



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

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CLERK: JENNIFER BRYAN

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

**February 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 Alan Patterson

Absent: Ben Levine, Tamecca Neely

Others Present:

Rox Burhans, Division Director Clerk: Jennifer Bryan
Ashley Davis, Senior Planner
Robert Tefft, Senior Planner

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.

2. New Business

a. RZ-2021-2975 Llewellyn Development LLC (a/k/a Harrisburg Road Development)

Application by Llewellyn Development LLC 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.

Staff Presentation: Robert Tefft, Senior Planner

RZ-2021-2975 Discussion points:

- Staff inclined not to recommend approval due to lack of information about intended use.
- Corner of Barberville road would better serve needs of community as commercial property
- Commissioners asked if there was a recent TIA for other nearby projects
- Council will likely want more information as to developer's intent.
- MDR is not entirely out of character for the surrounding area, but Harrisburg Road is a high-visibility area and would be better served under the Master Planning process.

b. RZ-2021-1921 Panhandle Partners

Application by Panhandle Partners to rezone approximately 9.609 acres located on the west side of Charlotte Highway (TM 0016-00-047.00), adjacent to #7415, from NB (Neighborhood Business) District and LDR (Low Density Residential) District to GB (General Business) District.

Staff Presentation: Ashley Davis, Senior Planner.

Discussion points:

- Ongoing discussions with applicant; there is a possibility the application will be withdrawn.
- Staff is inclined to not recommend approval as the plan does not fulfill key aspects of Small Area Plan.
- Applicant provided a new site plan after 4:30 pm today.
- Plan proposes two access points on Charles Pettus and one on Hwy 521; still has RV and boat storage at back of property.

3. Other:

- a. General discussion of pros and cons of the proposed Master Plan/Flexible Districts process that is being developed by consultants as part of the Interim Ordinance later this spring.
- b. Monte Carlo update (CU 2019-0942 and 2021-2844): site has been inspected, violations have been assessed. Notice of violations will be issued. Applicant will be informed that best option would be to withdraw, develop a compliance plan, and then resubmit, as the violations cannot be remedied before the 2/15/2022 meeting.
- c. Review of Next Month's Agenda: one rezoning, Charlotte Active Living, LDR to GB at Lodge Road property. Commissioners and staff discussed problematic access off of Lodge Road.

4. Adjourn

Meeting was adjourned at 5:53 pm.