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CLERK: JENNIFER BRYAN

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

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

1. Roll Call:

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

Others Present: Rox Burhans, Division Director; Ashley Davis, Planner; Katie See, Senior Planner; Robert Tefft, Senior Planner; Billy Mosteller, County Council; Steve Willis, County Administrator; Jonathan Phipps, LCSD Superintendent; Jennifer White, LCSD CFO; Robert Purser, County EMS Director; Sandra Burton, 911 Addresser; Louis Streeter, Lancaster City Planning Commission, Richard Van Hall, City Planning Commission; Stellar Witherspoon, City Planning Commission; Tom Leaver, Lancaster City Fire Chief; Dwayne Davis, Lancaster PD Support Services Division Commander

The following press were notified of the meeting by email in accordance of the Freedom of Information Act: news@thelancasternews.com; kershawnewsra@gmail.com; news@fortmilltimes.com; cgnews@thelancasternews.com.

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

2. New Business

- a. **Bypass Renaming**: Joint meeting with the City of Lancaster to discuss the renaming of 521 Bypass.

Head of Development Services **Rox Burhans** introduced the discussion of proposed renaming of Hwy 521 Bypass to address public safety issues, and ceded the floor to County Administrator Steve Willis.

Steve Willis explained that the problems stem from the road changing names 6 times in 8 miles, creating confusion for the public, for businesses, and most importantly for public safety responders.

Robert Purser, EMS Director, and **Sandra Burton**, 911 Addresser, stated that the key difficulty for their office was not locating emergency destinations, but the number of characters input in the address field in the dispatch system. Multiple road names and multiple styles of abbreviating the road names leads to inaccurate reporting.

Concerns from **City and County Commissioners and safety responders** included: the need to allow for future growth in allocating addresses; balancing safety with the inconvenience and expense to business owners due to changing

licensing, deliveries, accounts, letterhead, and other costs; whether this was principally a county or a city issue; which city and county services would bear the brunt of changes.

County Commissioner **Tamecca Neely** asked if it would be possible to change just the 521 South and Chester Highway portions as they were the most problematic. County EMS representatives agreed that it was possible, but that if the plan was not to implement a single name, it would defeat the purpose of the effort.

County Commissioner **Rosa Sansbury** asked if a joint decision was actually required; Chairman Deese responded that it was not, but that if city and county did not cooperate at this stage, the problem will continue to come up. Mr. Streeter confirmed that the county did not have jurisdiction to rename streets within city limits, and vice versa.

Chairman Deese reiterated his concern about the burden of expense on small business owners.

City Commissioner **Louis Streeter** introduced **Tamara Garris**, a Lancaster resident and Chair of the MLK Panel Committee. Ms. Garris offered that she would be submitting a street name change request to the city, to change the name of the road to honor Dr. Martin Luther King, Jr. Mr. Streeter said that the application would be on the city planning agenda possibly as early as June. Possible name variations were discussed that would conform to the requirements of the dispatch system.

Robert Purser stated that if there was no consensus between city and county commissions, it would be counterproductive for EMS to pursue an application to rename any portion of the road in question.

Chairman Deese thanked those present for their participation in the discussion, and adjourned discussion of the item.

Due to constraints on LCSD representatives attending, Chairman Deese brought forward **item m: School Impact Fee Study** as the next discussion.

On behalf of School District:

Jonathan Phipps, LCSD Superintendent

Jennifer White, LCSD Chief Financial Officer

Melvin Stroble Sr., LCSD Board of Trustees District 1 Representative

Mr. Phipps presented the findings of the study, which proposes a fee of \$8200 for single family homes and \$8700 for multi-family units, which funds would be used for 1) additions to existing Indian Land K-8 schools, and 2) land acquisition for future schools. The funds would not be used for actual building of new schools. Comparison to fees recently established in Fort Mill of \$17,000 per single-family unit.

Chairman Deese thanked the representatives and exhorted County Commissioners to read the material thoroughly before the upcoming meeting.

New business continued:

b. CP-2020-3057 Landsdown Corporation

Application by Landsdown Corporation to amend future land use map from Rural Living to Special District-Industrial. Parcels TM#0093-00-001.00 and 0092-00-017.01

c. RZ-2020-2887 Primo Holdings LLC

Application by Primo Holding LLC to rezone approximately 370 acres along Taxahaw Road between Overbrook Road and Gold Mine Highway, from Agricultural Residential to Mining. Parcels TM#0093-00-001.00 and 0092-00-017.01.

[Items a and b are conjoined.] Commissioners expressed concerns about impact of industrial traffic on neighborhood roads, and asked about input from DOT and DHEC.

d. RZ-2021-0651 Michael & Ashley Green

Application by Michael & Ashley Green to rezone one acre of land at 2343 Flat Creek Road (TM#0080-00-041.01) from Low-Density Residential (LDR) to Rural Residential (RR) The intention is to locate a mobile home on the property. Chairman Deese stated that the request was definitively “spot-zoning.”

e. R-2021-0292, Sanchez Rodeo Arena

Application by Jose Luis Sanchez to rezone a 10-acre portion of the approximately 102.75-acre parcel TM#0080-00-045.00 from Rural Neighborhood (RN) to Rural Business (RUB) with the intent of establishing a rodeo arena and equestrian facility on the property.

f. RZ-2021-0293, Sanchez Gas Station

Application by Jose Luis Sanchez to rezone a 5-acre portion of the approximately 102.75-acre parcel TM#0080-00-045.00 from Rural Neighborhood (RN) to Rural Business (RUB) with the intent of establishing a gas station on the property.

[Items e and f are conjoined.] Commissioners expressed concern about the existing code violations on the subject properties, and community opposition to the projects.

g. RZ-2020-2740 Patterson Lane

Application by William Morris to rezone a 6.7-acre parcel at 182 Patterson Lane (TM#0005-00-091.02) from Neighborhood Business (NB) to Mixed Use (MX) to align with the zoning of the surrounding properties, in order to develop the entirety as multifamily residential.

h. MXU-2020-2740 Master Development Plan, Patterson Lane

Application by William Morris to approve a Master Development Plan and Preliminary Plat for a proposed 352-unit apartment development, currently known as Patterson Lane MF, on approximately 26.4 acres at the intersection of Patterson Lane and Harrisburg Road (TM#s0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-091.0).

i. DA-2020-2740 Development Agreement, Patterson Lane

Application by William Morris to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 352-unit apartment development, currently known as Patterson Lane MF, on approximately 26.4 acres at the intersection of Patterson Lane and Harrisburg Road (TM#s0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, and 0005-00-091.0). This item is associated with item g: RZ-2020-2740 Rezoning application and item h: MXU-2020-2740 Master Development Plan.

[Items g, h and i] are conjoined. Staff stated that they were still waiting on TIA for the project. Density would be 13.4 units per acre.

j. SD-2020-2784 Lynwood Drive Subdivision

Application by True Homes LLC for a major preliminary plat consisting of 62 single-family detached lots on approximately 40.44 acres, located on the east side of Lynwood Drive approximately 0.35 miles north of the intersection of Lynwood Drive and Airport Road 9TM#0087-00-006.00). Property is zoned MDR. Staff pointed out area of 5 lots that would need a plan revision to change access, since cannot access from Lynwood drive as shown on initial plan. There is a traffic study.

k. RZ-2021-0478 Joyce Brooks

Request to rezone TM#0006N-0B-010.00 from Medium Density Residential (MDR) to General Business (GB). Subject parcel is one acre in size. Home is surrounded by businesses, and applicant's realtor has advised that it will be difficult to sell with existing zoning.

l. UDO-TA-2021-0704 Restaurant Parking

Application by Lancaster County to amend unified Development Ordinance Section 7.2.4, Off-Street Parking and Loading Requirements, to modify the parking requirements for restaurants.

Staff commented that our UDO has the lowest parking ratio of our region; standard is 1:45 sf, ours is 1:200 sf.

Additional item:

RZ-2021-0288 Roberson Senior Living: Application by Lisa Roberson and Share Catoe to rezone 104 Park Drive in Kershaw from R15 Residential to R6MH Residential district. Staff commented that there are conflicting definitions for "Private Care" and "Family Care" in Kershaw vs. County UDO tables. Main difference between the existing and proposed zoning is that R6MH would allow a manufactured home on the site. This item will be referred to Kershaw town council after review, rather than County Council.

Meeting was adjourned at 7:00 pm.