



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

ROSA SANSBURY, DISTRICT 1
TAMECCA NEELY, DISTRICT 2
CHARLES DEESE, CHAIR DISTRICT 3
JIM BARNETT, VICE-CHAIR DISTRICT 4
MATT JONES, DISTRICT 5
SHEILA HINSON, DISTRICT 6
BEN LEVINE, DISTRICT 7

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

**JANUARY 19, 2021
MINUTES**

Members Present: Charles Deese, Jim Barnett, Sheila Hinson, Rosa Sansbury, Ben Levine, Matt Jones, Tamecca Neely. A quorum of Lancaster County Planning Commission was present for the meeting.

Members Absent: N/A

Staff Members Present:

In Person: Steve Willis, County Administrator; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council

By Phone: Rox Burhans, Development Services Director; Ashley Davis, Planner

The following press were notified of the meeting by email in accordance of 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 the required length of time and on the County website.

Call to Order Regular Meeting

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

Approval of the Agenda

Chairman Deese informed the Commission that the applicant for UDO-TA-2020-2578 Landfill-Class One requested to postpone their request until the February Planning Commission meeting.

Commissioner Levine made a motion to table item UDO-TA-2020-2578 Landfill-Class One until the February Planning Commission meeting; seconded by Commissioner Barnett. Motion passed 7-0.

Commissioner Sansbury made a motion to approve the agenda as amended; seconded by Commissioner Hinson. Motion passed 7-0.

Citizen Comments

Chairman Deese opened the floor for Citizen Comments.

Jessie Adams – 571 Windy Hill Lane: Mr. Adams is the Chaplin of the Lancaster County Speedway. He pointed out that the Speedway has been in existence for many years. He is concerned if the rezoning request is approved, residents who purchase the new homes around the speedway will have complaints about the noise and dust.

Tracey Griffin – 1379 S. Potter Road: Ms. Griffin made herself available for any comments.

Chairman Deese closed the floor for Citizen Comments.

Approval of Minutes

Commissioner Sansbury made a motion to approve the December 15, 2020 Regular Meeting minutes; seconded by Commissioner Hinson. Motion passed 7-0.

Public Items

RZ-2020-2745, Tracey Griffin

TM #: 0026-00-026.00

Proposed Zoning District: Institutional (INS)

Applicant: Tracey Griffin

Chairman Deese presented the application as consistent with the staff report.

Chairman Deese opened the Public Hearing on the matter at 6:12 pm. No one signed up to speak. Chairman Deese closed the Public Hearing.

Commissioner Jones made a motion to approve the rezoning request, which was seconded by Commissioner Hinson. Motion to recommend approval passed 7-0.

RZ-2020-2772, Annie Leak

TM #: 0110-00-073.01

Proposed Zoning District: Agricultural Residential (AR)

Applicant: Annie Leak

Chairman Deese presented the application as consistent with the staff report.

Chairman Deese opened the Public Hearing on the matter at 6:14 pm. No one signed up to speak. Chairman Deese closed the Public Hearing.

Commissioner Levine made a motion to approve the rezoning request, which was seconded by Commissioner Hinson. Motion to recommend approval passed 7-0.

CU-2020-2906, iNetwork Auto

TM #: 0020-00-004.00

Proposed Use: Vehicle Rental, Leasing and Sales and Major Maintenance and Repair

Applicant: iNetwork Auto Group

Chairman Deese presented the application as consistent with the staff report.

Chairman Deese opened the Public Hearing on the matter at 6:17 pm. No one signed up to speak. Chairman Deese closed the Public Hearing.

Commissioner Levine made a motion to approve the rezoning request with the condition that the applicant address outstanding TRC comments at the site plan phase, which was seconded by Commissioner Sansbury. Motion to recommend approval passed 7-0.

CU-2020-2907, iNetwork Auto

TM #: 0020-00-004.02

Proposed Use: Vehicle Rental, Leasing and Sales and Major Maintenance and Repair

Applicant: iNetwork Auto Group

Chairman Deese presented the application as consistent with the staff report.

Chairman Deese opened the Public Hearing on the matter at 6:19 pm. No one signed up to speak. Chairman Deese closed the Public Hearing.

Commissioner Levine made a motion to approve the rezoning request with the condition that the applicant address outstanding TRC comments at the site plan phase, which was seconded by Commissioner Barnett. Motion to recommend approval passed 7-0.

RZ-2020-2859, Poovey Property

TM #: 0044-00-008.00

Proposed Zoning District: Medium Density Residential (MDR)

Applicant: LGI Homes-SC, LLC

Chairman Deese presented the application as consistent with the staff report.

Chairman Deese opened the Public Hearing on the matter at 6:26 pm. No one signed up to speak. Chairman Deese closed the Public Hearing.

Commissioner Levine made a motion to approve the rezoning request, seconded by Commissioner Barnett.

Commissioner Levine stated that due to the race track, he did not understand why a project like the proposed development would be located in the proposed location. However, he noted that Commission did not hear complaints by neighbors and it is consistent with the Comprehensive Plan. Commissioner Levine also stated that he hoped County Council would look into anything that should be considered for the race track in order to protect it.

Commissioner Hinson agreed with Commissioner Levine and also noted how long the race track has been in its location. She stated that she was pleased to see the buffer shown. She pointed out that potential home buyers should not purchase a home buyer if the noise would be too much.

Chairman Deese pointed out that the required buffer is 50' while the rear property line to the closest house to the race track is 100'. He did not believe that anyone should purchase a home in the neighborhood without being aware of the race track.

Commissioner Barnett stated that 100-150' would not be enough distance when located next to a race track. However, he noted that

Commissioner Barnett made a motion to amend the motion to approve the rezoning request to include the four items included in the staff report as well as Staff's recommendation that noise and dust abatement measures be provided. Motion seconded by Commissioner Jones. Motion to recommend approval passed 6-0 with Commissioner Sansbury recusing herself.

Commissioner Levine made a motion to approve the rezoning request, seconded by Commissioner Barnett. Motion to recommend approval passed 6-0 with Commissioner Sansbury recusing herself.

DA-2020-2859, Poovey Property

Applicant: LGI Homes-SC, LLC

Chairman Deese presented the application as consistent with the staff report.

Chairman Deese opened the Public Hearing on the matter at 6:37 pm. No one signed up to speak. Chairman Deese closed the Public Hearing.

Commissioner Levine made a motion to approve the development agreement, which was seconded by Commissioner Barnett. Motion to recommend approval passed 6-0 with Commissioner Sansbury recusing herself.

UDO-TA-2020-0309, Home Occupation

Applicant: Lancaster County

Chairman Deese presented the application as consistent with the staff report.

Commissioner Sansbury asked who would be responsible for monitoring the regulations. Chairman Deese stated that monitoring is handled by Zoning in response to complaints by neighbors.

Chairman Deese opened the Public Hearing on the matter at 6:42 pm. No one signed up to speak. Chairman Deese closed the Public Hearing.

Commissioner Sansbury made a motion to approve the proposed text amendment, which was seconded by Commissioner Barnett. Motion to recommend approval passed 7-0.

New Business

Director Burhans thanked the Commission for handling the meeting well and also for their patience during the unusual circumstances. He also thanked Mrs. Simpson and Mr. Dubose for their work facilitating the meeting.

He stated that interviews will begin for the Administrative Assistant position and he hoped to fill the position soon.

Chairman Deese thanked Mr. Burhans and stated that it looked strange not to have staff in attendance at the meeting.

Adjournment

Commissioner Levine made a motion to adjourn the meeting, seconded by Commissioner Hinson. The meeting was adjourned at 6:45 pm.

Respectfully Submitted,

Planning Staff