

**Lancaster County  
PLANNING COMMISSION  
WORKSHOP  
January 08, 2015  
MINUTES**

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

Others Present: Penelope Karagounis, Planning Director; Alex Moore, Planner II; Andy Rowe, Planner I; Nick Cauthen, Planner I; John Weaver, County Attorney.

Others Absent: Elaine Boone, Planner II; Judy Barrineau, Clerk to Commission.

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

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

**Applicant Presentations:**

**SD-015-001 – Springview @ Bailes Ridge** Kent Olson, Olson Development & Keith Rains, Callahan Grading)

**SD-015-002 – The Preserve at Barber Rock & SD-015-003 The Overlook @ Barber Rock** (Mike Kissel, Bonterra Builders and representatives from ESP Associates)

**Discussion of Pending Cases:**

**SD-015-001 – Springview @ Bailes Ridge** – Subdivision application of The Rains Group, LLC for a proposed subdivision which will consist of 38 Single-Family residential lots.

**SD-015-002 – The Preserve at Barber Rock** – Subdivision application of Bonterra Builders, LLC, for a proposed subdivision which will consist of 52 traditional Single-Family lots.

**SD-015-003 – The Overlook @ Barber Rock** – Subdivision application of Bonterra Builders, LLC, for a proposed subdivision which will consist of 125 traditional Single-Family lots.

**RZ-015-002** – Rezoning application of Haldenby Holdings, LLC and Landsford River Park, LLC c/o Cynthia Tyson to rezone ±231.66 acres from R-30, Low Density Residential/Agricultural District to I-2, Heavy Industrial District. The applicant is proposing a wood product manufacturing facility.

**RZ-015-003** – Rezoning application of Marty Harper to rezone ±1.153 acres from R-30, Low Density Residential/Agricultural District, to R-30S, Low Density

Residential/Manufactured Housing/Agricultural District. The applicant proposes to place a single-wide manufactured home on the property.

**UDO-TA-015-001** -- The application of Lancaster County Zoning Administrator to delete subsection 6 of Chapter 4, Conditional and Special Exception Uses, Section 4.1.17 Mini-Warehouses of the Lancaster County Unified Development Ordinance. The purpose of this amendment is to delete Subsection 6 which states "None of the side walls of the structure shall be over 12 feet in height."

Meeting was adjourned at 6:32pm

Respectfully Submitted,



Charles Deese  
Chairman



Penelope Karagounis  
Planning Director