



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
March 15, 2022 6:00 p.m.

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

1. **ROLL CALL:** Quorum is present (Four Commissioners)

Commissioners Present:

Tamecca Neely	James Barnett
Charles Keith Deese	Alan Patterson

Absent: Ben Levine, Sheila Hinson

No appointment has yet been made to fill District 5 seat. (Redistricting in progress)

Staff Present:

Rox Burhans, Development Services Director
Ashley Davis, Senior Planner
Robert Tefft, Senior Planner

Clerk: Jennifer Bryan

Others present: Billy Mosteller, Council member District 3
County Attorney John DuBose

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.

Llewellyn Development has withdrawn; **Motion to Approve agenda with item 5a withdrawn**, by **James Barnett**; 2nd by **Alan Patterson**.

Called vote: 4:0. Motion approved unanimously.

3. **CITIZEN'S COMMENTS** [see Sign-In sheet attached] none signed in.

4. APPROVE MINUTES

a. February 15, 2022 Regular Minutes

Chairman Deese called for a motion to approve February 15, 2022 Regular Minutes as written. Motion to Approve by **Alan Patterson**; 2nd by **James Barnett**.

Called vote: 4:0. Motion approved unanimously

b. March 3, 2022 Workshop Minutes

Chairman Deese stated that as Commissioner Tamecca Neely was absent on March 3, there was not a quorum to vote on approval of March 3, 2022 Workshop Minutes.

Item is continued to the next meeting.

5. PUBLIC ITEMS

a. RZ-2021-2975 Llewellyn Development LLC

Application by Llewellyn Development LLC to rezone approximately 37.9 acres of land located at 10695, 10681, and 10749 Harrisburg Road from Low Density Residential (LDR) District to Medium Density Residential (MDR) District.

Item withdrawn by applicant prior to meeting.

b. MX-2020-2051 The Lodges

Application by NR Property Owners LLC to approve a Master Development Plan and Preliminary Plat for approximately 38.88 acres of land located at the north side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive (TM#s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03, and 0006-00-087.04) for a 261-unit multi-family development.

Staff Presentation: Robert Tefft, Senior Planner, presented the application consistent with the staff report. Staff Recommendations: Conditional approval, subject to addressing remaining TRC/Evolve and staff comments.

Questions to staff: **Alan Patterson** asked if sidewalks connect to nearby commercial areas.

Comment from applicant(s): **Kevin Murphy** (Charlotte NC) The revised plan has same number of bedrooms and no changes to the footprint of buildings from prior plan, the changes are all through interior reconfiguration. Sidewalk extends to property line.

R. Tefft and **A. Davis** reviewed aerial views on-line, and concluded that sidewalks do connect to nearby commercial districts.

Questions from Commissioners: **Alan Patterson** asked if new impact fees would apply to this resubmission; attorney **John DuBose** said that they might apply to the additional units proposed [difference between original plan 217 and proposed 261], but details are still being worked out about how fees or a percentage thereof will be assessed.

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

Chairman Deese closed Public hearing and called for a motion on item **MX-2020-2051 The Lodges.**

Motion to approve subject to stated conditions (page 4 of Staff Report), by Tamecca Neely; 2nd by James Barnett.

Discussion: none

Called vote: 4:0. **Motion is approved unanimously.**

This item does not require a hearing by County Council.

a. 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.

Staff Presentation: Ashley Davis, Senior Planner, presented the applications consistent with the staff report. TIA will come in with preliminary plat. LCWSD is working with applicant on sewer service to proposed development. Staff Recommendations: approval.

Questions to staff: none.

Comment from applicant(s): **Jon Hardy** (Lancaster resident): concurs with staff presentation; plan on bringing water and sewer service from Hollybrook; in response to comment by Chairman Deese, notes that sewer upgrade presents some challenges due to steep grade and wetlands.

Questions from Commissioners: **James Barnett** thanked applicant for bringing a project to southern part of County.

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 James Barnett; 2nd by Tamecca Neely.

Discussion: **Alan Patterson** thanked developer for paying attention to connectivity, especially in southern part of the county.

Called vote: 4:0. **Motion is approved unanimously.**

Chairman Deese stated 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:** per discussion at 3/3 workshop, April agenda will be split between two meetings:
April 7, 2022 at 5:00 p.m.: preliminary plat, Kershaw text amendment, and Heath Springs rezoning.
April 19, 2022 at 5:00 p.m.: rezoning and development agreement for Arbor Walk; preliminary plat for Edgewater Sunset Pointe (863 lots); possibly the presentation on Interim Ordinance, but not confirmed.
- b. **Other:**
Comprehensive Plan (Ashley Davis): external website and survey are now live; over 60 responses so far on survey. Focus area meetings are next.
Commissioners requested a weekly update on survey responses.

UDO (Robert Tefft): finalizing Interim Ordinance for presentation in April/May.

7. ADJOURN

Motion to adjourn by James Barnett; 2nd by Alan Patterson. Approved by unanimous consent. Adjourned at 6:29 p.m.



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, March 15, 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.

PLEASE PRINT

1.
2.
3.
4.



PLANNING COMMISSION Public Hearing Sign In Sheet

WITHDRAWN

Item 5a: RZ-2021-2975 Llewellyn Development LLC

Application by Llewellyn Development to rezone 3 parcels totaling approximately 37.9 acres (TM#s 0003-00-043.00, 0003-00-043.02, & 0003-00-044.00) located at 10695, 10681 & 10749 Harrisburg Road, from Low Density Residential (LDR) to Medium Density Residential (MDR) zoning district for the purpose of developing a single-family residential neighborhood.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 15, 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.

PLEASE PRINT

1.
2.
3.



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: MX-2020-2051 The Lodges

Application by NR Property Owners LLC to approve a Master Development Plan and Preliminary Plat for approximately 38.88 acres of land located at the north side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive (TM#s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03, and 0006-00-087.04) for a 261-unit multi-family development.



Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 15, 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.

PLEASE PRINT

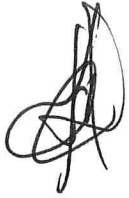
1.
2.
3.



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: 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.



Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 15, 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.

PLEASE PRINT

1.
2.
3.
4.