

LANCASTER COUNTY
PLANNING COMMISSION
WORKSHOP
FEBRUARY 06, 2014
MINUTES

Members Present: Charles Deese, Ken Faulkenberry, Jerry Holt, Keel Kelly, Vedia Hatfield, Ronald Pappas.

Others Present: Penelope Karagounis, Planning Director; Elaine Boone, Planner; Kathy Johnson, Planner; Judy Barrineau, Clerk to Commission; Mike Ey, County Attorney.

Others Absent – Vacant seat, District #6; No members of the press were present.

The following press were notified of the meeting by email: news@thelancasternews.com; news@comporium.net; news@fortmilltimes.com.

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

Executive Session – Mike Ey (Legal Briefing)

Keel Kelly made a motion to go into executive session and Vedia Hatfield seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Keel Kelly made a motion to go out of executive session and Vedia Hatfield seconded the motion.

Applicant Presentations:

PDD-26 U.S. Trust – Overall Development & Highway 521/Doby Bridge Corridor Update – Tony Berry

RZ-014-006 – Presented by ColeJenest & Stone Consultants (Mattamy Homes – Tree Tops)

UDO-TA-014-006 - Presented by ColeJenest & Stone Consultants. Proposed text amendment to the Lancaster County Unified Development Ordinance by Mattamy Homes to add a Cluster Subdivision Overlay District to Chapter 2, Zoning Districts and Zoning Map, Section 2.1.5 Overlay Districts. (Update regarding development standards)

Discussion of Pending Cases:

RZ-014-001 – Rezoning application of Brenda Humphrey to rezone property from (MHPK) Mobile Home Park, to R-15S, Moderate Density Manufactured Housing/Agricultural District.

RZ-014-002 – Rezoning application of Susan Shaw Perry and Bennie B. Shaw Jr. to rezone 1.8 acres from R-15P, Moderate Density Residential/Agricultural Panhandle District, to B-3, General Commercial District.

RZ-014-003 – Rezoning application of Donna McClennen to rezone property from B-2, Community Business District, to B-3, General Commercial District.

RZ-014-004 – Rezoning application of Willis F. Ballard Jr., to rezone a portion of the property (one acre) from R-30, Low Density Residential/Agricultural District to R-30D, Low Density Residential/Manufactured Housing/Agricultural District.

RZ-014-006 – Application of Mr. Robert Kardos, Division President of Mattamy Homes, to rezone property from PDD-6, Planned Development District #6 (Treetops), to R-30P, Low Density Residential/Agricultural Panhandle District with a Cluster Subdivision Overlay District.

UDO-TA-014-005 – Chapter 3, Permissible Uses, Table of Permissible Uses, Item 2.1.4.1 (Veterinary Service with outdoor pens and commercial kennels with outdoor pens); Commercial kennels & veterinary services with outdoor pens should be a conditional use only in the B-3 zone.

UDO-TA-014-006 - Presented by ColeJenest & Stone Consultants. Proposed text amendment to the Lancaster County Unified Development Ordinance by Mattamy Homes to amend the text of Chapter 2, Zoning Districts and Zoning Map, Section 2.1.5, Overlay Districts of the Unified Development Ordinance to create a Highway Corridor Overlay District.

Old Business: Chapter 10 Signs update from Kathy Johnson.

Ken Faulkenberry – Proposed text amendment of the Unified Development Ordinance, Section 5.2 Residential Density.

New Business: Queensbridge Subdivision (PDD-26), Letter to Planning Commission Chairman – Mr. C. Keith Deese.

Planning & Zoning Officials – 2014 Training Calendar (Catawba Regional Council of Governments)

Meeting was adjourned at 8:11 pm.

Respectfully Submitted,



Charles Deese
Chairman



Penelope Karagounis
Planning Director