

Planning Commission Members

District 1: Alan Patterson
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5: (Vacant)
District 6: Sheila Hinson
District 7: Ben Levine

**County Attorney**

John K. DuBose III

Clerk to Planning Commission

Jennifer Bryan

Development Services Director

Rox Burhans

March 3, 2022

5:00 PM

**101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY PLANNING COMMISSION
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

Planning Commission Workshop AGENDA

- 1. Call to Order Regular Meeting and Roll Call Vote**
- 2. New Business**
 - 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.
 - b.** RZ-2021-2975, Llewellyn Development LLC
Request to rezone approximately 37.9 acres of property from LDR District to MDR District.
 - c.** 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.
 - d.** Overview of next month's Agenda
 - e.** Other
- 3. Adjourn**

Agenda Item Summary

Ordinance # / Resolution #: RZ-2022-0175 Gabriel Jon Hardy

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 3/3/2022

Points to Consider:

Rezoning with the intent to develop approximately 80 lots.

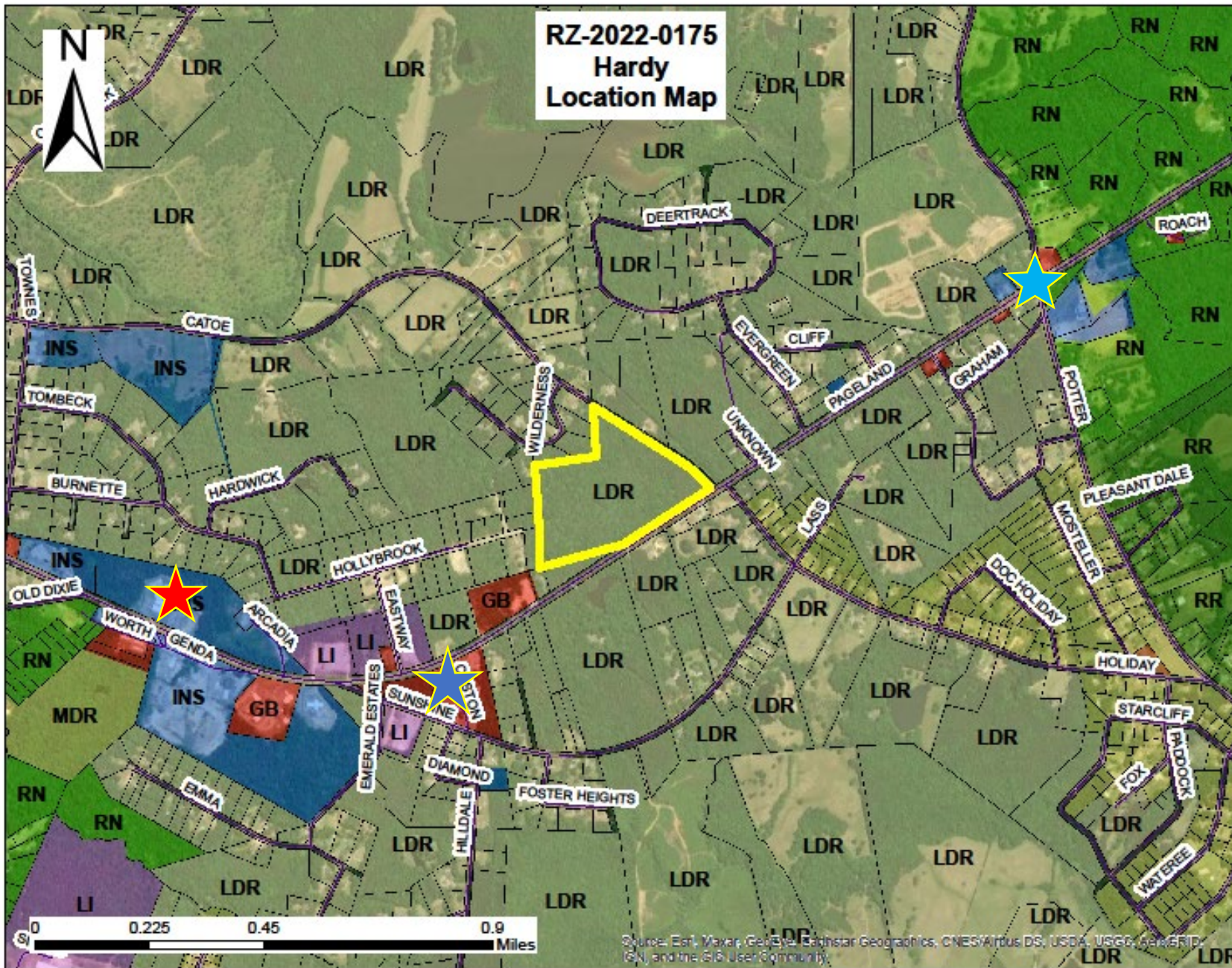
ATTACHMENTS:

Description	Upload Date	Type
Exhibit 2: Zoning Map	3/3/2022	Exhibit
Exhibit 3: Proposed Plat	3/3/2022	Exhibit

Proposal:
Request to rezone from
LDR to MDR

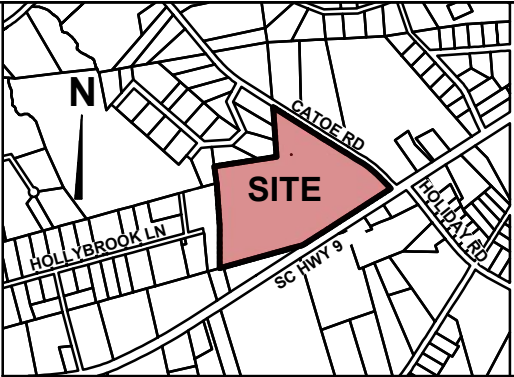
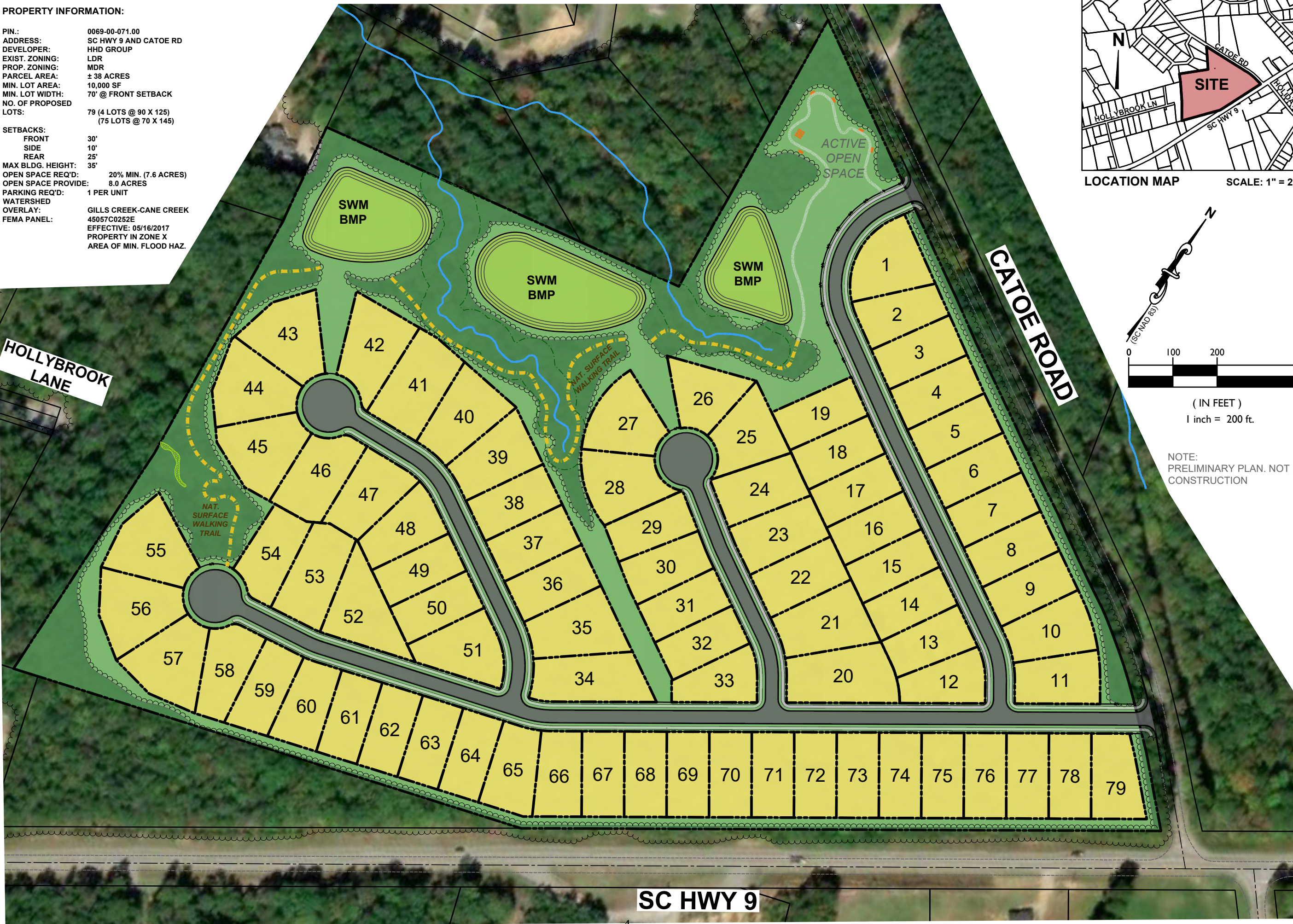
Legend:

-  Subject Property
-  Jack's Party Shop
-  Lancaster Co. Detention Center
-  Pageland Hwy & Potter Road



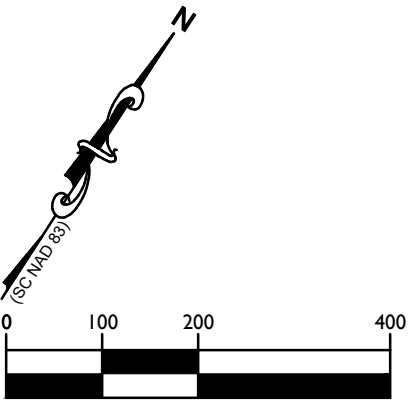
PROPERTY INFORMATION:

PIN.: 0069-00-071.00
ADDRESS: SC HWY 9 AND CATOE RD
DEVELOPER: HHD GROUP
EXIST. ZONING: LDR
PROP. ZONING: MDR
PARCEL AREA: ± 38 ACRES
MIN. LOT AREA: 10,000 SF
MIN. LOT WIDTH: 70' @ FRONT SETBACK
NO. OF PROPOSED LOTS: 79 (4 LOTS @ 90 X 125)
(75 LOTS @ 70 X 145)
SETBACKS:
FRONT 30'
SIDE 10'
REAR 25'
MAX BLDG. HEIGHT: 35'
OPEN SPACE REQ'D: 20% MIN. (7.6 ACRES)
OPEN SPACE PROVIDE: 8.0 ACRES
PARKING REQ'D: 1 PER UNIT
WATERSHED OVERLAY: GILLS CREEK-CANE CREEK
45057C0252E
EFFECTIVE: 05/16/2017
FEMA PANEL: PROPERTY IN ZONE X
AREA OF MIN. FLOOD HAZ.



LOCATION MAP

SCALE: 1" = 2,000'



(IN FEET)

1 inch = 200 ft.

NOTE:
PRELIMINARY PLAN. NOT FOR
CONSTRUCTION

PLOTT HOUND
ENGINEERING

8050 CORPORATE
CENTER DR. STE. 100E
CHARLOTTE, NC 28226
WWW.PLOTTBOUNDENGINEERING.COM

NORTH OF NINE
SC HWY 9 @ CATOE RD
LANCASTER, SC 29720

SKETCH PLAN

02.23.2022
DATE

21.43.001
PROJ. NO.

SP

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-2975

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 3/3/2022

Points to Consider:

ATTACHMENTS:

Description

Staff Report

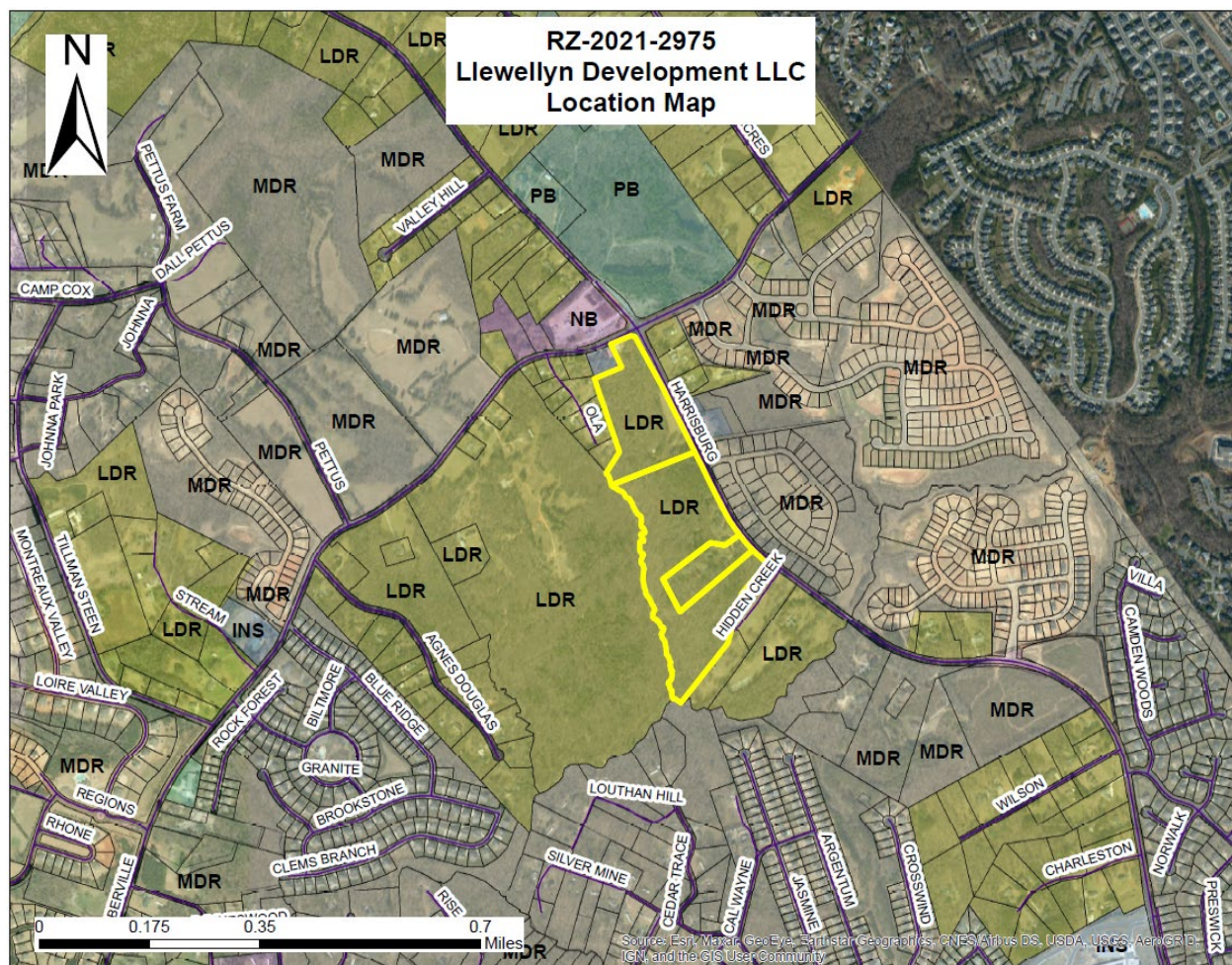
Upload Date

3/3/2022

Type

Planning Staff Report

PROPOSAL:	Request to rezone approximately 37.9 acres of property
PROPERTY LOCATION:	10695, 10681, and 10749 Harrisburg Road (TM#s 0003-00-043.00, 0003-00-043.02, and 0003-00-044.00)
CURRENT ZONING:	Low Density Residential (LDR) District
PROPOSED ZONING:	Medium Density Residential (MDR) District
PROPERTY OWNERS:	Howard M. Phillips, III, and Kermit H. Patterson, Jr., Trustee
APPLICANT:	Llewellyn Development, LLC
COUNCIL DISTRICT:	District 7, Brian Carnes



STAFF CONTACT:
Robert Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

Agenda Item Summary

Ordinance # / Resolution #: MX-2020-2051, The Lodges

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 3/3/2022

Points to Consider:

ATTACHMENTS:

Description

Staff Report

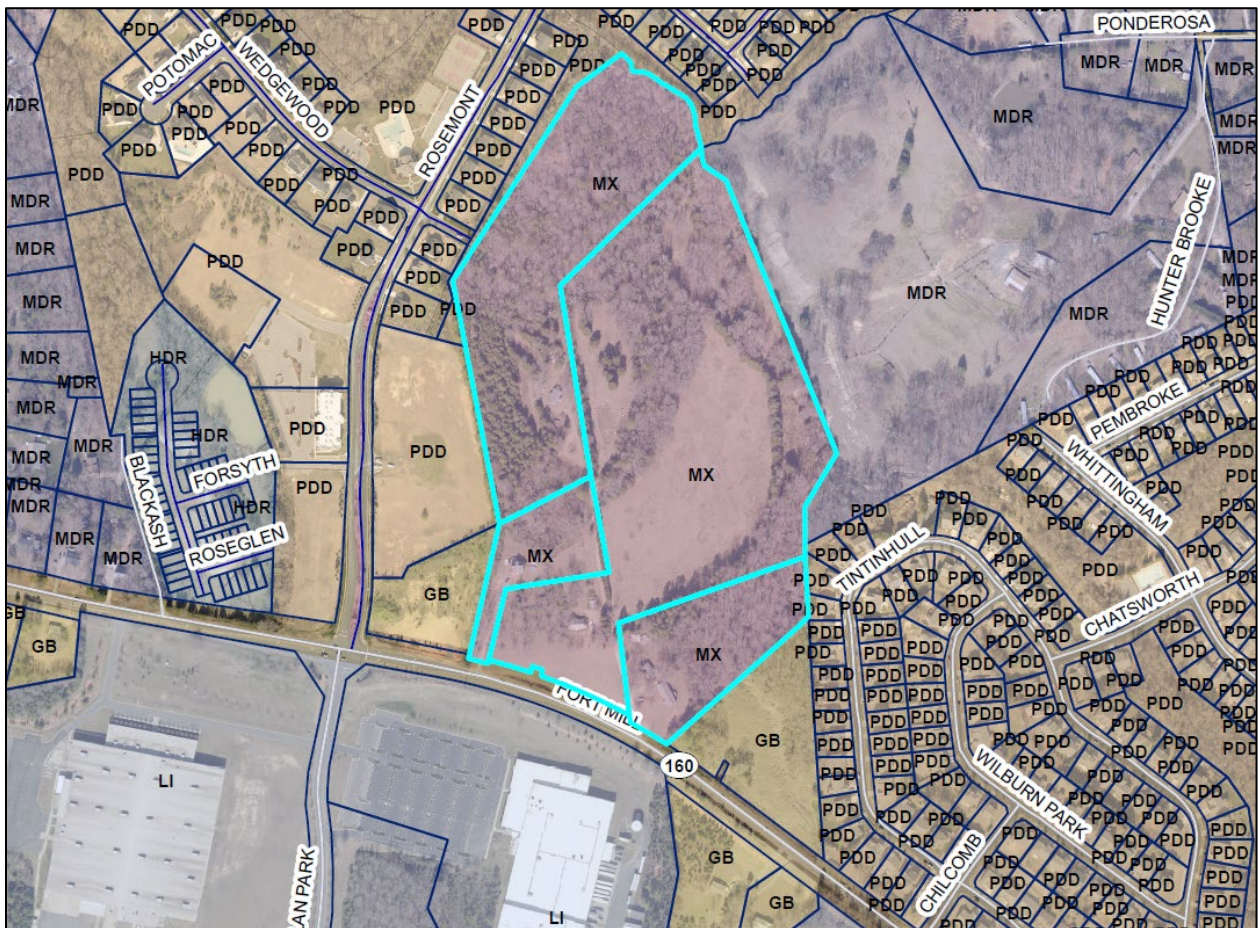
Upload Date

3/3/2022

Type

Planning Staff Report

PROPOSAL:	Request to approve a Master Development Plan and Preliminary Plat for a proposed 261-unit multi-family development.
PROPERTY LOCATION:	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)
CURRENT ZONING:	Mixed Use (MX) District
OWNER / APPLICANT:	NR Lodges Property Owner, LLC
COUNCIL DISTRICT:	District 7, Brian Carnes



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