



dealing with the E-911 staff that my direction to them was when we have a conflicting statue like this; we are going to stand on the side of public safety. That is what we have to do and that is what we get paid for. Whether road names actually get changed or to what road name gets changed; as long as it's not a duplicate I'll be the first to tell you that I don't really care. We went to avoid undesirable outcomes from delayed dispatch situations. We've had those happen in the past with a bad outcome and not a very fun time. We want to make sure that doesn't happen again in the future. If we don't change the road names then at some point in the future and it's going to be inevitable. There is going to be a dispatch problem, someone is going to get injured, property is going to be lost, and when that happens there will be tons of political and public finger pointing. We've got to hold somebody accountable. Who are we going to blame and who are we going to hang for this. I'll be honest; my goal is to make sure it's not a Lancaster County employee. We are doing what we can and we are going to pursue all duplicate road name changes and attempt to get them done; as indicated that certainly rests with others. No question we have conflicting State Statues here and that fails back to the State Legislature and I've written President Pro tem, Senator Hugh Leatherman, and Speaker of the House Jay Lucas, and made them aware that we have this issue. I certainly don't think it was the intention of the State Legislature to pass a Heritage Act to create public safety problems. If that takes precedence then that is what we have. I want to make sure that when you have to face that home owner that has had a family member injured, lost property or whatever; why wasn't this fixed? We can say that we did everything humanly possible that we could do to make sure that this would not be a problem. I just wanted to make you aware when staff comes up and you are wondering why in the world are we doing this and why are we trying to pick fights which we are not; they are just following my direction.

#### Approval of Minutes

Jerry Holt made a motion to approve the January 07, 2016 Workshop Minutes and the January 19, 2016 Regular Meeting Minutes; Jim Barnett seconded the motion.

VOTE:                      UNANIMOUS                      MOTION CARRIED

#### Chairman's Report

No report.

#### Director's Report

For the month of February we just had one DRC case that was held last week for the Faith Presbyterian Church. We have another DRC scheduled for March 8<sup>th</sup> for a Daycare Center up in Indian Land. I would like to thank all of you for taking the time to attend the workshop last Thursday to work with Kara Drane and my staff regarding the UDO rewrite. We do appreciate all of you taking the extra time to meet with us. Kara Drane is here tonight and later on the meeting we will be discussing the UDO Rewrite process. I want to remind everyone here tonight about the procedure for public hearing. If you signed up for the public hearing comments section, when Mr. Deese calls your name, please state your name, address, and telephone number. After you state that information you have five minutes to speak; I have a stop watch on my iPhone that I will be using to

track everyone's time. Once you hear it ring please respect our time as well and wrap up your public comments. You have to sign up on the sign in sheets up front in order to speak during public hearing.

**RNC-016-001 – Road Name Change Application – Blackmon Street/Kershaw**

Andy Rowe – Presented the report.

Jerry Holt made a motion to remove from being tabled the road name change application RNC-016-001; Sheila Hinson made a motion to second. This road name application was tabled at the January 19, 2016 Planning Commission meeting.

VOTE:                      UNANIMOUS                      MOTION CARRIED

Rick Coates – My name is Larry Rick Coates and my address 121 Blackmon Street, Kershaw SC 29067. I was here on January 19<sup>th</sup> at the last meeting and I have just one comment to make. I was told at least twice that the name Blackmon being used could cause trouble if someone called 911 and stated they live on Blackmon and then may pass out and unable to complete where they live. So then no one knows where to go because you have multiple streets with that same name; but yet I read in the newspaper that there are going to be two streets with the name Blackmon in it anyway. If we are going to have two, why not three; Blackmon Pond Road is going to be the new name for Blackmon Road. If we are going to have two then the same thing could happen there. My question is, why not have three? We are going to have Blackmon Circle, Blackmon Pond Road, then why can't we keep our Blackmon Street? On January 19<sup>th</sup> it was told to me twice that the Blackmon name was the key and then I read in the newspaper that it will be Blackmon Pond Road and Blackmon Circle; and then we are required to give up Blackmon Street.

Terry Clyburn – 842 Baxley Pond Road, Kershaw SC 29067. My wife Pam and I own the property at 120 Blackmon Street in Kershaw where my daughter and three grandchildren live. I'm also here on behalf of my 97 year old mother who resides at 136 Blackmon Street and has lived there for 52 years come this June. I want to thank you for your efforts last time in tabling the motion and allowing us to have some additional time to do some research, to talk with people in the community and talk among ourselves about this proposed name change. I also want to let you know as you've already heard; we do appreciate the work that you do. It's not an easy task because sitting in your seats as individuals and as a corporate body. You can't make everybody happy that comes before you. You have to make decisions that other people may not necessarily want to make. I did want to readdress the idea of renaming Blackmon Street in Kershaw. We understand the idea that it came from Lancaster County Public Safety & Communications and that they are certainly interested in the safety of the citizens of this county. They acted appropriately as they saw it; using the state law that has already been cited which states that local government must take steps to make name changes to enhance the efficiency of the emergency system. The key phrase in that for me is two words; must make these changes as necessary. That is a big blanket that seems to be covering a lot of changes to be made. "As necessary", you can take that phrase and you can apply it to

many situations and in this case it's being applied to public safety. That is something that brings attention to people because it is a deep concern of those who are in authority because they have a difficult job as it is without it being made more difficult. So changing a road name to enhance safety is a good reason; I'm still looking at the screen that has Dragonfly Way for a new road name. That to me is really almost an insult because it does not fit in our community. It has no connection to our community and I know there are names that can be thought of that would fit in our community. I talked about that last time, the historical names that are part of our community. I just want to read a portion of the preservation act so it can be in our minds. It says that no street, bridge, structure, park, preserve, or any public area of the state or any of its political subdivisions dedicated in memory of or named for any historic figure or historic event may be renamed or rededicated. It was the legislature's efforts to maintain and preserve our history. When you look at Blackmon Street in Kershaw the name it currently possesses; that is part of the history of Kershaw. There was a house that no longer exists that once sat at the end of what is now Blackmon Street; it was the Blackmon home. It is no longer there but it was built by Mr. William L. Blackmon. He has a brother who built another large home that is still in Kershaw. His brother according to his own obituary was the first store owner in Kershaw. I appreciate your time and I hope that you will consider adhering to the law that exists about not changing the name of a street that has historical significance.

Joe Boyes – My name Joe Boyes, Kershaw Administrator - 113 S. Hampton Street, Kershaw SC 29067. You all received a letter from the mayor that articulates what I'm sure all of you are aware of. The town stance that this road name cannot change because it would be a violation of state law based on the Heritage Act. I believe that law was based in 2000 and the law that Lancaster County Public Safety & Communications department is using to initiate all these road name changes was a law that was written in 1991. This law is rather vague compared to the very specific Heritage Act. As Mr. Willis mentioned earlier, there really hasn't been any case law about this and we certainly don't want to be the people who create that case law. We hope to get this resolved in a manner that is going to keep everyone pleased. I really want to talk more about this process in general. It was mentioned briefly that at the last meeting Blackmon Road became Blackmon Pond Road. We were trying to come up with an alternate name instead of Dragonfly Way because we still haven't figured out where that came from. I know it's been said it's the Town of Kershaw but I can't get anyone to commit to being the one who passed that along. We purposed an alternate name of William Blackmon Street and then we were told you can't have a proper name but there is a Sam Blackmon Street. You can't have duplicate street names because we want to have public safety so we've got this Blackmon Circle but we are also going have Blackmon Pond Road. When we talk about this Blackmon Street versus Blackmon Circle; if you look at the big picture we are talking about two roads that are connected. We are talking about emergency responders that know the area. My fire department knows that if they go to Blackmon Street, and they are supposed to be at Blackmon Circle; they can keep on going down the road a little bit. We might be talking about fifteen or twenty seconds for response time. I appreciate wanting to make our citizens as safe as possible but from a practical standpoint having Blackmon Circle and Blackmon Street isn't going to make a whole lot of

difference in terms of response time. I appreciate you taking into consideration the town's view on this as well as the historic nature. It's clear this means a lot to the folks who live on Blackmon Street to keep that road name.

Sonya Poole – My address is 503 W. Stevens Drive, Kershaw SC 29067. I am a member of the Kershaw Town Council and I'm here to represent them tonight. I am also founder and President of the Town of Kershaw Historical Society. At the January Town Council Meeting of the Town of Kershaw the council discussed the renaming of streets within the municipal limits of the town; specifically residents of Blackmon Street addressed the Town Council about their concerns regarding the proposed renaming of their street to Dragonfly Way. The town took the position that this road should retain its name and it was the understanding of the Town Council following this meeting that County staff would recommend that this road retain its name. Our Mayor Pro Tem was even asked for historic information about the name of the road for the files for the Planning Commission which he provided. Yesterday however we received a different message; this letter will serve to set out the Town's position regarding this matter. As you are likely aware a municipality has the authority to conduct its own Planning and Zoning operations but may choose to delegate that authority to the County. The Town of Kershaw has elected to do so and it is for that reason that the County Planning Commission is considering this issue rather than a municipal Planning Commission appointed by the Town Council. It is the hope of the Town Council that the County Planning Commission will consider the wishes of the Town as well as the clear letter of state law in considering this issue. The Town Council is aware that the County is relying on the wording of South Carolina Code 23.47.60 C-2 which was enacted nearly 25 years ago in 1991 when 911 systems were being implemented. That section of state code states that "local government under approval for implementation of a 911 system shall standardize addressing within its area according to service, supplier, and procedures. An existing duplicate street name must be changed as necessary by the local government to ensure efficiency of the emergency response system." In fact the County did change several street names in 1991 in order to comply with this statutory requirement. It can be assumed that all required standardized addressing had been completed by 2000 when the state legislature enacted SC Code 10.1.165 otherwise known as the Heritage Act. That Act specifically and unequivocally states that no street, bridge, structure, park, preserve, or other public area of the state or any of its political subdivisions dedicated in memory of or named for any historic figure or historic event may be renamed or rededicated. The provisions of this section may only be amended or repealed upon passage of an act which has received a two thirds vote on the third reading of the bill in each branch of the general assembly. It is clear from the language of South Carolina Code 10.1.165, that unless it obtains permission of the State Legislature through a two thirds majority, the County Planning Commission does not have the authority to rename any roads or bridges that are named for any historic figure or historic event. This is very specific language and it is not overridden by the board and discretionary language in the earlier statute regarding standardized addressing. Neither the County nor any municipality has the authority to circumvent the statute; we are informed that the Planning Commission for the City of Lancaster recognizes the fact that it lacks the authority to rename any streets or roads and bridges that are named for any historic figure or historic event. We hope that the County Planning Commission

recognizes this fact as well. The argument has been presented that it is necessary to change the names of certain roads for safety concerns; we answer that argument with two points. First, there is a mechanism set out in state law whereby the names of roads named for historic figures be changed but it is not done at the Planning Commission level. It was stated in Sunday's Lancaster News that there are three roads that have the Blackmon name. The does not save lives but endangers them. What it saves is gas and liability by shifting the responsibility of location to the caller. The County Administrator states that there have been incidents where people had to wait a long time because of the responder. However, in the Lancaster News the County states it sends responders to all locations that have similar names. First we would submit that lives are not lost; however if the road names are changed then presumably the County would send responders to only one place....**(Out of time to speak)**

Eddie Coates – My address is 213 W. Stevens Drive, Kershaw SC 29067. I understood that the road name changes being made by Public Safety were due to calls being made by cell phones; they can't tell where they are coming from. I just recently had my parent's home broken into; they are deceased. I called 911 on my cell phone and before I could get off the phone with them two officers pulled up in the yard. In 1995 my father-in-law had a heart attack and I had to go out and stand by the street and I called from a land line on that one. As far as Blackmon Street goes, it is the road that leads to Kershaw Elementary School which was built in 1961. In the morning and the afternoon there are cars lined up all the back to the by-pass waiting to pick their children up. If a child were to get hurt or somebody have an accident on that street and they changed the name; they are not going to know the name change. To me it would make it a lot harder to find where the accident is. I was told they are going to change Johnson Street as well. My neighbor received a packet in the mail with information regarding the road name change for Johnson Street. The people living on Blackmon Street never received a packet with that kind of information for their road name change. Thank you for all you do.

Chris Nunnery – We went into this process well over two and a half years ago. We've had meetings for which several of you and even members of our audience attended in the process for preparing for road name changes. We deferred for the Town of Heath Springs and the Town of Kershaw to provide the names. The questions of where did the names come from; that was provided by the Town of Kershaw. Dragonfly Way came from the Town Administrator at the time; so would I be happy if I lived on Blackmon and it was changed to Dragonfly, not necessarily. Staff as of yesterday, reached out to the Town Administrator and asked if he had an alternative; we've tried every means we can and every opportunity for every situation to address that. We've done as much as we could do. The issue of the three Blackmon's; well one will remain and two will change. It is the suffix that is the issue. Blackmon is all common names and that is direct duplicates; road, circle, street, is a suffix and is not part of the name of the street, so that is where the change came from. You as a Planning Commission of course can route or change those names; the advice from staff is, we take the proposed names and compare it to the list and bring you back options. We did that with the Town of Kershaw's list and let them know which ones were duplicates and which ones were available. Staff has interacted with the Town of Kershaw has of yesterday with that; we definitely see your

point of view. We've had staff members of our own whose roads have been changed and had to go through this whole process. From the Public Safety standpoint, it is absolutely critical; in 1991 your calls were based off of land lines. In 2000 is the numbers I can track back the percentages of cell phone calls to this date where at 82% cell phone based. A cell phone is a radio. It can't detect what tower it's going to hit. Radio waves can travel great distances; we answer calls from the City of Charlotte, York County, Union County, and Chester. We answer all these on Lancaster towers. Therefore, the venue stance doesn't apply to us because those radio waves and those phone calls can travel anywhere. So, the response in 1991 for land line based phones to today 2016; when we look at how those phones are processed, that is the issue. Technology has changed three times on our end, the dialing end of 911. The technology that actually makes that work is older than 1991. The system the County is prepared for and your cell phone with the Legacy System the backbone system; that this nation, not Lancaster County and not your local Telco, this nation runs on Legacy equipment, old equipment. So we are trying to clean up the spilled milk for things that haven't been done since 1991, those efforts started some time ago. We have tried to be as open as we can. I don't know what else we can do. We've interacted and all of our documentation you have. Andy Rowe has records with him and Trish has the rest and none of that is a secret. It is up to the Planning Commission now.

Charles Deese – I would ask Mr. Weaver if he would, give this Commission some understanding of some of the laws that have been quoted to us this evening regarding the Heritage Act and what we understand as law pertaining to road name changes. It would help us greatly in our decision.

John Weaver – The earlier of the two laws is the cell phone which is the law Mr. Nunnery just spoke about. The necessity of having non-competing or non-conflicting road names; the statement that he made about 82% of the calls that are made now to 911 come from cell phones and they bounce off towers within 40 miles in any direction. The historical information that the folks and the officials from Kershaw have mentioned came into being in the year 2000. That does not mean that the earlier of the two wins. They are simply two existing laws that are in conflict with one another. There is no judicial determination. There is no Attorney General's opinion and there is nothing that would give guidance to the Planning Commission as to which of those two should prevail. So all I can tell you is that you perhaps will be the beginning stage of making that decision; it is a quasi judicial decision of the Planning Commission and there is no prevailing law of the two.

David Freeman – When it says this law is state mandated; we don't have anybody who works for the state here in the county. Trish is doing great with this and I know they are doing what the County Administrator asked them to do. That doesn't mean we can't question or challenge things because the state didn't make that ruling. These folks are acting on behalf of the County Administrator. I want folks to know that we do have the right to question these road name changes.

John Weaver – You have the right to question me, Mr. Willis, or any person who comes here to speak at public comments.

David Freeman – We've been lead to believe we don't have that right; that it is mandated that we have to do this and no we don't. We can use common sense and come up with a solution. When you are up in Indian Land building something will sure you want to make sure there are no duplicate road names. When you are down here in farm country and folks have been living somewhere for 160 years; it is a different situation.

John Weaver – The decision rests with the Planning Commission.

Sheila Hinson – I wanted to ask Mr. Willis a question. In Kershaw we have a Baxley Pond Road and a Baxley Farm Road; are these roads coming up in the future to be changed?

Steve Willis – I would have to defer to the 911 staff. I have no idea.

Sheila Hinson – I just wondered because they have the same names also. I wondered if that was going to be an issue.

Steve Willis – I couldn't tell you.

Jerry Holt – The information we have in tonight's packet does list several of the addresses on Blackmon Street and it appears this range of addresses goes from 119 Blackmon Street up to 135. Do we know what the ranges of current addresses are from Blackmon Circle?

Trish Hinson – Blackmon Circle starts in the 100 Block as well; I did look at going back to include the block of Blackmon Street, however, the US Postal Service does not recognize two digit numbers anymore or nor do we. You couldn't have an address with 22 Blackmon Street or 10 Blackmon Street. So that is why incorporating Blackmon Street into Blackmon Circle was not an option.

Jerry Holt – Are there overlapping numbers? Or I should say are they duplicating numbers?

Trish Hinson – I'm certain there would be.

Sheila Hinson – Instead of going single digits Trish, could you go higher?

Trish Hinson – No, you have to go in sequential order; that is the way our responders look for the addresses.

Jerry Holt – My motion was to deny the road change to Dragonfly Way; as we have discussed there would be a remaining Blackmon Circle and Blackmon Pond Road. Is it viable to consider something like Blackmon Homes Road if the second word can't be

Lane, Street, or something like that? Since Blackmon Pond was recognized because there was a pond in that area and since the anchor of this was mentioned a few minutes ago; the home at the end of the road, then that may be something to be considered after this motion is voted on.

Charles Deese – 911 has been in constant communication with the Town of Kershaw over a period of a month and has made numerous requests for a suggested name and have received none from them.

Sheila Hinson – One reason for that was because at the Town Council meeting in Kershaw and I attended that meeting; I think everybody there thought that it wouldn't be a problem so there was no point in trying to get another name. We thought we could keep our name according to the Heritage Act. That is why they didn't submit another name.

James Barnett – We have been discussing the number system; what would be the option of renumbering the whole two road names together? How complicated would that get?

Charles Deese – I don't think so.

Sheila Hinson – Would you ask Trish about that?

Chris Nunnery – The method for which we received Blackmon Street, Circle, Pond; those are arranged by the number of people effected. The least amount of people affected was the way we weighed that and now you are going to have basically taken all of those roads and would have effected and changed everybody's address. That is why we didn't do that. We literally go from two roads being affected to every road being affected. Our mind set was to try and figure the most equitable way to affect the least amount of people. Is that an option? It certainly could be but then you are going to affect everybody that was involved in that.

Sheila Hinson – It would their numbers but not the road name.

Chris Nunnery – The process would remain the same as far as changing everything at each household.

David Freeman – The main point was to give folks options. The home place has been there 160 years, renters come and go and families are forever. That is way we tabled it to give them a chance to come up with something.

Charles Deese – We gave them 30 days to come up with something.

David Freeman – Family and farm takes precedence over some rental property in my book.

Tommy Dabney – What confuses me a little bit on this is on that same night we changed Blackmon Road to Blackmon Pond Road. If Blackmon was the key and I think it was stated that night; if someone calling 911 could only get the word Blackmon out then responders wouldn't know where to go. The next item that came up we recommended and approved Blackmon Pond Road. Can this road be changed to Blackmon whatever?

Charles Deese – If that name is submitted to 911 so that the coordinator has an opportunity to run it through that system to see if it's compatible; I'm sure that they can come back with an answer to that question. That name has not been submitted and here we are tonight 30 days after it was tabled we've got it back out here.

Vedia Hatfield made a motion to deny the road name change of Blackmon Street and David Freeman seconded the motion.

VOTE: 6 AFFIRMATIVE 1 NEGATIVE MOTION CARRIED

The one negative vote came from Charles Deese.

**RNC-016-004 – Road Name Change Application – Charlotte Street/Kershaw**

Andy Rowe – Presented the report.

Jim Barnett made a motion to approve with the road name change of Longleaf Street and Sheila Hinson seconded the motion.

VOTE: 7 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

**RNC-016-005 – Road Name Change Application – Virginia Lane/Indian Land**

Andy Rowe – Presented the report.

Jerry Holt made a motion to approve with the road name change of Sanchez Road and Sheila Hinson seconded the motion.

VOTE: 7 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

**RNC-016-006 – Road Name Change Application – Catoe/Kershaw**

Andy Rowe – Presented the report.

Sheila Hinson made a motion to approve with the road name change of Sandspur Lane and Vedia Hatfield seconded the motion.

VOTE: 7 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

**Sd-016-001 Ansley Park – The proposed Ansley Park subdivision will have 309 single family residential lots. The property is located off Henry Harris Road near the Marvin Road intersection in the Indian Land section of Lancaster County, SC.**

Elaine Boone – Presented the report.

Penelope Karagounis – Part of the DRC process did include a traffic impact analysis study that was conducted and it was also reviewed by a 3<sup>rd</sup> party reviewer; we do have a SCDOT letter stating how improvements will be made for a left turn lane on Marvin Road coming into Henry Harris Road. There are also some recommendations in the future for some type of improvement if a traffic light will be warranted. At this time I don't believe there is a traffic signal warranted for that intersection; Amy Massey from Kimley Horn is here tonight and she is the one who conducted the TIA. We also had Campco Engineering that did the 3<sup>rd</sup> part review. This is an overall Planned Development District; two and a half years ago we had the same process. A different developer came with a preliminary plan for the front part and some of the things were deleted; specifically with the connection with Six Mile Creek, because of all the Carolina Heelsplitters buffers and such. It would cost too much to actually do a connection bridge there. So now here we are and there is nothing going on for the front part, this is just for the rear part of the Planned Development District and it does fall under the ordinance numbers that Elaine just read with amendments that were done in 2007. The applicant did do a development agreement with the County. The previous PDD-21 did not have an official development agreement. They had this very generic letter stating we would give \$600.00 per house lot. That really didn't have any merit to it because it was not an official development agreement. The applicant did go back in the fall and did a development agreement just for that site plan in the back for Public Safety and for the school district. It was about \$1,000 per house for Public Safety and \$500.00 that would go the school district per unit. There are 309 single family units which is much less than what they were approved for when this PDD initially was approved back in 2005 and 2007. I have received comments from citizens that have some concerns. We responded back to some of them. There are copies in the staff report. A lot of individuals believe that this is a new subdivision; this is basically an existing PDD that was approved almost ten years ago.

Elaine Boone – I did received some telephone calls but most people just really wanted to know what type of houses and the price range of homes being built. But other than that we did have a couple of letters which are in the packet too.

Penelope Karagounis – Just some information for everyone to understand; the developer gives us an estimate but from the staff's prospective, we can't write those numbers down in the staff report because we don't have conditional site plan. So even if we did state that the homes are starting at \$500,000, they can come back the next month or next year and do something else. That is one of the reasons why we don't state that for the record because that could change. It is not site specific with the preliminary plan.

David Freeman – This is a ten year old plan but it's been just sitting for ten years; so now we are going to make amendments to it now? We also would have had money pledged for that?

Penelope Karagounis – They really didn't have any money that they gave back in 2004.

John Weaver – The money that they pledged is based on the number of lots on this. If they cut it in half, they still owe for the number of lots on the plat. All the money is due when the property changes hands to another developer or when the first building permit is issued.

David Freeman – I think we have dropped the ball on a couple of instances. I just don't want to see that happen again.

Tim Coey – 9829 Vixen Lane, Huntersville NC 28078. I am here tonight representing the Bayard Group and I'm here on behalf of Forestar Real Estate Group who is the owner of the property. As the ladies pointed out, this is a ten year old PDD; members of our office have actually been involved in this coincidentally through relationships with previous owners or developers and have been involved in this for the entire ten years. This property has gone on and off the market due to health reasons of one of the owners who subsequently passed away but also due to the down turn of the market the property was pulled off the market for awhile. This part of the PDD is actually approved for 420 lots. We are only proposing to do 309 lots; mixture of 60 and 70 foot lots. I can't tell you today who the builders are because they are not officially under contract so it is still confidential at this point. I can tell you some background and what the plans are for the development. The intention for the 60 foot lots is to do an age targeted product where the master bedrooms will be downstairs and the majority of the living space is on the first floor. There will likely be a bonus room or extra bedroom upstairs. They will be primarily age targeted and that won't be age restricted like your Del Webb community. It is designed to appeal to buyer's who really don't want the bedroom on the second floor. They also naturally want a smaller lot for less maintenance outside on the yard. Those homes will have landscaping and all the yard work will all be included in their HOA dues. The 70 foot lots are more traditional housing. You will see two story homes and larger homes. We will have square footage segmentation between the two lot sizes and there will be an HOA that covers the entire development. The folks in the age targeted section will HOA dues the same as the 70 foot lots but will also pay sub-association dues to cover the outside maintenance of the yard. We have worked very hard on this site plan with Penelope, Elaine, and staff. There is a significant impact of the Heelsplitter buffer here; the result of that is on this plan there is almost 50% open space. I think there is about 48% open space on this plan. This will for the most part usable open space and we will include walking trails that the residents will be able to use and should be a beautiful development. There will be nice entrances built. I heard some discussion about price points and Penelope is correct it could change. Based on the price for the lots, the builders have somewhat agreed to tentatively; you will see the lowest home prices in the mid \$200,000 up into probably pushing \$400,000. They won't be Bridgemill type prices at \$500,000 to \$750,000 but they will be very nice built homes with strict architectural

controls. One of the things Mr. Long from Forestar will talk about is how they have very strict architectural controls on their developments in and around the country. The builders will be required to agree to that and will live by those rules. I know there will be questions about the traffic and there are probably some folks who want to address the traffic. We've worked very hard and had the TIA completed. Amy Massey is here from Kimley-Horn to answer any questions if there are any. Between Amy, SCDOT, and the planning office, they came up with a plan that we have agreed to and we think helps the intersection of Marvin Road and Henry Harris. We are also going to make a cash contribution toward a future traffic light at that location; if and when one is warranted. We will pay the 75 regardless of when that ends up happening. That money will be in the County's hands for use for that. There was an agreement made ten years ago from the original developer to pay \$600.00 per home which was a negotiated rate at that point and time before you did they standard development agreements that now require \$1,500. Even though that agreement was in place, we did agree to do the \$1,500 per lot; so Mr. Long's company will be writing a check for about \$460,000 dollars at the appropriate time per the development agreement which is substantially more than the \$600.00 that was originally agreed to. We are glad to do that and hope that is used wisely toward public safety and the school system.

Larry Long – I am with Forestar Development Group. Our office is in Atlanta Georgia, 3330 Cumberland Blvd. We are excited about doing this project in Lancaster County. I basically have this County and the Carolina's because I went to school here and lived in York County for years and years. I know a little about the area. I want to clarify one thing that Tim said earlier. Based on the land price the homes will probably be more in the \$325,000 to \$350,000 starting range. We want to make sure you understand that because we can't be in the \$280,000 based on what we are paying for the property and all the other fees that go in with that. I think we have worked hard in trying to satisfy your requirements on street improvements, entrance ways, and protecting environmental features. We don't only do single family housing but we also do timber since we came from a timber company. We also do wetland mitigation. That is actually a big part of our business and I actually build mitigation banks so I know a little bit about how to mitigate and take care of wildlife and those kinds of things. We are not doing as much density as we could but we don't think it's appropriate to do high density in this area. We are doing 1.9 units per acre which to us is not really high density. I will be glad to answer any questions.

Penelope Karagounis – Brandon if you could step up to the podium please, I wanted to discuss one thing I noticed, not sure if Elaine noticed this or not; I know that a lot of these comments are contingent from the agencies, from the DRC. One of things from the PDD Ordinance it talks about labeling where exactly the trails are going to be on the site plan; I'm not sure I see that.

Brandon Pridemore – I am with R. Joe Harris & Associates, 127 Ben Casey Lane Suite 101, Fort Mill SC 29708. We are the consulting engineer for Forestar on this development. The site plan that is on the screen is actually old. The one we presented

and emailed to you actually has the trail demarcation and it is about 9,000 linear feet and is what we are proposing.

Penelope Karagounis – Can you come over here and show us?

Brief review and discussion of site plan.

David Freeman – I keep hearing everyone talk about a ten year old plan and I assuming you took the ten year old plan and bought it and it would save you some money and move on. Why are we going back ten years? I think it should be a time limit on that.

Penelope Karagounis – I can answer that question Mr. Freeman. When they came ten years ago they didn't do a preliminary plan subdivision. They just got the Planned Development District. A Planned Development District is where you write your own rules. Like Mr. Coey stated with the economics of the property owner due to health reasons and also the down turn of the economy; someone else came two and a half years ago to do a preliminary plan but back ten years ago they could sit on it because it gets vested once the County Council approves it for a PDD.

David Freeman – What about Planning states this isn't on this but it was on the drawings ten years ago; that is what I'm saying, whenever we have something that is ten years old we are going to have to address all this stuff from ten years. I'm sure we are going to hear some more issues. I'm not against the development. It's just questions like why did this thing sit here for ten years?

Brandon Pridemore – Ten years ago the plan was never approved; an ordinance to allow the development to occur, that is what a PDD is. Now we are following those guidelines to create the plan that we have presented before you. The PDD is an ordinance in itself so we follow that and we are presenting the plan to you for approval. So there is no approved plan as far as we are concerned, we are presenting the plan to you for approval tonight.

Penelope Karagounis – The only difference is the variance for the connectivity.

Brandon Pridemore – That is correct.

Penelope Karagounis – Everything else you should be following.

Brandon Pridemore – That is correct.

David Freeman – To me that doesn't even sound right. We are going to go by this but don't worry there are going to be some changes but we are going to stick to it. Why didn't you just draw up your own plan?

Brandon Pridemore – I can't answer what happened ten years ago.

David Freeman – I'm just saying why don't you make it comparable to what it was 10 years ago?

Brandon Pridemore - I think one of the things too is there has been a lot of ambiguity. I've been carrying plans down here since 2004 and there has been a lot of ambiguity when it comes to PDD's. That is why you guys are currently going through the UDO rewrite to do away with those and have a more set in stone place for Planning Commission to have more of a say in what happens rather than relying on conditional development agreements and conditional zoning plans that really don't have a whole lot of substance up front; they come later and then you guys have to interpret it and live with what has already been done.

David Freeman – I just really want to make sure we dot our I's and cross our T's.

Brandon Pridemore – That is correct and staff has actually done a good job and they have beat me up a little more with this one than they have in the past and other things I've worked on with the County.

David Freeman – It's not that we want to beat up on anybody sir, it's just that we have been beat up on some.

Brandon Pridemore – I understand and I say that in jest.

Jerry Holt – I have a similar concern. When this was originally approved as a PDD, it included both this back lot and the lot that fronts on Highway 521. When we heard the application I was on the board and it was for the front part of Highway 521; that had both a residential and a commercial component. In looking at the state code entitle section chapter 29 where it defines a PDD. It says it is comprised of housing of different types and densities and of compatible commercial uses, shopping centers, office parks, and mixed use developments. Well since this has been separated from the front part; what we are looking here is a plan that does not have mixed use or commercial, and it does not have an office park. I question whether or not this is a legitimate PDD or if it needs to revert back to the R-15P zoning which is one and a half lots per acre.

Penelope Karagounis – With all due respect Mr. Holt two and a half years ago you were on the Planning Commission and this board decided as a whole to take away that mixed use component to be a connectivity. The board took away as a condition for that bridge. It is still a PDD, even though the only connection that they are going to have is by the trail. That was the thing with staff; a PDD is a mixed use development. The front part is going to have commercial whenever or whoever buys the front part. They are supposed to do the commercial and multi-family. The back piece and what they are doing tonight is just for single family. When the Planning Commission made its own conditions on top of the PDD ordinance, you took away that connectivity of the actual bridge. Staff has instructed them in order to be semi PDD, is to make sure you have that trail so those people that are living in that single family can actually walk across to any commercial or if it's going to be multi-family; to kind of have that mixed use. I do agree with you; a

mixed use development from what the PDD standards are that Lancaster County has had since 1999; we don't really have a true PDD in Lancaster County. They have been creating their own development agreements and their own ordinances and it's not your typical planning text book Planned Development District. Like Mr. Pridemore stated, that is something that we are working with the consultant to have mixed use districts as our new zoning districts. We are trying to get away from the Planned Development Districts because the concerns like Mr. Freeman has are valid concerns. You have a developer that writes their own rules and then the County Council signs off on it and then you put the planning staff in a hard position and also this board when you have items before you that don't make sense. Two and a half years ago this board took away the actual vehicular connection.

David Freeman – What protects us if something happens and they can't do the front half for another ten years? I guarantee this is going to be one big deal, if they start the back they have to do the front.

Penelope Karagounis – No sir. The overall development is zoned PDD so there is no time limit. If anybody buys that property they have to stick with the PDD ordinance. They will come back for the front portion and do a preliminary plan application just like Forestar is doing for the back piece. Whoever buys the front piece is going to have to come back.

David Freeman – I just want to make sure because I live on Henry Harris and I don't want to ride down there next year and a half of it done and someone says what happened to the front? Oh they didn't do it, the developer changed his mind. He went on and done this and sold it to the other guy. That is not cool and that is what I am worried about.

Brandon Pridemore – You are afforded protection because again there is a very specific plan on file with Lancaster County that says that has to be a mix of commercial and townhomes currently. If there is any deviation from that one that is presented to you; you have the automatic right to reject that plan from not being in compliance. It would take a rezoning to do something completely different. There are protections for you guys and it has to come before this Planning Commission before it can be approved.

Penelope Karagounis – That is correct.

Charles Deese – At this time we will consider this matter in Public Hearing.

Troy Blevins – 9290 Henry Harris Road, Indian Land SC. I am directly across the road from the property. I am an adjacent property owner. I am directly across between the two entrances. I have lot of questions but I don't know if I can get them answered tonight. I know this plan has been out there for ten years. If they have decided to start this process again, why didn't they come and talk to the neighbors who are going to be directly across the street and will not benefit from the development. I'm not against development. I just have questions and I like to sit down in a mannerly way to discuss them and see how my livelihood in the future will be impacted. I'm directly across there

and nobody has come and talked to the landowners, given us plans to review or any diagrams, or show us how the roads are going to be impacted. Are you going to widen the road? Are you going to put in any safety features for my family? I don't want to see a car in my front yard that as we know that road has been paved in the last two months and I love it. But when you see a motorcycle as I saw tonight going 90 mph and coming in front of my house which is a straight a way, I have concerns. I have concerns for myself, my son, my wife, and the person who is going that fast. I don't want to see that person laying in my front yard. All my neighbors and myself are on a well system; is anything going to be impacted to my water table? I've heard tonight for the first time that there is going to be landscaping which will require water. Where is that water going to come from? Are they going to start tapping into the ground water and pulling from my water table and then down the road I'll have a cost of thousands of dollars to tap into Lancaster water system? That comes out of my pocket. I don't mind development but I have a lot of questions and no answers. How am I going to be impacted? I have my family but I also have a daughter and her family down the road. I have a grandson. What about the school system? My wife is a teacher at Indian Land Middle School. It is slam packed; 300 more homes is the potential for 300 more kids into a crowded packed school. They can't handle it today. My wife is frustrated because she wants to give those kids the best education that they deserve. Are we ready? I heard it mentioned a couple times tonight about safety. The fee will be \$1,500 dollars per lot for the safety and property protection; where will that go? How will that benefit me, my friends, my neighbors, how is that going to help us? If they really want this to be part of the plan, please give us a time to sit down and look at the development plans with them.

Joe Henderson – 9308 Henry Harris Road, Indian Land SC. I live directly across as well and I have a different site plan from what is being shown tonight. Years ago somebody in Lancaster County had a discussion about four lanes for service roads for Highway 521. Henry Harris was brought into the discussion as possibly being a four lane. What concerns me is the layout of this plan and the roads. I understand the area that you are not going to develop and it comes out two houses per acre but the real density looks about 300 houses on about 50 acres. This housing looks like it will come all the way back to the right of way which is 33 feet from the center of the road. If you develop this on the edge of the right of way and later on if SCDOT decides to make it into a four lane then they will come over and take our property. There will be no room for expansion of this road for four lanes. I hope this will be taken into consideration tonight. As my neighbor Troy has stated, nobody has come and talked to us about any of this. You had a meeting up in our area a few months ago and that is the first I knew about this. As a lay person it is confusing to understand all these acronyms on just how they are going to develop. We are a very rural and quiet acreage development and suddenly we are going to have 300 plus homes and seven of these properties have houses on them. Six of these homes are going to be directly affected by these two roads; say 200 or 300 cars every night. They will be turning left and right, left and right, coming out of the entrances. That puts headlights streaking across everyone's front property; our scenic and peaceful areas that we live. We take pride in our peace and quiet. I understand development and don't have a problem with it but I just want the county to consider the possibility of future right of way problems that may affect our property. We have to get our mail

across the road on the same side that this development will be and it's a nightmare now just to get our mail because of traffic. As Troy said it's not one motorcycle it is multiple cars. I've talked to the county and the police department said they can't do anything about it. We do have a terrible speeding problem on that road and I don't know if that can ever be fixed without constant patrol. But I don't understand why we haven't been contacted because this is seriously going to change the way we live. This does not seem to be in conjunction with our rural development. I have been here for 33 years and I expected development but I never expected this dense and I don't have a problem with them developing but I would like to see some consideration for our inconveniences on our side of the road. I would like to see how they are going to bring utilities in. All these utilities are aerially fed on our side. If they come off of those power lines the power company is going to have to build out the lines and try to flex feed with cross arms and bigger power lines. They are going to have to intrude on our property to bring the power over to their property. Unless they come back door somewhere but I don't see any other way for it to be done; so we are going to be affected in all ways, utilities are going to be affected and the increase in utilities are going to on our property to give to these people on their properties. I appreciate you listening to me. Thank you very much.

Waylon Wilson – 15117 Legend Oaks Court, Indian Land SC. First let me say that I'm not anti-development; I'm not an adjoining property owner or anything like that. I don't need to get into that discussion. What my thoughts are has to do with what I consider the flawed effort that is being applied to quote PP-21. When the front part of this property came before you I stood before you and my main concern then, whether it was right, wrong, or indifferent was that the bridge was not shown on the plan and it was going to be eliminated once that plan was approved. I thought another connection between Highway 521 and Henry Harris may be a good idea. I may be wrong on that, but that's water under the bridge. But what did happen with that approval? Was land added to the PDD and some property that was part of the PDD-21 was not addressed and definitely this part of the property was not addressed. Therefore, I sent you an email earlier today and I have two problems or errors or typos which I need to correct as I go through this. But my main question is who are all the owners of PDD-21? Because once the PDD as it says has been established it stays all one PDD. It appears to be at least three different owners. Now who is the master developer? Is it Cambridge Homes acting on behalf of the White family? Is it Lauth properties acting on behalf of LeSalle 115 Holding? Or this action that was approved in that PDD actually added acreage? Or is it Forestar Real Estate? At this point in time how is the master developer beneficially identified, defined, and documented for this PDD-21. Let me go to the original ordinance which it states "a written instrument in recordable form by which the master developer assigns its rights as property owner under the ordinance to the single entity as sub-developers with respect to a particular component designated. That is what I am wondering, who is the master developer? I don't think there is one at this point and time. I think that has to be considered by this body before you go further, I really do. The Whiteside property which was initially in the PDD by my understanding and I may be wrong, is not even being addressed. Are all the proper documentations in hand and on file showing the change of this PDD? I don't know. Are all the elements of Section 13.12.4 Master Plan requirements being met for this entire PDD, not just this portion, but the entire PDD?

What relationship does this developer have with the front part of the development which has already been approved? There should be some kind of documented agreement for cooperation as a whole entity not just a partial or as described in this pseudo, I don't want to use the term pseudo; I forget what it was, but the semi PDD. It is still a PDD. I'm confused about how the Development Agreement can be based on existing property and anticipated property, that is kind of confusing to me. Here is one of my errors, "I said the commercial area is 40% non-residential that should have been 20% non-residential. The aspect of the PDD does not appear to be borne by the Forestar Group. How does this benefit or burden the parts of this PDD? I don't see agreements or statements to affect how this will be handled as Mr. Holt pointed out earlier. Now portions of the UDO; it states 13.12.1 paragraph two, "the sites shall be under one ownership or if in several ownerships the application amending the zoning ordinance must be filed by all owners. Thank you very much.

Bill Reynolds – 9328 Henry Harris Road, Indian Land SC. This is also the address for my wife Jennifer Reynolds and our five children. I'm a fire fighter so if you all will forgive me distinguished Chairman and members of the Planning Commission and Madam Director; I appreciate you all giving us the chance to come and speak. I will try to get to the point as best I can and keep it under five minutes so that you can wrap it up. Just some of the things I'm hearing tonight and it is hard to look at this map for those of you who don't know this area. If you see this map it is a great drawing and it is about the fourth drawing that we've seen. But I would challenge the Commission to go and look at the rest of the GIS map for this area and I think what you will find is what we have is all horse farms. It is everybody with acreage; five to twenty to 150 acres horse farms. I got a cattle farm. My wife and I moved here from Atlanta 7 years ago and bought this property. We were fortunate to get it at a very decreased value at one of the worse times in the economy. I've got five children and we put \$100,000 into this property and this is our little slice of heaven in the country. I have a few concerns with it. I am listening here at some of the things that was said tonight, let me refresh everyone's memory. PDD's write their own rules, PDD's are ambiguous, an yet that is what this community is. The gentlemen here said I believe the developer, said PDD's are ambiguous. You asked the question can we hold them to these numbers and all I'm hearing tonight is well no we can't. They can pretty much do whatever they want with this property. Let me just bring some facts to play here, because I think we have here and I love this term I'm going to bring it back from a former president "fuzzy math". So we are saying 1.98 per acre based on 155 acres; if you will look at the board you will see and as the developer stated, we are at 50% development space. So we are not at 1.98 per acre on 155 acres; my wife has done some math based on the figures right here on this legend and I invite anyone to tell my wife she is wrong, I'm not going to do it. But let me get these numbers here, 145 of these homes are on 50 x 130 that's 0.15 of an acre and 104 homes on 60 x 130 that's 0.18 of an acre, 63 at 70 x 130 that's 0.21 of an acre. This is based on an overall usage based on what you see here of 53.7 acres being developed not 155, fuzzy math. So we are talking about based on the Lancaster County Unified Development Ordinance you are looking at not even a high development district but an ultra high. So just to put this into perspective, and I've also heard talk about ambiguity; \$250,000 to \$400,000 and \$325,000 to \$350,000 but they can change that whenever they want because it's a PDD

so they could make it a \$100,000 which crushes my property value. My six acres and my horse farm and the \$300,000 I have in my property. But let's put this into perspective, I would welcome them at \$400,000 a house to buy me out and my 6 acres which is roughly about 30 to 40 homes in the same size lot. I'm more than welcome the developer to buy me out at \$400,000 each based on 30 to 40, I'd be glad to sell. But another concern I have, so these numbers don't really add up here, they are very fuzzy and then we are also saying that PDD's can kind of do whatever they want and change however they want. The back entrance to this neighborhood is directly across the street from the front of my home. I have five children so I looked at the traffic issues, I did my homework. It says right here on the traffic study that 80% of the traffic will actually use the back entrance across from my home. They went so far as to say that it is based on like once car per family. I don't know anybody that just has one car per family. I have two adults in my household and I think I have four cars, a motorcycle, and go carts. So 600, 700 sets of lights shining literally directly into my children's window and my living room window everyday two, three, times a day. Of course none of us go to the grocery store right, that's based on two trips just to work because nobody actually leaves to go anywhere other than work or home, right. Again, not really a full detail analysis, so I would appreciate if the Planning Commission would look at that entrance if you go two lots north there is actually not a house across the street. So in summary thank you for my time, the density per acre is not a match and most of us around the surrounding area is all horse property and this is a very high density development. Again, if you take a look at the back entrance and I challenge the Planning Commission to please just look at the property adjacent to what is being developed. I'm not against the development. I'd love to see \$400,000 to \$500,000 homes but if you look at 0.15 of an acre, I don't think that bears out factual evidence. Thank you very much.

Gary Holland – 9728 Collins Road, Indian Land SC. Mr. Chairman and members of Commission. I have a lot of questions about this and even after hearing what I've heard thus far tonight I have even more. So five minutes will not come close to answering or even verbalizing those. I know that this is a ten year old PDD and I also know it is hard to make changes to old ordinances but I think there is a clause where in case of public safety you can consider asking the developer for changes. I know they sort of opened the door here tonight because with all the variances that are in this PDD and there is page after page of variances, they yet need one more. So I think maybe they have opened the door there for making some changes that need to be done. But public safety in the area of setbacks, setting these houses within 10 feet of each other is public safety. Building height of 50 feet is public safety as related to the fire department. Building houses in the flood plain, we know that houses right up the creek from this development in Black Horse Run were built in flood plains and some of those houses have been flooded. That is public safety. Then also, the variance of allowing on street parking for emergency safety purposes is also a public safety. Then not to even mention the nightmare it will be for Building and Code to try and go in with this PDD with all these variances and try to enforce, even investigate what is going on. Ordinance 950 Section 6.2 states that there should be consideration of additional variances. Also in here the Preliminary Plans as proposed and if approved would encroach and disturb the federally regulated Carolina Heelsplitter 200 foot riparian buffer. I believe in order to disturb and damage this buffer

there must be a federally approved variance granted or some type of remediation credits purchased. The Carolina Heelsplitter buffer is federally, that is an endangered species federally protected. When they show on their plan that you have before you of coming in and clear cutting six foot for 900 linear feet in the Carolina Heelsplitter undisturbed buffer and then coming in and putting a earthen compacted walk trail there; that is impacting that natural buffer, 200 feet that has been guaranteed by federal government as well as Ordinance 963. Also brings up the question that has been mentioned tonight that when you took out the bridge now you are going to allow a trail to go across Six Mile Creek; I'm wondering, I did not see that on the plans. I'm wondering how that will be built and what impact that might have on the Heelsplitter as well. Another thing is elevations, I don't know if you have elevations in front of you I have not been able to see any elevations on this property. Then of course perimeter buffer, you have heard from adjacent property owners tonight; right now on the plan it shows a 30 foot buffer and that was a variance requested back in 2005. Because the PDD standard buffer for a PDD perimeter buffer is a minimum of 40 foot undisturbed. The reason that is there is to separate high density from residential property and to also offer those folks some protection against whatever two story houses or whatever it's going to be. So I would ask you to, if you are going to allow a variance for connectivity then I would ask you to request a variance that all perimeter buffers be a minimum of 40 foot undisturbed. Then finally, the requirements of their own Development Agreement Section 3.05 says that there must be in writing from the original developer signing over development rights to an acquiring developer. From what I can tell that has not been done even yet to date. Thank you very much.

Ben Levine – 5062 Terrier Lane, Indian Land SC. I can understand some of the concerns of the Planning Commission members regarding the build out of PDD's and the rest of the PDD. We just had an incidence for example with Sun City where the council just said we'll just change the PDD and say we don't need to build out these remaining items. So yes, we are going to approve a housing plan without necessarily knowing that we are going to have commercial development go along with it. I do understand that this PDD ordinance has already been set in place so really now it is all about submitting a plan and there is no doubt that when you look at the buffer for the Heelsplitter Overlay District the lines where the streets are exactly surround by it so there are about as many houses in here as I believe you could possibly fit. One of those concerns with safety then is also the fact that with this five foot side yard you do run the risk of fire spreading between houses. I am really surprised when I read the letter from the fire department that they didn't address that considering when we have looked at more recent PDD's we have seen where they recommended if it is within a certain distance that you at least use certain materials; whether its masonry or fiber cement siding just to be able to prevent those fire risks. The final concern that I have is in regard to the walking trail and if I don't believe this is the same one but the most recent plan the one dated February 10<sup>th</sup> which is SP-1; this one illustrates the walking trail and the walking trail seems to go down to the Six Mile Creek and it definitely right within the Heelsplitter Overlay District. If you read our UDO it actually mentions and talks about the natural habitat of the Carolina Heelsplitter federally protected endangered species which requires waters that are cool, clean, and well oxygenated. I goes on to talk about what is important for these, one of which is

talking about the decline and the number of Heelsplitters related to changes in the natural environment and it goes on to actually say that part of the reason that causes these conditions is man made alterations to the land in this overlay district. So we are basically saying we are going to go in there and the detail on their plan on page two shows where the six foot clear cut would be; right within this overlay district. It appears to me that the county is almost giving them the go ahead to be able to do that in this area when I don't really know that the county has the ability to do. It seems like this is something that is federally protected and I am not sure we are opening the door to having issues with the federally protected overlay district; if we actually do start clear cutting the natural habitat around the creek. I appreciate your time.

Penelope Karagounis – Staff will address some of the comments and then the applicant will have the last opportunity for rebuttal. The plan that was submitted was put online. With the Development Review Committee there have been changes; the latest version is what you have in front of you. We did not receive a digital copy from Brandon Pridemore to put it online so what the citizens have seen is from the initial submittal. But because of the DRC there has been comments addressed from the agencies and again what Mr. Pridemore gave out at the Workshop meeting is the final version of the actual preliminary plan. Because this is not a rezoning we have rules for subdivision preliminary plans and our rules are basically to notify adjacent property owners of this meeting and for citizens to have the opportunity to come here tonight and speak at the Public Hearing. So notices were sent to adjacent property owners with this and I'm not sure if you received that letter but that is one of the procedures we are obligated by staff; we are not obligated to have community meetings for specific developer's details of site plan. That is the purpose of tonight's meeting and we thank you for coming and speaking at the Public Hearing comments. This gives the Planning Commissioner's a way to hear your thoughts. There would not be a separate meeting from the developer's. I just wanted you all to understand that. I have been here twelve years and with Henry Harris Road there has been discussion about four lanes, quite frankly it is a State road there hasn't been any money for an expansion. I know Mr. Steve Willis had instructed staff to look into a way to preserve right of way for Henry Harris and by state law and also working with York County since they are a little bit ahead of us; the County has to have if we are going to implement a corridor plan for Henry Harris for future right of way expansion or dedication, we have to have a plan of how are we going to fund it. We can't by State law create a corridor plan to reserve right of way unless we have the money from the county that would actually move the project ahead. So that is something that has been talked about for the past couple of years but there is no funding from the county and there is no funding from the State to actually expand Henry Harris Road. The speeding problem again, I know that is a valid concern the County will have to turn to the Highway Patrol that patrols Henry Harris and also the sheriff. I can't really say much about that but it is a valid concern because I have driven on Henry Harris and now that the road is paved, people are speeding more because of the nice road. Going back to Mr. Wilson's comments, back when the PDD-21 when they came through the actual preliminary plan two and a half years ago there was and Elaine has the plan here; there were some parcels that were not in the PDD-21, it was actually zoned B-3 and at that time staff required Ken Olsen and we have that documented that the northern part of the tract where there were

single family homes it was not part of the PDD it was part of B-3. So just to clarify that we crossed our T's and dotted our I's with that incident, it was not part of PDD-21. We do have an overall master plan of PDD-21 that was updated when John Weaver brought the PDD Development Agreement through Planning Commission and also County Council. So we do have an updated version of the Master Plan on file, the previous Planning Director before my time did not keep up with that but we have with these PDD's and with the assistance of Mr. Holland and my staff; we are trying to make things right with some stuff that was not done properly back 10 years ago and that was one incident. I know it is very hard for citizens to understand why we have a Planned Development District but that is something that the County allowed years ago when the County got zoning. I forget the gentleman his name but yes you did come to the community meeting in Indian Land and based on the new zoning districts we cannot change the zoning district for a PDD. So we all those acronyms that we talked about, we can't do it for this because it has their own set of rules and that is something I want ya'll to understand, Planning staff doesn't like PDD's, we never did, they basically take our job away from us because we have a document that we cannot go by based on the current code. I understand your feelings but it is not our decision that was done by your elected officials to approve a Planned Development District. Again, going to Mr. Holland's stuff, same thing with setbacks; setbacks are a valid concern regarding fire about being so minimum the side setbacks; but that was approved back 2005 and 2007, those are the rules set in stone. I know the applicant mentioned that with the Carolina Heelsplitters there is mitigation if you encroach into that buffer you have to buy credits. So even with the trails they are proposing they will have to have communication with US Fish and Wildlife Service to make sure what they can clear cut and what they have to purchase with the mitigation. Based on that ordinance there are mitigation standards that they will have to pay for if they encroach into the Carolina Heelsplitter. Elevations, that is not part of the requirement of a Planned Development District; Mr. Holland is getting confused with the requirement for elevations for the Cluster Subdivision Overlay District and for the Highway Corridor Overlay District. Just for you all to know that is not an actual requirement that we are supposed to get elevation drawings for a PDD. A second thing that was talked about was the issue about PDD's having the 40 foot undisturbed buffer. That point system that is currently in our UDO, that was adopted sometime in 2008. This was way before the actual perimeter buffers were established in the old PDD regulations that the UDO had. So again, that was incorrect information what Mr. Holland talked about regarding getting a variance from 40 foot. When they created their PDD that is what they decided on, the 30 foot. That is something that is just a non-issue right now from our stand point based on the PDD code. I think I may have addressed Mr. Levine. I think I may have missed some stuff but I think those were just the high level things that caught my attention to just demystify everybody's perception of what the comments were tonight. Now the applicant is the last person to rebuttal so we can close the application.

Larry Long – I appreciate you all allowing me to come back and I appreciate your concerns, I really do. I don't think they are bad comments and I understand. I want to address some things to make sure we all understand what we are doing here tonight. This Planned Development District is just like a zoning district you have as a right; that's the way I interpret it so if you have a commercial district or another residential district, you

have rules that any developer any homeowner has to comply with when they buy that property. And just to set the record straight, Forestar came in at the end of the year; we were not the original developers or the original submitters of this plan back in 2007. We came in at the end of the year and we bought the property in December under the pretense of doing whatever the rules said we could do based on the plan that was approved in the zoning district. I just want to make sure you all understand that. As far as density, I understand what he is saying but unfortunately when you look at the property; we had to buy all 157 acres. If we didn't have to do then the density would be different. But I understand what he is saying but you have to calculate all the land we had to purchase at the per acre price. You talk about farm land, you can't go in there and say I only want to buy your good land and you can keep the bad land, this is not how it works. You have to buy the whole shooting match, right. The bridge that you all talked about, I want to tell you that anybody who would build a bridge across that; talking about the Carolina Heelsplitter, it would cause more damage to that creek and that habitat than any trail. Now I understand about the trail but I would never advise building a bridge in an environmental sensitive area like that. On the trail, the trail would be a and you correct me if I am wrong about this, it would be a pervious surface and we would not go in there and do a surface that you can't have water go through. We will try and keep it as natural as possible and the reason for that is, when you develop a piece of property people are going to go into the woods. Kids are going to go into the woods and they are going to walk around and do things so we may as well keep it in the area to keep the impact as low as we can and keep the trail as natural as we can. So the other thing is about the other developers, this PDD is designed no matter who develops the property. No matter who develops the West side or the commercial, has to comply with everything that you have adopted. So nobody is trying to come in here and do something that was not already approved; I just want to make sure and I understand the citizens this is not their area of expertise just like I'm not a fireman, I don't know what all they do. I just want to make sure people understand we are not trying to come in here and do something that was not already approved by your ordinance. I just want to make sure everybody understands that. We think the concerns are valid that is why you do a traffic study. You talked about water, we are going to be buying water and sewer from Lancaster County Water and Sewer Authority. Those are valid questions but I think you will come to realize that this project is going to be a good project based on the kind of company we are and the quality we are going to do. I think that you will be happy it is going to be developed by somebody and you have got to get the best look you can. I appreciate your time and thank you very much.

Brandon Pridemore – I just would like to clarify. We have related to fish and wildlife; we actually went on their behalf and met with Morgan Wolfe just a couple of weeks ago and we have some ongoing exchanges that are going on but we will keep staff apprised of. We are fully cognizant of and what we want to do what we can to protect the environment but at the same time the original PDD had a trail on it and we would be glad to do away with it because that is an expense we don't necessarily have to have. We can let the kids run or whatever. But to answer the residents complaint, there is nothing that says we can't go inside those buffers and again, there are stipulations that if you do certain things you have got to mitigate for. But as far as accessing those buffers, we have

right to be inside there; it's the clients property or whoever's property who owns that land. I just wanted to clarify that for the record. We are not arbitrarily going in there capriciously doing whatever we want and we are cognizant of certain regulations, ordinances. Again, we are dealing with a protected species that we are dealing with. We are here for any questions if you have anything further. Thank you.

Charles Deese – At this time let's take a ten minute break.

Jerry Holt – I would like to go through some of the reasons that I have the concerns that I do have. First of all I think there are too many lots that are encroaching upon the flood plain. We talked about this at our workshop but as we look at the plan, I think the plan that we are considering tonight; Lots 1-8, Lots 12-16, Lots 18-23, and Lot 31 all are covered by the flood zone. I don't like the fact that there is not a buffer on the North and the West side of this but I'll accept the fact that this was undoubtedly part of the PDD that we are bound by. I take issue with the fact that the trail goes through, well, that they are clear cutting six foot in what is supposed to be a 30 foot buffer. I understand from what you said Penelope, that the requirement for a 40 undisturbed buffer...unable to hear. But here we do have a 30 foot buffer and it really should be a buffer, especially in a sensitive area like this and the proposal is to put a six foot path down the middle of it and I don't agree with that. As we look at the Heelsplitter the Lots 41 and 42 appear by the line that we see in here where it talks about the 200 foot Carolina Heelsplitter Overlay District buffer; it goes through those lots and I will accept the fact that it does say it is the approximate location. We talked about the fact that it is a sensitive situation and we are just encroaching too much in that. The fact also that the trail goes through the Heelsplitter zone and we are talking about clear cutting in that zone and they may be able to mitigate it by buying credits somewhere else. But in dealing with this plan I have an issue with....

Penelope Karagounis – Can I respond?

Jerry Holt – Let me finish. Something else that we touched on but we really didn't talk about, is the traffic situation. In the accompanying documents the developer has proposed to spend up to \$75,000 for the left turn lane. We addressed this in an application recently, in another application recently. I don't believe that in situations like this where the developer is proposing some kind of traffic improvements, that they need to put a cap on it. Because if it runs more than \$75,000 I don't think the residents of Heath Springs or Kershaw need to be paying because the county is going to foot the bill for any cost overrun. So that full burden needs to fall on the developer because the developer is creating the additional traffic and according to the document that we had from Campco Engineering; they addressed the fact because of this development, that it is going to get us much, much, closer and much sooner to the requirement for a traffic light at the intersection of Henry Harris Road and Marvin Road. So, again my issue with that is the \$75,000 cap and I think the developer should pay for a traffic light at that intersection because it's already a problem. Basically my concern is that this thing is over inflated. I understand the arguments whether it's 1.9 dwelling units per acre or if it's less than that when you calculate the open space. But this like an inflated balloon,

it's been blown up too much because we are pushing everything to the extremities and we are getting into these sensitive zones for the Heelsplitter and in the flood zone. Even though the PDD may have originally granted them 420 lots there are too many to fit into this envelope and I just think that this proposal is overblown and it won't fit with the environmental constraints; at least it won't fit the way it is laid out now.

Penelope Karagounis – Just something to let you know, once a preliminary plan is approved, if a preliminary plan gets approved with a subdivision, then we go into construction documents. That is when Kenneth Cauthen works with the flood plain and if there are issues with lots or with filling in; they might lose some lots. I mean there is other mechanisms as we are reviewing the project. This is what basically they can't go above the 309 but they could be incidents once they go in and correct me if I'm wrong Elaine; but with the construction documents and with flood plain, they might lose lots. I mean when the initial developer came and they thought the sky, 420 oh they thought we can put 420 and then with all the buffers and everything; what this developer is doing is trying to follow all those regulations and they got 309. That doesn't mean that it's set in stone because we have a process with the construction documents and then the final plats. I just wanted you to be aware of that number does change, the number never increases based on what you all have approved from the preliminary plan but that can change. Going back to the trail, the trail was part of the overall PDD and like I stated there has to be some type of mitigation. We don't even know what is out there. Where they are proposing the actual six foot, they might not need a clear cut, there might not be trees. I don't know what the developer is going to try, it's not going to be a straight line. They are going to try and meander through. I can't speak for them but I would think they would try their best not to clear cut as much as possible knowing that they are in the Carolina Heelsplitter buffer. But that is just something I chose to bring up, not for the developer or against the developer, for the natural, because it's a natural surface trail. If you visit the Walnut Creek site the trail is going through the woods. They clear cut a little bit for the natural surface. That is just something from a planning perspective with the natural surface trail, they are not going to pave it in there.

Jerry Holt – We have evaluate what is in front of us and I think what is in front of us now is too much. We could either say well this is ok and we could pass it on and maybe somebody else will fix it. But what we are looking at today, I don't think is acceptable which is why I made the motion to deny.

David Freeman – You say it doesn't say where but I don't know why not, why do you say it will be right here? Then if they are going to do it, you know what I mean.

Penelope Karagounis – But they do say, where it's at today. But when they actually go with the construction documents, I mean when we get construction documents Kenneth Cauthen reviews it...

David Freeman – It makes me really weary of making a decision though because I'm thinking if I do this and they are going to do the right thing but they don't. You see what I'm saying....

Sheila Hinson – Lancaster County would not let them put a house in a flood plain. Am I correct? I guess what these gentlemen are doing is you've got to start somewhere.

Jim Barnett – I think the engineer addressed the fact that FEMA has already dealt with the proper people concerning the encroachment in what they have to do if I'm not mistaken.

Charles Deese – The Heelsplitter Overlay will be controlled by the Federal Government, basically Fish and Wildlife. They have made the statement that they are already in communication with them to see what they have got to do or what they are going to permit them to do in the Heelsplitter Overlay.

Jerry Holt – So we should see a plan after that discussion, right now we are voting on the plan that is on this sheet of paper.

Penelope Karagounis – Unfortunately that is not the process that Lancaster County or even just look at York County; they don't do that. When you come to the Planning Commission you don't approve construction documents. I am just stating that for the fact.

David Freeman – So it is like we are approving a pig in a poke. We think we are really getting this but we really don't know. So I'm going to make my decision and wait and see how it comes next year.

Penelope Karagounis – Mr. Freeman, this plan if it gets approved, it's vested for two years. That means that what's on this plan needs to get built and if it doesn't it goes away like what happened with the front part. That front part was vested for two and a half years, that expired in December, so that plan is done. That means they will have to come back through this board.

David Freeman – That made it real easy for me.

Jerry Holt – There is one other issue and this was a point that was raised by a couple of the members of the public. It has to do with the documentation and I know that is not part of the preliminary plan approval, at least I don't think that it is. Do we have all of the paperwork in order, like identifying and having signatures of the master developer for the PDD?

John Weaver – These are master developers, this company. It is, you have to understand this property was just purchased by them for the first time from the original owners in December. All that stuff that happened ten years ago never occurred.

Jerry Holt – What about the front part on 521 since that was all part of PDD-21?

John Weaver – That property, they never purchased it. I believe it was purchased by somebody and it has been foreclosed and it is owned by Wells Fargo Bank right now with no plans in place to do anything with the first 40 acres, or however many there are.

Jerry Holt – From a legal perspective that's ok, we don't need to have these two pieces?

John Weaver – When you separated the two several years ago, that isolated it.

Charles Deese – ok, we have before us a motion and a second to deny the preliminary plan as we have it today. Any further discussion? A vote of no is against the motion.

Jerry Holt made a motion to deny the preliminary site plan and David Freeman seconded the motion.

VOTE:            2 AFFIRMATIVE    5 NEGATIVE            MOTION FAILED

The five negative votes came from Tommy Dabney, Vedia Hatfield, Sheila Hinson, Jim Barnett, and Charles Deese.

Charles Deese – The motion failed and it was approved.

John Weaver – Mr. Chairman, if I might. It would be appropriate for this Planning Commission to consider a motion to approve. What we have done is denied, we have not approved the denial. Now a motion to approve would be appropriate.

Charles Deese – Do I have a motion to approve?

Tommy Dabney made a motion to approve the preliminary site plan and Vedia Hatfield seconded the motion.

VOTE:            5 AFFIRMATIVE    2 NEGATIVE            MOTION CARRIED

The two negative votes came from Jerry Holt and David Freeman.

Charles Deese – The application is approved 5 to 2, thank you Mr. Weaver.

**PDD-18 Sun City/Carolina Lakes – Amendment/Ord.# 2016-1389**

John Weaver – This modification of this amendment to the original PDD-18 was initiated by Lancaster County and was not initiated by the developer, Pulte. In the original PDD-18 Development Agreement and several amendments between 2004 and 2006; it was mentioned in there that there would be a minimum of 400 townhouses and 200 condominiums built and for sale throughout the Sun City community. That in fact has not occurred. In fact, there are only 275 townhouses that have been built and sold and 78 condominiums that have been built and sold. At the request of a citizen and after further discussion with both the Council Committee and Council as a whole; the motion was

made and the ordinance that you have attached to my agenda item summary was a simple changing of the word “minimum” to “maximum”. So that there would be a maximum of 400 townhouses and it falls within that number there by 275; it would also be a maximum of 200 condominiums and it falls within those guidelines because there are 78. So that has been considered by the committees and has been considered by Council; it is necessary to bring this for an recommendation to the Planning Commission and I think that my agenda item summary and ordinance that is attached to it is pretty self explanatory.

Waylon Wilson – 15117 Legend Oak Court, Indian Land SC. I hope you had time to review my email regarding this matter so I won't go over those items. I do want to bring out two issues. Upon passing your recommendation for this change of contract between Lancaster County and our developer; please add to your request to get some extraction of money to the benefit of Lancaster County and maybe some of the citizens. I think this is needed. The developer on it's own chose not to abide by the ordinance. Chairman of County Council said this must have been a typo, a mistake, it wasn't. The developer came before this body trying to get it changed and passed due to a tie and went to County Council but was rescinded. It never went to a vote so it wasn't a mistake. I'm not saying a developer should build anything that he or she couldn't sell. But when you change a contract it should benefit both parties, pure and simple. I think some extraction of something, Lancaster County, maybe payments of some of the development bonds, something. Please note that an ordinance of Lancaster County was violated as well as the UDO when a bona fide notice of violation was given to county management. A delay in tactic was used for over a year thinking the only chose available was to pass what you are going to pass tonight. I don't doubt that you will pass it tonight. The fact that county personnel did not up hold and enforce the UDO Section 7.1 & 7.2 rests with the county manager and should be documented as so. That is why I'm saying it tonight. I was a person who made that notice of violation. That was supposed to be held confidential and it was not. None of the processes indicated in the UDO were followed and when I noticed a violation was passed with the county and I hope this now goes on public record. Thank you very much.

Gary Holland – 8728 Collins Road, Indian Land SC. I appreciate the way this commission thinks about Lancaster County and their overall benefit to us citizens. I ask you to vote against this amendment and tell County Council this is bad for Lancaster County and it's citizens for the following reasons. 1. By reducing the number of residents this action reduces the tax base and the revenue needed by this county. It also reduces payments for building permits and fees. During the initial negotiations of this contract Lancaster County made several concessions based on a total build out. This amendment has not taken those concessions into consideration. It is like we enjoy negotiating with ourselves. By reducing the total number of contributors to the infrastructure bonds this amendment imposes an additional burden on the Sun City residents. This amendment will reduce funds for EMS, Fire Department, Sheriff, Schools, Road Maintenance, University SC of Lancaster, Courthouse security, County operating costs, Capital Improvement, Debt Surface, and School Debt. To that our County Attorney has said well, there will be fewer demands on these services but we all

know reducing the number of residents in Sun City will not reduce our tax mileage rate but rather it will increase it. Pulte has stated that the word “minimum” was a typographical error; it should have been “maximum” all along. Believe me, with all the attorney’s that Pulte has looking over this contract back in 2005; such an error would have been noticed. I think Lancaster County should either require Pulte to honor its contract and build the minimum agreed upon dwelling units. If they choose to violate the terms then take appropriate legal action demanding they pay damages plus legal fees according to the terms of the contract. Or allow Pulte to buy out this portion of the contract, I am sure it can be calculated what Lancaster County and the residents of Sun City will lose over the next say, 49 years and all for some type of buy out plan. Or Lancaster County should not just agree to change the terms of the contract without renegotiating concessions which were made by both parties originally. Thank you for your time.

Vedia Hatfield made a motion to approve and no second was made.

VOTE:           0 AFFIRMATIVE    0 NEGATIVE       MOTION FAILED

Charles Deese – Hearing none the motion failed.

John Weaver – I will report that to County Council next Monday as no action being taken by the Planning Commission.

**RZ-016-002 – Rezoning application of Haile Gold Mine Inc. to rezone three parcels from R-45A, Rural Residential/Intense Agriculture District to M, Mining District.**

Andy Rowe – Presented the report.

David Thomas – President & General Manager of Haile Gold Mine Inc./9081 Flat Creek Road, Kershaw SC. The plan for these three prospective properties are to roll them into the M-District designation. The three properties we owned or had under control at the time of our mining application that we submitted with DHEC and US Army Corp of Engineers. Unfortunately we didn’t have them closed at the time due to various reasons; two were in probate and the other was in a contractual process which did not allow enough time to get in the application. Therefore our mining application was submitted, subsequently obtained, but these are residual properties left over in that process and we would like to now roll them in. This is a prerequisite to ultimately have approval from DHEC as well as US Army Corp of Engineers to include them in the permit modification into our property for future use with the mine operations. It will not allow by the way with this destination to allow us to use the property for anything other than the current use. Unable to hear complete response.

Waylon Wilson – 15117 Legend Oaks Court, Indian Land SC. I noticed two of those parcels did or always has had agricultural tax credit since as the gentleman indicated, this was not part of the original plan of the fee and lieu of taxes. I would like to know how this body is going to notify the appropriate parties in the Assessor’s office when the land use changes from agriculture to mining; so that the appropriate roll back taxes can be

obtained. I'm very sure that once it gets approved for mining operation that the fee in lieu of taxes portion will probably apply, but I really don't know. Thank you very much.

Dave Thomas – We have planned ultimately to roll that into the Filo but until such time as approved by the regulatory authority's to include it into our mining operation; it will remain not agriculture but it will actually go to commercial. So therefore, we cannot automatically roll into the Filo just because we are changing the designation of mining district.

Penelope Karagounis – Also to just state for the record, any rezoning hearings that place and once completed with County Council and we receive an ordinance back from the County Clerk; we create a report and we copy the Assessor's office. At that point we have all that information on file, now what the Assessor's office does is a different question. The Planning Department does send them a notice stating that the rezoning has taken place and is effective. We also copy the ordinance to let them know what the tax map was and the current zoning was and what is the new proposal. If this rezoning is approved with County Council, the last step is for us to send it to the Assessor's office.

Sheila Hinson made a motion to approve and David Freeman seconded the motion.

VOTE:           7 AFFIRMATIVE    0 NEGATIVE           MOTION CARRIED

Penelope Karagounis – Mr. Thomas it will go to County Council on March 14<sup>th</sup>, 2016.

Old Business: Tonight I'm going to give you an update on the UDO Rewrite Project. I will tell you what has transpired since the workshop that we had last week. We had the Fire Marshal, the Building Official, and the Public Works Director who are reviewing particular components of the UDO that include the General Development Standards Chapter. The chapter three which has the conditions and the additional standards that are in place for certain uses and also for the Natural Resources Protection chapter and the Infrastructure chapter. That is not to say they are not looking at other chapters but they are particularly looking at items that are of interest to them and what they deal with. In your Code of Ordinances today you have road standards. Those will come forward into the UDO. I know we some discussion of that last week. What we are looking at doing is having that as an appendix to the UDO so that way you have those details and standards. It would be part of the UDO but it would not necessarily be in the chapter, it would just be referenced as an appendix. We have seen some other county's that have done that. We are thinking that may be a good approach. Some of the other standards that you have in the Code of Ordinances include modular and mobile homes. Those standards really even though they still exist in your Code of Ordinances, they are outdated and they have really been replaced with other components with your code today; so that would be deleted. Also, your flood plain ordinance is in your Code of Ordinances and as we talked before that would roll over into that natural resources protection chapter. An exciting thing that we have is next week we have six focus groups and I know some of the public that is here tonight are actually going to participate in that process. We have approximately 50 individuals that have responded that they will participate. This will

include surveyors, builders, utility individuals, planning professionals, also include builders and developers, the business community and then also we will have rural residents and urban residents that will participate. That will happen over a two day period next week. The feedback that we get from staff from this week will be incorporated into what the focus groups see next week. Also, with your binders that you brought tonight, if you will leave those with us, we'll include the chapters by the end of the week and provide that back to you at the beginning of next week. You will see what the focus group members are going to be responding to. After we get the feedback from the focus groups and of course ongoing comments from planning staff and zoning staff; we would like to have a workshop with everyone next Friday if possible.

David Freeman – Fridays, I can't.

Kara Drane – It was one of the dates that we had thought about possible between 10 and noon next Friday. We could possibly do it on Thursday afternoon but we were hoping that we would use Thursday to make changes in edits based on what the focus group members had told us. I know Mr. Holt you are doing taxes now.

Jerry Holt – I can't do Friday's either.

Kara Drane – We can get with Mr. Deese and Penelope and look at what would be an option. We could have it that day if it worked for everyone else and then we could also have a separate one for you and Mr. Holt. That is an option too. You have been very generous with your time but we do want to make sure that you have time to get feedback from staff and the public; the proposed zoning map that you see here to my right. I know that we looked at that last week. We are reviewing the comments that you gave us last week. We are also going to do some additional field work. We would like to roll that updated map out by the end of this week is our target, and to reply back to the 60 comments that we received to let them know what changes have been made and why. Also, to provide them a link to the update map, the updates use table, and the updated definitions chapter. What we would like to do is after we have a workshop with you is to have additional chapters available online but what until we've had a chance to review those with you. We will also have a workshop with County Council next month. I believe that is planned for March 14<sup>th</sup>. We will also have the two day community open house that we talked about with the public sometime in March for them to review the zoning maps in the chapters as well.

Penelope Karagounis – If we get enough people we will have from 10 to noon. We do have to notify the press twenty four hours before the meeting.

Kara Drane – I know that date doesn't work for all of you but if it works for the majority of you we could do that date. We could be there later in the day if that would work. I thought we would have this set up differently than what we did the last time and have tables set up where we can have different topics. That way you can sit down and have some discussions with staff on particular items of the code that maybe you are more interested in. That is not to say you can't look everything but just to give you some more

individualized review of some of the chapters and then at your workshop the first Thursday of March we would have everyone there and go through the whole code.

Charles Deese – Five of us will be here on February 26<sup>th</sup> from 10 until noon at the Historic Courthouse across the street.

Kara Drane – Ok and then with Mr. Holt and Mr. Freeman we will try and figure out a time we can get you two together and go through the same thing.

Penelope Karagounis – What about the following Monday?

Jerry Holt – Probably not, four days a week are committed now for taxes and driving the van for veterans.

Penelope Karagounis – We have been meeting on Saturdays.

Jerry Holt – We do taxes on Saturdays as well.

Kara Drane – I could send you the days and times of the focus groups will be if you are interested in listening to those discussions. The intent of the focus group is to get targeted feedback from these individuals. It is ok for the public and anyone to be there of course. We are really going to focus it on the content that we want to get back from these individuals. We can send you that as well.

Sheila Hinson – Will it be across the street?

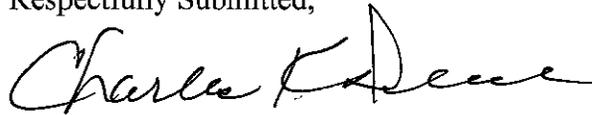
Kara Drane – Yes it will.

Penelope Karagounis – The workshop will be on March 03, 2016 @ 5:00pm in the council chambers.

Jerry Holt made a motion to adjourn and Sheila Hinson seconded the motion.

VOTE:                      UNANIMOUS                      MOTION CARRIED

Respectfully Submitted,



Charles Deese  
Chairman



Penelope G. Karagounis  
Planning Director