

**Lancaster County  
PLANNING COMMISSION  
WORKSHOP  
April 02, 2015  
MINUTES**

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

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

Others Absent: Elaine Boone, Planner II; James Barnett, Planning Commission Board Member; John Weaver, County Attorney.

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:**

**RZ-015-005 – Covington Subdivision w/CSOD** (Peter Tatge, ESP Associates and Sinacori Builders, LLC)

**RZ-015-008 – Lancaster Real Estate Group, LLC** (Brian Trimnal, Attorney and Tommy Warlick, Attorney/Red Ventures)

**Discussion of Pending Cases:**

**RZ-015-005** – Rezoning application of Mr. Russ Sinacori to apply the Cluster Subdivision Overlay District (CSOD) floating zone to ±164.5 acres located near the intersection of Harrisburg Road and Barberville Road. The property is currently zoned R-15P and is proposed to be rezoned to R-15P with the CSOD designation.

**DA-015-001** – Sinacori Builders, LLC (Covington Development) has submitted an application to enter into a development agreement with Lancaster County. The site is located near the intersection of Harrisburg Road and Barberville Road (adjoining the NC/SC state line (Tax Map 3, Parcels portion of 40, 40.02, 40.04, 40.06, and 40.09 and Tax Map 4, Parcels 1 and 2). The site contains +/- 164.5 acres. The development uses proposed on the property are traditional single-family residential and active adult single-family. The current zoning of the property is R-15P, Moderate Density Residential/Agricultural Panhandle District. The applicant has also applied for a rezoning to R-15P, with a Cluster Subdivision Overlay District.

**RZ-015-007** – Rezoning application of Mr. Jerry Catledge to rezone ±0.75 acres from R-15, Moderate Density Residential/Agricultural District **TO** R-15S, Moderate Density

Residential/Manufactured Housing/Agricultural District. The applicant is proposing the addition of a manufactured home to the property in order to care for his mother.

**RZ-015-008** – Rezoning application of Lancaster Real Estate Group, LLC to rezone ±77.09 acres of property to B-3, General Commercial District for the purpose of constructing office buildings and related amenities. These properties will be incorporated into the Red Ventures campus.

New Business: UDO Rewrite Update (Penelope Karagounis) – Met with Kara Drane and Department heads for the first time on March 26, 2015 to introduce what we will be working on and the timeline for the rewrite. We discussed the New Format for the Updated Code and the Zoning map approach for the UDO Rewrite.

Chairman – Charles Deese – Mr. Deese informed board members of upcoming presentation from Chris Nunnery, Public Safety Communications Director and Trish Hinson, 911 Addressing Coordinator regarding duplicate road names in the County and City. A tentative joint meeting with the City of Lancaster Planning Commissioners and the Lancaster County Planning Commissioners has been scheduled for Thursday, May 07, 2015 at 6:00 pm.

Meetings scheduled: UDO Review Committee Meeting – April 14, 2015 @ 1:30 pm.  
Infrastructure & Regulation Committee – April 14, 2015 @ 3:00 pm.

Meeting was adjourned at 8:03pm

Respectfully Submitted,



Charles Deese  
Chairman



Penelope Karagounis  
Planning Director