

LANCASTER COUNTY  
PLANNING COMMISSION  
REGULAR MEETING  
DECEMBER 16, 2014  
MINUTES

Members Present: Charles Deese, Vedia Hatfield, Ronald Pappas, Jerry Holt, Tommy Dabney.

Others Present: Penelope Karagounis, Planning Director; Andy Rowe, Planner I; Nick Cauthen, Planner I; Judy Barrineau, Clerk to Commission.

Others Absent – Elaine Boone, Planner II; Sheila Hinson, Planning Commission Board Member; Keel Kelly, Planning Commission Board Member; Alex Moore, Planner II; John Weaver, County Attorney; No members of the press were present.

The following press were notified of the meeting by mail or by fax in accordance with the Freedom of Information Act: Lancaster News, York Observer, Kershaw News Era, The Rock Hill Herald, Fort Mill Times, Cable News 2, WRHM Radio, and the local Government Channel.

Jerry Holt made a motion to go into executive session regarding an Economic Development Matter; Vedia Hatfield seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Jerry Holt made a motion to go out of executive session regarding an Economic Development Matter; Ronald Pappas seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Approval of the Agenda

Vedia Hatfield made a motion to approve the agenda and Jerry Holt seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Citizens Comments

No citizens comments.

Approval of Minutes

Jerry Holt made a motion to approve the November 06, 2014 Workshop Minutes and the November 18, 2014 Regular Meeting Minutes and Vedia Hatfield seconded the motion.

Chairman's Report

No report.

Director's Report

Penelope Karagounis – Planning Director – For the month of December, we have three Development Review Committee cases. These 3 Development Review Committee cases are all residential developments and are located in the Indian Land area. As I mentioned to you all last month, the County is trying to organize a meeting to discuss the future of the Dave Lyle Boulevard Extension. The county will likely have this work session in January or February of 2015. I have talked with Steve Willis and we would like to invite all of County Council Members, Planning Commission Members, the CTC board, the Chamber of Commerce and the public to this meeting. As we get closer to finalizing the date, we will advertise it in the paper.

Starting in 2015, Mrs. Kara Drane from the Catawba Council of Government will be our consultant to help us rewrite our Unified Development Ordinance. This will take about a sixteen month process to rewrite our Unified Development Ordinance.

In January, Lancaster County and the Town of Waxhaw will be submitting for a joint grant with the Carolina Thread Trail. The Town of Waxhaw wants to build a ½ of a mile of a trail in Waxhaw with a 130 foot long suspension bridge crossing over Twelve Mile Creek. They would like to connect with our 3.5 mile natural surface trail known at the Twelve Mile Creek Trail at Walnut Creek Park. We are very excited about this joint partnership. The current Twelve Mile Creek Trail at Walnut Creek Park is complete and we are anticipating a grand opening event some time in February. The entire Planning Department staff would like to wish everyone a Merry Christmas and a Happy New Year. Our next Planning Commission Workshop will be held on Thursday, January 8, 2015 at 5:00 p.m.

**RZ-014-029 – Application of James E. Merrifield to rezone one parcel from R-30P, Low Density Residential/Agricultural Panhandle District, and three parcels from R-15P, Moderate Density Residential/Agricultural Panhandle District, to B-3, General Commercial District. (±30 acres)**

Andy Rowe – Presented the report.

Ronald Pappas made a motion to approve and Jerry Holt seconded the motion.

VOTE:           5 AFFIRMATIVE    0 NEGATIVE       MOTION CARRIED

**UDO-TA-014-017 – The following is a proposed text amendment to the Lancaster County Unified Development Ordinance by Lancaster County to amend the text of Chapter 2 Zoning Districts and Zoning Map, Section 2.1.5 Overlay Districts, Subsection 7(b)(1) (Highway Corridor Overlay District).**

Nick Cauthen – Presented the report.

Jerry Holt – I believe just before the phrase that has been stricken should read differently. That line should read parcels fronting on and we should insert the word “or” within one thousand feet.

Penelope Karagounis – That will be added when we send the ordinance to county council.

Jerry Holt – If we are going to vote on proposed text, we should do something that is a little more grammatically correct.

Penelope Karagounis – So we are just adding “and” really?

Jerry Holt – Adding “or” and take out the comma, insert “or” just before the word “within”.

Jerry Holt made a motion to approve with the insertion of the word “or” on the third line from the bottom, between on and within, the comma deleted and the word “or” inserted; Ronald Pappas seconded the motion.

VOTE:           5 AFFIRMATIVE    0 NEGATIVE       MOTION CARRIED

New Business: We have three subdivisions and about four rezoning’s for January 2015.

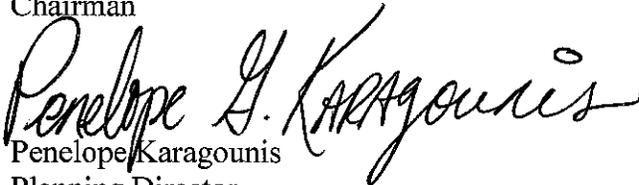
Jerry Holt made a motion to adjourn and Ronald Pappas seconded the motion.

VOTE:                   UNANIMOUS                   MOTION CARRIED

Respectfully Submitted,



Charles Deese  
Chairman



Penelope Karagounis  
Planning Director