present (5 Commissioners)

Commissioners Present:

Ben Levine James Barnett
Sheila Hinson Charles Keith Deese Alan Patterson

Absent: Tamecca Neely

No appointment has yet been made to fill District 5 seat. Redistricting in process.

Staff Present:

Rox Burhans Clerk: Jennifer Bryan
Ashley Davis
Robert Tefft

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. The agenda was also posted in the lobby of the County Administration Building for the required length of time, and was published on the County website.

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.

Motion to Amend Agenda, hearing item 5b (Gabriel Jon Hardy) before item 5a (True Homes) by James Barnett; 2nd by Sheila Hinson.

Called vote: 5:0. Motion to amend approved unanimously.

Motion to Approve amended agenda by James Barnett; 2nd by Sheila Hinson.

Called vote: 5:0. Motion approved unanimously.

3. CITIZEN'S COMMENTS [see Sign-In sheet attached]

Chairman Deese opened the floor to comments from the public. None signed in.

4. APPROVE MINUTES

a. March 15, 2022 Regular Minutes

Item forwarded to this agenda: insufficient votes for quorum at the meeting of 4/7/2022. Chairman Deese called for a motion to approve March 15, 2022 Regular Minutes as written.

Insufficient Commissioners who were present at 3/15/2022 for quorum. Item deferred to May 5, 2022 meeting.

b. April 7, 2022 Regular Minutes

(The Planning Commission meeting of Thursday, April 7, 2022 was held as a full voting meeting rather than a workshop, to accommodate agenda items for Heath Springs and Kershaw.)

Chairman Deese called for a motion to approve April 7, 2022 Regular Minutes as written. Motion to Approve by Ben Levine; 2nd by James Barnett.

Called vote: 5:0. Motion is approved unanimously.

5. PUBLIC ITEMS

a. SD-2021-1886 True Homes [This item was heard after item 5b.]

Application by True Homes, LLC for a Major Subdivision Preliminary Plat consisting of 787 single-family homes and 76 townhomes ("Edgewater Sunset Pointe"), located on Bethel Boat Landing Road (a portion of TM# 0106-00-003.02). The project is approximately 178.5 acres and is zoned PDD [portion of PDD-2, Edgewater].

Staff Presentation: Ashley Davis, Senior Planner, presented the applications consistent with the staff report. Edgewater is subject to the terms of PDD-2, with Ordinance 356, and the 1998 Unified Development Ordinance. Staff Recommendations: Conditional Approval, subject to resolution of outstanding TRC/Evolve/Staff/TIA comments within 60 days.

Questions to staff:

Ben Levine asked if there is a way to indicate the relative priority of staff/TRC comments. A. Davis and R. Burhans responded that TRC reviewers can distinguish between "Advisory" vs. "Review" comments in the program.

Ben Levine asked about time constraints on Commission if the item is deferred.

Comment from applicant(s):

Keith Fenn (True Homes): The design is based on criteria for PDD-2 and the 1998 UDO. Everything proposed complies with those criteria, and with SCDOT requirements.

Questions from Commissioners:

Ben Levine asked about the status of additional comments and requests not necessarily required; applicant responded that discussions with County and DOT are ongoing, and expects resolution of all outstanding issues. Staff noted that if agreement cannot be reached, the Preliminary Plat can be brought to Planning Commission again.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Deese closed Public hearing and called for a motion on item

SD-2021-1886 Edgewater Sunset Pointe.

Motion to approve with stated conditions by James Barnett; 2nd by Sheila Hinson.

Discussion: no additional.

Called vote: 5:0. **Motion is approved.**

b. **RZ-2022-0175 Gabriel Jon Hardy** [This item was heard before 5a True Homes]

Application by Gabriel Jon Hardy to rezone approximately 38.92 acres located at the northwest corner of intersection of Hwy 9 and Catoe Road (TM# 0069-00-071.00)

from Low Density Residential (LDR) to Medium Density Residential (MDR) district.

Staff Presentation: Ashley Davis, Senior Planner, presented the application consistent with the staff report. This item was heard and approved at March 15, 2022 meeting, but confirmation of statutory requirement posted notice on property could not be obtained. All statutory requirements have now been met. Staff Recommendations: Approval.

Questions to staff: none.

Comment from applicant(s):

Jon Hardy, on behalf of Gabriel Jon Hardy: applicant has engaged Progressive Design for the Traffic Impact Analysis, and have resolved connectivity issues raised by staff.

Questions from Commissioners:

Chairman Deese asked if the applicant had contacted Lancaster County Water and Sewer about access; applicant responded that they had already had preliminary conversations with LCWSD.

Public Hearing: (See attachments: Sign-in Sheets) none signed in.

Chairman Deese closed Public hearing and called for a motion on item

RZ-2022-0175 Gabriel Jon Hardy.

Motion to approve by Ben Levine; 2nd by Sheila Hinson.

Discussion: No additional.

Called vote: 5:0. Motion is approved unanimously.

The item will go to County Council for consideration, and applicants will be notified of time and date.

6. NEW BUSINESS

a. Overview of Next Month's Agenda

Thursday, May 5, 2022

- **Presentation** on Comprehensive Plan baseline by consultants
- **RZ and DA-2022-0387** Arbor Walk: Application by Arbor Walk, LLC to rezone approximately 112.5 acres located at or adjacent to 2991 Vance Baker Road (TM# 0009-00-015.00) from Low Density Residential (LDR) to Medium Density Residential- Cluster Subdivision Overlay (MDR-CSO) to create a 233-lot single-family residential development.
- **RZ-2022-0355 Couch**: Application by Robert Glenn Couch to rezone approximately 0.728 acres located at or adjacent to 547 Old Dixie Road (TM# 081D-0B-011.00) from Rural Neighborhood (RN) to General Business (GB), to allow construction of a salon and boutique.
- **RZ-2022-0412 Coulston**: Application by Earl Coulston to rezone approximately 43.67 acres located at or adjacent to the southeast corner of Fork Hill Road and Little Dude Avenue (TM# 0141-00-024.00) from High Density Residential (HDR) to Medium Density Residential (MDR) district, for the purpose of creating a single-family residential development.

Tuesday, May 17, 2022

- **UDO-TA-2021-2980** Interim Ordinance
- **RZ and DA 2021-2803** Tadlock: Application by Two Capital Partners to rezone 5 parcels comprising approximately 50.7 acres located at and adjacent to 9224 Tadlock Drive (TM#s 0010-00-051.00, 0010-00-052.00, 0010-00-052.01, 0010-00-052.02, 0010-00-052.03) from Neighborhood Business (NB) and General Business (GB) to Regional Business (RB) district, to facilitate a development with mixed commercial and multi-family residential uses. Accompanied by Development Agreement.
- **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.

b. Other: N/A

7. ADJOURN

Motion to Adjourn by James Barnett; 2nd Ben Levine. Approved by unanimous consent. Adjourned at 6:43 PM.



PLANNING COMMISSION Public Hearing Sign In Sheet



Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, April 19, 2022

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: RZ-2022-0175 Gabriel Jon Hardy

Application by Gabriel Jon Hardy to rezone approximately 38.92 acres located at the northwest corner of intersection of Hwy 9 and Catoe Road (TM# 0069-00-071.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) district.

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Item 5a: SD-2021-1886 True Homes

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