

LANCASTER COUNTY
PLANNING COMMISSION
REGULAR MEETING
APRIL 15, 2014
MINUTES

Members Present: Charles Deese, Keel Kelly, Ronald Pappas, Jerry Holt, Vedia Hatfield, Tommy Dabney.

Others Present: Penelope Karagounis, Planning Director; Kathy Johnson, Planner I; Judy Barrineau, Clerk to Commission.

Others Absent – Elaine Boone, Planner II; Vacant Seat, District #6; Mike Ey, County Attorney; No members of the press were present.

The following press were notified of the meeting by mail or by fax in accordance with the Freedom of Information Act: Lancaster News, York Observer, Kershaw News Era, The Rock Hill Herald, Fort Mill Times, Cable News 2, WRHM Radio, and the local Government Channel.

Approval of the Agenda

Jerry Holt made a motion to approve the agenda with the change of preliminary plan SD 014-002 (Penwood Ridge) has been withdrawn and will not be heard tonight; Vedia Hatfield seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Citizens Comments

No citizens comments.

Approval of Minutes

Vedia Hatfield made a motion to approve the March 06, 2014 Workshop Minutes and the March 18, 2014 Regular Meeting Minutes and Jerry Holt seconded the motion.

Chairman's Report

No report.

Director's Report

Penelope Karagounis – Planning Director – I would like to welcome Mr. Dabney who will be serving for District 5. We look forward to working with you. Also want to remind everyone if you did not attend one of the community open house meetings for the rewrite of the comprehensive plan; they are having one on Thursday, April 17, 2014 from 5:30 to 6:30 pm. It is open to the public and will be at the Native American Studies Center. Robert Moody and Kara Drane from the Catawba Regional Council of Government will be facilitating this event. We hired a new planner and his name is Alex

Moore and he will be starting on Tuesday April 22, 2014. I also have some sad news regarding Kathy Johnson. She is leaving May 02, 2014 and I just want her to know we really appreciate all her hard work that she has done these past fifteen months. I know this board as well as myself and staff, will miss Kathy.

Rezoning application of Mr. Dean Harrell & Darren Sutton of Bonterra Builders, LLC, to rezone 35.9 acres of property from R-15P, Moderate Density Residential/Agricultural Panhandle District to R-15P, Moderate Density Residential/Agricultural Panhandle District with a Cluster Subdivision Overlay District. RZ 014-011

Kathy Johnson – Presented the report.

Vedia Hatfield made a motion to go into Public Hearing and Jerry Holt seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Trish Douglas – 10586 Barberville Road, Indian Land SC. I'm here tonight to speak in favor of the rezoning request for the land on Barberville Road. This land has been in my family's name for more than 80 years and I believe Bonterra Builder's has a great plan for it. They have done a wonderful job at Barber Rock and it is a beautiful place. This cluster overlay rezoning will provide an opportunity for Bonterra Builder's to preserve the natural beauty of the area. I live approximately 1,000 feet from where the development will be, so I'm going to be impacted as much as anyone. I think this plan will be a wonderful way to allow my family's property to retain some of the beauty and go along with the development that is coming to Indian Land; so I am in favor of the rezoning.

Jerry Holt made a motion to go out of Public Hearing and Vedia Hatfield seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Jerry Holt made a motion to approve with the stipulation of a revised site plan with correct lot width designations; and Ronald Pappas seconded the motion.

VOTE: 6 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

UDO-TA-014-010 Proposed text amendment to the Lancaster County Unified Development Ordinance to modify Chapter 8, Administrative Mechanisms, Section 8.7.10.12, Public Hearing Notice, Subsections 1 and 2 in order to standardize the required public notice of a district boundary map amendment for an overlay district.

Kathy Johnson – Presented the report.

Jerry Holt made a motion to go into Public Hearing and Vedia Hatfield seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Jerry Holt made a motion to go out of Public Hearing and Keel Kelly seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Jerry Holt made a motion to approve and Ronald Pappas seconded the motion.

VOTE: 6 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

Old Business: "Access To Land Form" Consent form to enter the property for the May 20th cases – I just received one from Bonterra Builder's for the site on the corner of Highway 160 and Barberville Road. You will be able to enter this property on April 25th.

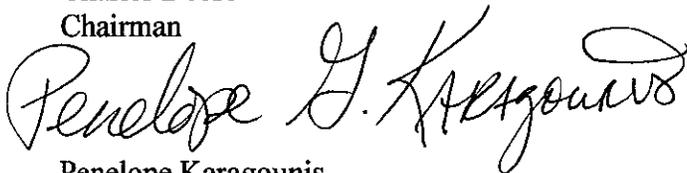
Jerry Holt made a motion to adjourn and Vedia Hatfield seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Respectfully Submitted,



Charles Deese
Chairman



Penelope Karagounis
Planning Director