



three miles away up at Buford crossroads. The Kershaw site we do own. We have five acres so we can expand there and do a nice site like we are planning in Indian Land. This way we could eliminate some of these other sites. Unfortunately when we approached that topic in the past, the residents always said "Oh no". It's inconceivable to drive more than five miles. I've got a site that we couldn't fill up a single container in two months that we are still using and is open. My concern is if I start to lose a lease on some of those sites, I can't replace them under the rules that exist today without going to the Board of Zoning Appeals. Whatever conditions the Planning Commission might want to say as part of the UDO; distances, buffers, we can be fine with that. My concern is that as long as the requirements state it can't be located within so many feet of a residentially zoned district; we are talking about areas down in the southern part of Lancaster County that have hundreds of acres of pine trees, but it's all zoned residential. We don't have an open space zoning designation.

#### Approval of Minutes

Jim Barnett made a motion to approve the March 05, 2015 Workshop Minutes and the February 17, 2015 Regular Meeting Minutes, March 17, 2015 Regular Meeting Minutes; Vedia Hatfield seconded the motion.

#### Chairman's Report

I want to welcome everyone here tonight. We have with us tonight Mr. Willis, County Administrator and our County Attorney John Weaver. We also have with us Mr. Bundy, Chairman of County Council. We hope what we do here as volunteers for the county will meet the approval of most of the people in the county. We appreciate you being here.

#### Director's Report

Our first UDO Review Committee was held on Tuesday, April 14, 2015 in the County Council Chambers. The members of the UDO Review Committee are Charles Deese, Jerry Holt, Tommy Dabney, Steve Willis, Kenneth Cauthen, and I. In May, I will provide an update of the meeting to the entire Planning Commission. The Development Review Committee has three new cases for Tuesday, April 28, 2015 starting at 9:00 a.m. The cases are Morningstar Storages near Highway 521 and Marvin Road, a second time meeting on the Flex-Office Space project next to Transformation Church, and a new townhome application called RoseGlen located next to the Rosemont Planned Development District on Highway 160. We also have scheduled a DRC meeting on Tuesday, May 12, 2015 at 9:00 a.m. for Zaxby's in the Carolina Commons shopping center outparcel. Staff is continually working with Kara Drane, Catawba Regional Council of Government throughout the month of April with the rewrite of the Unified Development Ordinance. The Planning staff will have a discussion item about a possible moratorium on only new rezoning applications at the Infrastructure and Regulation Committee meeting on Tuesday, May 12, 2015 at 3:00 p.m. We will discuss this proposal at your Thursday, May 7, 2015 Planning Commission Workshop at 5:00 p.m. Please note in your calendars of a tentative joint meeting with the City of Lancaster Planning Commissioners and the Lancaster County Planning Commissioners for Thursday, May 7, 2015 at 6:00 p.m. Chris Nunnery, Public Safety Communications

Director and Trish Hinson, 911 Addressing Coordinator will give a presentation about duplicate road names in the County and City.

**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.**

Alex Moore – Presented the report.

Peter Tatge – 3475 Lakemont Blvd., Fort Mill SC. We are with ESP Associates and we proudly represent Sinacori Builders. I have with me tonight Ed Estridge who is the President of Sinacori Builders and Brian Iagnemma who is with Essex Homes. He will talk about the age restricted portion of the project tonight. I passed out a booklet and I'm going to run through some slides. This site is up at the state line, two major roads forge a pretty important intersection; Harrisburg Road, Barberville Road. I'm sure you are all aware of some of the other activity that's occurring in the area. We held a neighborhood meeting on March 20, 2015 at the United Methodist Church and we had about 15 or 20 people show up. We see some folks here tonight who are hopefully going to speak for the project. We've made some positive changes to the plan. We are going to talk about some of the feedback and input that we heard from adjoining residents. Here is the site in context as it relates to that boundary of NC/SC; heavily wooded, dissected by a major stream corridor, setting the property up for the two communities that we are going to talk about and work together with the age restricted and traditional housing. There is roughly about 165 acres and is zoned R-15P and we don't plan on changing that. We are going to purpose to develop it with your Cluster Subdivision Overlay with approximately 40 percent open space. You can see the villages on the plan and how the property is segregated by environmental constraints with access points coming off from the South on Harrisburg Road and then on the North at Barberville Road. We are showing four different lot sizes. There is one that is replicated in both the age restricted section and the traditional section. They are all separated by a ten foot increment which is required by your ordinance with 65, 75, and 90 foot lots up in the traditional section and then 55 and 65 down in the age restricted area. One of the benefits of Covington and there are numerous; it is a master plan community set up with the two different areas. It is over 38 percent common open space and we are calling this the traditional and age restricted living areas. You are going to hear a little bit more from Brian on the age restricted portion. They are experts and they have done these projects before. He will talk a little bit about how it reduces impacts on schools, traffic, utilities, and how those things are beneficial as part of this master plan community. We have a maximum density that we are proposing of two units per acre. You see in your staff report from staff talking about walkability as an important component of your ordinance. We believe the neighborhood is very walkable and very pedestrian friendly. There is almost three miles of sidewalk. We've introduced a connection between the two villages for the age restricted and the traditional. There is an opportunity for a greenway dedication. We are continuing to communicate with staff and some of the other agencies. I know the development agreement will be handled as a separate item; there is a school contribution and a public safety contribution. It is not listed but certainly all the improvements to infrastructure,

turn lanes, water and sewer; things that are going to really improve and raise the bar for this area of Lancaster County. As you come into the project you will see a series of pocket parks and attractive streetscape, open areas, tree lined streets. We are going to work with the planning board and staff to get the trees put behind the sidewalks; which I think is the preferred standard. We've worked with you on this same thing for other projects. There are two amenity sites and you are going to hear a little bit more about those in detail. There is one that is going to serve the age restricted area down the southern region of the property and another amenity up in the northern traditional section. Components – pool, pool house with restrooms, large social gathering area with kitchenette to host community events. It is an active open living area engaged for the residents of the community. I'm going to turn the presentation over to Brian for a little bit and he is going to talk about the age restricted.

Brian Iagnemma – I reside at 9705 Agile Circle, Waxhaw NC. I currently serve as the President of Land Acquisition and Development for Essex Homes. Essex Homes is a South Carolina home building company established in the early 1990's as a custom home building company. Today we roughly build about 600 homes in two market places; those market places include Columbia, SC and the entire Charlotte Mecklenburg MSA, including where most of our building is in York County, Lancaster County, and southern Mecklenburg County. We are extremely excited about the opportunity to be one of the chosen builders for Covington. One of the areas of Covington that excites the most is the age restricted villages of the neighborhood. In the market place you hear about a lot of different terms – active adult, age targeted, age restricted. I can tell you that the first two terms are marketing terms. You will see active adult on a lot of builder's signage. I'm not even sure you can mention the words age targeted. This is very different. This is an age restricted portion of the neighborhood that is actually going to be mandated by a federal act. That federal act is HOPA, which is the Housing for Older Persons Act which requires that out of 80 percent of the homes built in these sections or these villages 5 through 8; that at least one resident of these homes is at least 55 years or older. We have great experience in the empty nester patio product and age restricted neighborhoods. Based off of years of focus groups and data and outside consultants, and listening to our own homeowners, it is very apparent that these folks have very much less impact on traffic. They average 1.2 cars per household. They average not even two residents per household. They do not travel at the same times as your traditional buyer. The am and pm trips for these folks is very different from moms and dads like me who are running my kids to school and the after school activities such as ball practice, dance practice, band practice, whatever it may be. On a neighborhood we just completed; on 120 traditional homes versus age restricted homes, you can see that the daily trips were nearly half. Your am and pm trips were also nearly half. That is one benefit to requiring that one third of this neighborhood is age restricted. The other aspects that have a positive impact on the community is typically these folks who do not have school age children. In a time where schools are overcrowded; I'm a parent in Union County and I went through the Union County drama with my children's being overcrowded so I'm very sensitive to that. In the super majority of cases this demographic does not have school age children thus alleviating some of that pressure on the Indian Land schools. Some of the other benefits of an age restricted component of the neighborhood is they require less utilities.

They require fewer resources from the county and they take great pride in home ownership. They take great pride in the maintenance of the neighborhood and great pride in the maintenance of their own home. We are trying to put forth a development that is very much in balance. We are not here to maximize the density. As Peter alluded to, we are really looking at two units per acre here and to give everybody comfort; where most builders will pack up and run from age restricted, we welcome it. We think it is a key demographic where there is a housing shortage today and folks want to live in an area where they know that their neighbor's are also falling underneath that same demographic. There is a lot of brick elements on our homes. One of the architectural requirements that we are going to adhere to in the neighborhood is the elimination of vinyl siding. We are not a first time entry level home builder. I believe we fall second to John Wieland Homes in the whole Charlotte MSA as far as our price point. We are averaging in the mid 300's. I'll be candid in telling you, we are not real good in the 150 and 175 thousand dollar market. In regards to closing out the age restricted portion of the community; we are here to put forth our best foot forward and we are not here to do a smoke and mirror presentation that this is going to be active adult or age targeted. We are here today saying we will absolutely restrict this based off the federal act of HOPA that 80 percent of the homeowners in this section have to be at least 55 years or older. Moving into the traditional section, selfishly I also hope that we are the builder for at least one if not two of the villages in this section. We are going to adhere to all the same architectural requirements that I just mentioned; no vinyl siding. You can have a quick snapshot of some of the product that we build around the Charlotte market that would be conducive for the 60 foot wide lots and the 70 foot wide lots. The square footage on a two story home will be in the high two thousand square foot range and will evolve into the mid four thousand square foot range. In pricing, we are not real good at the lesser price points. Pricing on a lot of these homes is in the 300 to mid 400 thousand price point. We take great pride in our neighborhoods and we are not a large national production builder. Every land opportunity that we put forth is very important to us and every deal we put forth has to work for us. We can't make a big mistake. When I come in front of you on the 5<sup>th</sup> submittal I will make in the next twelve months; I've already submitted four and worked closely with your staff and had all four approved and I think if you reach out to the planning staff I think they would tell you that we are pretty good folks to work with. I want to be able to stand up here on my 5<sup>th</sup> submittal and tell you that we deliver what we promised we would deliver to put forth a great neighborhood. I want to add some clarity on the age targeted active adult versus age restricted. That portion of the neighborhood, roughly one third of the neighborhood, will absolutely be an age restricted community within Covington.

Peter Tatge – Just a couple more points Mr. Chairman if I could sort of wrap this up. The emphasis with this slide is everyone is familiar with the Southstone project. It was approved and it was rezoned and the development agreement was approved. I'm pretty sure the preliminary plat got pretty close to approval if not being approved. In the thrust of our proposal here this evening; what we are going to bring to County Council is what we are saying is very similar. I don't want to say identical. I think we are raising the bar. We are bringing in a little more diversity in the product and the architecture. You can see categorically the kinds of things that you all look for and worked real hard with the

applicant on the one project and we are matching or exceeding those with this coming forward. One issue Alex brought up is about the confederate campground and trail; this is an actual slide provided by Mr. Pettus and Mr. Anderson prior to meeting with them. You can see where it cuts across at Clem's Branch and a good portion of it is not on our project's property; some of it ironically looks like it goes right through Bridgehampton there in South Carolina. Our commitment is to work with these individuals and we want to come up with some kind of interpretive signage scheme. We want to recognize this. Our job between now and preliminary plan is to identify where what and how as it relates to this historical resource. You will be hearing more about that. Another issue that has been raised is the issue of access. This is a blowup of the plan at Barberville and Harrisburg Road. We are showing two entrances roughly about 400 feet apart. The first one as you can see is about 484 feet from the intersection and then 328 feet. We met with Vic Edwards from the SCDOT and we presented this information. It is pretty much taken from the preliminary plat where we did some very detailed design work with the prior applicant. He is ok with this. This is the first step of where we would go in and actually provide more detailed information on site distances and vertical horizontal. He was ok with this separation. The one caveat is that there will probably be an extended turn lane that will go all the way through both entrances so there is not this kind of hour glass effect with people merging and transitioning. The applicant will be required to put in left turn lanes at each of those entrances. It meets all the SCDOT Arms Manual criteria. We just want to bring that to your attention as it relates with two bonafide entrances that satisfy your ordinance. We have 192 lots in the northern portion and 136 in the southern portion; hence the need for the two lots. Alex had pointed out the change in the plan. Further down it's not as well documented in this aerial; that is going to be, if it's allowed by your Fire Marshall, just an emergency access area. We are trying to get together with Stephen and Mr. Russell and illustrate that. Vic Edwards had some very clear pronouncements that it would not be a day to day entrance for the project. It would just be for emergency management and emergency access purposes; so that would avail a third opportunity for an entrance along Barberville. Pedestrian trail connection – That was outlined in the staff report. You can see again sort of in sequence with the historic trail access. We would be purposing to provide a pedestrian trail linking the two properties. We feel that could be dovetailed with the greenway dedication and any other type of interpretive signage that could be brought forward for this exciting attribute that is part of the property. We look for your support on this exciting project.

Charles Deese – Of course this road issue and stuff is not relevant tonight. This is just a rezoning only to add a CSOD to an existing property that is already zoned to an existing zoning. We are changing the underlying zoning. We are just adding the Overlay District.

Darren Player – I was requested to be here and I assumed it had to do with our comments that we did through....There have been several iterations that used to be the development review committee and then it was the development agreement committee and I think now it's actually the standing committee with County Council; the Infrastructure Committee.

Charles Deese – We do need your input on these preliminary plans to make sure that there are no problems with egress entrance, exits, getting people in and out in case of emergencies.

Darren Player – Do you want to ask questions about those comments?

Charles Deese – At this point I would rather do that at the time we have the preliminary plan in front of us.

Darren Player – I understand that.

Charles Deese – You guys will have a copy of that before we do.

Darren Player – By that time we will have had time for all of the players because we are one agency in there with a lot of different agencies that make these comments. That is a fair way to do it. I didn't want us to get singled out.

Charles Deese – I think so and I appreciate you being here.

Ronald Pappas made a motion to approve and Jim Barnett seconded the motion.

VOTE:           6 AFFIRMATIVE    0 NEGATIVE       MOTION CARRIED

**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.**  
Alex Moore – Presented the report.

Ronald Pappas – Just to clarify, we have these comments and a lot of them are in draft form in the development agreement.....some of the comments I noted here actually have to do again with basically preliminary site plan approval. So those are a little out of sequence if you will; we are looking to give our stamp back to.....

Alex Moore – That's right and then it goes back.

Ronald Pappas – As I understand we've given comments back to planning and planning has then forwarded the information to the committee, is that correct?

Alex Moore – That is right.

Ronald Pappas made a motion to approve and Tommy Dabney seconded the motion.

VOTE: 6 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

**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.**

Nick Cauthen – Presented the report.

Jerry Catledge – 2048 Nations Ford Road, Rock Hill SC. I am a pastor in Rock Hill and have been there for about 8 ½ years. We plan on retiring in about a year and a half. We planned on moving down to my mother’s property and setting up a mobile home there and helping to care for her. My mother just turned 88 and she just can’t do what she used to do. It would be a good situation for both of us. We appreciate your consideration of this. I appreciate everything that the zoning board and planning has already done to help us. We appreciate anything you can do for us.

Sheila Hinson made a motion to approve and Ronald Pappas seconded the motion.

VOTE: 6 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

**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.**

Alex Moore – Presented the report.

Mark Brodsky – I am CFO of Red Ventures and I reside at 351 River Point Road, Clover SC. As Mr. Moore mentioned, we have been growing rapidly; Red Ventures moved to Indian Land in 2009 with 300 employees and we now have over 1900 employees that are at our campus in Indian Land. We expect to grow another four to five hundred jobs this year and we will be out of space in our current building by the first quarter of next year. Anticipating this growth we acquired the 121 acres that are outlined in the staff report last year. We are concerned with responsible development. We want to be sure that we build a quality product that tracks our employees and is good for the community. We are also concerned about our surrounding areas as well. Beside our own developments we are a joint venture partner for Marriott Hotel in the office complex and we are also a major investor in the Red Stone Retail Project being developed by Merrifield. Our plans are to construct building four starting in August of this year and that will be on some of the land that needs to be rezoned to B-3 to accommodate that.

Meta Wassen – 9823 Black Horse Run, Indian Land SC. In the early 1970’s Black Horse Run was developed and I’m one of the original residents. I’ve lived out there for 42 years. It is a unique place to live especially if you have horses. You can board horses at

our common property barn or you can have them on your own property and that is where mine are. We have miles and miles of horse trails and are barns according to our covenant restrictions are required to be close to the trails. That means our horses are close to the trails; you can saddle up ride and be safe. Safety is one of the issues that we are most concerned about. The property that Red Ventures has purchased borders our horse trails. Every parcel that they have purchased borders our horse trails. Children as well as senior adults ride those trails and we are concerned for the safety of the horses as well as the safety of the riders. We met with Red Ventures about ten days ago and expressed some of our concerns. There are two things that scare a horse and cause them to bolt. One is movement and the other one is noise; and those two things would make our horse trails unsafe and if our horse trails become unsafe, then our whole neighborhood is compromised. It is an equestrian community. Red Ventures kindly said they wanted to be good neighbors and we do too. They agreed to leave a minimum of fifty feet of a natural barrier; the woods that are already there for the safety of our trails. If that is not possible, they have agreed to put up a privacy fence which seems to be well within the perimeters of keeping us, our children, and our horses safe. I've got over five hundred feet that border that trail which backs up to Red Ventures. That is where my barn is and that is where my horses are. Horses are flight animals and loud noises, fireworks, and that kind of thing scares them. They will bolt and break through a fence. I'm convinced that Red Ventures wants to be a good neighbor. They have listened to us and they are kind. I think in the future if we have any other concerns, they will be glad to sit down with us and listen to us again. I'm in favor of this rezoning.

Pat Eudy – 9694 Black Horse Run, Indian Land SC. I too am not opposed to the rezoning but as President of Black Horse Run I would like to ask if something could be put in writing that Red Ventures understands Lancaster County is considering some major changes to the Unified Development Ordinance. Any changes to the UDO that would apply to the Red Ventures project would be reflected accordingly especially since it's still in the planning stage. I would like to thank Red Ventures for speaking with us and they understand our position. Black Horse Run is very unique area with an equestrian overlay and we are one of the oldest established subdivisions with more land per home in twelves approximately; of horse trails accessible to every home in that neighborhood. We are very protective of our area and if we were going to have, which we knew we were going to have neighbors; I think we chosen a good neighbor. Hopefully, Red Ventures will continue to be good to us as we are to them.

Ronald Pappas made a motion to approve and Vedia Hatfield seconded the motion.

VOTE:           6 AFFIRMATIVE    0 NEGATIVE       MOTION CARRIED

New Business: Duplicate Road Names (Chairman - Charles Deese) – We will continue this discussion regarding duplicate road names at the May 7, 2015 Planning Commission Workshop. We will have a joint meeting with the City of Lancaster Planning Commissioners and the Lancaster County Planning Commissioners. We have as many as four roads with the same name. Over 80 percent of the telephone calls that 911 receives is from cell phones today. It's hard to distinguish where someone is at with a cell phone.

It does not show up with an address. If I called 911 and said I live on Charles and that was all I got out, there is four Charles Streets or Lanes or Drives. They would have to send deputies to every one of those properties to find me so they could respond. We've got to put an end to that and we don't want to lose anybody due to a simple road name change. In the past there was an ordinance that required 75 percent of the land owners on a given road to sign a petition in order to change the name of a road. This commission approved an ordinance to eliminate that and it coincides with state law. If a government body such as 911 Emergency asks for a road name to be changed because of a conflict, then state law says we must change the name. We've asked Mr. Nunnery to bring as many as six at a time that need road name changes in one meeting. We will handle them in an efficient manner as possible. I requested that they also give them to us with two alternate names and not ten or fifteen different names. We are going to act on these road name changes because we don't want to lose anyone else simply because we don't know where they are at.

Old Business: CE Class – Orientation Part 2 – Catawba Council of Governments, April 30, 2015 from 6 to 9 pm. Sheila Hinson and Jim Barnett will be attending.

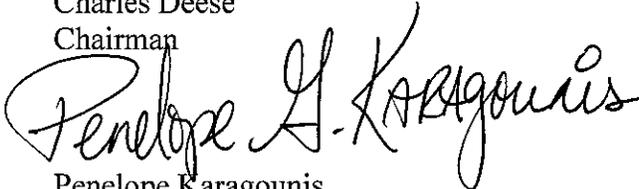
Tommy Dabney made a motion to adjourn and Ronald Pappas seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Respectfully Submitted,



Charles Deese  
Chairman



Penelope Karagounis  
Planning Director