



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 OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**March 3, 2022 5:00 P.M.
MINUTES**

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

1. Roll Call:

Members Present:

Jim Barnett	Charles Deese	Sheila Hinson
Ben Levine	Alan Patterson	

Absent: Tamecca Neely

Others Present:

Rox Burhans, Division Director	Clerk: (Absent)
Ashley Davis, Senior Planner;	
Robert Tefft, Senior Planner;	

Agenda was posted in Administration lobby 24 hours in advance.

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.

Staff Presentation: Ashley Davis, Senior Planner

Discussion points:

- Reason for lack of stub out to rear property: topography
- Access to sewer: Ashely to confirm with LCWSD
- Road access: both entrances to take access off Catoe Road.

b. RZ-2021-2975 Llewellyn Development, LLC

Request to rezone approximately 37.9 acres of property from LDR District to MDR District.

Staff Presentation: Robert Tefft, Senior Planner

Discussion: No new material had been submitted by applicants. No discussion.

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.

Staff Presentation: Robert Tefft

Discussion:

Two changes to original Master Plan:

- number of decreasing garden apt units
- change base floor elevation from 2 feet to 1 foot.

3. Other:

a. Review of Next Month's Agenda

SD-2021-2791 The Arches Preliminary Plat

TA-2022-0445 Town of Kershaw UDO Text Amendment

RZ-2022-0332 Vail (Heath Springs)

UDO-TA-2022-(x) Interim Ordinance

UDO-TA-2021-2980 Cluster Subdivision Overlay elimination

RZ-2022-0387 Arbor Walk

SD-2021-1886 Edgewater Sunset Point Preliminary Plat (863 lots)

Due to the number and complexity of items, and expectation of public response, it was decided to split the agenda and hold two full voting meetings in April:

- **Thursday, April 7, 2022 at 5:00 p.m.**
- **Tuesday, April 19, 2022, starting at 5:00 p.m.** rather than 6:00p.m.

4. Adjourn

Meeting was adjourned at 6:30 p.m.