



**MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION**

CHARLES DEESE, DISTRICT 3, CHAIRMAN  
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN  
TAMECCA NEELY, DISTRICT 2  
MATT JONES, DISTRICT 5  
SHEILA HINSON, DISTRICT 6  
ROSA SANBURY, DISTRICT 1  
BEN LEVINE, DISTRICT 7

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

**January 7, 2021  
MINUTES**

Members Present: Jim Barnett, Charles Deese, Matt Jones, Ben Levine, Sheila Hinson, Tamecca Neely, Rosa Sansbury

Members Absent: None

Others Present: Steve Willis, County Administrator; Councilman Billy Mosteller, Rox Burhans, Division Director; Katie See, Senior Planner

The following press were notified of the meeting by email in accordance of the Freedom of Information Act: [news@thelancasternews.com](mailto:news@thelancasternews.com); [newsera@comporium.net](mailto:newsera@comporium.net); [news@fortmilltimes.com](mailto:news@fortmilltimes.com); [cgnews@thelancasternews.com](mailto:cgnews@thelancasternews.com).

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

**Upcoming Cases: Discussion Only**

1. RZ-020-2745/Tracey Griffin: Senior Planner See explained that the applicant is requesting to rezone from Rural Neighborhood (RN) to Institutional (INS) in order to operate a salon. Chainman Deese noted that the building was previously used as a fire department in addition to a church.
2. RZ-2020-2772/Annie Leak: Senior Planner See explained that the applicant is requesting to rezone from Rural Neighborhood (RN) to Agricultural Residential (AR) in order to permit a mobile home. Chairman Deese noted that there are multiple mobile homes along the road.
3. UDO-TA-2020-2578/Landfill – Class One: Director Burhans provided an overview on the applicant's request to permit composting on site. He said staff is recommending an operating time from 7am to 7pm. The Commission suggested revising the time to state that no grinding could take place after 5pm due to concerns with noise.

Commissioner Levine noted that it would be beneficial to see where Heavy Industrial uses are permitted in the County in order to determine where this use could be located. Director Burhans stated that staff could provide a zoning map.

Commissioner Sansbury stated that a definition of composting would be helpful to distinguish between the various types.

4. RZ-2020-2859/Poovey Property: Planner See provided an overview that the applicant is requesting to rezone from Low Density Residential (LDR) to Medium Density Residential (MDR) in order to construct a 590 unit single-family home subdivision.

Commissioner Levine stated that this type cluster development results in setting aside land that cannot be developed anyway. He also noted that the location to the Speedway is concerning.

5. DA-2020-2859/Poovey Property: Planner See stated that the applicant has submitted a request to approve a Development Agreement in association with the Poovey rezoning request. The Commission discussed impact fees for the project.
6. UDO-TA-2020-0309/Home Occupation: Director Burhans provided an overview of the amendment. He stated that it would not require a conditional use permit for home occupation, which is a change from the previous version. The minimum acreage requirement has been eliminated.
7. CU-2020-2906/iNetwork Auto Group: Planner See gave an overview of the applicant's request to permit a luxury used car dealership as well as major maintenance and auto repair for the cars they will sell.
8. CU-2020-2907/iNetwork Auto Group: See number 7.

Meeting was adjourned.