

**Lancaster County  
PLANNING COMMISSION  
WORKSHOP  
March 05, 2015  
MINUTES**

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

Others Present: Penelope Karagounis, Planning Director; Elaine Boone, Planner II; Alex Moore, Planner II; Judy Barrineau, Clerk to Planning Commission; Andy Rowe, Planner I; Nick Cauthen, Planner I; John Weaver, County Attorney.

Others Absent:

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

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

**Applicant Presentations:**

**PDD-26 U.S. Trust/Collins Road** (John Weaver)

**Preserve @ Tree Tops – SD-015-005** (Marshall Giles, Mark McAuley/ColeJenest & Stone & Jon Hardy, Lennar)

**Update of Unified Development Ordinance** (Kara Drane, Catawba Regional Council of Governments)

**Discussion of Pending Cases:**

**RZ-015-004** – Rezoning application of Jimaki Witherspoon to rezone ±0.84 acres from R-15, Moderate Density Residential/Agricultural District, to R-15S, Moderate Density Residential/Manufactured Housing/Agricultural District.

**SD-015-004 – Deerfield Creek (formerly Providence Estates)** – Subdivision application of Union Lancaster, LLC, for a proposed subdivision which will consist of 37 lots on a 59.45 acre tract of property.

**UDO-TA-015-002** – Proposed text amendment to the Lancaster County Unified Development Ordinance by Lancaster County to amend the text of Chapter 4 Conditional and Special Exception Uses, Section 4.1.7 Convenience Centers, Subsection 2.

**PDD-26 U.S. Trust-Collins Road and/or Ordinance 959** – Clarify issues with regard to Lancaster County Ordinance #959 and PDD-26 with respect to the 411 acres Collins Road development site, also known as the Queensbridge Development.

**SD-015-005 – Preserve at Tree Tops** – Preliminary subdivision plan application of Lennar Carolinas, LLC. The property is located at 9070 Van Wyck Road and consists of 613.613 acres.

**UDO-TA-015-003** – Proposed text amendment to the Lancaster County Unified Development Ordinance by Lancaster County to delete the title stating the word “convenience centers”; of Chapter 4 Conditional and Special Exception Uses, Section 4.1.19 Recycling Facilities, Convenience Centers, and Resource Recovery Facilities.

Old Business: Update on Dave Lyle Blvd. Extension (Penelope Karagounis) – Recommendation has been made that The Dave Lyle Blvd. Extension Project pursue funding assistance at a future time.

Update UDO Advisory Committee (Penelope Karagounis) – At the Planning Commission Meeting on March 17, 2015 we will finalize the selection of the UDO Review Committee. The UDO Review Committee meetings will be posted and notified to the press.

New Business: Continuing Education Classes – Passed out to Board Members the Catawba Regional Council of Governments 2015 Planning Training Schedule. The mandatory training requirements must be satisfied annually by all appointed board members and planning staff.

Meeting was adjourned at 7:39pm

Respectfully Submitted,



Charles Deese  
Chairman



Penelope Karagounis  
Planning Director